

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

MAY 7, 2019

Westchase Community Development District

Inframark, Infrastructure Management Services

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

April 30, 2019

Board of Supervisors
Westchase Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Westchase Community Development District will be held on Tuesday, May 7, 2019 at **4:00 p.m.** at the **Westchase Community Association Office, 10049 Parley Drive, Tampa, Florida.** Following is the advance agenda for this meeting:

1. Roll Call
2. Consent Agenda
 - A. Approval of the April 2, 2019 Meeting Minutes with Any Corrections Submitted
 - B. Approval of the February 23, 2019 Workshop Minutes with Any Corrections Submitted
 - C. Acceptance of Financial Statements as of March, 2019
3. Engineer's Report
4. Attorney's Report
 - A. RFP for Cell Tower
5. Review and Consideration of Proposals for Engineering Services
 - A. Stantec
 - B. JMT
6. Manager's Report
 - A. Review and Discussion of the Proposed Budget for Fiscal Year 2019/2020 and Setting the Public Hearing
7. Field Manager's Report
8. Audience Comments
9. Supervisors' Requests
 - A. Consideration of Newly Proposed Street Tree Plan (Supervisor Ross)
 - B. Discussion of Hillsborough County Backlog of Unrepaired Sidewalk Sections (Supervisor Ross)
 - C. Motion Regarding Community Garden and District Nursery (Supervisor Ross)
10. Adjournment

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

Sincerely,



Andrew P. Mendenhall, PMP/sd
Manager

cc: Erin McCormick
Tonja Stewart
Christopher Barrett
Sonny Whyte

Second Order of Business

2A.

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: April 2, 2019</p> <p>TIME: 4:04 p.m. - 6:20 p.m.</p> <p>PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida</p> <p>REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large</p>	<p style="text-align: right;">Agenda Page 5 Page 3</p> <table> <tr> <th>INDEX</th><th>PAGE</th></tr> <tr> <td>Meeting called to order</td><td>5</td></tr> <tr> <td>Roll Call</td><td>5</td></tr> <tr> <td>Consent Agenda</td><td>6</td></tr> <tr> <td>Motion to approve the consent agenda (Motion passes)</td><td>6 6</td></tr> <tr> <td>Attorney's report</td><td>7</td></tr> <tr> <td>ADA website compliance contract</td><td>7 7</td></tr> <tr> <td>Cell tower update</td><td>7</td></tr> <tr> <td>Motion to enter into agreement for RFP process</td><td>12</td></tr> <tr> <td>Further discussion (Motion passes)</td><td>12 14</td></tr> <tr> <td>ICG utility audit update</td><td>14</td></tr> <tr> <td>Motion to not move forward with ICG, but to contact TECO for information</td><td>28</td></tr> <tr> <td>Further discussion</td><td>28</td></tr> <tr> <td>Amended motion (Motion passes)</td><td>37 38</td></tr> <tr> <td>Engineer's report</td><td>38</td></tr> <tr> <td>GIS mapping update</td><td>38</td></tr> <tr> <td>Engineering services discussion</td><td>39</td></tr> <tr> <td>Further cell tower discussion</td><td>51</td></tr> <tr> <td>Manager's report</td><td>54</td></tr> <tr> <td>Budget update and discussion</td><td>54</td></tr> <tr> <td>401(k) options update</td><td>62</td></tr> <tr> <td>Field manager's report</td><td>72</td></tr> <tr> <td>Davey tree proposal</td><td>72</td></tr> <tr> <td>Motion to accept proposal (Motion passes)</td><td>73 74</td></tr> <tr> <td>Bid equipment list discussion</td><td>74</td></tr> <tr> <td>Motion to accept (Motion passes)</td><td>75 76</td></tr> <tr> <td>New Davey maintenance area discussion</td><td>76</td></tr> <tr> <td>Davey contract discussion</td><td>79</td></tr> <tr> <td>Midge Fly update</td><td>88</td></tr> </table>	INDEX	PAGE	Meeting called to order	5	Roll Call	5	Consent Agenda	6	Motion to approve the consent agenda (Motion passes)	6 6	Attorney's report	7	ADA website compliance contract	7 7	Cell tower update	7	Motion to enter into agreement for RFP process	12	Further discussion (Motion passes)	12 14	ICG utility audit update	14	Motion to not move forward with ICG, but to contact TECO for information	28	Further discussion	28	Amended motion (Motion passes)	37 38	Engineer's report	38	GIS mapping update	38	Engineering services discussion	39	Further cell tower discussion	51	Manager's report	54	Budget update and discussion	54	401(k) options update	62	Field manager's report	72	Davey tree proposal	72	Motion to accept proposal (Motion passes)	73 74	Bid equipment list discussion	74	Motion to accept (Motion passes)	75 76	New Davey maintenance area discussion	76	Davey contract discussion	79	Midge Fly update	88
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Jim Mills, Chairman Greg Chesney, Vice Chairman Matthew Lewis Brian Ross Forrest Baumhover</p> <p>ALSO PRESENT:</p> <p>INFRAMARK:</p> <p>Andy Mendenhall, District Manager</p> <p>DISTRICT ATTORNEY:</p> <p>Erin McCormick</p> <p>DISTRICT ENGINEER:</p> <p>Tonja Stewart</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays Sonny Whyte</p>	<p style="text-align: right;">Page 4</p> <table> <tr> <td>Tree removal permits discussion</td><td>102</td></tr> <tr> <td>Motion to facilitate approved tree removal permits (Motion passes)</td><td>113 116</td></tr> <tr> <td>CDD request for information</td><td>117</td></tr> <tr> <td>Resident request regarding pool construction</td><td>119</td></tr> <tr> <td>Motion to proceed with further follow-up (Motion passes)</td><td>123 123</td></tr> <tr> <td>Budget request items</td><td>124</td></tr> <tr> <td>Supervisor requests</td><td>126</td></tr> <tr> <td>Motion to authorize engineering RFQ</td><td>142</td></tr> <tr> <td>Further discussion (Motion passes)</td><td>142 147</td></tr> <tr> <td>Motion to join FASD (Motion passes)</td><td>151 151</td></tr> <tr> <td>Motion to adjourn (Motion passes)</td><td>153 154</td></tr> <tr> <td>Adjournment</td><td>154</td></tr> </table>	Tree removal permits discussion	102	Motion to facilitate approved tree removal permits (Motion passes)	113 116	CDD request for information	117	Resident request regarding pool construction	119	Motion to proceed with further follow-up (Motion passes)	123 123	Budget request items	124	Supervisor requests	126	Motion to authorize engineering RFQ	142	Further discussion (Motion passes)	142 147	Motion to join FASD (Motion passes)	151 151	Motion to adjourn (Motion passes)	153 154	Adjournment	154																																		
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<p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 2nd day 3 of April, 2019, at the Westchase Community 4 Association Office, 10049 Parley Drive, Tampa, 5 Florida, beginning at 4:04 p.m., reported by 6 Kimberly Ann Roberts, Notary Public in and for the 7 State of Florida at Large. 8 * * * * *</p> <p>9 CHAIRMAN MILLS: All right. Let's go 10 ahead and get started, and if Forrest rolls 11 in, we'll identify it. If my phone rings and 12 it's the call I'm expecting, I will turn it 13 over to Greg for a few minutes to take the 14 call. 15 But let's go ahead and call the April 16 2nd CDD Westchase Community to order. And if 17 you would stand for the Pledge of Allegiance. 18 (The Pledge of Allegiance was recited.) 19 CHAIRMAN MILLS: So let the record 20 reflect that all supervisors, with the 21 exception of Mr. Baumhover, are present. Also 22 present is Sonya from district staff, district 23 manager, district counsel and district 24 engineer. 25 So with that, we'll begin with the</p>	<p>1 minutes for him to get here? 2 CHAIRMAN MILLS: Yeah, we can come back 3 to you. 4 MS. STEWART: Okay. 5 CHAIRMAN MILLS: Yeah, why don't we do 6 that. 7 That leads us to the attorney's report. 8 MS. McCORMICK: Okay. Let's see. So 9 did this get circulated to everyone? 10 MR. MENDENHALL: Yes. 11 MS. McCORMICK: Okay. So we got the ADA 12 website compliance contract has been 13 finalized, and then Matt and I had a 14 conference call with a consultant from Steel 15 in the Air about possibly consulting with the 16 district with respect to the cell tower site 17 that we have been working on, and it was a 18 good conference call. 19 I had found out about this gentleman 20 because I had attended a workshop on cell 21 tower construction, and he does a lot of 22 representation of property owners who are 23 doing what the district is doing, which is, 24 you know, contemplating entering into a lease 25 agreement for the construction of a cell</p>
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<p>1 consent agenda. As we had no meeting last 2 month, the approval this month on the agenda 3 is for the February meeting minutes, as well 4 as the January and February workshop minutes, 5 and the current financial statements as of 6 February 2019. 7 MR. CHESNEY: So moved. 8 MR. LEWIS: Second. 9 CHAIRMAN MILLS: Second. All in favor. 10 (All board members signify in the 11 affirmative.) 12 CHAIRMAN MILLS: That passes four to 13 zero. 14 (Motion passes.) 15 CHAIRMAN MILLS: Next up, engineer's 16 report. Mr. Ross. 17 MR. ROSS: Just to interrupt, I just got 18 a text from Forrest saying, "This is Forrest. 19 Just got out of client meeting. Will be there 20 in five." 21 CHAIRMAN MILLS: Perfect. Thank you. 22 Did you get that, Sonya? He'll be here in 23 five. 24 MS. WHYTE: Let me check my phone now. 25 MS. STEWART: Did you want to wait five</p>	<p>1 tower. 2 He's got experience working with local 3 government entities, whether they're a, you 4 know, general purpose district -- like county 5 or city government, school boards, and then he 6 does a lot of private work, and he also has 7 worked with homeowners associations in this 8 area, too. 9 So he -- he actually -- and I think this 10 is in the back-up material provided at my 11 request, two different proposals for the 12 district. One would be to strictly engage 13 with us with respect to negotiating the terms 14 of the options and leads with Vertex for the 15 construction of a tower, and the amount for 16 doing that work I think is either \$3,000 or 17 \$3,500 under that proposal. 18 And I feel like his contract is pretty 19 straightforward. 20 (Telephone rings.) 21 CHAIRMAN MILLS: Excuse me for just a 22 minute. 23 MS. McCORMICK: I'll hold on for a 24 second. 25 CHAIRMAN MILLS: Mr. Chesney is chairing</p>

<p style="text-align: right;">Page 9</p> <p>1 the meeting now.</p> <p>2 (Mr. Mills leaves the room.)</p> <p>3 MS. McCORMICK: Do you want me to hold</p> <p>4 for a second?</p> <p>5 MR. CHESNEY: Keep going.</p> <p>6 MS. McCORMICK: Then the second proposal</p> <p>7 is for him to actually assist the district if</p> <p>8 we decide that we want to go through an RFP</p> <p>9 process to get proposals from, you know,</p> <p>10 Vertex and other cell tower constructors that</p> <p>11 would be out there in the marketplace.</p> <p>12 He has a lot of contacts -- or contacts</p> <p>13 with those types of providers. I think he can</p> <p>14 provide us assistance in helping us identify</p> <p>15 corporations that might be interested in doing</p> <p>16 that, and then he would also at the same time</p> <p>17 assist, once we got to the point of selecting</p> <p>18 who was going to do the cell tower</p> <p>19 construction, with, again, helping us with</p> <p>20 suggestions on the negotiation of the option</p> <p>21 and lease agreement.</p> <p>22 I think with respect to the negotiations</p> <p>23 he would just be providing kind of</p> <p>24 recommendations and assistance to me and to</p> <p>25 Matt and to whoever else is involved in the</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 contractors, to now having his own business.</p> <p>2 MR. CHESNEY: I know you emailed copies</p> <p>3 of it, but I'm struggling to find it in the</p> <p>4 DropBox.</p> <p>5 MS. McCORMICK: Yeah, I --</p> <p>6 MR. CHESNEY: But what is the -- what is</p> <p>7 the difference in price for the two proposals?</p> <p>8 MR. LEWIS: About \$2500. One is for</p> <p>9 3500 with no RFP.</p> <p>10 MS. McCORMICK: Right.</p> <p>11 MR. LEWIS: That's if we decide to go</p> <p>12 with Vertex since we've already been kind of</p> <p>13 talking to them. The other one was 6,000.</p> <p>14 And, you know, if I can interrupt and</p> <p>15 interject, you know, I actually thought it was</p> <p>16 a pretty good idea to maybe look at other</p> <p>17 providers. A little competition never hurt</p> <p>18 anything.</p> <p>19 I know I've been talking to Alan off and</p> <p>20 on for the last couple of months. But, you</p> <p>21 know, again, after kind of talking to this</p> <p>22 guy, maybe it would be a good idea that we do</p> <p>23 that.</p> <p>24 You know, the questions we want to ask</p> <p>25 today is, A, do we want to enlist this company</p>
<p style="text-align: right;">Page 10</p> <p>1 process, but he would be behind the scenes.</p> <p>2 He wouldn't actually be doing this direct</p> <p>3 negotiations with whoever the tower</p> <p>4 constructor -- construction company would be.</p> <p>5 MR. LEWIS: Yeah, he was very -- I was</p> <p>6 surprised at how knowledgeable he was. I</p> <p>7 think we kind of talked about this at the</p> <p>8 workshop.</p> <p>9 MR. CHESNEY: Or just getting one.</p> <p>10 MR. LEWIS: Yeah, just getting one. And</p> <p>11 then when we talked to him, I mean, I had no</p> <p>12 idea that this was even something to do out</p> <p>13 there, but he was very familiar with everybody</p> <p>14 and how to do it, so --</p> <p>15 MR. CHESNEY: Does he have -- has he had</p> <p>16 any existing relationship with --</p> <p>17 MR. LEWIS: Vertex?</p> <p>18 MR. CHESNEY: -- Vertex?</p> <p>19 MR. LEWIS: He does. He says he knows</p> <p>20 them well, from what I remember.</p> <p>21 MS. McCORMICK: Yeah. I think he's been</p> <p>22 involved in the cell tower and siting business</p> <p>23 for decades really on all -- from all</p> <p>24 different aspects of it, from, you know,</p> <p>25 working for cellular service providers or</p>	<p style="text-align: right;">Page 12</p> <p>1 to help us? And, B, you know, which route do</p> <p>2 we want to go, if we do?</p> <p>3 MR. CHESNEY: Well, I mean, I heard a</p> <p>4 recommendation on there that we engage him and</p> <p>5 utilize the RFP process. I mean, that's</p> <p>6 basically your recommendation.</p> <p>7 MR. LEWIS: That's my recommendation,</p> <p>8 yeah. But, again, since we didn't meet last</p> <p>9 month, I wanted to bring this to the board.</p> <p>10 (Mr. Baumhover enters the room.)</p> <p>11 MR. CHESNEY: Okay. Let the record</p> <p>12 reflect that Forrest has joined us.</p> <p>13 So where we are, the first item that</p> <p>14 we're discussing, is the cell phone tower</p> <p>15 contract and whether or not we want to utilize</p> <p>16 a consultant on it.</p> <p>17 So it is Mr. Lewis' recommendation that</p> <p>18 we engage the consultant and do an RFP</p> <p>19 process, and that's literally when you came</p> <p>20 in, so that's it.</p> <p>21 MR. BAUMHOVER: All right.</p> <p>22 MS. McCORMICK: Yeah. And those two --</p> <p>23 there's two contracts that are in the back of</p> <p>24 the agenda materials, two different options</p> <p>25 for the consulting agreement.</p>

<p style="text-align: right;">Page 13</p> <p>1 MR. BAUMHOVER: Okay.</p> <p>2 MR. CHESNEY: Any discussion?</p> <p>3 MR. ROSS: I'll make a motion that we</p> <p>4 proceed as recommended.</p> <p>5 MR. CHESNEY: Okay.</p> <p>6 MR. BAUMHOVER: I'll second that.</p> <p>7 MR. CHESNEY: Okay.</p> <p>8 MS. McCORMICK: Okay. So you want -- so</p> <p>9 the motion is to enter into the agreement for</p> <p>10 the RFP process with the consultant.</p> <p>11 MR. ROSS: Which is the broader scope of</p> <p>12 services.</p> <p>13 MR. CHESNEY: Yes.</p> <p>14 MS. McCORMICK: Right. Okay. And then</p> <p>15 do you also want to authorize the commencement</p> <p>16 of the RFP process?</p> <p>17 MR. CHESNEY: Yes, I think that that</p> <p>18 would be the anticipated --</p> <p>19 MR. ROSS: I'm certainly open to having</p> <p>20 my motion amended if it's not detailed enough,</p> <p>21 however you think I need to amend it.</p> <p>22 MR. CHESNEY: Yes, we would want to</p> <p>23 proceed.</p> <p>24 MS. McCORMICK: Yeah, I just was not</p> <p>25 sure if you wanted him to, you know, come and</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 back and give a written report to the district</p> <p>2 about their findings with respect to any</p> <p>3 reimbursements or credits we were entitled to</p> <p>4 get for the utility -- for the street light</p> <p>5 utility bills that have been paid and that we</p> <p>6 wouldn't have any obligation to compensate</p> <p>7 them in any way with, you know, providing them</p> <p>8 with 50 percent of the refunds that we would</p> <p>9 get until that report, in a form that was</p> <p>10 acceptable, was provided to the district.</p> <p>11 MR. MENDENHALL: Yes.</p> <p>12 MS. McCORMICK: And I gave that to Andy.</p> <p>13 And then you can tell me what happened after</p> <p>14 that.</p> <p>15 MR. MENDENHALL: Yeah. As Erin</p> <p>16 mentioned, in Section One of the agreement,</p> <p>17 she very clearly details what our expectations</p> <p>18 would be from a reporting standpoint.</p> <p>19 And so, you know, I reached out to --</p> <p>20 because I hadn't heard from him in a while --</p> <p>21 so I reached out to Bindi at ICG, and I</p> <p>22 asked him if he was okay with the form of the</p> <p>23 agreement.</p> <p>24 And he responded back, yes, he was. And</p> <p>25 then he proceeded to go on to explain that he</p>
<p style="text-align: right;">Page 14</p> <p>1 talk or anything like that before we started</p> <p>2 with the RFP process. So we'll move forward</p> <p>3 then. All right.</p> <p>4 MR. ROSS: Great.</p> <p>5 MS. McCORMICK: All right. Good.</p> <p>6 MR. CHESNEY: Any further discussion?</p> <p>7 (No response.)</p> <p>8 MR. CHESNEY: All in favor of the motion</p> <p>9 signify by raising your hand.</p> <p>10 (All board members signify in the</p> <p>11 affirmative.)</p> <p>12 MR. CHESNEY: Passes four to zero.</p> <p>13 Okay.</p> <p>14 MS. McCORMICK: Do you want me to talk a</p> <p>15 little bit about the utility audit, or do you</p> <p>16 want to wait for the manager's report about</p> <p>17 that?</p> <p>18 MR. MENDENHALL: Either way, I mean --</p> <p>19 MS. McCORMICK: So I really have not had</p> <p>20 any direct contact with the ICG utility</p> <p>21 auditor, but I do have proposal that Andy had</p> <p>22 provided to me, and so I put that in the form</p> <p>23 of an agreement between ICG and the district.</p> <p>24 And I put, you know, specific things in</p> <p>25 that agreement that would require them to come</p>	<p style="text-align: right;">Page 16</p> <p>1 wasn't really -- wasn't going to essentially</p> <p>2 be able to provide the reporting that we</p> <p>3 wanted.</p> <p>4 So it's a little bit of a mixed bag,</p> <p>5 because he's saying he agrees to the</p> <p>6 agreement, which has a lot of weight to we</p> <p>7 want this reporting, if you're agreeing to the</p> <p>8 agreement. So it didn't make much sense.</p> <p>9 But I went back to him, and I asked him</p> <p>10 more specifically, "Did you see Section One?</p> <p>11 It's very detailed. Are you going to be able</p> <p>12 to provide that or not?"</p> <p>13 So I haven't heard back from him yet.</p> <p>14 MS. McCORMICK: I think he -- I think he</p> <p>15 actually said, though, in his email that he</p> <p>16 wanted to just do the auditing without signing</p> <p>17 an agreement.</p> <p>18 So he just wanted us to provide him with</p> <p>19 copies of the bills, then he would do his</p> <p>20 review, and then later on we would deal with</p> <p>21 an agreement.</p> <p>22 MR. MENDENHALL: Yes.</p> <p>23 MS. McCORMICK: So I don't think he was</p> <p>24 agreeing to sign the agreement at this point</p> <p>25 in time.</p>

<p style="text-align: right;">Page 17</p> <p>1 MR. MENDENHALL: Well, I mean, he did --</p> <p>2 he did specifically say he was okay with the</p> <p>3 agreement to start off, but then you're right,</p> <p>4 he goes into explaining that he'll basically</p> <p>5 kind of do the audit, and then we can decide</p> <p>6 if we want it or not, so --</p> <p>7 MR. BAUMHOVER: Well, it's probably more</p> <p>8 of a conservative approach. That way, he gets</p> <p>9 to tell us whether -- I mean, if there's money</p> <p>10 in it for him, I'm sure he's going to a be</p> <p>11 little bit more warm to whatever --</p> <p>12 MR. MENDENHALL: Sure.</p> <p>13 MR. BAUMHOVER: -- agreement we propose.</p> <p>14 But if he says, "Hey, it's not worth your</p> <p>15 while" --</p> <p>16 MR. MENDENHALL: Yeah. And also from</p> <p>17 his email, which I forwarded to everybody, he</p> <p>18 had suggested for the -- his explanation was,</p> <p>19 that for the information or level of detail</p> <p>20 that we were looking for, that a lighting</p> <p>21 engineer would be the more appropriate person</p> <p>22 to do that sort of research, you know, based</p> <p>23 on, I guess, the time it would take and</p> <p>24 whatnot.</p> <p>25 So my -- my thought was, we talked at</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 recovery to the district, but it might act as</p> <p>2 a financial inducement to a potential vendor</p> <p>3 to help us with the task of identifying who</p> <p>4 has ownership and control and responsibility</p> <p>5 for what street lights.</p> <p>6 If there is merit to that approach, then</p> <p>7 I would argue we should not proceed with the</p> <p>8 audit with Bindi's company, instead hold that</p> <p>9 out or hold it back as a potential inducement</p> <p>10 to some other vendor.</p> <p>11 I don't know of any other vendor that</p> <p>12 will do the work. I just stand by it. My</p> <p>13 objective, as always from the get-go on this</p> <p>14 discussion, has been to figure out, are there</p> <p>15 street lights that we're not aware that we're</p> <p>16 responsible for? Do we have liability, et</p> <p>17 cetera?</p> <p>18 And it sounds like we haven't made any</p> <p>19 progress on that, not due to you, but we just</p> <p>20 made no progress.</p> <p>21 MR. MENDENHALL: No. I understand.</p> <p>22 MR. CHESNEY: And let the record reflect</p> <p>23 that Mr. Mills is re-chairing the meeting.</p> <p>24 CHAIRMAN MILLS: Okay. Thank you.</p> <p>25 MR. MENDENHALL: And I think to -- I</p>
<p style="text-align: right;">Page 18</p> <p>1 the last meeting about obviously sending a</p> <p>2 letter to TECO and very specifically asking</p> <p>3 them to provide us the back-up for each of the</p> <p>4 bills that are associated the district lights.</p> <p>5 We could still go down that path.</p> <p>6 We could still have Bindi do his</p> <p>7 research. It doesn't cost you anything.</p> <p>8 potentially you get some savings. Potentially</p> <p>9 maybe there's some data that would be useful.</p> <p>10 But, you know, I think -- I don't get a warm</p> <p>11 and fuzzy that we're going to get much as far</p> <p>12 as the data that we're looking for from him.</p> <p>13 MR. BAUMHOVER: Sure.</p> <p>14 MR. MENDENHALL: So that was just kind</p> <p>15 of my thoughts on the whole situation.</p> <p>16 MR. CHESNEY: Mr. Ross.</p> <p>17 (Mr. Mills enters the room.)</p> <p>18 MR. ROSS: This is one of those areas in</p> <p>19 which I don't know what's the significance of</p> <p>20 not knowing whether we own a particular street</p> <p>21 light or not, and because I don't know, it</p> <p>22 makes me very wary of just sort of brushing it</p> <p>23 off as, oh, we'll just move forward.</p> <p>24 I was kind of viewing it as the issue of</p> <p>25 the audit may not result in great financial</p>	<p style="text-align: right;">Page 20</p> <p>1 agree with you completely, and that is kind of</p> <p>2 my objective, that's part of my</p> <p>3 disappointment.</p> <p>4 The only inducement I see still doing</p> <p>5 the Bindi thing is, at least, potentially you</p> <p>6 recover some funds, and on a go-forward basis,</p> <p>7 even though we don't have the detail, one</p> <p>8 would assume that that should clear up some</p> <p>9 misbilling, if misbilling exists with TECO,</p> <p>10 because if he presents to TECO and says, "Hey,</p> <p>11 you owe the district X dollars because you've</p> <p>12 incorrectly been billing for whatever the</p> <p>13 travel mystery is."</p> <p>14 You would think that they would</p> <p>15 probably clear that up at the same time so</p> <p>16 that somebody couldn't come back five or ten</p> <p>17 years from now and present them with another</p> <p>18 situation where they have to credit the</p> <p>19 district.</p> <p>20 (Mr. Mays enters the room.)</p> <p>21 MR. MENDENHALL: So it's maybe a</p> <p>22 parallel situation. That's why I just kind of</p> <p>23 left it out there as that.</p> <p>24 CHAIRMAN MILLS: Mr. Chesney.</p> <p>25 MR. CHESNEY: I mean, a question like,</p>

<p style="text-align: right;">Page 21</p> <p>1 what could his process be if figuring out what 2 street lights are owned by the district would 3 not be -- it seems like that would be central 4 to the process. 5 MR. MENDENHALL: I always thought that 6 would be a work product of the whole 7 situation. That's why, when we first talked 8 about it, I said, well, this -- he has to be 9 -- I would think he has to be reviewing bills, 10 and then looking at ownership or rental of the 11 lights, but I don't know. 12 MR. BAUMHOVER: So he did kind of give 13 us an out, saying, this, for whatever reason, 14 was not his speciality but that he would be 15 more inclined to direct us to a lighting 16 engineer. 17 MR. MENDENHALL: He suggested it, 18 although he did not give a suggestion of a 19 particular lighting engineer. He suggested 20 that that would be the path to go down, but he 21 didn't say, "And I know of a few," or anything 22 like that. He very well may. I mean, 23 that's -- 24 MR. BAUMHOVER: So, I mean, it all -- to 25 address Mr. Ross' concern, it almost seems</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 able to recommend us to a lighting engineer 2 that would be able to do this -- 3 MR. MENDENHALL: Yeah, I agree. There's 4 certainly no harm in asking. 5 MR. BAUMHOVER: -- that would be a 6 decent alternative. 7 CHAIRMAN MILLS: Sonny. 8 MS. WHYTE: A quick question. Is this 9 just strictly lighting he's researching or all 10 of our utilities bills with TECO? 11 MR. MENDENHALL: It would be all utility 12 bills, including lighting. 13 MS. WHYTE: Okay. Because we have more 14 utility bills than we have lighting bills as 15 in -- as in irrigation -- 16 MR. MENDENHALL: Yeah. 17 MS. WHYTE: -- you know, all of that. 18 We have TECO lights, we have TECO power, we 19 have TECO everything. 20 MR. MENDENHALL: That's my 21 understanding. Yeah. 22 MS. WHYTE: Okay. 23 MR. MENDENHALL: We gave him the focus 24 of our concern was the lighting, but from my 25 understanding it's a full utility audit.</p>
<p style="text-align: right;">Page 22</p> <p>1 like those aren't necessarily mutually 2 exclusive. 3 We might end up finding a lighting 4 engineer that does the same thing as -- 5 MS. McCORMICK: I mean, my experience 6 with CDDs that are being developed right now 7 when they're doing the street lights, that 8 it's part of like the civil engineering 9 process and development process, that they 10 bring on different areas of the project 11 online, and then they get separate invoices 12 from TECO for each of those street light 13 areas; and, for whatever reason, it doesn't 14 seem like we've been able to track down those 15 documentations. 16 But it's not like it's a specialty 17 engineer that does that type of work. It's 18 just -- 19 MR. BAUMHOVER: Well, I think that as 20 slang, that it's not really something my 21 business does. 22 MR. MENDENHALL: Yeah. 23 MR. BAUMHOVER: You know, there might be 24 someone else out there that this is their 25 bread and butter. And I don't know. If he's</p>	<p style="text-align: right;">Page 24</p> <p>1 MS. WHYTE: Okay. Well, that could be. 2 CHAIRMAN MILLS: Erin. 3 MS. McCORMICK: Just to let you guys 4 know, that when I prepared the agreement with 5 ICG based on the proposal, I made it specific 6 to street lighting. I didn't include all of 7 the utilities. 8 And part of my thinking on this is, you 9 know, I'm just a little bit -- I guess I'm 10 just a little bit cautious about whether we 11 want this consultant who may be doing work on 12 our behalf without us really being in any kind 13 of contractual relationship with him, whether 14 we want him sort of acting as an agent on 15 behalf of the district in dealing with all 16 these different utility companies. 17 CHAIRMAN MILLS: Matt. 18 MR. LEWIS: So are we looking at -- I 19 guess what I'm hearing is, we can either go 20 with Mr. Bindi, or we can go with what you're 21 suggesting or what you suggested before, is to 22 write TECO a letter and see if we can get all 23 that information, kind of what -- because I 24 thought about that this weekend, about what 25 Erin is saying.</p>

<p style="text-align: right;">Page 25</p> <p>1 Somehow they're tied to some drawing 2 somewhere that shows where the power service 3 is billed. 4 MR. MENDENHALL: My recommendation would 5 be, if the board did want to still go forward 6 with ICG, then, at the same time, I would do 7 the letter to TECO, because there is no harm 8 in going down that path, and, at least, one 9 way or the other we would get an answer from 10 them. 11 MR. BAUMHOVER: All right. Well, it 12 doesn't -- it seems like ICG is under the 13 impression we're looking to have them do the 14 street lighting assessment. 15 We go back and say, "We'd kind of like 16 you to do an overall audit," but then if we 17 believe that this -- "If you do an initial 18 assessment, we believe that this is worth 19 entering into an agreement," then, as part of 20 that formal agreement, we would want to have, 21 as a work product, a detailed lighting map. 22 Is that something you would be able to 23 do if we're inclined to go down this road, and 24 you do an initial assessment that kind of 25 makes it economically feasible.</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 MR. BAUMHOVER: He's not going to do it 2 for free. That's for sure. 3 CHAIRMAN MILLS: Well, yeah, think 4 ahead. Right? If he does an assessment and 5 there was no incorrect billing to be recouped, 6 then under that part of the agreement, he 7 doesn't get paid. 8 Well, if you're not going to get paid, 9 what are you willing to provide for free, as 10 opposed to, if we reach that point, do we 11 discuss an offer of payment for the product 12 he's generated? 13 MR. MENDENHALL: Yeah, I agree. There 14 is certain value to it potentially. 15 CHAIRMAN MILLS: Mr. Ross. 16 MR. ROSS: I'm going to make a motion, 17 and implicit in the motion, that we not move 18 forward with ICG. 19 MR. MENDENHALL: Okay. 20 MR. ROSS: I move that the district 21 manager contact TECO, articulating our 22 objectives, articulating that which we're 23 trying to identify, figure out, be more 24 educated, and get that information, and hope 25 for a response from TECO, and then make a</p>
<p style="text-align: right;">Page 26</p> <p>1 I get the impression he's kind of 2 sitting there thinking, I'm only getting part 3 of this business, and how much work am I going 4 to put into this. I'm not even guaranteed 5 that I'm going to get that part of the 6 business. 7 CHAIRMAN MILLS: Well, that's really the 8 core issue. Right? If he doesn't recoup any 9 funds, he doesn't get paid. Right? 10 MR. BAUMHOVER: Right. Correct. So he 11 could do a quick assessment, and say, "Hey, 12 it's worth it to me, and I'll make my money." 13 And then, from there, we can negotiate -- 14 MR. MENDENHALL: Uh-huh. Well, I mean, 15 he has certainly offered to do that initial 16 assessment outside of the scope of an 17 agreement, to basically come back with us and 18 let us know what that shows at least, so -- 19 MR. LEWIS: He's not going to -- 20 MR. ROSS: No. 21 MR. LEWIS: -- I'm sorry -- he's not 22 going to provide a report with details like, I 23 think, Mr. Chesney said. I think we're all 24 kind of thinking he would go and do what we're 25 talking about and research --</p>	<p style="text-align: right;">Page 28</p> <p>1 decision on what action is appropriate next. 2 CHAIRMAN MILLS: It will require a 3 second for discussion. 4 MR. CHESNEY: I'll second it. 5 CHAIRMAN MILLS: Okay. 6 MR. BAUMHOVER: I'll ask a question. Is 7 there -- why would you object to trying to do 8 both at the same time if we had him -- ICG do 9 an initial assessment that really incurs no 10 obligation to either party? 11 MR. ROSS: To answer the question, it is 12 sort of the flip side of what you all are just 13 discussing. 14 In my judgment, the reality is that as 15 ICG moves forward, if it determines there's 16 not a lucrative reward at the end of the 17 contract, they'll lose interest and not 18 perform at a high level. 19 I'd rather hold that back, gather more 20 information, and hopefully you have a carrot 21 for a particular auditor who will be motivated 22 to, One, verify the information that we get 23 from TECO, perhaps add to the information we 24 get from TECO, perhaps give us the report 25 that we're looking for, and all -- whoever is</p>

<p style="text-align: right;">Page 29</p> <p>1 doing that would have an understanding there's</p> <p>2 a financial reward at the end making it</p> <p>3 worthwhile. There is no financial reward if</p> <p>4 we've awarded it to another contractor.</p> <p>5 MR. BAUMHOVER: Also, on the flip side,</p> <p>6 if that's part of what ICG kind of offers,</p> <p>7 that they engage the power company, we're</p> <p>8 basically doing some of their work for them,</p> <p>9 then turning around and offering to kind of</p> <p>10 give away our work product, where like I'm not</p> <p>11 sure -- I mean, that's kind of their value</p> <p>12 add, if we get down far enough in that</p> <p>13 relationship, is they're doing the legwork for</p> <p>14 TECO. Right?</p> <p>15 MR. ROSS: I understand the point you're</p> <p>16 making. I could counter it with, it's the job</p> <p>17 or responsibility of our manager to do all</p> <p>18 that.</p> <p>19 Why financially reward a third party</p> <p>20 when we've got a manager that we're already</p> <p>21 handsomely compensating because of his</p> <p>22 outstanding work, and why not ask him to</p> <p>23 continue that outstanding work by going to</p> <p>24 battle with TECO?</p> <p>25 MR. BAUMHOVER: So at the end of this,</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 would put us in a position to then pursue back</p> <p>2 overcharges.</p> <p>3 MR. ROSS: And that may be true, because</p> <p>4 that's not what's really driving my request</p> <p>5 that our manager contact TECO.</p> <p>6 I'm hoping it will be more of a</p> <p>7 conversation between our manager and TECO that</p> <p>8 articulates our frustration and lack of</p> <p>9 insider knowledge as to this particular</p> <p>10 predicament, and they might have some</p> <p>11 resource, or they might say, "Oh, we've had</p> <p>12 this before with large developments. With the</p> <p>13 passage of time things get lost."</p> <p>14 They might just have a tip or a</p> <p>15 suggestion that'll get us further down the</p> <p>16 road, if you will. So I agree with you, with</p> <p>17 regard to your point about what we get at the</p> <p>18 back end and whether that may help or hurt an</p> <p>19 audit, yeah.</p> <p>20 CHAIRMAN MILLS: Because if I'm TECO and</p> <p>21 I'm incorrectly billing you for treetops,</p> <p>22 they're not going to identify that, knowing</p> <p>23 that the ICGs of the world are out there that</p> <p>24 can then pursue that. Right?</p> <p>25 MR. ROSS: I don't know if I agree with</p>
<p style="text-align: right;">Page 30</p> <p>1 if we're satisfied that we've got a decent</p> <p>2 response, would you then favor going back to</p> <p>3 ICG, or start from the beginning and go find</p> <p>4 someone else to engage?</p> <p>5 MR. ROSS: I kind of would see that as</p> <p>6 being inefficient. We've already identified a</p> <p>7 vendor. We've --</p> <p>8 MR. BAUMHOVER: Okay. You just don't</p> <p>9 want to engage with him now. You would</p> <p>10 rather --</p> <p>11 MR. ROSS: That's correct, although</p> <p>12 if --</p> <p>13 MR. BAUMHOVER: -- if we can do some of</p> <p>14 it directly with TECO.</p> <p>15 MR. ROSS: That's correct, although I</p> <p>16 don't want you to have the impression that</p> <p>17 this is some deep-held conviction that I have.</p> <p>18 I think it's rather, as I said at the</p> <p>19 beginning, I'm just very wary of that which we</p> <p>20 don't know, and that's what's driving my</p> <p>21 approach to this particular issue, not the</p> <p>22 financial reward by some savings from an</p> <p>23 audit.</p> <p>24 CHAIRMAN MILLS: I would not anticipate</p> <p>25 anything coming back from TECO, though, that</p>	<p style="text-align: right;">Page 32</p> <p>1 that. I'm sorry if I cut you off.</p> <p>2 They're a regulated industry, and if</p> <p>3 they're perpetrating a fraud, they can get in</p> <p>4 big, big trouble. And so if they found they</p> <p>5 were knowingly billing the wrong party --</p> <p>6 CHAIRMAN MILLS: No. I said,</p> <p>7 incorrectly billing. So if they weren't aware</p> <p>8 that that's not part of us --</p> <p>9 MR. BAUMHOVER: They don't have an</p> <p>10 incentive --</p> <p>11 CHAIRMAN MILLS: They wouldn't identify</p> <p>12 that anything is out of step. Right?</p> <p>13 MR. ROSS: But once they identify it,</p> <p>14 then it's arguably fraud.</p> <p>15 MR. BAUMHOVER: They would put the onus</p> <p>16 back on to us to say, "Well, show us -- show</p> <p>17 us where are you getting improperly billed,</p> <p>18 and then we'll fix it."</p> <p>19 MR. ROSS: I'm not into all the details.</p> <p>20 I'm just thinking, if we ask them to assist</p> <p>21 us, they learned of something that suggested</p> <p>22 we were being wrongfully billed and then they</p> <p>23 didn't bring it to our attention, that strikes</p> <p>24 me as fraud.</p> <p>25 I mean, I just can't see any other way</p>

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<p>1 around it. If they continues on a go-forward 2 basis, bill us. Now, it may be that they're 3 bad characters and would knowingly, wrongfully 4 bill us -- maybe it's naive. I don't know -- 5 I don't think a regulated utility would do 6 that. 7 I think they'd say "We made a mistake." 8 Now, there may be a tough negotiation as to 9 what would be the correct remedy, how far back 10 do you go back to rectify a wrongful billing 11 and payment and all that. 12 But on a go-forward basis, I would think 13 they would be motivated to do it correctly and 14 bill what they should be. Now, it may turn 15 out -- I think a better example, but, to me, 16 what's relevant to the discussion is, what 17 happens if we engage TECO and they look at 18 it and they say, "Oops, we've been 19 underbilling you. We now identify a whole 20 field of poles we should be billing you for. 21 And on a go-forward basis, yeah, we're going 22 to bill you for these?" 23 I personally can live with that. I like 24 right results. And if that's the correct 25 result, then I can live with that.</p>	<p>1 Now, I don't know if they're going to 2 expend however many, you know, man hours it's 3 going to take to go through billing, you know, 4 unless there is something there, because 5 that's just an additional cost. 6 But then the second thing, I would -- I 7 would be more inclined to kind of vote in 8 favor of this motion if I knew what the 9 expected time line was before we have 10 revisited it again. 11 Would you have recommended like, "Hey, 12 let's revisit this in whatever, a couple 13 months, or however long we believe we should 14 see something?" 15 MR. LEWIS: Yeah, I was going to say, to 16 your point, that if this goes on, maybe ask 17 Mr. Ross to amend his motion to say, you know, 18 three months -- or I don't know -- five 19 months, six months, if we don't see a response 20 out of TECO. I mean, that could be a 21 possibility, too. 22 CHAIRMAN MILLS: Yeah. And I would 23 caution us to give them that much credit 24 because they're a regulated industry. I can 25 point to Sun Pass, Pasco County Water</p>
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<p>1 MR. LEWIS: I mean, the end result is 2 what we want, knowledge, anyway, of where 3 things are and what's where. So I would agree 4 with that, too. 5 MR. BAUMHOVER: I have two -- I guess, 6 two things. One, I mean, to TECO, it's all 7 zero-sum gain; meaning, if we're paying a 8 billing for treetops, they could switch the 9 billing, however, but they're not going to 10 spend any more than they absolutely have to 11 because they're already getting paid by 12 someone. 13 Now, their most likely response would be 14 to put the onus on us to show up with bills 15 and say -- I mean, just like if I called and 16 said, "Hey, I'm getting charged for my 17 neighbor, you know, their power usage on my 18 neighbor's meter," they would probably say, 19 "Well, show me something." 20 But so, to them, I think that if we 21 did say, "Hey, we noticed in our bill that we 22 are getting charged for this light post," 23 and that's clearly in a different district, 24 they would say, "Okay, that's verification. 25 We'll fix that."</p>	<p>1 Authority, and a number of other 8 On Your 2 Side examples that fill the news every night 3 with large organizations that are government 4 or regulated that don't necessarily play by 5 the rules. Right? 6 MR. ROSS: Let the record reflect you're 7 preaching ethics and morals to a lawyer. 8 MR. BAUMHOVER: Yeah, over his head. 9 CHAIRMAN MILLS: How long do you think 10 it would take, Andy, to flush some of this out 11 with them? 12 MR. MENDENHALL: Yeah. I mean, I can 13 get a letter out to them this week. I also 14 have a contact with TECO that I can call and 15 follow up on. 16 So you're probably looking -- I should 17 have some indication by next meeting on how 18 responsive they're going to be -- 19 CHAIRMAN MILLS: Okay. 20 MR. MENDENHALL: -- potentially with 21 some info. But one way or the other, I'll 22 have an idea of which way it's going by next 23 meeting. 24 CHAIRMAN MILLS: All right. Are you 25 comfortable with that, Brian?</p>

<p style="text-align: right;">Page 37</p> <p>1 MR. ROSS: Yes. Absolutely. The better 2 question is, is Forrest comfortable with that, 3 given the concerns he's stated? 4 MR. BAUMHOVER: I'm perfectly fine. I 5 don't -- I don't -- 6 CHAIRMAN MILLS: He's giving you three 7 months. 8 MR. BAUMHOVER: I don't want to kind of 9 let it sit there without, you know, some time 10 line: Okay. Next meeting we'll revisit. I'm 11 fine with that. 12 CHAIRMAN MILLS: Okay. 13 MR. CHESNEY: So we have a motion. You 14 have to get rid of your motion, or you can 15 table it. 16 MR. ROSS: No. The motion was for him 17 to contact TECO. 18 MR. BAUMHOVER: Well, I guess you could 19 amend it. 20 CHAIRMAN MILLS: Amend it to report back 21 next month. 22 MR. ROSS: I'll accept that amendment. 23 MR. CHESNEY: Well, I guess my point is 24 that we have to vote on it then. 25 CHAIRMAN MILLS: Is there a second to</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 coordinated through Doug and Sonny, so that 2 way, hopefully, maybe we can have all the 3 accounts set up that we need to set up. 4 I think they were addressing some of 5 your comments, too. So the point being, it is 6 progressing. So it looks like there will be 7 an opportunity to have them here at the next 8 meeting, go over some things with you all and 9 get it closed out. 10 I also wanted to chat with you all about 11 the district engineering services. Obviously, 12 I want you -- each board member to know you 13 are a great client to me. Okay? 14 Any emotional stuff that may have gotten 15 involved as aside is, I've worked with Doug 16 and Sonny a lot, so I wanted to make sure that 17 you all knew that I understand the processes 18 you want to go through. I completely get it. 19 I just wanted to make sure that you all 20 knew that you were important to me. 21 CHAIRMAN MILLS: Okay. Mr. Ross. 22 MR. ROSS: Just so I can respond to 23 that, I think you do a great job for the 24 district. I really think you do a great job. 25 And I think I was one of those leading the</p>
<p style="text-align: right;">Page 38</p> <p>1 the amendment? 2 MR. CHESNEY: Yes, I'll second to the 3 amendment. 4 CHAIRMAN MILLS: All in favor. 5 (All board members signify in the 6 affirmative.) 7 CHAIRMAN MILLS: Five to zero. 8 (Motion passes.) 9 CHAIRMAN MILLS: Okay. Next. 10 MS. McCORMICK: I think that's all I 11 have. I'm probably going to have some other 12 things that tie into supervisor requests or 13 the engineering report, but that's it for me 14 for right now. 15 CHAIRMAN MILLS: Okay. Since Forrest 16 has joined us, we'll circle back to Tonja. 17 MS. STEWART: Okay. 18 CHAIRMAN MILLS: Hi, Tonja. 19 MS. STEWART: Good evening -- afternoon. 20 The GIS map, we had a conference call, and 21 according to Erin and James, I think they're 22 at a point where they're ready for some 23 education. Okay? 24 So we have had some meetings. We are 25 moving forward. So everything has been</p>	<p style="text-align: right;">Page 40</p> <p>1 charge about sending this out. 2 And I'll be very direct with you. When 3 your company decided that it would invoke 4 whatever rights it has pursuant to a covenant 5 not to compete that would preclude us from 6 contacting Neale, in my mind that was 7 disqualifying. 8 As you can imagine the world of law 9 firms and such, the issue of conflict of 10 interest comes up all the time. And it can be 11 disqualifying, and it can have a very harsh 12 outcome, and when whoever in the hierarchy of 13 your company said it was more important for 14 your company to get the benefit of that 15 covenant not to compete and deny its client 16 the right to gather information from somebody 17 who had a history with us, in my mind, it was 18 disqualifying. 19 No reflection upon your skill set, your 20 interactions with us. Like everybody, you're 21 not perfect. I'm not perfect. But I think 22 you've done an outstanding job, and I would 23 hate for you to misunderstand anything that I 24 was advocating that I thought was in the best 25 interest of the district.</p>

<p style="text-align: right;">Page 41</p> <p>1 MS. STEWART: And I did not take that</p> <p>2 personally. I knew it was Stantec. I knew</p> <p>3 what the situation. And the one thing I think</p> <p>4 is important for you all to hear is the fact</p> <p>5 that when Andy called me, and said, "Hey, the</p> <p>6 district wants to use Neale."</p> <p>7 I called Neale. I emailed Neale. I</p> <p>8 sent him the contact information. I was like</p> <p>9 I had no reason for us -- for you not to use</p> <p>10 Neale. And it wasn't until we went into a</p> <p>11 marketing meeting that I said, "Westchase is</p> <p>12 going to be in contact with Neale."</p> <p>13 And they -- Kemper goes, "He can't.</p> <p>14 Kyle, you need to get down there and find out</p> <p>15 what they need help with, because the contract</p> <p>16 won't let him assist them." Okay?</p> <p>17 I don't understand that part of the</p> <p>18 business. But I just want you to know that it</p> <p>19 wasn't like I went back to the office and</p> <p>20 said, "Oh, my gosh. We've got to have</p> <p>21 somebody come down here and do this."</p> <p>22 I was more than happy to let Neale come</p> <p>23 in and do his business. It had no reflection</p> <p>24 on me whatsoever, because you've got plenty of</p> <p>25 services that you have different vendors, and</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 non-compete, he can't come to us.</p> <p>2 If they're holding one, they can invoke</p> <p>3 to him not to engage. Right? And so I don't</p> <p>4 see it as I think, perhaps, you do with any</p> <p>5 flexibility. A non-compete is a non-compete</p> <p>6 for the period of time described. You tell me</p> <p>7 otherwise. Right?</p> <p>8 MS. McCORMICK: Well, I mean, I think it</p> <p>9 could be -- the party that is trying to</p> <p>10 enforce the non-compete could probably waive</p> <p>11 it if they chose to.</p> <p>12 MR. CHESNEY: Or create a subcontract.</p> <p>13 MS. McCORMICK: Now, whether or not that</p> <p>14 would have an effect on other clients besides</p> <p>15 just the district, I don't know the answer to</p> <p>16 that.</p> <p>17 MR. ROSS: And like I said, my</p> <p>18 experiences are so different than what you</p> <p>19 described, and I don't want to spend a lot of</p> <p>20 board time on this.</p> <p>21 But my experience is more similar to</p> <p>22 what our counsel just described. People can</p> <p>23 modify, re-negotiate things. It could have</p> <p>24 been nothing more than Stantec reaching out to</p> <p>25 us and say, "Hey, we're willing to waive the</p>
<p style="text-align: right;">Page 42</p> <p>1 obviously we all know I know nothing about</p> <p>2 trees, so --</p> <p>3 MR. CHESNEY: And for the --</p> <p>4 CHAIRMAN MILLS: Go ahead.</p> <p>5 MR. CHESNEY: -- I'm sorry -- and for</p> <p>6 the record, he used the term "disqualifying."</p> <p>7 We, as a board, did not take that action, so</p> <p>8 you're welcome to solicit your proposal.</p> <p>9 THE WITNESS: Yes. I'm interested in</p> <p>10 keeping you as a client.</p> <p>11 CHAIRMAN MILLS: I did flush out the</p> <p>12 non-compete issue. And as you stated, in your</p> <p>13 business, that we have them in our business.</p> <p>14 Those are binding. Those are not the company</p> <p>15 is penalizing this board for something.</p> <p>16 Those are contractual legal documents</p> <p>17 that prevent financial advisors from taking</p> <p>18 clients from one brokerage firm to another,</p> <p>19 from lawyers taking clients to one firm to</p> <p>20 another when they move on.</p> <p>21 And the obligations under those are not</p> <p>22 flexible. Right? So I don't see it as they</p> <p>23 invoked this to prevent something. It's --</p> <p>24 it's a mutually preventable situation where</p> <p>25 both sides -- if Neale is holding a</p>	<p style="text-align: right;">Page 44</p> <p>1 covenant as long as we have the benefit of all</p> <p>2 of the other provisions of it. You're okay</p> <p>3 with talking to Neale and asking if he'll do</p> <p>4 an amendment."</p> <p>5 My guess is Neale will say, "Yeah, it's</p> <p>6 no big deal. Yeah, I'll do that." Two or</p> <p>7 three phone calls, somebody drafts a little</p> <p>8 amendment. And that's what I mean by</p> <p>9 disqualifying.</p> <p>10 They went so quickly to we -- because</p> <p>11 the clear conclusion is, they decided</p> <p>12 business-wise it was more important to Stantec</p> <p>13 to have the benefits of that contract, which</p> <p>14 is in their interest, rather than what was in</p> <p>15 our interest.</p> <p>16 So once you start putting your business'</p> <p>17 interest ahead of your clients, that's when,</p> <p>18 for me, it becomes disqualifying.</p> <p>19 CHAIRMAN MILLS: Just have different</p> <p>20 experiences then.</p> <p>21 MR. ROSS: Yes.</p> <p>22 CHAIRMAN MILLS: I've seen non-competes</p> <p>23 that were absolutely airtight, no discussion,</p> <p>24 didn't matter, that's what it says.</p> <p>25 MR. ROSS: Well, I'm sure it's airtight,</p>

<p style="text-align: right;">Page 45</p> <p>1 because that's the problem. Neale is 2 saying, "I can't do it because I've got a 3 contract that says I can't." 4 CHAIRMAN MILLS: Right. 5 MR. ROSS: My experience, similar to our 6 counsel's, is the parties, if they were 7 motivated or willing, they could modify the 8 contract. 9 MR. CHESNEY: Or some contractual 10 relationship. 11 MS. McCORMICK: I have not seen it, so 12 -- but I don't know, you know, the details of 13 it. 14 MR. CHESNEY: I have lots of experience 15 with non-compete agreements, and I can assure 16 you there are lots of ways to do it. 17 CHAIRMAN MILLS: Okay. Well, so, Tonja, 18 is that something that Stantec might 19 entertain? 20 THE WITNESS: We haven't discussed it 21 anymore in the office. I'm happy to go back, 22 and I can't imagine why they wouldn't -- 23 CHAIRMAN MILLS: Is that something you 24 would like to pursue? 25 MR. CHESNEY: I think Doug has another</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 I was responding to the very genuine and 2 heartfelt statements of our district engineer, 3 and I just wanted to underscore how I felt 4 about it, nothing more or less. 5 And I still feel the same way, that if 6 our engineering company has decided that their 7 interests are more important than ours, that's 8 disqualifying. 9 So to your inquiry, Jim, if they were to 10 reverse their position, then, sure, to me, it 11 wouldn't be disqualifying. We all learned 12 more information than we had 30 or 60 days 13 ago. 14 I just think they made a very purposeful 15 decision. I think they knew what they were 16 doing for all the reasons you said. They 17 knew, we got a covenant not to compete, we're 18 not willing to modify it, we're going to 19 enforce it. And that's how we got to where we 20 are. 21 MR. BAUMHOVER: History lesson for the 22 new guy. When we were discussing this, wasn't 23 this -- I thought I heard a comment that this 24 was the only contract we had had as a CDD that 25 was not competitively bid since --</p>
<p style="text-align: right;">Page 46</p> <p>1 -- remember, at the workshop -- just as a 2 reminder, that we directed Doug to research a 3 contract with Davey that is in our packet 4 today, which I was prepared to make a motion 5 to accept. 6 MS. STEWART: Yeah, it was our 7 understanding that -- 8 MR. ROSS: I'm not sure how it's tied 9 into what we're talking about now. 10 MR. CHESNEY: We're talking trees 11 report. 12 MS. STEWART: Brian, are you just 13 saying or is the board just saying you 14 want -- 15 MR. CHESNEY: I'm not talking about -- 16 I'm not talking about -- 17 MS. STEWART: -- the ability to get to 18 Neale when you need him? 19 CHAIRMAN MILLS: One at a time. 20 MR. CHESNEY: Yeah, I'm not talking 21 about the -- I'm just solely talking about the 22 tree report. I'm not talking about the 23 bidding out of engineering services. 24 MR. ROSS: Okay. Yeah. We can do 25 whatever we want to on the trees.</p>	<p style="text-align: right;">Page 48</p> <p>1 MR. CHESNEY: In the last -- a long 2 time, yes. 3 MR. BAUMHOVER: -- in recent history, 4 so -- 5 MR. CHESNEY: I don't think that's being 6 changed. 7 MR. BAUMHOVER: No. No. No. 8 MR. CHESNEY: I don't think that's being 9 changed. I don't know if we put it out for 10 bid or -- 11 MR. BAUMHOVER: But my point is -- my 12 point is -- 13 CHAIRMAN MILLS: It doesn't really go 14 out to bid -- that's another whole discussion. 15 MR. BAUMHOVER: -- right. Right. 16 Right. You know, my point is that, you know, 17 we can appreciate the engineer that's been 18 doing our work and still take a step back and 19 say, you know, it is to our benefit to make 20 sure that we occasionally review our 21 contracts, and, you know, to ensure that we're 22 getting the best value for our community. 23 MR. ROSS: Well, you're saying -- I'm 24 sorry. 25 MR. BAUMHOVER: And if our engineering</p>

<p style="text-align: right;">Page 49</p> <p>1 firm is in, you know, some sort of mutual 2 acquiescence that we value our relationship 3 with each other, then I would expect that 4 their bid would come in relatively 5 competitively. 6 And, again, I know that there is -- this 7 is not a process. But what I mean is, if we 8 had to figure out, you know, put a request for 9 proposal, then I would imagine that part of 10 that process would be taking -- or, you know, 11 part of the history would be taking into 12 consideration just in performance -- 13 MR. ROSS: You're just -- excuse me -- 14 you're just restating what Greg said. 15 MR. BAUMHOVER: Yeah. 16 MR. ROSS: The board has not 17 disqualified Stantec from rebidding on the 18 contract. 19 MR. BAUMHOVER: Right. Right. 20 MR. ROSS: That's not occurred. What I 21 was articulating was my own personal 22 viewpoint, because I perceive the very real 23 and personal appreciation of the relationship 24 from Tonja, and I wanted to be clear in 25 responding to that that there is no animus,</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 kind of taken over that part of it. So Andy 2 and I talked earlier. So it was my 3 understanding that -- Doug and I talked -- 4 what? -- a couple months ago or few weeks ago 5 -- it sounds like he's got a game plan that is 6 more accelerated and addresses your concerns, 7 that we pulled Kyle out of it. 8 MR. ROSS: Okay. 9 CHAIRMAN MILLS: Okay. All right. 10 MS. STEWART: Good evening. 11 CHAIRMAN MILLS: Thanks, Tonja. 12 MS. STEWART: Uh-huh. 13 CHAIRMAN MILLS: I lost track here. 14 Bear with me. 15 MR. CHESNEY: Since we are going to 16 undergo a formal process, you probably 17 shouldn't use the word "disqualifying" because 18 it's not in our process. 19 MR. ROSS: I want there to be plain 20 language. 21 MR. CHESNEY: I understand. But, I 22 mean, just for your own -- 23 MR. ROSS: I appreciate that. 24 CHAIRMAN MILLS: So I stepped out -- 25 where did we land on the consulting services</p>
<p style="text-align: right;">Page 50</p> <p>1 no ill will, there is no -- nothing like that. 2 MR. BAUMHOVER: Right. 3 MR. ROSS: And to Mr. Mills' comments, 4 there's no permanency, that I just want to get 5 the right result. I want vendors who are 6 looking out for our interests, whether it's 7 our legal counsel, whether it's our street 8 contractor, or our engineer, I just want 9 people to be looking out for our interests. 10 So when they make decisions that are not 11 consistent with that, I'm going to react to 12 it. And that's just simple as that. 13 CHAIRMAN MILLS: Uh-huh. 14 MR. BAUMHOVER: I agree. 15 CHAIRMAN MILLS: Okay. 16 MR. CHESNEY: So they have an engineer's 17 report? 18 CHAIRMAN MILLS: Is there anything else 19 you -- 20 MS. STEWART: Yes. It's over. It's 21 fine. 22 CHAIRMAN MILLS: Okay. Mr. Ross. 23 MR. ROSS: So I take it we're not 24 getting a tree report from Kyle. 25 MS. STEWART: That -- we know Doug has</p>	<p style="text-align: right;">Page 52</p> <p>1 discussion for the cell tower? 2 MS. McCORMICK: We approved it. 3 CHAIRMAN MILLS: Okay. 4 MS. McCORMICK: Yes, to include an RFP 5 process, and then also to -- goes with the 6 negotiations of a lease once we select the -- 7 or rank the proposals. 8 CHAIRMAN MILLS: RFP for tower 9 construction? 10 MS. McCORMICK: For a company to 11 construct the tower. So we would be going out 12 to solicit proposals from -- 13 CHAIRMAN MILLS: It may not be who we're 14 dealing with today. 15 MS. McCORMICK: Yeah. Yeah. And our 16 consultant -- 17 MR. CHESNEY: It was four to zero, so -- 18 CHAIRMAN MILLS: No. No. No. I'm just 19 trying to understand. 20 MR. LEWIS: It was Matt's recommendation 21 initially. He had some good reasoning. 22 CHAIRMAN MILLS: Okay. But we're back 23 to square one. 24 MR. LEWIS: Potentially, yeah. 25 CHAIRMAN MILLS: Okay. Sonny.</p>

<p style="text-align: right;">Page 53</p> <p>1 MS. WHYTE: Just a quick question on the</p> <p>2 cell tower. You guys had indicated -- there's</p> <p>3 been a lot of talk about Glenclyff Park.</p> <p>4 The original talk was two cell towers,</p> <p>5 one on the north side, and one by the library.</p> <p>6 Are we still considering those two options?</p> <p>7 MR. LEWIS: No --</p> <p>8 MR. CHESNEY: Well, that might change</p> <p>9 with the consultant, but --</p> <p>10 MS. WHYTE: So that was original, those</p> <p>11 two.</p> <p>12 MR. ROSS: -- I always forget the name</p> <p>13 of it.</p> <p>14 MR. LEWIS: Vertex.</p> <p>15 MR. CHESNEY: Vertex. They did not have</p> <p>16 an immediate interest in --</p> <p>17 MS. WHYTE: Because they only had --</p> <p>18 MR. CHESNEY: -- the library section,</p> <p>19 because there's already a Verizon one there.</p> <p>20 My impression -- and you can correct me.</p> <p>21 You know this situation better than me -- my</p> <p>22 impression is that he had a very strong</p> <p>23 relationship with Verizon, and then this tower</p> <p>24 is high on Verizon's list, the Glenclyff</p> <p>25 location.</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 time we get to our May meeting, that we have</p> <p>2 at least a starting point to give you</p> <p>3 something that you can approve.</p> <p>4 That's -- that's the high items on the</p> <p>5 budget. And you also obviously, you know,</p> <p>6 kind of think about the bigger picture,</p> <p>7 whether you want the budget to stay flat,</p> <p>8 potentially go up.</p> <p>9 You have some areas of your budget that</p> <p>10 offer you flexibility. If you want to leave</p> <p>11 things flat, that should be something you can</p> <p>12 do. If for some reason there is a big project</p> <p>13 that somebody is thinking about and that's</p> <p>14 something the board needs to contemplate, then</p> <p>15 we do that at the next meeting.</p> <p>16 And if there is an increase at all, we</p> <p>17 have to sent out letters to your residents to</p> <p>18 let them know of any potential increase, even</p> <p>19 though that's just your first cut out, and you</p> <p>20 can always bring it down. So just kind of</p> <p>21 going over the formality of that process. So</p> <p>22 that's out there. Obviously --</p> <p>23 MR. CHESNEY: So you -- because you're</p> <p>24 the new one, do you understand so if we submit</p> <p>25 a budget that's higher than this year's, we</p>
<p style="text-align: right;">Page 54</p> <p>1 But the other one, since there was</p> <p>2 already a mini one there attached to TECO's</p> <p>3 easement, that there was less of a tower -- a</p> <p>4 smaller tower. That's my --</p> <p>5 CHAIRMAN MILLS: Okay. Manager's</p> <p>6 report, Andy.</p> <p>7 MR. MENDENHALL: Okay. I have two</p> <p>8 items. The first item, you may have seen.</p> <p>9 The budget, the template, if you will, for</p> <p>10 next year's budget had been sent out or put</p> <p>11 onto DropBox.</p> <p>12 So timeline-wise, at our next meeting in</p> <p>13 May, we'll look to adopt the preliminary</p> <p>14 budget because -- or approve the preliminary</p> <p>15 budget that goes off to the county. High</p> <p>16 water mark for the budget itself.</p> <p>17 And ultimately you'll be looking to</p> <p>18 adopt that budget on August 6th, that</p> <p>19 particular meeting. So at this point, two</p> <p>20 main things that you can filter your comments</p> <p>21 probably, any comments you have on the budget,</p> <p>22 wish lists, projects, those sorts of things,</p> <p>23 if you get them to Sonny and Doug, they're</p> <p>24 going to be obviously working with myself and</p> <p>25 the accounting staff to make sure that by the</p>	<p style="text-align: right;">Page 56</p> <p>1 have to notify the residents that there's a</p> <p>2 potential --</p> <p>3 MR. BAUMHOVER: Right.</p> <p>4 MR. CHESNEY: -- okay -- and you're</p> <p>5 going to -- just some guidance on the budget.</p> <p>6 I mean, I don't want to dissuade anyone from</p> <p>7 proposing anything. But there is a surplus.</p> <p>8 So, I mean, just because you have an eye</p> <p>9 for a project, it doesn't necessarily mean it</p> <p>10 will end up specifically in the budget.</p> <p>11 You'll also see a couple of like</p> <p>12 interesting line items that are really used to</p> <p>13 balance for that same reason. So there's like</p> <p>14 a -- I can't remember what we ended up calling</p> <p>15 it, but there's like --</p> <p>16 MR. MENDENHALL: Parks.</p> <p>17 CHAIRMAN MILLS: Parks or something.</p> <p>18 Right?</p> <p>19 MR. MENDENHALL: Yeah, I can look at it.</p> <p>20 MS. WHYTE: Capital improvements and we</p> <p>21 have Parks and Recs.</p> <p>22 MR. CHESNEY: And there's almost like a</p> <p>23 negative equity kind of line item in there</p> <p>24 that's designed to keep it flat, but take</p> <p>25 projects up into it, so --</p>

<p style="text-align: right;">Page 57</p> <p>1 MR. MENDENHALL: Correct. The other</p> <p>2 thing is, we -- or you, as a board, will need</p> <p>3 to look at some individual village funds. We</p> <p>4 have some village funds where they've gone</p> <p>5 through some of their reserves because of</p> <p>6 different projects that are going on.</p> <p>7 So we'll need to make sure that from the</p> <p>8 perspective of any of those individual</p> <p>9 villages, that we have them where they need to</p> <p>10 be from a reserve perspective, especially for</p> <p>11 down-the-road projects -- actually road</p> <p>12 projects.</p> <p>13 So that might be something that we'll</p> <p>14 have to draw Tonja into, and say, okay, if</p> <p>15 this village is being paved in next year's,</p> <p>16 and they currently have, you know, zero</p> <p>17 dollars in reserves because they had a project</p> <p>18 come up, we need to bill that plan for how</p> <p>19 much needs to go in your -- and there are</p> <p>20 definitely some villages in that situation.</p> <p>21 MS. MCCORMICK: And then you might be</p> <p>22 sending out notices to just the people within</p> <p>23 that particular village.</p> <p>24 MR. MENDENHALL: Correct. Yeah.</p> <p>25 MR. CHESNEY: I'm very interested in</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 have a '21 bond coming up, too.</p> <p>2 MR. BARRETT: They're mostly in West</p> <p>3 Park Village.</p> <p>4 CHAIRMAN MILLS: A couple in the Greens.</p> <p>5 Greendale is still one that comes off this</p> <p>6 coming year.</p> <p>7 MR. BARRETT: That, too.</p> <p>8 MR. CHESNEY: And then you're done.</p> <p>9 CHAIRMAN MILLS: Yeah. Mr. Ross.</p> <p>10 MR. ROSS: I want to make sure I'm</p> <p>11 understanding the process for budget issues.</p> <p>12 Is it that we should be sending an email</p> <p>13 to Andy and we'll discuss it at the next</p> <p>14 meeting?</p> <p>15 CHAIRMAN MILLS: Yes.</p> <p>16 MR. MENDENHALL: Yes, at least,</p> <p>17 especially from a project perspective, because</p> <p>18 if we did have to increase -- let's say it's</p> <p>19 a huge project, then we would want to get it</p> <p>20 in for what we're sending to the county.</p> <p>21 MR. ROSS: Okay.</p> <p>22 CHAIRMAN MILLS: The preference would be</p> <p>23 that we put some time in between now and next</p> <p>24 meeting, if you have questions, regardless of</p> <p>25 how simple they may be. Right? Ask Andy the</p>
<p style="text-align: right;">Page 58</p> <p>1 what you're thinking, but we can discuss that</p> <p>2 later.</p> <p>3 MR. MENDENHALL: Okay. No problem.</p> <p>4 CHAIRMAN MILLS: And then the bond</p> <p>5 payoffs for certain villages, that's a whole</p> <p>6 different piece of the budget. Right?</p> <p>7 MR. MENDENHALL: Correct. Yes. So if</p> <p>8 there's -- and I don't know offhand -- but if</p> <p>9 there are any villages that are still paying</p> <p>10 on a bond and it pays off, then that gives you</p> <p>11 a different situation, because obviously their</p> <p>12 assessments would potentially go down.</p> <p>13 At the same time, if they happen to be a</p> <p>14 village that does need to increase their</p> <p>15 reserves, you can use the previous year's</p> <p>16 aggregate assessment amount to figure out what</p> <p>17 that balance is so that maybe you don't go up</p> <p>18 but still replenish some of the reserves based</p> <p>19 off of a decrease with the bond, so -- but all</p> <p>20 intricacies we can look into.</p> <p>21 CHAIRMAN MILLS: Okay.</p> <p>22 MR. BARRETT: Greenpointe is the only</p> <p>23 remaining gated village that might have a</p> <p>24 bond.</p> <p>25 MS. WHYTE: We have a '20 bond, and we</p>	<p style="text-align: right;">Page 60</p> <p>1 question so that he can answer it next month,</p> <p>2 as opposed to asking next month, and him</p> <p>3 saying, "Well, let me get back to you with an</p> <p>4 answer." Right?</p> <p>5 We want to have him in a position next</p> <p>6 month when we adopt the preliminary to have as</p> <p>7 much information fed to each of us that we</p> <p>8 might think we need right out of the gates --</p> <p>9 right? -- just to be more efficient.</p> <p>10 MR. ROSS: And so it's clear, the reason</p> <p>11 for my inquiry is that I value the other</p> <p>12 supervisors pointing at something, and so I</p> <p>13 hate for Andy to put in much work or effort</p> <p>14 into something if the rest of the board is</p> <p>15 going to say, "Well, that's a stupid idea,</p> <p>16 Brian, and so we're not going to do that."</p> <p>17 MR. MENDENHALL: Perhaps a suggestion,</p> <p>18 if you have your workshop, generate ideas,</p> <p>19 hash them out at the workshop, and then</p> <p>20 somebody -- you know, Doug or Sonny can hit me</p> <p>21 up right after the workshop, "Hey these are</p> <p>22 the X amount of items that seems like they're</p> <p>23 going to be the winners."</p> <p>24 MR. BAUMHOVER: You used the term "high</p> <p>25 water mark" -- right? -- so you can always</p>

<p style="text-align: right;">Page 61</p> <p>1 peel stuff back.</p> <p>2 MR. MENDENHALL: Oh, yeah, most</p> <p>3 definitely. Yeah, you'll have that</p> <p>4 opportunity over the course of the next three</p> <p>5 months.</p> <p>6 MR. ROSS: That's a good suggestion.</p> <p>7 CHAIRMAN MILLS: Historically, when is</p> <p>8 the last time the thing went up?</p> <p>9 MR. CHESNEY: So when we did the last</p> <p>10 park process, that's when it became</p> <p>11 intelligent enough --</p> <p>12 CHAIRMAN MILLS: That first year.</p> <p>13 Right?</p> <p>14 MR. MENDENHALL: Four years ago.</p> <p>15 CHAIRMAN MILLS: Four years ago.</p> <p>16 MS. WHYTE: Four years ago.</p> <p>17 MR. CHESNEY: We set it at an amount</p> <p>18 that I knew was insufficient, but we kind of</p> <p>19 borrowed from ourself, and then when it was</p> <p>20 done, it took us a year or two afterwards to</p> <p>21 pay it off, but then we just kind of kept it.</p> <p>22 That way, it seems like that the problem</p> <p>23 with the CDD budgeting is that, for the most</p> <p>24 part, it kind of goes like this.</p> <p>25 Doug is actually pretty good about</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 just yet.</p> <p>2 But, you know, long story short, each of</p> <p>3 them offer very similar opportunities, because</p> <p>4 of a lot of this is -- you know, I'm not a</p> <p>5 fiduciary, but from what I understand, a lot</p> <p>6 of this is very regulated on what you can and</p> <p>7 cannot do with 401(k)s.</p> <p>8 So, for example, you, as a board, can</p> <p>9 contribute up to -- from zero to 25 percent</p> <p>10 into an employee's 401(k). Their fees are</p> <p>11 relatively similar. All of them seem to have</p> <p>12 kind of a conversion fee, as well as a yearly</p> <p>13 fee.</p> <p>14 Each of them seem to have a small ratio</p> <p>15 sort of fee to the employees and what their</p> <p>16 holdings are, but that's the sort of thing --</p> <p>17 I'll just -- if it's okay with the board, I'll</p> <p>18 just put it in a matrix. That way, you can</p> <p>19 kind of look at it on paper.</p> <p>20 I also off some of the information from</p> <p>21 Wells Fargo about what, you know, the</p> <p>22 employees currently have. So you can kind of</p> <p>23 append that to the bottom and look at the</p> <p>24 differences there, and really see if there's,</p> <p>25 number one, an opportunity for you to do</p>
<p style="text-align: right;">Page 62</p> <p>1 keeping it relatively flat. But then you get</p> <p>2 these projects, and they goes like this. So</p> <p>3 what we used to do is down, up, down, up, and</p> <p>4 that is jarring to your residents.</p> <p>5 So it's better, I think, in my opinion,</p> <p>6 to kind of keep it at this level and --</p> <p>7 MR. BAUMHOVER: Sure. Stabilize the</p> <p>8 assessments.</p> <p>9 MR. CHESNEY: Yeah. And we borrow from</p> <p>10 ourselves, so it looks like we're losing money</p> <p>11 some years, but then we make it up.</p> <p>12 MR. MENDENHALL: So that's the budget,</p> <p>13 and obviously email me with any questions.</p> <p>14 The other thing that I had from the last</p> <p>15 meeting, we had talked very briefly about</p> <p>16 getting information on potential 401(k) options</p> <p>17 for the employees that you have here.</p> <p>18 They're currently in a simple IRA with</p> <p>19 Wells Fargo. So I reached out to three</p> <p>20 suggested firms, got quite a bit of detail</p> <p>21 back. My thought would be that I can kind of</p> <p>22 -- you know, there's a couple of main things</p> <p>23 that each of them speak to, and I can just put</p> <p>24 that in a matrix and get it to you.</p> <p>25 Unfortunately, I didn't have time to do that</p>	<p style="text-align: right;">Page 64</p> <p>1 something different, if that's what you</p> <p>2 choose, and also see if there's any sort of a</p> <p>3 cost savings for both the employees and/or the</p> <p>4 district.</p> <p>5 MR. BAUMHOVER: Andy, I have to</p> <p>6 apologize. I never got back to you about that</p> <p>7 email that --</p> <p>8 MR. MENDENHALL: Oh, no problem.</p> <p>9 MR. BAUMHOVER: But I will say that</p> <p>10 Ubiquity, when I did research independently</p> <p>11 when we shopped around within our -- our</p> <p>12 company is Schwab, so they have a variety of</p> <p>13 401(k) providers within their -- what they</p> <p>14 offer, and they said that Ubiquity has a</p> <p>15 reputation for being kind of the lowest cost.</p> <p>16 MR. MENDENHALL: Okay.</p> <p>17 MR. BAUMHOVER: I don't know if that's</p> <p>18 what you found. That was just my feedback.</p> <p>19 But I look forward to seeing the matrix, so we</p> <p>20 can kind of compare apples to apples.</p> <p>21 MR. MENDENHALL: Right.</p> <p>22 MR. CHESNEY: I reviewed them. I was</p> <p>23 actually just going to make a motion to go</p> <p>24 with Ubiquity. Yeah, I mean --</p> <p>25 MR. MENDENHALL: You certainly have that</p>

<p style="text-align: right;">Page 65</p> <p>1 option. It saves me some work.</p> <p>2 MR. BAUMHOVER: No. I just wasn't</p> <p>3 familiar with --</p> <p>4 MR. MENDENHALL: Yeah.</p> <p>5 MR. BAUMHOVER: -- I mean, we shopped</p> <p>6 around you, and we tried to get away from</p> <p>7 Ubiquity because we found out that -- because</p> <p>8 they're like --</p> <p>9 MR. CHESNEY: All online.</p> <p>10 MR. BAUMHOVER: -- they're doing</p> <p>11 restatement, and there's going to be like an</p> <p>12 extra fee. And we shopped around, and said,</p> <p>13 well, even with the extra fee, it's still</p> <p>14 lower.</p> <p>15 MS. WHYTE: After speaking with our</p> <p>16 Wells Fargo, we're meeting with them next</p> <p>17 Friday. He's coming in to do his yearly check</p> <p>18 with staff and stuff. And he said apparently</p> <p>19 we can't change until the end of the year.</p> <p>20 It's looked in until the end of the year.</p> <p>21 I'm not sure. You indicated no, but</p> <p>22 that's what he told me.</p> <p>23 MR. CHESNEY: I'm not a -- I mean,</p> <p>24 outside of selling 401(k) plans almost 30 years</p> <p>25 ago, I don't really -- I'm not familiar. I</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 similar, I mean, at least from my initial look</p> <p>2 at everything.</p> <p>3 MR. CHESNEY: Yeah. I mean, I guess,</p> <p>4 you know, if we wanted to have a more hands-on</p> <p>5 approach, I guess you could have an employee</p> <p>6 fiduciary. I know it does works with</p> <p>7 advisors. I was just trying to kind of stay</p> <p>8 away from that.</p> <p>9 MR. BAUMHOVER: Yeah, I'm not sure of</p> <p>10 that --</p> <p>11 MR. CHESNEY: Okay.</p> <p>12 MR. BAUMHOVER: -- for the number of</p> <p>13 employees that we have, but, I mean, because</p> <p>14 -- I mean, because that would make the cost go</p> <p>15 up.</p> <p>16 MR. CHESNEY: Yeah, I know.</p> <p>17 MR. MENDENHALL: Yeah. I mean, whatever</p> <p>18 the board's pleasure, I'm happy to go down</p> <p>19 either path, so --</p> <p>20 MR. CHESNEY: Just wait for the matrix.</p> <p>21 MR. MENDENHALL: Yeah, that's fine.</p> <p>22 MR. ROSS: I was going to say if these</p> <p>23 two are saying they're in agreement with the</p> <p>24 direction we should go, I don't feel like we</p> <p>25 need to bring it back another month because</p>
<p style="text-align: right;">Page 66</p> <p>1 just -- it seems unusual to me that you</p> <p>2 wouldn't be able to switch.</p> <p>3 MS. WHYTE: I have no idea, but that's</p> <p>4 what I was told yesterday when I spoke to him.</p> <p>5 CHAIRMAN MILLS: Any experience with</p> <p>6 other districts in this space?</p> <p>7 MR. MENDENHALL: No, not really, to be</p> <p>8 honest with you. It's not something that</p> <p>9 other districts offer.</p> <p>10 MR. CHESNEY: Yeah. the FAA --</p> <p>11 whatever, the special district association. I</p> <p>12 looked at theirs, and they didn't really have</p> <p>13 -- they have basically what we already have</p> <p>14 with Wells Fargo.</p> <p>15 MR. MENDENHALL: Yeah. And similar to</p> <p>16 the ones I have would be the simple IRAs, and</p> <p>17 most of the districts, they have a lot of</p> <p>18 part-time employees, not that many full-time</p> <p>19 employees, so --</p> <p>20 CHAIRMAN MILLS: Okay. Okay.</p> <p>21 MR. CHESNEY: Also, I mean, I will say</p> <p>22 that I gave Andy a list of ones to</p> <p>23 investigate, and they were all on kind of a</p> <p>24 lower cost spectrum, so, I mean --</p> <p>25 MR. MENDENHALL: They did come back</p>	<p style="text-align: right;">Page 68</p> <p>1 I'm going to support you all's unanimous</p> <p>2 recommendation. It's as simple as that.</p> <p>3 MR. CHESNEY: Do you have a thought?</p> <p>4 MR. BAUMHOVER: Well, I'm looking at the</p> <p>5 IRS website about the point that Wells Fargo</p> <p>6 has said about a simple IRA, so you can't</p> <p>7 change or modify the employer matching</p> <p>8 contributions midyear, so you would have to</p> <p>9 -- so you would have to -- we would have to</p> <p>10 find a technically acceptable answer as we're</p> <p>11 doing our due diligence on, you know, how this</p> <p>12 transition would look going from a simple --</p> <p>13 MR. MENDENHALL: Yeah. If you can move</p> <p>14 it from a 401(k) and keep it in the same ratio.</p> <p>15 MR. BAUMHOVER: Yeah. So, I mean, like</p> <p>16 we would have to probably make sure that</p> <p>17 whatever we agree to addresses that limitation</p> <p>18 on stopping simple IRA plan contributions mid</p> <p>19 stream.</p> <p>20 MR. MENDENHALL: Okay.</p> <p>21 MR. BAUMHOVER: And, of course, any</p> <p>22 other --</p> <p>23 MR. CHESNEY: So that's something to</p> <p>24 investigate.</p> <p>25 MR. BAUMHOVER: -- any other limitations</p>

<p style="text-align: right;">Page 69</p> <p>1 that we might not be discussing.</p> <p>2 MR. MENDENHALL: Right.</p> <p>3 MR. CHESNEY: Because, I mean, I'll just</p> <p>4 be completely frank. I mean, it was also my</p> <p>5 intention, coupled with that, to increase the</p> <p>6 percentage we contribute. That was going to</p> <p>7 be part of my motion.</p> <p>8 I mean, it's not really vendor specific.</p> <p>9 It's just that, you know, we're shackled by</p> <p>10 only allowing two percent, which is well</p> <p>11 below, you know, typical corporate norms,</p> <p>12 which is what we try to give, so -- I don't</p> <p>13 know. The vendor, to me, doesn't mean as</p> <p>14 much.</p> <p>15 MR. BAUMHOVER: I mean, to be honest,</p> <p>16 you know, there's -- correct me if I'm wrong,</p> <p>17 Andy, or find someone that will --</p> <p>18 MR. MENDENHALL: Sure.</p> <p>19 MR. BAUMHOVER: -- but there's nothing</p> <p>20 that wouldn't say we can't honor any</p> <p>21 obligations to having a simple IRA through the</p> <p>22 end of the year. Just establish that and</p> <p>23 then start a 401(k).</p> <p>24 MR. MENDENHALL: Once it's available at</p> <p>25 some point --</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 potentially what the -- I can get an idea</p> <p>2 fee-wise, but as far as contribution levels,</p> <p>3 that sort of thing, since we don't know that,</p> <p>4 I don't know that impact.</p> <p>5 CHAIRMAN MILLS: Okay.</p> <p>6 MR. CHESNEY: Well, why don't we --</p> <p>7 since I'm the one that asked you, I'll send</p> <p>8 you an email on what I would expect in this</p> <p>9 report.</p> <p>10 MR. MENDENHALL: Okay.</p> <p>11 MR. BAUMHOVER: Okay.</p> <p>12 MR. MENDENHALL: Perfect. Yeah, I can</p> <p>13 do that.</p> <p>14 CHAIRMAN MILLS: If we've got all the</p> <p>15 info next month, then I think we can</p> <p>16 appropriately act on it. Right?</p> <p>17 MR. BAUMHOVER: And I think Ubiquity's</p> <p>18 restatement fee takes place in April, so we</p> <p>19 would avoid an unnecessary fee.</p> <p>20 MR. CHESNEY: Okay. I mean, are they</p> <p>21 all right? I mean, like I said, I looked</p> <p>22 through them, and they were the cheapest --</p> <p>23 MR. BAUMHOVER: It's an IRS requirement.</p> <p>24 MR. CHESNEY: -- and they had lots of</p> <p>25 choices.</p>
<p style="text-align: right;">Page 70</p> <p>1 MR. BAUMHOVER: Well, no, just start</p> <p>2 whenever we feel like starting it. So, I</p> <p>3 mean, take a look to see if that's something</p> <p>4 we can technically do and see if that's</p> <p>5 something we would technically want to do.</p> <p>6 So to get to your point of matching --</p> <p>7 you know, if we're locked into two percent and</p> <p>8 we can't change that, then maybe we just start</p> <p>9 a 401(k) that matches the difference, and</p> <p>10 then transition --</p> <p>11 MR. CHESNEY: Yeah, the difference.</p> <p>12 MR. MENDENHALL: Yeah. So have them run</p> <p>13 at the same time, and then collapse them when</p> <p>14 you can.</p> <p>15 MR. BAUMHOVER: You know, I'm not a --</p> <p>16 I'm not a retirement plan expert, so we need</p> <p>17 to make sure that this is all kind of on the</p> <p>18 up and up and presentable for a board motion.</p> <p>19 MR. MENDENHALL: Sure.</p> <p>20 CHAIRMAN MILLS: Do we have the math on</p> <p>21 the impact to the district financially?</p> <p>22 MR. MENDENHALL: Not offhand. I mean,</p> <p>23 we can find out --</p> <p>24 MR. CHESNEY: It's not --</p> <p>25 MR. MENDENHALL: -- because I don't know</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. BAUMHOVER: It's really -- it's a</p> <p>2 one-time fee that they're recouping like</p> <p>3 administrative costs.</p> <p>4 MR. MENDENHALL: Okay.</p> <p>5 MR. BAUMHOVER: It's kind of a</p> <p>6 regulatory requirement.</p> <p>7 CHAIRMAN MILLS: Anything else, Andy?</p> <p>8 MR. MENDENHALL: That's all I have</p> <p>9 today.</p> <p>10 CHAIRMAN MILLS: Okay. Field manager's</p> <p>11 report.</p> <p>12 MR. MAYS: Oh, let's see. I guess we</p> <p>13 can start with the tree, the tree policy.</p> <p>14 CHAIRMAN MILLS: Okay.</p> <p>15 MR. MAYS: What we've got here is your</p> <p>16 proposal to hire Davey's landscape tree</p> <p>17 arborists. They have two of them on staff.</p> <p>18 So my recommendation is to sign their</p> <p>19 proposal and get the guy started. He thinks</p> <p>20 it would take him a maximum of three days --</p> <p>21 he thinks two or three days to put a policy</p> <p>22 together with everything that's on this list,</p> <p>23 all his recommendations, and it looks like</p> <p>24 those are the recommendations that the board</p> <p>25 suggested that they would like to see.</p>

<p style="text-align: right;">Page 73</p> <p>1 So I would like to recommend that we</p> <p>2 sign this proposal and get that thing started.</p> <p>3 And just FYI, the reason that Kyle, or even</p> <p>4 Neale, wouldn't be somebody that we would want</p> <p>5 to use for something like this is they're</p> <p>6 landscape architects.</p> <p>7 We need a certified arborist, and that's</p> <p>8 what this is. They really aren't tree people.</p> <p>9 So I think the community would be better off</p> <p>10 hiring an arborist.</p> <p>11 MR. LEWIS: I make a motion to accept</p> <p>12 the proposal as Mr. Mays has presented.</p> <p>13 MR. CHESNEY: I'll second it.</p> <p>14 CHAIRMAN MILLS: Okay. Any discussion?</p> <p>15 Mr. Ross.</p> <p>16 MR. ROSS: Just so that -- I state what</p> <p>17 I believe one of the guidelines for such a</p> <p>18 plan is the notion of uniformity, that if</p> <p>19 we've got a street with 20 oaks, one is</p> <p>20 rotten, there should be some guideline that</p> <p>21 says our objective is to maintain the</p> <p>22 uniformity and that the dead tree would be</p> <p>23 replaced by another oak.</p> <p>24 MR. MAYS: And I received that from the</p> <p>25 board's communications that we've had over the</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 MR. MAYS: Is that what --</p> <p>2 MR. CHESNEY: Yeah. You want to get rid</p> <p>3 of it.</p> <p>4 MR. MAYS: Right.</p> <p>5 MR. CHESNEY: You don't want to get a</p> <p>6 new one.</p> <p>7 MR. MAYS: No. We found a better way to</p> <p>8 do it with hand tools.</p> <p>9 MR. LEWIS: Put it on the Westchase WOW.</p> <p>10 MS. McCORMICK: Yeah. So if we're going</p> <p>11 to do that, we should make a determination</p> <p>12 that it's surplus property and it doesn't</p> <p>13 provide any benefit to the district, and then,</p> <p>14 Andy, you can -- it sounds like you can handle</p> <p>15 that through the RFP process.</p> <p>16 MR. MENDENHALL: Yes.</p> <p>17 MS. McCORMICK: The other thing is that</p> <p>18 you could give it to like a not for profit or</p> <p>19 another governmental entity, but if you're</p> <p>20 going to do an RFT, then that's alternate --</p> <p>21 MR. CHESNEY: So moved.</p> <p>22 CHAIRMAN MILLS: Second.</p> <p>23 MR. LEWIS: I'll second it.</p> <p>24 CHAIRMAN MILLS: Okay. Any discussion.</p> <p>25 Mr. Ross.</p>
<p style="text-align: right;">Page 74</p> <p>1 last few months, and I do understand that.</p> <p>2 And that's what we'll do, and I'll recommend</p> <p>3 that to the arborist, too.</p> <p>4 CHAIRMAN MILLS: Any other discussion?</p> <p>5 (No response.)</p> <p>6 CHAIRMAN MILLS: All in favor.</p> <p>7 (All board members signify in the</p> <p>8 affirmative.)</p> <p>9 CHAIRMAN MILLS: Five to zero.</p> <p>10 (Motion passes.)</p> <p>11 MR. MAYS: Let's see. Also on the</p> <p>12 report, I had we've got -- our locker is</p> <p>13 getting full of supplies and equipment and</p> <p>14 stuff that we use on this property, and one of</p> <p>15 them we stopped using, not because it's not</p> <p>16 something we still do, we just found a better</p> <p>17 way to do it. It's a piece of equipment.</p> <p>18 It's called a concrete grinder. So</p> <p>19 while it's still in good shape, I would put</p> <p>20 it on the bid list. Andy, you got some way</p> <p>21 you can advertise it, and it goes into -- and</p> <p>22 gets bid. And it will go out for open bid,</p> <p>23 and see if we can get rid of it before it's</p> <p>24 worth nothing.</p> <p>25 MR. CHESNEY: It's a disposition list.</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. ROSS: I want to make sure I caught</p> <p>2 a point you made there at the end. So if we</p> <p>3 needed to work on sidewalks in the park,</p> <p>4 you've determined that a grinder is not the</p> <p>5 best way to do it. The use of these hand</p> <p>6 tools you've described is a better approach.</p> <p>7 MR. MAYS: Yes.</p> <p>8 CHAIRMAN MILLS: All in favor.</p> <p>9 (All board members signify in the</p> <p>10 affirmative.)</p> <p>11 CHAIRMAN MILLS: Five to zero.</p> <p>12 (Motion passes.)</p> <p>13 MR. MAYS: I'm not sure how much</p> <p>14 information or how quick you got this</p> <p>15 information from Davey, Joe Kitchie, the</p> <p>16 branch manager over here, about the contract.</p> <p>17 These are the items that we discussed --</p> <p>18 I discussed with him, new areas -- the areas</p> <p>19 that are being taken care of, additional</p> <p>20 maintenance on flowers and other rotation --</p> <p>21 the flowers, that we had recommendations from</p> <p>22 quite a few residents on that anyway.</p> <p>23 They would like to see another</p> <p>24 change-out, and so taking it -- instead of</p> <p>25 having Baker continue to do that area up</p>

<p style="text-align: right;">Page 77</p> <p>1 front, this would all be part of the contract.</p> <p>2 They would take care of that easement up</p> <p>3 front, which is the Burger King, Applebee's</p> <p>4 and CVS.</p> <p>5 They take that over, and the additional</p> <p>6 section back in the TECO area where the new</p> <p>7 lake, the property that we acquired by the new</p> <p>8 lake, and an additional side on that lake they</p> <p>9 would maintain and -- let's see. And</p> <p>10 additional laborer during the summer months.</p> <p>11 It would give us a little bit more</p> <p>12 staff, not during the winter months, but</p> <p>13 during the summer months we get another</p> <p>14 laborer on the property.</p> <p>15 And I would like to see, since our trees</p> <p>16 are starting to get larger and more mature,</p> <p>17 that we can up the dollar amount on the</p> <p>18 trees --</p> <p>19 CHAIRMAN MILLS: Hold on a second, Doug.</p> <p>20 She can't hear. Go ahead.</p> <p>21 MR. MAYS: So that was one of the other</p> <p>22 things I suggested to him to see what he could</p> <p>23 do to get a little more maintenance on our</p> <p>24 trees, too. As they're getting larger, they</p> <p>25 are getting in more need to get properly</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 these are things that we're looking at with</p> <p>2 them. So it would be, I think, highly</p> <p>3 beneficial to the community to stay with</p> <p>4 Davey.</p> <p>5 CHAIRMAN MILLS: Any issue with that?</p> <p>6 MS. McCORMICK: Yeah. I was just going</p> <p>7 to say I think based on the bidding</p> <p>8 requirements, because of the duration of time</p> <p>9 that we've been in this contract we have to go</p> <p>10 through an RFP -- we have to go through a</p> <p>11 bidding process on this contract, or either an</p> <p>12 RFP or some sort of competitive selection</p> <p>13 process.</p> <p>14 MR. CHESNEY: Why do you think that?</p> <p>15 MS. McCORMICK: Because --</p> <p>16 MR. CHESNEY: I don't -- I'm not</p> <p>17 familiar with the year limit.</p> <p>18 MS. McCORMICK: Yeah, the three -- I</p> <p>19 believe there's a three-year time limit, and I</p> <p>20 think that we're already beyond that.</p> <p>21 MS. WHYTE: We've already extended it</p> <p>22 one year.</p> <p>23 MS. McCORMICK: Yeah. Yeah. So I will</p> <p>24 confirm that and --</p> <p>25 MR. CHESNEY: We can come back --</p>
<p style="text-align: right;">Page 78</p> <p>1 trimmed.</p> <p>2 And then -- let's see. That is</p> <p>3 everything he's got on there. But obviously</p> <p>4 we would like to keep Davey. They kept it</p> <p>5 down somewhat.</p> <p>6 I think if we went out to bid it's going</p> <p>7 to cost us more in the long run, and we won't</p> <p>8 get the services we got. Davey's project</p> <p>9 manager on staff here knows our irrigation</p> <p>10 system backward and forward. That is very</p> <p>11 vital, his contacts alone with some of the</p> <p>12 repairs and some of the major things that are</p> <p>13 fixing to come up on this irrigation.</p> <p>14 The wiring is one of the things that is</p> <p>15 starting to deteriorate after 25 years in the</p> <p>16 ground. They didn't put in any conduit. They</p> <p>17 put it straight in the ground. So some of --</p> <p>18 we're starting to do some wire tracking and</p> <p>19 doing a lot of wire repairs. So it's pretty</p> <p>20 soon we'll have to possibly start doing some</p> <p>21 borings.</p> <p>22 And I'd rather put it in conduit this</p> <p>23 time so it will last 50 years or longer,</p> <p>24 instead of -- or if we have to repair a line,</p> <p>25 we can pull a new line all the way through. So</p>	<p style="text-align: right;">Page 80</p> <p>1 MS. McCORMICK: Right.</p> <p>2 MR. CHESNEY: -- because I was under the</p> <p>3 impression -- you're a lawyer, I'm not. I</p> <p>4 thought it was the contract was three years.</p> <p>5 MR. MAYS: Theirs are not increases</p> <p>6 they're asking for. These are new areas that</p> <p>7 we're maintaining, you know, additional flower</p> <p>8 planting and additional lake mowing that had</p> <p>9 to be done.</p> <p>10 MS. McCORMICK: Yeah. I think the issue</p> <p>11 is, even, you know, if the contract amount</p> <p>12 were going to stay exactly the same as it is,</p> <p>13 I think we're beyond the time period where you</p> <p>14 can enter into a contract that extends more</p> <p>15 than over a three-year time period, so I don't</p> <p>16 want to get too far down the road on this if</p> <p>17 we -- if we make the determination that we</p> <p>18 definitely have to go through a bidding</p> <p>19 process.</p> <p>20 And so if we can wait and have that</p> <p>21 discussion at the May meeting, so I can give</p> <p>22 you a definite answer on that.</p> <p>23 CHAIRMAN MILLS: Okay. Yeah, let's dig</p> <p>24 out that and read the fine print.</p> <p>25 MR. BAUMHOVER: Is this a dollar</p>

<p style="text-align: right;">Page 81</p> <p>1 threshold? I mean --</p> <p>2 CHAIRMAN MILLS: No.</p> <p>3 MS. McCORMICK: Well --</p> <p>4 CHAIRMAN MILLS: You're describing a</p> <p>5 time certain contract period.</p> <p>6 MS. McCORMICK: Because the state</p> <p>7 requirements apply to contracts that exceed a</p> <p>8 dollar threshold --</p> <p>9 MR. BAUMHOVER: Okay. I'm trying to</p> <p>10 figure out why --</p> <p>11 MS. McCORMICK: For a \$10,000 contract,</p> <p>12 then it wouldn't be an issue.</p> <p>13 MR. BAUMHOVER: I'm trying to figure out</p> <p>14 why we're having this discussion on Davey and</p> <p>15 not the engineering services contract.</p> <p>16 MS. McCORMICK: Right. Right. And</p> <p>17 that's a different type of contract. That's a</p> <p>18 professional service under a different</p> <p>19 category.</p> <p>20 MR. BAUMHOVER: Okay. Got it. I wanted</p> <p>21 to make sure I understood that. Okay.</p> <p>22 CHAIRMAN MILLS: Mr. Ross.</p> <p>23 MR. ROSS: I'm trying to run the time</p> <p>24 line in my head, and I feel like we're</p> <p>25 incredibly close to --</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 MR. CHESNEY: I mean, at least that's</p> <p>2 what our former chairman indicated who is</p> <p>3 active in this industry, so --</p> <p>4 MS. McCORMICK: Right. Right. Right.</p> <p>5 MR. CHESNEY: I mean, that's really what</p> <p>6 we're trying to do.</p> <p>7 MS. McCORMICK: Yeah. No. I</p> <p>8 understand. I think that the constraint is</p> <p>9 that if we can't, you know, indefinitely go</p> <p>10 for an indefinite number of years without</p> <p>11 going through some sort of competitive</p> <p>12 selection process, then regardless of that --</p> <p>13 MR. CHESNEY: It's been four or five.</p> <p>14 MS. McCORMICK: 2014, I think, is --</p> <p>15 MR. MENDENHALL: 2014, September.</p> <p>16 MS. McCORMICK: -- yeah.</p> <p>17 MR. CHESNEY: So we're in the fifth</p> <p>18 year. Yeah. Okay. I was unaware of that</p> <p>19 rule. I mean, we violated it the last two</p> <p>20 years then.</p> <p>21 MS. McCORMICK: Well, it's -- and it's</p> <p>22 not specific to community development</p> <p>23 districts. It's for all governmental</p> <p>24 entities. But let me take a look at it</p> <p>25 because I came across it recently and --</p>
<p style="text-align: right;">Page 82</p> <p>1 MR. CHESNEY: Yep.</p> <p>2 MR. ROSS: -- finalizing the budget if</p> <p>3 we're going to have an outstanding unfilled</p> <p>4 landscaping contract. Seems the two don't</p> <p>5 jive.</p> <p>6 If I'm right, do we have the ability</p> <p>7 under the law to extend Davey on a</p> <p>8 month-to-month basis and not make it a</p> <p>9 contract with a set term?</p> <p>10 MS. McCORMICK: I mean, I think we would</p> <p>11 have to at some point start the process for</p> <p>12 going through a bidding process or a</p> <p>13 competitive selection process.</p> <p>14 And, again, I don't know that we're</p> <p>15 going to have to do this on a lowest bid</p> <p>16 basis. I mean, we could do it based on</p> <p>17 selection criteria, like experience with the</p> <p>18 direct, so that we would be ranking the</p> <p>19 bidders based on points rather than the lowest</p> <p>20 bid.</p> <p>21 MR. CHESNEY: Well, I guess. But from a</p> <p>22 strategic standpoint, I mean, our impression</p> <p>23 from the marketplace is that we have what we</p> <p>24 think is probably the lowest bid.</p> <p>25 MS. McCORMICK: Right.</p>	<p style="text-align: right;">Page 84</p> <p>1 MR. MAYS: Well, we increased -- we</p> <p>2 increased them with an addendum last year on</p> <p>3 some portions up on the north side -- or on</p> <p>4 the west side.</p> <p>5 Why couldn't you consider these</p> <p>6 addendums to the contract again? I mean, I've</p> <p>7 seen other CDDs that have had the same</p> <p>8 contract for over 20 years.</p> <p>9 So I don't understand why there is not</p> <p>10 ways that -- I know we have done addendums</p> <p>11 before. Why can't we continue with the</p> <p>12 addendums?</p> <p>13 MS. McCORMICK: Because I think that it</p> <p>14 may not be allowed as far as the statute to</p> <p>15 extend the contract for that number of years.</p> <p>16 So I'm not sure how -- if that's the case, I'm</p> <p>17 not sure how other CDDs would be able to do</p> <p>18 that.</p> <p>19 CHAIRMAN MILLS: Well, it would also</p> <p>20 depends on the dollar threshold. Right?</p> <p>21 MS. McCORMICK: Right. Right. That</p> <p>22 could be an issue that --</p> <p>23 CHAIRMAN MILLS: If another contract is</p> <p>24 below -- what's the threshold? Do we know?</p> <p>25 MS. McCORMICK: Three hundred and --</p>

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<p>1 MR. MENDENHALL: It's like three --</p> <p>2 MR. CHESNEY: No. Ours is -- we adopted</p> <p>3 it after Bill Kemerer left or whatever -- not</p> <p>4 Bill Kemerer.</p> <p>5 MS. McCORMICK: No. Ours is consistent</p> <p>6 with the statute.</p> <p>7 CHAIRMAN MILLS: I thought the</p> <p>8 statute was --</p> <p>9 MR. CHESNEY: Is that where we --</p> <p>10 MS. McCORMICK: Yeah. I believe it's</p> <p>11 either 250 or 325. I think it's 250.</p> <p>12 CHAIRMAN MILLS: Okay. So if somebody</p> <p>13 else is below that, then --</p> <p>14 MR. MAYS: I know a district that is the</p> <p>15 same size as Westchase. I don't know how</p> <p>16 they're doing it, unless they --</p> <p>17 CHAIRMAN MILLS: Let me understand, and</p> <p>18 then I'll turn this over. What you're stating</p> <p>19 is, regardless of the language in our contract</p> <p>20 with Davey --</p> <p>21 MS. McCORMICK: Right.</p> <p>22 CHAIRMAN MILLS: -- it's a statute</p> <p>23 requirement --</p> <p>24 MS. McCORMICK: Right.</p> <p>25 CHAIRMAN MILLS: -- and not a verbiage</p>	<p>1 notifications.</p> <p>2 And I am just -- I think we need to have</p> <p>3 some sort of direction from you as to how</p> <p>4 we'll handle that scenario. I mean, you've</p> <p>5 got to do it --</p> <p>6 MS. McCORMICK: Right. Right.</p> <p>7 MR. ROSS: -- but I just want to make</p> <p>8 sure, as you suggested, let's do it in</p> <p>9 accordance with the law.</p> <p>10 MS. McCORMICK: Right.</p> <p>11 CHAIRMAN MILLS: Mr. Lewis.</p> <p>12 MR. LEWIS: Doug, is this going to</p> <p>13 affect, I think, your first line on your</p> <p>14 proposal on the two easements, the Burger King</p> <p>15 and CVS maintenance?</p> <p>16 MR. MAYS: No, because they're on month</p> <p>17 to month, I believe.</p> <p>18 MR. LEWIS: Okay.</p> <p>19 CHAIRMAN MILLS: Okay. So more to come</p> <p>20 on that then. Thanks for doing that, Doug.</p> <p>21 MR. MAYS: Yes, sir.</p> <p>22 CHAIRMAN MILLS: Mr. Barrett.</p> <p>23 MR. BARRETT: Just to piggy-back on</p> <p>24 Brian's -- if you wanted to hit the ground</p> <p>25 running next month, you should have OLM here</p>
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<p>1 in the Davey contract.</p> <p>2 MS. McCORMICK: That you're limited in</p> <p>3 the number of years.</p> <p>4 CHAIRMAN MILLS: So even if it has an</p> <p>5 evergreen clause in it, that's not applicable</p> <p>6 because of the statute.</p> <p>7 MS. McCORMICK: Right.</p> <p>8 CHAIRMAN MILLS: Okay. I wanted to --</p> <p>9 MS. McCORMICK: But I will explore how</p> <p>10 this is done --</p> <p>11 CHAIRMAN MILLS: Okay.</p> <p>12 MS. McCORMICK: -- and make sure that</p> <p>13 before I tell you definitively it's got to be</p> <p>14 bid that I make sure that that is actually the</p> <p>15 case.</p> <p>16 CHAIRMAN MILLS: Okay. Mr. Ross.</p> <p>17 MR. ROSS: In addition to looking at</p> <p>18 whether we have to bid it out or not, if you</p> <p>19 conclude that we do --</p> <p>20 MS. McCORMICK: Right.</p> <p>21 MR. ROSS: If you come prepared to hit</p> <p>22 the ground running, because I'm just running</p> <p>23 the dates in my head, there is no way that</p> <p>24 we're going to have this contract finalized</p> <p>25 before we've got to finish our budget</p>	<p>1 because they oversee the bid process</p> <p>2 traditionally.</p> <p>3 MR. MAYS: We have talked with OLM. OLM</p> <p>4 has suggested if there is a way we can do it,</p> <p>5 to keep them, but they will jump all over it</p> <p>6 too, if they need to. He's ready if he has</p> <p>7 to.</p> <p>8 CHAIRMAN MILLS: Okay. What else?</p> <p>9 MR. MAYS: Just to give you an update on</p> <p>10 the midge fly issue over there across the</p> <p>11 pond. Boy, it's killing us.</p> <p>12 We finally -- we still got a problem</p> <p>13 even after -- how many? -- three, four midge</p> <p>14 fly treatments --</p> <p>15 MS. WHYTE: We have done four.</p> <p>16 MR. MAYS: We've done four midge fly</p> <p>17 treatments already. Today, we actually</p> <p>18 brought in a biologist. I met a biologist</p> <p>19 over there with a company that provided us a</p> <p>20 piece of equipment that we bought a few years</p> <p>21 ago for this canal pond.</p> <p>22 It was one of our sickest ponds,</p> <p>23 unhealthy, looked terrible. There's a company</p> <p>24 that comes -- it does things biological. They</p> <p>25 don't use chemicals. They use more</p>

<p style="text-align: right;">Page 89</p> <p>1 biodegradable substances, what they call a 2 nano bubbler. 3 What this nano bubbler does is it gives 4 your pond more oxygen. And so when you give 5 the pond more oxygen, what it does -- the 6 biggest problem with what we're seeing with 7 this midge fly, what this biologist told me 8 today, when you have a lake as big as that 9 lake, and it's years and years old, the cow 10 run-off from years of it being a farm over 11 there, even the birds -- he hates to see 12 islands in the middle of these things, because 13 they have so many birds on them sometimes, 14 even the bird poop gets in the lake causing 15 this -- this -- 16 MS. WHYTE: Fecal matter. 17 MR. MAYS: -- yeah -- the lake to be an 18 unhealthy pond sometimes. It's not polluted, 19 but it is unhealthy. What is created is a 20 soot on the bottom that he thinks is almost 21 eight feet deep. 22 So you've got loose -- which this is 23 where the larvae -- this is where the midge 24 fly lay their eggs down in there, and fish 25 won't go down into that.</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 that bottom, which, now, you're getting rid of 2 that. So there's no place for the midge fly, 3 mosquitoes or whatever to nest. 4 So, now, the fish can actually get down 5 in there and eat this stuff. So it's pretty 6 interesting. We put it over here on this 7 pond, and it cleaned this pond up in two 8 months. It's probably one of the cleanest 9 ponds we have. 10 We used to have algae growing on it all 11 the time. Hydrilla growing on it all the 12 time. There is no more -- neither one of 13 them. The plants that are on the edge are 14 thriving much more -- much healthier. They're 15 more natural plants, your pickerel, your 16 canna. 17 These type of plants are native plants. 18 So the pond became a more healthy pond. So 19 that's what he's suggesting. And he is going 20 to put his proposal together. 21 Right now, he's thinking that that may 22 be what we need to do. In the meantime, to 23 try to make it go away quicker, he even 24 suggests possibly -- and they're pretty 25 reasonable -- foggers -- putting foggers in</p>
<p style="text-align: right;">Page 90</p> <p>1 Typically you can buy fish and stock 2 ponds to do this. Well, what this nano 3 bubbler does is -- and he recommends two of 4 them on this pond. We're working on -- he's 5 putting a proposal together. 6 The problem we're running into right now 7 is electricity, because we don't have anything 8 over there, but he has found a way, he thinks, 9 to get electricity. 10 Of course, it's going to have to come 11 through the M/I Homes community over here 12 because they have the closest electrical box 13 to tap into so that we can put a meter on 14 there and put these two nano bubblers -- what 15 the nano bubbler does is -- they put a hose in 16 it, and it puts more oxygen in your pond; and 17 when you put more oxygen -- and oxygen is 18 normally like an aerator. It will bubble up 19 and the oxygen bubble pops. 20 This oxygen stays in the ponds. It's 21 circulating. It's on a hose, and somehow it 22 manages to start circling this pond, and it 23 circles the pond with a chemical -- not the 24 chemical, but the biodegradable substance they 25 put in the pond also will start to deteriorate</p>	<p style="text-align: right;">Page 92</p> <p>1 the area. 2 And they'll basically -- they're not 3 like a mosquito spray, but they're a fogger 4 that, for some reason, will help get rid of 5 the midge fly, but it doesn't stop the 6 breeding process, is the problem. 7 So he thinks there are some options. 8 He's going to put some things together and 9 see if we're interested in doing them. But 10 the people across the pond have mentioned that 11 they would help with some money, you know, 12 contributions, so we'll see how much they're 13 willing to put in. 14 And, anyway, I'll come back to you as 15 soon as possible with this information. I 16 wish we had it today. 17 CHAIRMAN MILLS: Okay. 18 MR. BAUMHOVER: A question, if you could 19 ask him to add it is, how much -- I have no 20 idea how much a nano bubbler costs, but more 21 importantly, how much it costs to maintain 22 and, you know, what's to be expected? 23 MR. MAYS: There wasn't much to 24 maintain. You can put them on quarterly -- 25 just like we have for our aerators -- we have</p>

<p style="text-align: right;">Page 93</p> <p>1 them on monthly maintenance, where they come 2 out monthly and check everything and make 3 sure -- 4 MR. BAUMHOVER: I'm just thinking of a 5 machine that cleans up gunk and gook, and 6 there's eight feet of this stuff at the bottom 7 of a pond. I mean, is there any cost to like 8 changing whatever filters? 9 MR. MAYS: Right. 10 MR. BAUMHOVER: And then also like is 11 there like a replacement that needs to be 12 done? Like how long do they last before -- 13 MR. MAYS: Okay. 14 MR. BAUMHOVER: Just making sure that we 15 put a dollar figure on like the ongoing part 16 of this, not just buying them and forgetting 17 them, but -- 18 MR. MAYS: Correct. Okay. 19 MR. BARRETT: You should vacuum the 20 pond, Sonny. 21 CHAIRMAN MILLS: Mr. Ross. 22 MR. ROSS: A question that's not coming 23 from a perspective of pointing the finger, but 24 trying to understand something. 25 In working through a lot of issues, I</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 flies herself, again, on a smaller scale. 2 So I don't -- the only thing I would say 3 that the reason it is, is because it was 4 unmaintained lake for so many years, and then 5 possibly because now we're trying to maintain 6 it. 7 The first thing we did is try to get rid 8 of hydrilla, and now we're killing more, so 9 we're dropping more to the bottom of this 10 pond, possibly adding to the problem. So 11 should we have probably have left the pond 12 alone and went straight to the nano bubblers? 13 Possibly, but nobody knew that. So I'm not 14 blaming it on anybody other than just having 15 a -- 16 MR. ROSS: And I'm not looking to blame 17 anybody. So on a go-forward basis, will this 18 fall under A & B Aquatics' domain, or will this 19 fall under our engineer's domain? 20 MR. MAYS: I would say it probably would 21 fall under A & B. 22 CHAIRMAN MILLS: This is the one we've 23 got from across the way. 24 MR. MAYS: The new pond, the big one. 25 CHAIRMAN MILLS: So it wasn't something</p>
<p style="text-align: right;">Page 94</p> <p>1 noticed that over the past couple of years our 2 engineer had sent several written documents, 3 memos, talking about pond management 4 operation, pond management issues. 5 Does this fall under the engineer? Does 6 this fall under the aquatics, A & B? I'm 7 trying to figure out, did we -- or one of our 8 vendors sort of dropped the ball or not inform 9 us? 10 I know you're a jack of all trades and 11 know everything about everything. I didn't 12 know you knew about midge fly fecal matter. 13 But should this have been identified for us 14 sometime earlier? 15 MR. MAYS: No, because we even had midge 16 flies on this property -- what was it? -- five 17 years ago. We had them on Pond Number One. 18 It wasn't as bad infestation, but our aquatics 19 company did treat it. 20 They were able to treat it. I think 21 it's because it wasn't as deep of a pond, so 22 there wasn't as much muck in the bottom of 23 this pond where they were laying their larvae. 24 And we also had one actually behind 25 Sonny's house, so she's dealt with the midge</p>	<p style="text-align: right;">Page 96</p> <p>1 we've been maintaining. 2 MR. ROSS: That's why I'm not interested 3 in pointing the finger. That's not my point. 4 But I'm just trying to get my arms around 5 several issues that are happening at the same 6 time. 7 CHAIRMAN MILLS: Okay. 8 MR. CHESNEY: But, I mean, we have used 9 our engineer for things like plantings around 10 the -- erosion control, so I would think that 11 would be lake management as well. That would 12 be part of it. 13 MS. WHYTE: And we have reached out to 14 Tonja and kept her in the loop in the 15 discussions and any inquiries, as well as 16 Andy, because it seems to be all over the 17 county, not just known to us. 18 It's through the county. There's a lot 19 of problems with these -- 20 MR. MENDENHALL: The midge fly 21 situation -- which, I mean, I've dealt with 22 over the past 15 years, and, you know, nothing 23 is random, but if there is anything that 24 spontaneously comes up, it seems to be midge 25 flies.</p>

<p style="text-align: right;">Page 97</p> <p>1 And we had them show up, and as bad as 2 they are here, covering people's houses out of 3 nowhere. You know, just all of a sudden, 4 you've got midge flies. And I've had some 5 places where it stays for four years, and they 6 tried several different approaches to get rid 7 of it, and nothing really works. 8 I've had other places where they have 9 done nothing, and they're gone within a year, 10 and they never come back. I mean, I have a 11 community that it was worse than you can 12 imagine, and all of a sudden, something 13 cyclical, the midge flies went away. They 14 were there for a year, and then they just went 15 away. 16 MR. ROSS: Well, the reason I raise this 17 is somewhat similar to what Mr. Chesney was 18 observing. I believe our engineer over the 19 years has addressed lake management, pond 20 management issues; and if I'm not mistaken, 21 when I went back and looked at the proposed or 22 draft RFP, it didn't address the issue of 23 being knowledgeable about pond management or 24 lake management issues. 25 And if this falls under their category</p>	<p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 so we could also include within there aquatic 2 management. 3 MR. BAUMHOVER: I mean, there's -- 4 there's nothing in there about like, say, 5 vector control or -- 6 MS. McCORMICK: Like what? 7 MR. BAUMHOVER: Vector control, or like 8 anything -- is that something that -- I mean, 9 not just midge flies, but, you know, mosquitos 10 or anything else that might become a 11 problematic issue in the future. 12 I mean, that's kind of my thought. And 13 then, two, I guess, I mean, just we did have 14 to hire a biologist to like kind of -- 15 MR. MAYS: Not yet. 16 MR. BAUMHOVER: No. No. No. But, I 17 mean, like it took a biologist -- 18 MR. MAYS: Right. 19 MR. BAUMHOVER: Is that expertise 20 something that we could reasonably expect an 21 engineering firm to have? 22 MS. McCORMICK: Well, I would say that 23 if -- and we haven't talked about this RFP 24 process and authorizing going forward with it, 25 so I assume that's coming up at some point</p>
<p style="text-align: right;">Page 98</p> <p>1 or lane of responsibility, then I feel like we 2 should be adding that to our RFP. 3 MR. MENDENHALL: It definitely does. 4 You know, you're going to want your engineer 5 as basically best management practices for 6 your ponds, so they're going to have overall, 7 you know, water infrastructure. Everything 8 from your ponds to your inlets. So they 9 should have that expertise. 10 And they should -- you know, they do 11 their reviews. There are certain things -- 12 midge flies, you know, whether they could know 13 something ahead of time or give you some sort 14 of something to do that would prevent that, 15 probably not. But overall, they -- that 16 should be one of their key duties. 17 MR. ROSS: And I see our counsel looking 18 at documents. I may have missed it. 19 MS. McCORMICK: No, you didn't. I don't 20 know that -- this is that specific, that we're 21 getting into all the different areas of 22 engineering services. 23 I mean, it's kind of more general than 24 that. But we do talk about GIS mapping, 25 environmental management and permitting work,</p>	<p style="text-align: right;">Page 100</p> <p>1 here. 2 But I think the question is going to be, 3 do you want to say that any engineering firm 4 that is going to respond to the RFP you 5 definitely want to have them, for example, an 6 arborist or, you know, aquatic management 7 experience, or do you want to leave it more 8 broad and general than that? 9 And then when you get your responses, 10 you can find out what specific areas of 11 expertise -- I mean, maybe we maintain a list 12 and say, okay, when you interview these 13 companies, "Do you do this, or do you do A, do 14 you do B, do you do C?" 15 MR. MENDENHALL: Yeah. And a lot of 16 times don't they, as well, with what they 17 submit kind of give a list of their principals 18 that do different things within the firm. So 19 you might get a list that says biologist and, 20 you know, whatever -- whatever specialties 21 they might have. You see that often. 22 MS. McCORMICK: But you might have a 23 smaller firm that is responding to this that 24 says, "We don't have somebody specifically in 25 house that's an arborist, but we have</p>

<p style="text-align: right;">Page 101</p> <p>1 arborists that we work with that are outside 2 of our company and we use as a resource." 3 MR. CHESNEY: Do you have an opinion on 4 keeping it open versus closed? 5 MR. LEWIS: I would -- I guess just 6 sitting here thinking about that, I would 7 think I'd keep it open, because, I mean, 8 people can -- yeah, I was trying to think 9 about somebody coming in small may have some 10 consultants that they use, but I would keep it 11 open, yeah. 12 MR. CHESNEY: Because, I mean, you can 13 always contract out for other stuff. 14 MR. LEWIS: You know, they may think of 15 something that -- you know, if we were all 16 sitting here -- I mean, obviously I'm in that 17 field, but, I mean, they may be thinking of 18 something that we may not think about and 19 propose that or something. 20 I think if we are very precise it kind 21 of limits what ideas they bring, so -- 22 CHAIRMAN MILLS: Okay. Let's come back 23 to this under supervisor requests. That's 24 probably where it should come up. Finish the 25 field manager's report. Anything else?</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 and say, "Hey, all right. Time to get my 2 applications because they're letting them go 3 through," and you get 20. 4 CHAIRMAN MILLS: Well, the six, we 5 pulled the tree. Right? But didn't replace 6 it. 7 MR. MAYS: Correct. Sod only. 8 CHAIRMAN MILLS: So what you're asking 9 is if we remove the next two under the same 10 policy. 11 MR. MAYS: Yes. 12 CHAIRMAN MILLS: Right? 13 MR. MAYS: Yes. And if your policy 14 comes back and you decide you wanted to go for 15 an oak, where we pull an oak, we'll put an oak 16 back, but putting it back with a root barrier, 17 or we'll put it back with whatever the 18 arborist suggests. 19 CHAIRMAN MILLS: Any thoughts? Any 20 feelings one way or the other? 21 MR. LEWIS: I'd say let them remove. 22 CHAIRMAN MILLS: Any objections to that? 23 Mr. Ross, you're agonizing over there. 24 MR. CHESNEY: Well, I mean, I'm just 25 curious. Did we actually -- is there a way we</p>
<p style="text-align: right;">Page 102</p> <p>1 MR. MAYS: Just one more thing. It kind 2 of goes back to the tree issue. Two months 3 ago before authorized, we had six permits, if 4 you remember, to -- and that was the month of 5 January, I believe. 6 In the February meeting, you authorized 7 the removal of the -- for us to go ahead and 8 with those permits that had already been 9 authorized by the county. 10 So just so you know, in the month of 11 February, we had one, and in the month of 12 March, we've got one. So they're really not 13 beating the door down to try to take their 14 trees out. 15 So I would like to ask if you want me to 16 do the next two that we have or if you still 17 want it to be on hold until we get this policy 18 in place. 19 CHAIRMAN MILLS: Any thoughts? 20 MR. BAUMHOVER: Kind of -- kind of makes 21 me wonder if people have been putting it on 22 hold because they know that we're still trying 23 -- keep on trying this issue. 24 If we keep letting people come in, then 25 who's to say the April people don't find out</p>	<p style="text-align: right;">Page 104</p> <p>1 could look to see -- I thought we actually 2 passed a motion saying that they had to stop 3 them. 4 MS. McCORMICK: I think we did. 5 MR. MENDENHALL: Yeah, I believe so. I 6 can look. 7 CHAIRMAN MILLS: I believe we altered 8 that to allow removal of -- 9 MR. CHESNEY: Well, I think -- I think 10 we did, but I don't think we -- I don't think 11 the motion was enough to change it, but that's 12 just my recollection. 13 I'm not trying to be a stickler. I'm 14 just trying to keep it correct. 15 CHAIRMAN MILLS: Mr. Ross. 16 MR. ROSS: I am agonizing over it, and I 17 apologize if I've spent too much time thinking 18 and talking about the issue, but as we talk 19 about it and think about it, it helps me 20 filter through it and form my own opinions and 21 conclusions. 22 I can't help but wonder not knowing why 23 these folks have asked the tree to be removed. 24 If the damaged sidewalk was miraculously fixed 25 or if there was some other peripheral issue</p>

<p style="text-align: right;">Page 105</p> <p>1 that they want -- as to why they wanted the</p> <p>2 tree out, if that was fixed, would their</p> <p>3 request go away?</p> <p>4 If there is merit to the rhetorical</p> <p>5 question I just posed, what that confirms is,</p> <p>6 the issue isn't the trees. The issue is the</p> <p>7 sidewalk. The issue is the county is not</p> <p>8 devoting the resources, time, money, energy,</p> <p>9 whatever you want, to fixing the sidewalk.</p> <p>10 So would the better answer be, don't</p> <p>11 take out the tree. Figure out how to fix the</p> <p>12 sidewalk.</p> <p>13 MR. MAYS: The last permit we got was</p> <p>14 not because of sidewalks.</p> <p>15 MR. ROSS: What was the issue?</p> <p>16 MS. WHYTE: The lady, she's a senior</p> <p>17 citizen, who has an oak -- just two big oak</p> <p>18 trees on her land, and one of them looks like</p> <p>19 it's damaged on the side, where it's been cut</p> <p>20 and cut and cut, and it's rotting.</p> <p>21 And she is absolutely afraid to go to</p> <p>22 sleep at night because she's afraid that a</p> <p>23 storm -- that this is going to come through</p> <p>24 her bedroom window. It is a very, very large</p> <p>25 oak, and she is --</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 happens if it turns out that the well-intended</p> <p>2 resident has demonstrated to be wrong. That</p> <p>3 is, we hired the arborist, the arborist came</p> <p>4 in and said, "It's perfectly healthy, it's</p> <p>5 never, ever going to fall, and I'll give you a</p> <p>6 written report that says it's never going to</p> <p>7 fall."</p> <p>8 Then will we all be saying the tree</p> <p>9 shouldn't come out?</p> <p>10 MR. CHESNEY: I would like to meet an</p> <p>11 arborist that's going to provide a written</p> <p>12 report that a tree is not going to fall.</p> <p>13 MR. ROSS: I can see I talk in hyperbole</p> <p>14 sometimes. But I'm just making the point,</p> <p>15 what's real to her is not real to the world,</p> <p>16 that she's very, very fearful, and we had an</p> <p>17 expert come out and say, "You're concern is</p> <p>18 misplaced because this is the way the root</p> <p>19 structure is" or something else.</p> <p>20 MS. McCORMICK: Is this like a grand oak</p> <p>21 that the county --</p> <p>22 MS. WHYTE: No, we don't have -- I don't</p> <p>23 think we have grand oaks.</p> <p>24 MR. MAYS: We don't have a grand oak on</p> <p>25 this property yet. Some are getting there,</p>
<p style="text-align: right;">Page 106</p> <p>1 MR. CHESNEY: Her bedroom is in the</p> <p>2 front of the house?</p> <p>3 MS. WHYTE: On the side of the house.</p> <p>4 She's on a corner lot, and the tree was going</p> <p>5 to fall -- one of her neighbors brought it in</p> <p>6 because she's quite elderly, but apparently he</p> <p>7 said she's losing sleep over this because</p> <p>8 she's worried the tree is going to fall in one</p> <p>9 of the storms that we have.</p> <p>10 Because it's so tall and so top heavy</p> <p>11 and it is damaged on one side, that if it</p> <p>12 goes, it goes this way into her house. And</p> <p>13 she got a permit from the county to go ahead</p> <p>14 and --</p> <p>15 CHAIRMAN MILLS: It's in the strip</p> <p>16 between the sidewalk and the street.</p> <p>17 MS. WHYTE: Yes. It's a county easement</p> <p>18 tree.</p> <p>19 MR. ROSS: Okay. Well, I will restate</p> <p>20 what I said a moment ago. This is not, in</p> <p>21 most instances, a tree issue. It's a sidewalk</p> <p>22 issue. And if that's the case, then we ought</p> <p>23 to tackle the sidewalk issue and not the tree</p> <p>24 issue.</p> <p>25 But in this particular case, what</p>	<p style="text-align: right;">Page 108</p> <p>1 but none of them are street easement ones --</p> <p>2 MS. WHYTE: Keep in mind, the county has</p> <p>3 an arborist, and the arborist is the one that</p> <p>4 gave her the permit. And it wasn't just</p> <p>5 because -- I mean, legally you have to have</p> <p>6 good reason to remove any kind of tree,</p> <p>7 whether it's an oak or a pine or whatever.</p> <p>8 The county is very -- we've had</p> <p>9 residents call us and say, "Well, my permit</p> <p>10 was rejected. Well, that's not fair."</p> <p>11 "Well, I'm sorry. The arborist is the</p> <p>12 one who approves or disapproves the permit."</p> <p>13 MR. ROSS: I appreciate that</p> <p>14 clarification, but I wish to solve problems</p> <p>15 and not perpetuate problems.</p> <p>16 What happen if we take out the tree, we</p> <p>17 didn't put another oak in there, and the</p> <p>18 resident is very, very unhappy because a new</p> <p>19 oak is coming in there, and she's fearful,</p> <p>20 "I'm going to have the same issue again"?</p> <p>21 Then we have not accomplished anything</p> <p>22 other than remove a tree and replace a tree.</p> <p>23 So I'm not in any way going to diminish what</p> <p>24 you said.</p> <p>25 I can't help but feel like, are we</p>

<p style="text-align: right;">Page 109</p> <p>1 jumping the gun? I mean, I hate it that she's</p> <p>2 losing sleep every single night. I don't know</p> <p>3 how long arborists -- it takes to get someone</p> <p>4 on board and get them in there and looking at</p> <p>5 it.</p> <p>6 Well, we have Davey who's on site every</p> <p>7 day. Then who is making the motion to replace</p> <p>8 it, or was somebody --</p> <p>9 MR. CHESNEY: All I'm saying is that I</p> <p>10 think that we need a motion. I think it would</p> <p>11 be clearest to allow them to start doing</p> <p>12 removals.</p> <p>13 MR. BAUMHOVER: I was going to ask Doug</p> <p>14 a question. In your judgment, how likely, if</p> <p>15 this tree fell, for whatever -- say, magic</p> <p>16 tornado hit Westchase again, how likely do you</p> <p>17 think it would be that this lady's house</p> <p>18 actually got hit by the tree? I mean, if it</p> <p>19 fell directly towards the house, would it</p> <p>20 reach the house?</p> <p>21 MR. MAYS: Oh, yeah.</p> <p>22 MR. BAUMHOVER: It would?</p> <p>23 MR. MAYS: Oh, yeah, it would reach the</p> <p>24 house.</p> <p>25 MR. BAUMHOVER: Does it look like it</p>	<p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 potential litigation, not just from her, but</p> <p>2 from the insurance company if they --</p> <p>3 MR. MAYS: Well, I mean, even if you say</p> <p>4 "No," I can go over and tell her, "Sorry. The</p> <p>5 board said, no, we can't do it," she can still</p> <p>6 hire her own tree service to take them down.</p> <p>7 MR. BAUMHOVER: She could do it on her</p> <p>8 own, but it almost makes me wonder, what would</p> <p>9 happen if we said, "No, we're not going to do</p> <p>10 this to someone," and an unexpected situation</p> <p>11 happens?</p> <p>12 MR. MAYS: Right.</p> <p>13 MR. BAUMHOVER: Now, whether or not that</p> <p>14 would actually pass in a court of law. It</p> <p>15 would just be a headache.</p> <p>16 MR. MAYS: I know the board has always</p> <p>17 asked me, any time I've got a permit on an</p> <p>18 alligator, I can't just say, "No, don't remove</p> <p>19 it." We always authorize the permit, because</p> <p>20 if somebody got hurt by that alligator, would</p> <p>21 we be liable for that? So it almost seems</p> <p>22 similar.</p> <p>23 CHAIRMAN MILLS: Mr. Chesney.</p> <p>24 MR. CHESNEY: Well, I was just going to</p> <p>25 -- I mean, just to try to move it forward, I</p>
<p style="text-align: right;">Page 110</p> <p>1 would do significant damage?</p> <p>2 MR. MAYS: Well, I mean, my experience</p> <p>3 shows me that an oak tree lifts from the roots</p> <p>4 up, which means it brings it over slowly as it</p> <p>5 blows.</p> <p>6 It just doesn't come, you know, cutting</p> <p>7 through like a knife. It comes through nice</p> <p>8 and slow. Unfortunately some of them even</p> <p>9 start leaning and leaning and leaning until</p> <p>10 they finally -- water gets underneath them,</p> <p>11 and they do let go.</p> <p>12 MR. BAUMHOVER: Yeah.</p> <p>13 MR. MAYS: So it's not really a damaging</p> <p>14 thing, but it usually -- yeah, it takes quite</p> <p>15 a bit of wind to knock one of these big oaks</p> <p>16 over. We're seeing more of the drake elms,</p> <p>17 like Mr. Ross had in front of his house.</p> <p>18 MR. BAUMHOVER: I'm just saying, worst</p> <p>19 case scenario --</p> <p>20 MR. MAYS: It can happen.</p> <p>21 MR. BAUMHOVER: -- something happens,</p> <p>22 and now she goes to file an insurance claim.</p> <p>23 Right?</p> <p>24 MR. MAYS: Yes.</p> <p>25 MR. BAUMHOVER: And then now we're in</p>	<p style="text-align: right;">Page 112</p> <p>1 would make a motion that we go ahead and</p> <p>2 facilitate any approved permits by the county</p> <p>3 until further notice and, you know, once</p> <p>4 again, leave a blank until we learn what to</p> <p>5 plant. So that's my motion.</p> <p>6 MR. ROSS: Can I ask a clarification on</p> <p>7 the motion?</p> <p>8 MR. CHESNEY: Sure.</p> <p>9 MR. ROSS: Is that for permits issued</p> <p>10 through today, meaning, that if a permit's</p> <p>11 issued next week --</p> <p>12 MR. CHESNEY: No. Ongoing. Ongoing.</p> <p>13 MR. ROSS: How would that happen then?</p> <p>14 MR. CHESNEY: Just until we change --</p> <p>15 until we get a better report and stuff, just</p> <p>16 allow people that have a valid permit from the</p> <p>17 county to go ahead and remove the trees.</p> <p>18 MR. ROSS: And they do it at their own</p> <p>19 expense?</p> <p>20 MR. CHESNEY: No, I think that we should</p> <p>21 do them. I mean, I'm willing to amend it</p> <p>22 through today, but I would -- just to keep the</p> <p>23 process simple.</p> <p>24 I think that when we get a report here</p> <p>25 soon we'll be able to replant and try to keep</p>

<p style="text-align: right;">Page 113</p> <p>1 the continuity. You've got to remember, the</p> <p>2 main issue we had is that we wanted to keep</p> <p>3 the continuity of the neighborhoods.</p> <p>4 We wanted to keep the same feel through</p> <p>5 the neighborhoods. I don't think that's going</p> <p>6 to -- I don't think every homeowner is going</p> <p>7 to do a permit to get rid of their trees</p> <p>8 between now and the time we get the arborist</p> <p>9 report.</p> <p>10 These are all -- all have been approved</p> <p>11 by the Hillsborough County arborist. So</p> <p>12 that's my thinking, that we might as well go</p> <p>13 ahead and pull them, and that way, it keeps</p> <p>14 things simple and --</p> <p>15 MR. BAUMHOVER: I'll second the motion</p> <p>16 for discussion.</p> <p>17 CHAIRMAN MILLS: And an option may be to</p> <p>18 not replace a tree in certain instances.</p> <p>19 MR. CHESNEY: Yeah. Yeah.</p> <p>20 CHAIRMAN MILLS: So your concern about,</p> <p>21 "Well, we put another one in, and it's the</p> <p>22 same problem," maybe that -- I'm not familiar</p> <p>23 with that spot -- but maybe another tree is</p> <p>24 not appropriate there, that we saw it over.</p> <p>25 Right? And then she can sleep at night.</p>	<p style="text-align: right;">Agenda Page 33 Page 115</p> <p>1 to earlier, so this -- you already had</p> <p>2 basically lifted the moratorium on the permits</p> <p>3 that are in hand, which is similar to now,</p> <p>4 except for you would be extending it</p> <p>5 basically, if you're saying through today or</p> <p>6 for future.</p> <p>7 MR. CHESNEY: I was thinking, just in</p> <p>8 general, if they get a permit.</p> <p>9 CHAIRMAN MILLS: If that says, "Permits</p> <p>10 in hand," then that's perpetual.</p> <p>11 MR. CHESNEY: I don't think it was</p> <p>12 perpetual.</p> <p>13 MR. MENDENHALL: It does say, "Permits</p> <p>14 in hand," but the additional line after that</p> <p>15 is "not lifting a moratorium on future</p> <p>16 permits."</p> <p>17 MR. CHESNEY: That would be -- that's my</p> <p>18 recollection.</p> <p>19 CHAIRMAN MILLS: That would be what we</p> <p>20 need to amend --</p> <p>21 MR. MENDENHALL: Correct. Yes.</p> <p>22 CHAIRMAN MILLS: -- which this motion</p> <p>23 would do.</p> <p>24 MR. MENDENHALL: Sounds like it, yes.</p> <p>25 CHAIRMAN MILLS: And you've seconded it.</p>
<p style="text-align: right;">Page 114</p> <p>1 MR. LEWIS: Yes. And I think the</p> <p>2 indication is that -- and I don't want to come</p> <p>3 off as flippant. I want to kind of go back to</p> <p>4 -- I felt there was -- they way I said, "Yeah,</p> <p>5 let's remove them," was my suggestion when you</p> <p>6 opened it up. But Greg actually put it into</p> <p>7 words kind of what I was thinking, you know,</p> <p>8 and kind of what Sonny was saying, that an</p> <p>9 arborist has looked at it from the county.</p> <p>10 This is not an easy -- as we all sit</p> <p>11 here for the last two or three months, it's</p> <p>12 not easy. But Greg put it in a way I was</p> <p>13 thinking, too.</p> <p>14 MR. CHESNEY: I just want to go back --</p> <p>15 because our focus is that we don't want to</p> <p>16 lose -- we were mad at Doug. We weren't mad</p> <p>17 at the homeowners for having problem trees.</p> <p>18 We were mad at Doug for planting bushes where</p> <p>19 trees --</p> <p>20 MS. WHYTE: Palm trees. Palm trees.</p> <p>21 CHAIRMAN MILLS: You were mad at Doug.</p> <p>22 MR. CHESNEY: Well, I -- you know what I</p> <p>23 mean.</p> <p>24 MR. MENDENHALL: So you had this motion</p> <p>25 at the January meeting like you were referring</p>	<p style="text-align: right;">Page 116</p> <p>1 Okay. All in favor.</p> <p>2 MR. LEWIS: Real quick. I'm sorry.</p> <p>3 CHAIRMAN MILLS: Go ahead.</p> <p>4 MR. LEWIS: So the homeowners do have --</p> <p>5 are aware that they may need it, they may have</p> <p>6 a replacement tree.</p> <p>7 MS. WHYTE: Uh-huh. Right.</p> <p>8 MR. MAYS: Yes. It says it on the</p> <p>9 permit.</p> <p>10 MR. LEWIS: Okay.</p> <p>11 CHAIRMAN MILLS: All in favor.</p> <p>12 (All board members signify in the</p> <p>13 affirmative.)</p> <p>14 CHAIRMAN MILLS: There we go. Five to</p> <p>15 zero.</p> <p>16 (Motion passes.)</p> <p>17 CHAIRMAN MILLS: Good job.</p> <p>18 MR. MAYS: I think that's it.</p> <p>19 CHAIRMAN MILLS: That's it?</p> <p>20 MR. MAYS: Sonny might have something.</p> <p>21 MS. WHYTE: I have one thing. Bear with</p> <p>22 me. My computer just shut down.</p> <p>23 CHAIRMAN MILLS: Time's up.</p> <p>24 MS. WHYTE: I have a request, through</p> <p>25 Andy's recommendation, a company by the -- a</p>

<p style="text-align: right;">Page 117</p> <p>1 CDD by the name of Watergrass Club reached 2 out. And was it you -- 3 MR. MENDENHALL: Yeah. 4 MS. WHYTE: Yes. They reached out to us 5 because they are thinking of putting amenities 6 into their community, such as ours, where we 7 have playgrounds and stuff like that, and 8 they're going to look at renting a pavilion, 9 and they wanted to know if we could share, 10 rather than -- share some of our -- how we do 11 our park rentals. 12 Does the board have any issues with 13 that? Any preferences that you would or would 14 not like me to? 15 MR. MENDENHALL: Just as way of 16 background, so Watergrass, which is up in 17 Pasco County, they are building a new phase, 18 and for the first time, in this particular 19 phase, they're going to have parks with 20 pavilions. 21 So the thought is that they might want 22 to rent out both the park space as well, but 23 add the pavilion space. So I suggested, 24 because we're putting together rules, as well 25 as fees and that sort of thing, he might -- the</p>	<p style="text-align: right;">Agenda Page 34 Page 119</p> <p>1 you guys, so they won't be stealing -- 2 MR. BAUMHOVER: Make Pasco County a 3 better place. That's all I'm -- 4 MS. WHYTE: They can have -- 5 CHAIRMAN MILLS: Forrest, did you have 6 something else on that? 7 MR. BAUMHOVER: No. That's it. 8 MS. WHYTE: Okay. Thank you. 9 CHAIRMAN MILLS: Okay. Audience 10 comments. Sir? 11 (No response.) 12 CHAIRMAN MILLS: Okay. That leads us to 13 supervisor comments. 14 MS. McCORMICK: Sonny, were -- I'm sorry 15 to interrupt. Sonny, were we going to talk 16 about the issue of the pool, the pool 17 encroachment? 18 MS. WHYTE: Well, you had indicated -- 19 just about two hours ago, before the end of 20 the day, I was speaking to a resident in 21 Gretna Greens, and he -- I uploaded the 22 document to you guys to review, and Erin felt 23 that maybe it was a little too early to go 24 ahead and do that. 25 But he was given -- a request -- he's</p>
<p style="text-align: right;">Page 118</p> <p>1 site manager, he might want to contact Sonny or 2 Doug to talk about how you guys handle that 3 here, especially from the dynamics of actually 4 renting out specifically pavilions in the 5 parks, so -- 6 MS. WHYTE: I just wanted to make sure 7 there was no -- 8 MS. McCORMICK: Yeah. We have gone 9 through rule making. 10 CHAIRMAN MILLS: One at a time, please. 11 MS. McCORMICK: We have gone through 12 rule making on that, and the documents are 13 public record. And so it seems like it's just 14 an issue of you actually talking them through 15 the process. 16 MS. WHYTE: I just wanted to make sure 17 there was no problem with any board member, 18 that I was going above and beyond what I 19 needed to do without -- 20 MR. MENDENHALL: Yeah. And I would just 21 -- you know, you don't have to put that much 22 effort into it. 23 MS. WHYTE: Yes. Okay. 24 MR. MENDENHALL: I merely document -- no 25 competition either. They're pretty far from</p>	<p style="text-align: right;">Page 120</p> <p>1 trying to get a permit. He lives on a lake. 2 He's trying to get a permit to build a pool in 3 his backyard. His son's confirmation is 4 coming up, and he's hoping to have the pool 5 ready. 6 It doesn't look like it's going to 7 happen. But I think I showed it to Jim. He 8 -- the county is asking a -- Andy, I showed it 9 to you. Do you still have it? 10 MR. MENDENHALL: I don't have it. 11 MS. McCORMICK: I mean, I can speak to 12 this. 13 MR. CHESNEY: An affidavit. 14 MS. WHYTE: He wants us to sign a 15 document. I said, "I've never heard of it in 16 the 14 years that I've worked here that we 17 have to approve something like this." 18 MS. McCORMICK: So this just happened 19 this afternoon, but I did look briefly at the 20 documents. He's applying for a pool. The 21 county permitting person that's reviewing it 22 has said he needs -- he needs to have the 23 district agree to allow the pool to encroach 24 into a drainage easement that we have. 25 But then as part of the documents that</p>

<p style="text-align: right;">Page 121</p> <p>1 he submitted, it's showing that back in 2000, 2 the drainage easements were vacated, so I 3 think that's why he is taking the position 4 that this is not property that the district 5 has an interest in. 6 I can't imagine why the county would 7 need us to sign an encroachment if we don't 8 have any interest in the property. But what 9 Sonny was telling me is that he's in a rush to 10 be able to proceed. 11 So if the board wants to take action on 12 this, what I would recommend is that, you 13 know, you could authorize me to talk to the 14 county person and find out why it is that 15 they're asking for this encroachment, because 16 it doesn't seem like it should be necessary, 17 and if it's not going to encroach on property 18 that we have any interest in it, then you 19 could authorize whatever document to be signed 20 that the county would require so he could 21 proceed. 22 But I would recommend that if it is 23 encroaching on some property that we have an 24 interest in, that we wait and deal with it in 25 May because we don't want to do something that</p>	<p style="text-align: right;">Agenda Page 35 Page 123</p> <p>1 has, then to authorize the chair, if 2 necessary, to sign -- 3 CHAIRMAN MILLS: Sign a document. 4 MS. McCORMICK: -- a document requested 5 by the county. 6 MR. CHESNEY: Okay. Then we should have 7 a motion. 8 MR. BAUMHOVER: So moved. 9 MR. CHESNEY: Second. 10 CHAIRMAN MILLS: Second. All in favor. 11 (All board members signify in the 12 affirmative.) 13 CHAIRMAN MILLS: Flush it out then. 14 Okay? 15 MS. McCORMICK: Okay. 16 MS. WHYTE: Thank you for looking at 17 that. I appreciate it. 18 (Motion passes.) 19 CHAIRMAN MILLS: And what is this 20 license agreement, Sonny? 21 MS. WHYTE: This is an agreement you 22 need to sign. You just missed Debbie. 23 CHAIRMAN MILLS: Oh, okay. 24 MS. WHYTE: That's the one -- 25 Mr. Shamos, who is one of our resident -- he's</p>
<p style="text-align: right;">Page 122</p> <p>1 would set a precedent -- 2 MS. WHYTE: But from what I'm reading, 3 and I haven't finished the secondary document, 4 he actually even went ahead as far as sent us 5 the document from the release of the drainage 6 easement. 7 He says he's not encroaching on the 8 property. I took the initiative this 9 afternoon to call the county to find out what 10 -- exactly why they feel they need us, the 11 district, to sign up. 12 They said either an HOA or the CDD. Of 13 course, Debbie is going, "Yeah, that's not us. 14 Send it to Sonny." But it seems to be that 15 we're on a pond, and it's some sort of an 16 agreement that Arthur Rutenberg, the builder, 17 had prior to it or some -- that's all he 18 explained. 19 MR. CHESNEY: So you just need -- I 20 mean, we don't need any formal action. You'll 21 just talk with someone at the county. 22 MS. WHYTE: Yeah. 23 MS. McCORMICK: Yeah. And if there's 24 anything that -- there's no issue with an 25 interest in the property that the district</p>	<p style="text-align: right;">Page 124</p> <p>1 a -- he's only here -- he lives in Spain, and 2 he comes over at least every three months. 3 And he's putting brick pavers -- he is 4 upgrading his home, and they're putting brick 5 pavers. And I was trying to catch him. He 6 goes back to Spain tomorrow morning. 7 CHAIRMAN MILLS: Okay. 8 MS. WHYTE: At least we have it here. 9 You can get it endorsed, and we can get it on 10 to Erin. 11 CHAIRMAN MILLS: Okay. 12 MS. WHYTE: At least we've got his 13 signatures and everything. That's what that 14 is. 15 CHAIRMAN MILLS: All right. Nothing 16 else? 17 MS. WHYTE: Oh, yeah. Oh, yes. Sorry. 18 Quickly. As Andy said, we are -- budgeting 19 purposes, we are looking at -- we have a 20 couple of things. 21 The signs in our community, we talked 22 about upgrading different things. For 23 budgeting purposes, we're going to go out and 24 seek some proposals for granite signage to 25 upgrade some of our signs that are blistering,</p>

<p style="text-align: right;">Page 125</p> <p>1 bubbling, that have been there for 25 years.</p> <p>2 We have had some refurbished. We'll</p> <p>3 come back with a proposal. We have some that</p> <p>4 are looking really, really bad, and we've got</p> <p>5 two contractors who have given us proposals.</p> <p>6 And we think Doug would like to just</p> <p>7 have them painted, or do you want us to hold</p> <p>8 off on doing that until we get proposals for</p> <p>9 the -- of getting new signs altogether?</p> <p>10 It's not very expensive. It's like</p> <p>11 4,000 for 24 signs, and they would be painted,</p> <p>12 but --</p> <p>13 CHAIRMAN MILLS: If they need to be</p> <p>14 cleaned up, they need to be cleaned up.</p> <p>15 Right? That would be my thought.</p> <p>16 MS. WHYTE: Okay. Okay. Just wanted to</p> <p>17 let you guys know. But I'm working on that as</p> <p>18 a budgetary item for getting new signage done</p> <p>19 for the community.</p> <p>20 CHAIRMAN MILLS: Okay. Before we go to</p> <p>21 supervisor requests, how are you doing, Kim?</p> <p>22 We're coming up on two hours.</p> <p>23 THE REPORTER: We're good.</p> <p>24 CHAIRMAN MILLS: You're good. Okay.</p> <p>25 Mr. Lewis.</p>	<p style="text-align: right;">Agenda Page 36 Page 127</p> <p>1 diligently.</p> <p>2 If we were somehow an approved vendor or</p> <p>3 authorized contractor, they forward it to us,</p> <p>4 we go out and do the work. That might be able</p> <p>5 to solve the issue with the trees.</p> <p>6 If you guys think that's a conversation</p> <p>7 worth having, I think the way to do it would</p> <p>8 be to have our counsel approach the county to</p> <p>9 see if some sort of arrangement like that</p> <p>10 could be established.</p> <p>11 MR. CHESNEY: Feel like an interlocal</p> <p>12 agreement allows us to maintain the sidewalks.</p> <p>13 MS. McCORMICK: Yes. Like a maintenance</p> <p>14 agreement or something.</p> <p>15 MR. MENDENHALL: And the county keep the</p> <p>16 liability?</p> <p>17 MR. CHESNEY: That would be ideal.</p> <p>18 MR. MENDENHALL: Yeah, that's the --</p> <p>19 because we have gone through this in a couple</p> <p>20 districts. That's the challenging part,</p> <p>21 because they'll -- a lot of time they'll be</p> <p>22 happy to let you enter into those types of</p> <p>23 licensing agreements, but they want you to</p> <p>24 carry the liability.</p> <p>25 MR. CHESNEY: To predate -- and Erin</p>
<p style="text-align: right;">Page 126</p> <p>1 MR. LEWIS: I don't have anything today.</p> <p>2 CHAIRMAN MILLS: Okay. Mr. Ross.</p> <p>3 MR. ROSS: I always have something. I</p> <p>4 have two things. One, I want to follow up on</p> <p>5 prior comments about the issue is not with our</p> <p>6 street trees. It's with our sidewalks, that</p> <p>7 it's not the devotion of resources, time,</p> <p>8 energy and money to the county to the</p> <p>9 sidewalks as it should be in my judgment.</p> <p>10 I point out that, I believe, previously</p> <p>11 our staff was working on the sidewalks. They</p> <p>12 were doing the grinding and a lot of</p> <p>13 addressing of issues. If not you, you're</p> <p>14 getting a vendor to do it.</p> <p>15 MR. MAYES: In gated communities.</p> <p>16 MS. WHYTE: In gated communities.</p> <p>17 MR. ROSS: Okay. In gated communities.</p> <p>18 So we have the capability of doing it, and we</p> <p>19 can address issues. If there's merit to that</p> <p>20 -- and I'd have to defer to our staff if there</p> <p>21 is -- is there a way we could address this</p> <p>22 problem by working with the county?</p> <p>23 By way of example, the county has a</p> <p>24 website where people can complain about the</p> <p>25 sidewalks. They just don't act on it very</p>	<p style="text-align: right;">Page 128</p> <p>1 will remember this -- but to predate both of</p> <p>2 you guys, we actually started doing that at</p> <p>3 one time.</p> <p>4 Actually I think Doug and Sonny were</p> <p>5 here then, and asked us to stop. What they</p> <p>6 were doing is when they were fixing the</p> <p>7 sidewalks, they started using asphalt instead</p> <p>8 of concrete; and so as you might imagine,</p> <p>9 Westchase went insane.</p> <p>10 CHAIRMAN MILLS: No.</p> <p>11 MR. CHESNEY: Yeah. And then we started</p> <p>12 doing it, but then they asked us to stop, and</p> <p>13 then they agreed to use concrete. So that was</p> <p>14 how that ended.</p> <p>15 MR. ROSS: That's why, though, Andy, I</p> <p>16 purposefully use the word "contractor."</p> <p>17 MR. MENDENHALL: Sure.</p> <p>18 MR. ROSS: They hire contractors -- I'm</p> <p>19 sure they do a lot of the work in-house --</p> <p>20 MR. MENDENHALL: Yeah.</p> <p>21 MR. ROSS: -- but along the way they</p> <p>22 hire contractors to do work. Is the</p> <p>23 contractor assuming some global liability?</p> <p>24 MR. MENDENHALL: Right.</p> <p>25 MR. ROSS: No. All they're assuming is</p>

<p style="text-align: right;">Page 129</p> <p>1 responsibility for the work that they were</p> <p>2 performing.</p> <p>3 I'm suggesting, can the district step in</p> <p>4 those same shoes and serve as a contractor?</p> <p>5 Again, the complaints would still go to them.</p> <p>6 They just forward them to us, and we'll devote</p> <p>7 our resources to doing it faster.</p> <p>8 MR. MENDENHALL: That's a good idea.</p> <p>9 MS. McCORMICK: I mean, I can talk to</p> <p>10 the county about that. They're constrained</p> <p>11 because they can only use contractors that are</p> <p>12 preapproved by the county in a lot of cases.</p> <p>13 So that's one issue. And the issue</p> <p>14 about doing some kind of maintenance agreement</p> <p>15 or license agreement with them, the liability</p> <p>16 issue that Andy brought up, I think we would</p> <p>17 get into, you know, dealing with our insurance</p> <p>18 company also, because I think that would not</p> <p>19 be -- if it would be an issue under our</p> <p>20 insurance that we have.</p> <p>21 MR. CHESNEY: I mean, they already</p> <p>22 assume sidewalk liability. I mean, I don't</p> <p>23 think they're going to preclude us from doing</p> <p>24 that work. Is that the right word? Yeah.</p> <p>25 MR. BAUMHOVER: But I'm sure they</p>	<p style="text-align: right;">Agenda Page 37 Page 131</p> <p>1 repaving of the roads, they went through and</p> <p>2 did the sidewalks.</p> <p>3 MR. BARRETT: Only in the repaved area.</p> <p>4 There are a lot of roads that are not repaved</p> <p>5 yet.</p> <p>6 MR. BAUMHOVER: Yeah. So Kingsford is</p> <p>7 one of those neighborhoods that wasn't</p> <p>8 repaved, but the sidewalk and -- that's credit</p> <p>9 to them, Doug and Sonny, who basically have</p> <p>10 been kind of already engaging as you were</p> <p>11 talking with the county on resident behalf.</p> <p>12 MR. CHESNEY: And don't get me wrong. I</p> <p>13 actually would support that idea of -- of when</p> <p>14 it happened before, I was the one that pushed.</p> <p>15 I said, "We'll just get an interlocal</p> <p>16 agreement, and we'll do the sidewalks instead</p> <p>17 of this whole asphalt nonsense."</p> <p>18 So, I mean, I am actually supportive of</p> <p>19 that -- of doing it that way, but I just was</p> <p>20 wondering where you think -- I didn't realize</p> <p>21 that some of the neighborhoods -- I do walk</p> <p>22 down your particular street, but I didn't</p> <p>23 realize that many streets hadn't been done.</p> <p>24 MR. ROSS: And I would likewise agree</p> <p>25 that with the passage of time, if issues are</p>
<p style="text-align: right;">Page 130</p> <p>1 wouldn't hire us.</p> <p>2 CHAIRMAN MILLS: They would still</p> <p>3 inspect.</p> <p>4 MR. BAUMHOVER: They would want a</p> <p>5 contract.</p> <p>6 MR. CHESNEY: Yeah, I don't think so</p> <p>7 either. Yeah.</p> <p>8 MR. ROSS: And, to your point, I think</p> <p>9 it's a fair conversation to balance value with</p> <p>10 interest, liability exposure, whether it's big</p> <p>11 or small, whatever it is.</p> <p>12 MS. McCORMICK: Right.</p> <p>13 MR. ROSS: Timely addressing sidewalk</p> <p>14 problems so people aren't tripping, falling,</p> <p>15 getting injured. I'm open to having that</p> <p>16 conversation. I think we have to get there</p> <p>17 first to see if the county would play ball</p> <p>18 with us.</p> <p>19 MS. McCORMICK: Okay. Yeah. I can talk</p> <p>20 to --</p> <p>21 MR. CHESNEY: So can I ask just one</p> <p>22 question, though? I mean, I think that's a</p> <p>23 good idea, but for the most part, most of the</p> <p>24 sidewalks have been repaired in the non-gated</p> <p>25 communities, because when they did the</p>	<p style="text-align: right;">Page 132</p> <p>1 solved and addressed, then the point goes</p> <p>2 away. But I'm just saying right now my</p> <p>3 understanding is there are problems in</p> <p>4 sidewalks that people complain about, and they</p> <p>5 identify as a trip hazard, and no one is</p> <p>6 addressing it.</p> <p>7 MR. CHESNEY: Yeah. Because I would say</p> <p>8 on Lightner Bridge, they replaced a</p> <p>9 significant percentage of the sidewalk in</p> <p>10 there when they repaved the road.</p> <p>11 CHAIRMAN MILLS: So what you're saying</p> <p>12 is a regulated government authority isn't</p> <p>13 doing what they're supposed to be doing?</p> <p>14 MR. ROSS: I'm not sure --</p> <p>15 CHAIRMAN MILLS: Sonny.</p> <p>16 MS. WHYTE: Going back to when Greg was</p> <p>17 discussing that. We did get permission from</p> <p>18 the county. We had to have an approved</p> <p>19 vendor. Keep in mind that was a very, very</p> <p>20 small -- I think it was six or seven sidewalks</p> <p>21 we did. We checked it today.</p> <p>22 The problem with the county right now is</p> <p>23 the revenue. It's super expensive to change</p> <p>24 out sidewalks, and there's a lot of it. And</p> <p>25 our interpretation of a trip hazard, or the</p>

<p style="text-align: right;">Page 133</p> <p>1 county's interpretation of a trip hazard, and</p> <p>2 a homeowner's interpretation of a trip hazard</p> <p>3 are two different things.</p> <p>4 We did that one time and only that one</p> <p>5 time, because there was immediately thereafter</p> <p>6 a lawsuit, and we were asked to put</p> <p>7 everything on hold; and we've been holding</p> <p>8 ever since.</p> <p>9 MR. ROSS: And what I'll say in response</p> <p>10 to that -- and I sing you all's praises over</p> <p>11 and over and over again. One of the great</p> <p>12 things about you and Doug is customer service.</p> <p>13 You care about our constituents.</p> <p>14 And what I'm saying is, this is an issue</p> <p>15 in which our constituents perceive that the</p> <p>16 county is dropping the ball. So if we can</p> <p>17 jump in and help them, let's explore it.</p> <p>18 Let's explore it.</p> <p>19 MS. WHYTE: I mean, you can. But where</p> <p>20 is revenue going to come from? You're talking</p> <p>21 hundreds of thousands of dollars.</p> <p>22 MR. ROSS: We'll have the conversations.</p> <p>23 MR. MAYS: They have done everything</p> <p>24 except for Cambridge.</p> <p>25 MS. WHYTE: They haven't done our --</p>	<p style="text-align: right;">Agenda Page 38 Page 135</p> <p>1 something that we've talked about for a long</p> <p>2 time, and it's Promise Lane. I feel like it's</p> <p>3 an under-utilized asset, and I'm going to</p> <p>4 advocate, as we go through the upcoming budget</p> <p>5 process, that we figure out a way to secure</p> <p>6 the property, whether that's a fence or</p> <p>7 whatever, run utilities to it, establish</p> <p>8 either a CDD nursery, a community garden, a</p> <p>9 butterfly garden, whatever.</p> <p>10 I just think it's a wasted asset that</p> <p>11 could really be a wonderful community asset.</p> <p>12 And if there's opposition to that, you know,</p> <p>13 you all go ahead and shoot me down, but absent</p> <p>14 none, I'm going to push that in the budget</p> <p>15 process.</p> <p>16 CHAIRMAN MILLS: That would be the time</p> <p>17 to do that, I think.</p> <p>18 MR. ROSS: Okay.</p> <p>19 MS. McCORMICK: So you don't want to</p> <p>20 talk about the specifics of that, because, I</p> <p>21 mean, you had pointed out that access has</p> <p>22 always been one of the issues and that there</p> <p>23 may be -- Forrest may not know the history of</p> <p>24 that, a lot of the details about that</p> <p>25 property.</p>
<p style="text-align: right;">Page 134</p> <p>1 they haven't done --</p> <p>2 MR. BAUMHOVER: They shaved down the</p> <p>3 sidewalks --</p> <p>4 CHAIRMAN MILLS: But the point is well</p> <p>5 taken. I mean, the county has a list of the</p> <p>6 most dangerous intersections county-wide.</p> <p>7 And then if there's -- I don't know what</p> <p>8 the number is today. At one point it was 150</p> <p>9 something. And they could address ten a year.</p> <p>10 Well, that doesn't mean they don't know the</p> <p>11 140 existed. They just don't have the money</p> <p>12 to address it. And so it's done,</p> <p>13 unfortunately, by fatality ratings, which</p> <p>14 sucks, because you can have a bad</p> <p>15 intersection, and, frankly, the answer is,</p> <p>16 "Well, no one has died there yet."</p> <p>17 And that's how -- that's how that system</p> <p>18 is prioritized.</p> <p>19 MR. ROSS: That's the example of bad</p> <p>20 customer service.</p> <p>21 CHAIRMAN MILLS: Exactly.</p> <p>22 MR. ROSS: So if everybody is okay --</p> <p>23 CHAIRMAN MILLS: But take a look at it.</p> <p>24 MS. McCORMICK: Okay.</p> <p>25 MR. ROSS: -- the second thing is</p>	<p style="text-align: right;">Page 136</p> <p>1 MR. BAUMHOVER: So when -- so when Doug</p> <p>2 took me around, there's exactly one point of</p> <p>3 entry that we believe is a clear CDD access</p> <p>4 point.</p> <p>5 As we were coming out the other side, we</p> <p>6 border on at -- HOA, that their position</p> <p>7 appears that to be that we don't have access</p> <p>8 to the road from that.</p> <p>9 MS. WHYTE: It's a private road.</p> <p>10 MR. BAUMHOVER: So it really limits the</p> <p>11 scope of, you know, the things that we might</p> <p>12 be able to do, but it doesn't mean that we</p> <p>13 shouldn't budget and then didn't have money</p> <p>14 set aside to then come up with what, you know,</p> <p>15 ideas of what we can do.</p> <p>16 We just might have to figure out what to</p> <p>17 do within those constraints, or accept risk</p> <p>18 associated with it.</p> <p>19 MR. CHESNEY: I agree, and I think there</p> <p>20 are things you can do where you just hike back</p> <p>21 there and stuff.</p> <p>22 But I do not -- it's been a long time</p> <p>23 since I've looked at it. But as many of you</p> <p>24 know, I was involved in a multi-year lawsuit</p> <p>25 over that particular parcel, and I'm not</p>

<p style="text-align: right;">Page 137</p> <p>1 entirely convinced that we would not have a</p> <p>2 legal right to access down Promise Drive,</p> <p>3 another approach. Just giving my fuzzy</p> <p>4 recollection of those issues when we just --</p> <p>5 MR. BAUMHOVER: We would need to clarify</p> <p>6 that.</p> <p>7 MS. McCORMICK: Yeah. Yeah, because</p> <p>8 those are a part -- Promise Drive is, you</p> <p>9 know, part of the lots.</p> <p>10 MR. BAUMHOVER: I mean, we literally --</p> <p>11 MR. CHESNEY: They're part of the lots.</p> <p>12 They don't extend into --</p> <p>13 MS. McCORMICK: It's on private</p> <p>14 property, and there's an easement for use of</p> <p>15 Promise Drive.</p> <p>16 MR. CHESNEY: Yeah, I understand that.</p> <p>17 But I would think that -- it says property</p> <p>18 owners on Promise Drive, because one of my</p> <p>19 arguments was -- is that they do have another</p> <p>20 access point because the easement allowed for</p> <p>21 property owners.</p> <p>22 Well, in that case, the property owner is</p> <p>23 someone else. But, now, we're that property</p> <p>24 owner, so I would think my argument still</p> <p>25 stands --</p>	<p style="text-align: right;">Agenda Page 39 Page 139</p> <p>1 MR. BARRETT: I just want to piggy-back</p> <p>2 on that because, remember, the person who sued</p> <p>3 for access through Stonebridge, it was a</p> <p>4 property owner on Promise Lane who owned that</p> <p>5 parcel, and he just didn't want to bust his</p> <p>6 private access.</p> <p>7 MR. CHESNEY: I remember it well. I</p> <p>8 mean, I've spent many a dollar.</p> <p>9 MR. BARRETT: I've always wondered, why</p> <p>10 couldn't the district turn around and sue</p> <p>11 Promise Lane for access, given that they're</p> <p>12 now property owners on it?</p> <p>13 MR. MAYS: It would be a good place to</p> <p>14 put our sheep and cattle.</p> <p>15 MR. CHESNEY: Or a barn.</p> <p>16 CHAIRMAN MILLS: Stop it.</p> <p>17 Mr. Baumhover.</p> <p>18 MR. BAUMHOVER: Just, I mean, again,</p> <p>19 anecdotally, Doug, I think, you know, the</p> <p>20 issue that we came across with the homeowners</p> <p>21 was they are concerned if we -- I don't know.</p> <p>22 I'll throw a science project that I heard a</p> <p>23 rumor about, like open a vegetable garden back</p> <p>24 there.</p> <p>25 Now, half of Westchase is driving</p>
<p style="text-align: right;">Page 138</p> <p>1 MS. McCORMICK: Right. Right.</p> <p>2 MR. CHESNEY: -- that we would have some</p> <p>3 limited access. Obviously we wouldn't want to</p> <p>4 do a lot of traffic back there.</p> <p>5 MS. McCORMICK: Yeah. And I need to go</p> <p>6 back and look at that. I mean, there could be</p> <p>7 an easement by necessity also, because --</p> <p>8 MR. CHESNEY: Yeah.</p> <p>9 MS. McCORMICK: -- the property is land</p> <p>10 locked.</p> <p>11 MR. CHESNEY: Yeah.</p> <p>12 MS. McCORMICK: But I need to look at</p> <p>13 the terms of that easement to see what types</p> <p>14 of uses again would, you know, be permitted</p> <p>15 under the easement.</p> <p>16 MR. CHESNEY: Yeah. Well, that -- so</p> <p>17 maybe you can bring that back to either the</p> <p>18 workshop -- budget workshop or whatever.</p> <p>19 MS. McCORMICK: Okay.</p> <p>20 MR. CHESNEY: But I wouldn't -- I</p> <p>21 wouldn't get too bent out of shape yet on</p> <p>22 access, because I think there's potential</p> <p>23 access.</p> <p>24 MR. BAUMHOVER: Right.</p> <p>25 CHAIRMAN MILLS: Mr. Barrett.</p>	<p style="text-align: right;">Page 140</p> <p>1 through what's supposed to be a private road.</p> <p>2 They would have an issue with something like</p> <p>3 that, not so much an issue with, you know,</p> <p>4 relevant CDD business goes using Promise --</p> <p>5 so, I mean, I think the scope of whatever the</p> <p>6 traffic pattern is on that --</p> <p>7 MS. McCORMICK: Right.</p> <p>8 MR. BAUMHOVER: -- future use of</p> <p>9 property will probably determine how much the</p> <p>10 residents really care about pushing their</p> <p>11 legal limit.</p> <p>12 And then the other thing, Andy, when you</p> <p>13 research into that whole simple IRA thing --</p> <p>14 MR. MENDENHALL: Uh-huh.</p> <p>15 MR. BAUMHOVER: -- 401(k), I don't think</p> <p>16 we're going to be allowed to do both at the</p> <p>17 same time.</p> <p>18 MR. MENDENHALL: Okay.</p> <p>19 MR. BAUMHOVER: If we're not, then maybe</p> <p>20 next meeting we kind of at least have some way</p> <p>21 forward on what we're going to do to</p> <p>22 transition from where we currently are to</p> <p>23 where we're going to, you know, likely end up</p> <p>24 with a 401(k) and what that time line looks</p> <p>25 like. I don't think we can offer both in the</p>

<p style="text-align: right;">Page 141</p> <p>1 same category.</p> <p>2 MR. MENDENHALL: One way or the other, a</p> <p>3 transition plan. No problem.</p> <p>4 MR. BAUMHOVER: That's it.</p> <p>5 CHAIRMAN MILLS: Mr. Chesney.</p> <p>6 MR. CHESNEY: So I just want to -- we</p> <p>7 are moving forward on the CDD website with our</p> <p>8 vendor?</p> <p>9 MR. MENDENHALL: Yes. I understand --</p> <p>10 did he send across the website today?</p> <p>11 MS. WHYTE: He did. He sent a</p> <p>12 preliminary today for me to look at. I sent a</p> <p>13 copy to Jim, and I believe -- I'll cc you and</p> <p>14 send it over to you first thing in the</p> <p>15 morning.</p> <p>16 It looks good. It was easy transition.</p> <p>17 We had to change the map a little bit, but it</p> <p>18 looks good. And he is now -- we're on the</p> <p>19 next phase. So I haven't spoken to him today,</p> <p>20 but he did only send it to me around 3:00.</p> <p>21 MR. CHESNEY: I don't know what that</p> <p>22 process is, but if it requires any audience or</p> <p>23 -- I don't know -- customer feedback, I mean,</p> <p>24 a workshop is good for that.</p> <p>25 MS. WHYTE: It's just there's only one</p>	<p style="text-align: right;">Agenda Page 40 Page 143</p> <p>1 we just approve that and move it forward?</p> <p>2 MS. McCORMICK: Yeah. I had drafted --</p> <p>3 prepared a drafted RFP to be published, so you</p> <p>4 could authorize that, and then, you know, we</p> <p>5 could set the time frame so that we would have</p> <p>6 the proposals back in time for the May</p> <p>7 meeting, if you want to do that, or June,</p> <p>8 whatever -- I mean, we're going to be dealing</p> <p>9 with budgeting in May, so --</p> <p>10 CHAIRMAN MILLS: Is it an RFP or an RFQ?</p> <p>11 MS. McCORMICK: It's a request for</p> <p>12 qualifications, an RFQ. Yeah.</p> <p>13 CHAIRMAN MILLS: Okay.</p> <p>14 MR. CHESNEY: I looked through it. It</p> <p>15 looked fine to me, because mainly you ask for</p> <p>16 a bunch of information, and then we create a</p> <p>17 scoring mechanism.</p> <p>18 The scoring mechanism, was that set in</p> <p>19 stone based on this motion? I guess that's my</p> <p>20 only question, because we changed it in the</p> <p>21 past.</p> <p>22 MS. McCORMICK: Yeah. No. This is</p> <p>23 different. Under the CCNA, we're not going to</p> <p>24 necessarily have a scoring system for ranking</p> <p>25 these.</p>
<p style="text-align: right;">Page 142</p> <p>1 access point that he gave me, and I didn't</p> <p>2 know whether or not he wanted to make it</p> <p>3 public right now.</p> <p>4 MR. CHESNEY: Yeah, I don't --</p> <p>5 MS. WHYTE: You know, that's why I</p> <p>6 didn't send it on.</p> <p>7 MR. CHESNEY: I don't even see it on</p> <p>8 this --</p> <p>9 MS. WHYTE: Okay.</p> <p>10 MR. CHESNEY: I'm wondering if it's</p> <p>11 moving forward, and just --</p> <p>12 MS. WHYTE: It's almost complete.</p> <p>13 MR. CHESNEY: Yeah. Just the more</p> <p>14 information you get on our workshops, maybe</p> <p>15 someone will actually come and care.</p> <p>16 And then the other thing was the</p> <p>17 engineering RFP. So don't we need to --</p> <p>18 MS. McCORMICK: We haven't done -- we</p> <p>19 haven't authorized it.</p> <p>20 MR. CHESNEY: Yeah.</p> <p>21 MS. McCORMICK: So if you guys -- if it</p> <p>22 wasn't brought up, I was going to before we</p> <p>23 adjourn.</p> <p>24 MR. CHESNEY: Okay. So I would like to</p> <p>25 -- I mean, you have a proposal. I mean, can</p>	<p style="text-align: right;">Page 144</p> <p>1 MR. CHESNEY: Okay.</p> <p>2 MS. McCORMICK: So what we can do then</p> <p>3 is have the -- once you get the proposals</p> <p>4 back, the statements of qualifications, you</p> <p>5 will have an opportunity to look through that,</p> <p>6 and the board can, you know, make a motion to</p> <p>7 invite three of the candidates or all of the</p> <p>8 candidates to come and take questions that the</p> <p>9 board may have of those engineers, if you want</p> <p>10 to do that, and then following that, you're</p> <p>11 going to rank them. So we can come up with</p> <p>12 a --</p> <p>13 MR. CHESNEY: Okay. That's what I</p> <p>14 thought. So I would like to have it in May,</p> <p>15 just because --</p> <p>16 MS. McCORMICK: Okay.</p> <p>17 MR. CHESNEY: -- then we'll sit on it</p> <p>18 and decide whether or not we invite them back.</p> <p>19 I don't think it will be a huge discussion.</p> <p>20 MS. McCORMICK: Okay.</p> <p>21 MR. CHESNEY: Is that all right?</p> <p>22 MR. LEWIS: Yeah, that's --</p> <p>23 MR. CHESNEY: So I'll make --</p> <p>24 MR. LEWIS: I'm sorry.</p> <p>25 MR. CHESNEY: No. No. You answered my</p>

<p style="text-align: right;">Page 145</p> <p>1 question.</p> <p>2 MR. LEWIS: I don't think I saw that</p> <p>3 document. Did --</p> <p>4 MR. CHESNEY: It's was emailed. It's</p> <p>5 not in DropBox, which is weird, or at least</p> <p>6 if it is, I missed it.</p> <p>7 MR. LEWIS: Okay.</p> <p>8 MR. CHESNEY: But it was emailed out.</p> <p>9 She emailed it to us at some point.</p> <p>10 MR. LEWIS: Okay.</p> <p>11 MS. McCORMICK: Yeah. I did it before</p> <p>12 the workshop that you guys were going to have</p> <p>13 that, I think, I canceled, the March</p> <p>14 workshop. So I had sent two things. One was a</p> <p>15 memorandum that just describes the process for</p> <p>16 selection of an engineer, and then the other</p> <p>17 one is the actual document that would get</p> <p>18 advertised.</p> <p>19 MR. CHESNEY: I'll see --</p> <p>20 MR. ROSS: Well, you can look at my</p> <p>21 copy, and he's looking real quick. But can I</p> <p>22 mention three things?</p> <p>23 And I wanted to see three things that I</p> <p>24 didn't see. One is there must be knowledge</p> <p>25 upon management standards and operations, and</p>	<p style="text-align: right;">Agenda Page 41 Page 147</p> <p>1 didn't get a second.</p> <p>2 MR. ROSS: I'll second.</p> <p>3 MR. LEWIS: Okay. Either one.</p> <p>4 CHAIRMAN MILLS: Okay. Any further</p> <p>5 discussion?</p> <p>6 (No response.)</p> <p>7 CHAIRMAN MILLS: All in favor.</p> <p>8 (All board members signify in the</p> <p>9 affirmative.)</p> <p>10 CHAIRMAN MILLS: Okay.</p> <p>11 (Motion passes.)</p> <p>12 MR. MENDENHALL: Besides the</p> <p>13 advertisement that will go in the paper, I</p> <p>14 work with engineering firms as well in</p> <p>15 districts. I'm going to assume -- do you want</p> <p>16 me to send it to them also, a few of them,</p> <p>17 or --</p> <p>18 MR. CHESNEY: Yeah.</p> <p>19 MR. MENDENHALL: Okay.</p> <p>20 MR. CHESNEY: Wide and deep --</p> <p>21 MR. MENDENHALL: Okay.</p> <p>22 MR. CHESNEY: -- or whatever. I don't</p> <p>23 know. That doesn't make any sense.</p> <p>24 MS. McCORMICK: So you guys will do the</p> <p>25 advertisement in the newspaper.</p>
<p style="text-align: right;">Page 146</p> <p>1 maybe this isn't the document that goes in,</p> <p>2 that the records belong to us and would be</p> <p>3 delivered to us with regard to their</p> <p>4 maintenance and operation of the ponds and</p> <p>5 everything else, not just the ponds, but</p> <p>6 everything.</p> <p>7 And then I'd want there to be some</p> <p>8 provision in the contract, there is no</p> <p>9 covenants not to compete in place or they</p> <p>10 waive them.</p> <p>11 MS. McCORMICK: Oh, right. You're</p> <p>12 talking about when we get to the actual</p> <p>13 negotiations of the contract.</p> <p>14 MR. ROSS: I'm just raising that. Those</p> <p>15 are three things that -- I don't know if this</p> <p>16 is the time. Whenever you think.</p> <p>17 MS. McCORMICK: Yeah. We're not going</p> <p>18 to have to provide a draft, you know, contract</p> <p>19 until after we rank the applicants, and then</p> <p>20 we'll negotiate the terms of the contract.</p> <p>21 MR. ROSS: I'll defer to you.</p> <p>22 MR. LEWIS: Yeah. No. It seems pretty</p> <p>23 reasonable.</p> <p>24 CHAIRMAN MILLS: So is there a motion?</p> <p>25 MR. CHESNEY: Yeah, it was a motion. I</p>	<p style="text-align: right;">Page 148</p> <p>1 MR. MENDENHALL: Uh-huh. Do you have a</p> <p>2 form that --</p> <p>3 MS. McCORMICK: I'll get that to you.</p> <p>4 MR. MENDENHALL: Yeah, we'll do that.</p> <p>5 MS. McCORMICK: And then one -- can I</p> <p>6 say something else?</p> <p>7 CHAIRMAN MILLS: Yes.</p> <p>8 MS. McCORMICK: So you guys probably</p> <p>9 know that the legislative session is going on</p> <p>10 right now. We're about halfway into it. It</p> <p>11 will end -- I think it ends May 6 or something</p> <p>12 like that.</p> <p>13 And there are a couple of bills that</p> <p>14 involve community development districts that</p> <p>15 are moving -- I don't think either one of them</p> <p>16 really would have a profound impact on this</p> <p>17 district, though, because -- the one is that</p> <p>18 they would change the requirements for issuing</p> <p>19 bonds so that you would have to have two</p> <p>20 thirds of the board members approve it rather</p> <p>21 than a majority.</p> <p>22 But I don't think that we're ever going</p> <p>23 to be in a position to issue bonds. And the</p> <p>24 other one really affects new CDDs. There is</p> <p>25 an interesting proposal, a piece of</p>

<p style="text-align: right;">Page 149</p> <p>1 legislation that would affect CDDs and all</p> <p>2 other governmental entities, that really would</p> <p>3 broaden the requirements of allowing public</p> <p>4 comment, and if anybody had a question that</p> <p>5 they posed to the board, the board would have</p> <p>6 to respond in writing within a specific amount</p> <p>7 of time.</p> <p>8 So it could really -- you know, not</p> <p>9 necessarily just for this district, but really</p> <p>10 put a lot of onerous requirements on</p> <p>11 governmental entities, but I don't think</p> <p>12 that's moving right now.</p> <p>13 So if there is anything significant,</p> <p>14 then I'll either report on that in May or in</p> <p>15 June for you all.</p> <p>16 CHAIRMAN MILLS: Okay.</p> <p>17 MR. CHESNEY: Well, should we -- in the</p> <p>18 past, we have written letters. Do you feel</p> <p>19 like we should write a letter to them?</p> <p>20 MS. McCORMICK: I don't think there is</p> <p>21 anything right now that seems to be moving</p> <p>22 forward that, you know, would have such a</p> <p>23 negative effect on CDDs, so --</p> <p>24 MR. CHESNEY: You know, included in</p> <p>25 that, you know, we've talked in the past about</p>	<p style="text-align: right;">Agenda Page 42 Page 151</p> <p>1 MR. CHESNEY: So, I mean, I would like</p> <p>2 to make a motion that we go ahead and join</p> <p>3 FASD. I'm not sure exactly what that entails.</p> <p>4 I know it doesn't cost but a couple thousand.</p> <p>5 I don't think it's even \$2,000.</p> <p>6 MS. McCORMICK: I don't think it's that</p> <p>7 much. I think it's a couple hundred.</p> <p>8 MR. MENDENHALL: Yeah, it's not much.</p> <p>9 And from time to time, they have -- I mean,</p> <p>10 obviously they produce materials. They get</p> <p>11 sent around to its membership.</p> <p>12 And then they have -- during the year,</p> <p>13 there's a couple of conferences that they have</p> <p>14 that any of the members of board can attend.</p> <p>15 MR. CHESNEY: Okay.</p> <p>16 MR. MENDENHALL: So --</p> <p>17 CHAIRMAN MILLS: Is there a second?</p> <p>18 MR. BAUMHOVER: I'll second.</p> <p>19 CHAIRMAN MILLS: Okay. All in favor.</p> <p>20 (Board members signify in the</p> <p>21 affirmative.)</p> <p>22 CHAIRMAN MILLS: Four to one four or</p> <p>23 five to zero?</p> <p>24 MR. ROSS: I'm a no.</p> <p>25 CHAIRMAN MILLS: I want to make sure I</p>
<p style="text-align: right;">Page 150</p> <p>1 joining FASD.</p> <p>2 MR. MENDENHALL: FASD.</p> <p>3 MS. McCORMICK: Right.</p> <p>4 MR. CHESNEY: But we never -- I think we</p> <p>5 even approved the budget for it one time, but</p> <p>6 I don't know that we ever actually joined.</p> <p>7 MR. MENDENHALL: Yeah.</p> <p>8 MR. CHESNEY: Is there a reason why we</p> <p>9 wouldn't join to support our --</p> <p>10 MR. MENDENHALL: Yeah, it's always an</p> <p>11 option. We are a part of FASD as well, and we</p> <p>12 -- I attended many of their conferences, and</p> <p>13 there's lots of -- you know, the majority of</p> <p>14 it -- it seems that the majority of the folks</p> <p>15 that are members tend to be, you know, special</p> <p>16 districts, that sort of stuff, a little</p> <p>17 outside of CDDs.</p> <p>18 But because of the size of your CDD, I</p> <p>19 think there's certainly a benefit to you as</p> <p>20 well as to FASD. So I think it's a pretty</p> <p>21 nominal cost.</p> <p>22 MR. CHESNEY: Yeah.</p> <p>23 MR. LEWIS: What does FASD stands for?</p> <p>24 MR. MENDENHALL: Florida Association of</p> <p>25 Special Districts.</p>	<p style="text-align: right;">Page 152</p> <p>1 record it.</p> <p>2 (Motion passes.)</p> <p>3 MR. CHESNEY: Can I briefly just ask why?</p> <p>4 MR. ROSS: Because I think Andy is</p> <p>5 already a member of the organization.</p> <p>6 Anything that comes across his desk he would</p> <p>7 bring to our attention if it was important or</p> <p>8 relevant. And I get a bunch of their emails</p> <p>9 anyway, and I find them kind of a -- go in the</p> <p>10 trash can.</p> <p>11 MR. CHESNEY: Well, we'll see. We can</p> <p>12 always take it out next year.</p> <p>13 CHAIRMAN MILLS: Okay. Anything else?</p> <p>14 MS. McCORMICK: No.</p> <p>15 CHAIRMAN MILLS: Okay. Workshop</p> <p>16 schedule April 23rd. Correct?</p> <p>17 MS. WHYTE: I have no idea, I'll be</p> <p>18 honest with you.</p> <p>19 MR. MENDENHALL: That sounds right.</p> <p>20 CHAIRMAN MILLS: I hope so, because,</p> <p>21 otherwise, I'm not here.</p> <p>22 MR. CHESNEY: What is it?</p> <p>23 CHAIRMAN MILLS: Tuesday, the 23rd.</p> <p>24 MR. MENDENHALL: Correct.</p> <p>25 CHAIRMAN MILLS: right?</p>

<p style="text-align: right;">Page 153</p> <p>1 MR. MENDENHALL: Yes.</p> <p>2 MS. WHYTE: Thank you, Andy.</p> <p>3 CHAIRMAN MILLS: So do you feel there's</p> <p>4 a need for it? Yes? No? Or are we good with</p> <p>5 where we're at?</p> <p>6 MR. ROSS: I find them incredibly</p> <p>7 helpful.</p> <p>8 (Multiple speakers speaking at once.)</p> <p>9 MR. MENDENHALL: This is a suggestion,</p> <p>10 for the budget discussions, only because it's</p> <p>11 right -- gives us enough time to process some</p> <p>12 stuff for it.</p> <p>13 MR. BAUMHOVER: We don't have to budget</p> <p>14 two hours for it, though.</p> <p>15 CHAIRMAN MILLS: Why don't we plan on</p> <p>16 having it on the 23rd in the library? Right,</p> <p>17 or no?</p> <p>18 MS. WHYTE: Yeah, the library.</p> <p>19 CHAIRMAN MILLS: You know, and we'll</p> <p>20 tackle what we need to tackle and circle back</p> <p>21 for the next board meeting.</p> <p>22 With that, a motion to adjourn.</p> <p>23 MR. LEWIS: So moved.</p> <p>24 CHAIRMAN MILLS: Second.</p> <p>25 MR. BAUMHOVER: Second.</p>	<p style="text-align: right;">Agenda Page 43 Page 155</p> <p>1 REPORTER'S CERTIFICATE</p> <p>2 STATE OF FLORIDA:</p> <p>3 COUNTY OF HILLSBOROUGH:</p> <p>4 I, Kimberly Ann Roberts, certify that I was</p> <p>5 authorized to and did stenographically report the</p> <p>6 foregoing proceedings and that the transcript is a</p> <p>7 true and complete record of my stenographic notes.</p> <p>8 I further certify that I am not a</p> <p>9 relative, employee, attorney or counsel of any of</p> <p>10 the parties, nor am I a relative or employee of any</p> <p>11 of the parties' attorney or counsel connected with</p> <p>12 the action, nor am I financially interested in the</p> <p>13 action.</p> <p>14 DATED April 29, 2019.</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 154</p> <p>1 CHAIRMAN MILLS: Forrest. All in favor.</p> <p>2 (All board members signify in the</p> <p>3 affirmative.)</p> <p>4 CHAIRMAN MILLS: Have a good night</p> <p>5 everybody.</p> <p>6 (Motion passes.)</p> <p>7 (At 6:20 p.m., the meeting adjourned.)</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 155</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p style="text-align: center;">_____ James P. Mills, Chairman</p>

2B.

These were the discussion of the 4/23 Workshop

1. Street Trees –Ownership of the easement property in non-gated communities
 - Check with Erin on Maintenance can we maintain Street Trees
2. Sidewalks– should CDD repair county sidewalks and at what cost
 - Received map from county on which sidewalks have been identified and what type of work needs to be done
3. Cell Tower- Steel in the Air was contracted
4. Engineering - RFQ Verbiage discussion on the covenants-not-to-compete clause if it should be added
5. Check with Legal why is Davey contract not renewable with Addendums or is it?

Board Members in Attendance Brian Ross, Jim Mills, Matt Lewis, Greg Chesney

Staff in Attendance Doug Mays, Sonny Whyte

WOW in Attendance Chris Barrett

2C.

**Westchase
Community Development District**

Financial Report

March 31, 2019

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

March 31, 2019

Balance Sheet

March 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
ASSETS								
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Other Funds	4,167,043	330,545	28,077	36,758	29,968	810	503,122	68,633
Investments:								
Certificates of Deposit - 12 Months	-	-	-	-	-	-	-	-
Certificates of Deposit - 24 Months	-	-	-	-	-	-	-	-
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	-
Certificates of Deposit - 6 Months	-	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-
Deposits	6,389	3,628	4,043	20	-	-	7,425	800
TOTAL ASSETS	\$ 4,173,432	\$ 334,173	\$ 32,120	\$ 36,778	\$ 29,968	\$ 810	\$ 510,547	\$ 69,433
LIABILITIES								
Accounts Payable	\$ 56,400	\$ 3,306	\$ -	\$ -	\$ -	\$ -	\$ 14,968	\$ 334
Accrued Expenses	3,073	464	1,514	26	-	-	4,257	467
Accrued Wages Payable	1,000	-	-	-	-	-	-	-
Accrued Taxes Payable	3,282	-	-	-	-	-	-	-
Sales Tax Payable	132	5	-	-	-	-	3	3
Due To Other Funds	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	63,887	3,775	1,514	26	-	-	19,228	804

Balance Sheet

March 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
<u>FUND BALANCES</u>								
Nonspendable:								
Deposits	6,389	3,628	4,043	20	-	-	7,425	800
Restricted for:								
Debt Service	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-
Assigned to:								
Operating Reserves	650,020	6,932	4,372	1,750	1,285	-	61,247	3,194
Reserves - Erosion Control	60,000	-	-	-	-	-	-	-
Reserves - Roadways	502,031	61,092	-	7,372	3,132	-	177,384	8,783
Unassigned:	2,891,105	258,746	22,191	27,610	25,551	810	245,263	55,852
TOTAL FUND BALANCES	\$ 4,109,545	\$ 330,398	\$ 30,606	\$ 36,752	\$ 29,968	\$ 810	\$ 491,319	\$ 68,629
TOTAL LIABILITIES & FUND BALANCES	\$ 4,173,432	\$ 334,173	\$ 32,120	\$ 36,778	\$ 29,968	\$ 810	\$ 510,547	\$ 69,433

Balance Sheet

March 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	SERIES 2000 DEBT SERVICE FUND	SERIES 2007-2 DEBT SERVICE FUND	SERIES 2007-3 DEBT SERVICE FUND	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<u>ASSETS</u>									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 328,925	\$ 328,925
Due From Other Funds	32,419	17,994	189,351	-	7,514	-	-	-	5,412,234
Investments:									
Certificates of Deposit - 12 Months	-	-	-	-	-	-	272,867	683,654	956,521
Certificates of Deposit - 24 Months	-	-	-	-	-	-	415,978	934,173	1,350,151
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	105,121	105,121
Certificates of Deposit - 6 Months	-	-	-	-	-	-	-	339,217	339,217
Money Market Account	-	-	-	-	-	-	-	3,021,146	3,021,146
Reserve Fund	-	-	-	34,000	-	-	-	-	34,000
Revenue Fund	-	-	-	236,414	-	603,795	-	-	840,209
Deposits	18,600	-	-	-	-	-	-	-	40,905
TOTAL ASSETS	\$ 51,019	\$ 17,994	\$ 189,351	\$ 270,414	\$ 7,514	\$ 603,795	\$ 688,845	\$ 5,412,236	\$ 12,428,429
<u>LIABILITIES</u>									
Accounts Payable	\$ -	\$ -	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,127
Accrued Expenses	8,512	416	-	-	-	-	-	-	18,729
Accrued Wages Payable	-	-	-	-	-	-	-	-	1,000
Accrued Taxes Payable	-	-	-	-	-	-	-	-	3,282
Sales Tax Payable	-	-	3	-	-	-	-	-	146
Due To Other Funds	-	-	-	-	-	-	-	5,412,234	5,412,234
TOTAL LIABILITIES	8,512	416	122	-	-	-	-	5,412,234	5,510,518

Balance Sheet

March 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	SERIES 2000 DEBT SERVICE FUND	SERIES 2007-2 DEBT SERVICE FUND	SERIES 2007-3 DEBT SERVICE FUND	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
FUND BALANCES									
Nonspendable:									
Deposits	18,600	-	-	-	-	-	-	-	40,905
Restricted for:									
Debt Service	-	-	-	270,414	7,514	603,795	-	-	881,723
Capital Projects	-	-	-	-	-	-	688,845	-	688,845
Assigned to:									
Operating Reserves	-	1,289	3,932	-	-	-	-	-	734,021
Reserves - Erosion Control	-	-	-	-	-	-	-	-	60,000
Reserves - Roadways	-	6,134	26,582	-	-	-	-	-	792,510
Unassigned:	23,907	10,155	158,715	-	-	-	-	2	3,719,907
TOTAL FUND BALANCES	\$ 42,507	\$ 17,578	\$ 189,229	\$ 270,414	\$ 7,514	\$ 603,795	\$ 688,845	\$ 2	\$ 6,917,911
TOTAL LIABILITIES & FUND BALANCES	\$ 51,019	\$ 17,994	\$ 189,351	\$ 270,414	\$ 7,514	\$ 603,795	\$ 688,845	\$ 5,412,236	\$ 12,428,429

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	MAR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 598	\$ 2,654	\$ 3,000	88.47%
Interest - Tax Collector	-	783	-	0.00%
Special Assmnts- Tax Collector	24,649	2,587,546	2,699,509	95.85%
Special Assmnts- Discounts	(264)	(100,821)	(107,980)	93.37%
Other Miscellaneous Revenues	-	8,584	-	0.00%
Pavilion Rental	1,502	7,417	4,000	185.43%
TOTAL REVENUES	26,485	2,506,163	2,598,529	96.45%

EXPENDITURES**Administration**

P/R-Board of Supervisors	1,000	7,600	13,000	58.46%
FICA Taxes	77	581	995	58.39%
ProfServ-Engineering	1,936	14,544	36,000	40.40%
ProfServ-Legal Services	18,497	41,582	90,000	46.20%
ProfServ-Mgmt Consulting Serv	9,296	55,776	108,198	51.55%
ProfServ-Recording Secretary	1,000	5,629	11,000	51.17%
Auditing Services	-	7,500	7,592	98.79%
Postage and Freight	42	353	1,200	29.42%
Insurance - General Liability	-	35,549	39,381	90.27%
Printing and Binding	62	417	600	69.50%
Legal Advertising	-	514	6,500	7.91%
Misc-Assessmnt Collection Cost	488	49,735	53,990	92.12%
Misc-Credit Card Fees	34	298	350	85.14%
Misc-Contingency	-	-	100	0.00%
Office Supplies	110	110	550	20.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	32,542	220,363	369,631	59.62%

Flood Control/Stormwater Mgmt

Contracts-Lake and Wetland	10,583	59,750	118,000	50.64%
Contracts-Fountain	500	3,510	7,020	50.00%
R&M-Aquascaping	873	2,989	15,000	19.93%
R&M-Drainage	-	20,647	28,000	73.74%
R&M-Fountain	-	612	3,000	20.40%
Total Flood Control/Stormwater Mgmt	11,956	87,508	171,020	51.17%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	MAR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	15,373	92,239	178,145	51.78%
Payroll-Benefits	3,949	35,480	62,454	56.81%
Payroll - Overtime	1,501	9,763	17,500	55.79%
Payroll - Bonus	-	13,495	33,652	40.10%
FICA Taxes	2,029	13,191	25,954	50.82%
Contracts-Police	11,148	65,180	180,000	36.21%
Contracts-Other Services	1,630	9,780	19,560	50.00%
Contracts-Landscape	43,801	262,804	525,608	50.00%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	-	17,653	52,960	33.33%
Contracts-Road Cleaning	5,568	5,568	8,351	66.67%
Contracts-Security Alarms	160	481	641	75.04%
Contracts-Pest Control	48	438	576	76.04%
Contracts-Other Landscape	480	2,880	6,843	42.09%
Fuel, Gasoline and Oil	832	6,414	11,917	53.82%
Communication - Teleph - Field	384	2,336	11,600	20.14%
Utility - General	2,554	11,496	32,000	35.93%
Utility - Reclaimed Water	321	2,039	15,000	13.59%
Insurance - General Liability	-	3,403	3,770	90.27%
R&M-General	835	22,721	42,500	53.46%
R&M-Equipment	187	4,200	20,000	21.00%
R&M-Grounds	11,065	107,751	128,300	83.98%
R&M-Irrigation	4,955	37,557	65,000	57.78%
R&M-Sidewalks	-	950	17,000	5.59%
R&M-Signage	-	820	6,000	13.67%
R&M-Walls and Signage	2,295	7,058	32,500	21.72%
Misc-Holiday Decor	-	12,493	10,000	124.93%
Misc-Hurricane Expense	-	14,625	-	0.00%
Misc-Taxes (Streetlights)	883	35,670	34,084	104.65%
Misc-Contingency	-	-	5,000	0.00%
Office Supplies	10	252	3,500	7.20%
Cleaning Services	140	840	1,680	50.00%
Op Supplies - General	4,018	4,971	6,000	82.85%
Op Supplies - Uniforms	-	408	600	68.00%
Supplies - Misc.	-	141	600	23.50%
Subscriptions and Memberships	-	-	400	0.00%
Conference and Seminars	-	-	1,000	0.00%
Capital Outlay	-	7,130	-	0.00%
Total Right of Way	114,166	886,023	1,708,287	51.87%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	MAR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	1,049	4,840	17,000	28.47%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	440	440	1,500	29.33%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Misc-Internet Services	613	3,677	7,391	49.75%
Impr - Park	-	16,708	319,500	5.23%
Total Common Area	<u>2,102</u>	<u>25,665</u>	<u>349,591</u>	<u>7.34%</u>
TOTAL EXPENDITURES	160,766	1,219,559	2,598,529	46.93%
Excess (deficiency) of revenues Over (under) expenditures	<u>(134,281)</u>	<u>1,286,604</u>	<u>-</u>	<u>0.00%</u>
Net change in fund balance	<u>\$ (134,281)</u>	<u>\$ 1,286,604</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		2,822,941	2,822,941	
FUND BALANCE, ENDING		<u>\$ 4,109,545</u>	<u>\$ 2,822,941</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	MAR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 52	\$ 227	\$ 125	181.60%
Special Assmnts- Tax Collector	575	60,410	63,005	95.88%
Special Assmnts- Discounts	(11)	(4,346)	(4,653)	93.40%
Capital Improvement	487	51,123	53,319	95.88%
Gate Bar Code/Remotes	64	294	-	0.00%
TOTAL REVENUES	1,167	107,708	111,796	96.34%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	21	2,144	2,326	92.18%
Misc-Credit Card Fees	2	9	15	60.00%
Total Administration	23	2,153	2,341	91.97%
<u>Right of Way</u>				
Communication - Teleph - Field	235	1,546	2,831	54.61%
Electricity - Streetlighting	430	2,912	8,585	33.92%
Insurance - General Liability	-	1,511	1,674	90.26%
R&M-General	2,525	9,958	19,700	50.55%
R&M-Gate	1,026	3,444	6,340	54.32%
1st Quarter Operating Reserves	-	-	1,733	0.00%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	4,216	19,371	56,136	34.51%
TOTAL EXPENDITURES	4,239	21,524	58,477	36.81%
Excess (deficiency) of revenues				
Over (under) expenditures	(3,072)	86,184	53,319	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	53,319	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	53,319	0.00%
Net change in fund balance	\$ (3,072)	\$ 86,184	\$ 53,319	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		244,214	244,214	
FUND BALANCE, ENDING		\$ 330,398	\$ 297,533	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	MAR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 5	\$ 21	\$ 40	52.50%
Special Assmnts- Tax Collector	166	17,426	18,174	95.88%
Special Assmnts- Discounts	(2)	(679)	(727)	93.40%
TOTAL REVENUES	169	16,768	17,487	95.89%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	3	335	363	92.29%
Total Administration	3	335	363	92.29%
<u>Right of Way</u>				
R&M-Streetlights	1,508	9,115	17,124	53.23%
Total Right of Way	1,508	9,115	17,124	53.23%
TOTAL EXPENDITURES	1,511	9,450	17,487	54.04%
Excess (deficiency) of revenues Over (under) expenditures	(1,342)	7,318	-	0.00%
Net change in fund balance	\$ (1,342)	\$ 7,318	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		23,288	23,288	
FUND BALANCE, ENDING		\$ 30,606	\$ 23,288	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	MAR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 8	\$ 35	\$ 42	83.33%
Special Assmnts- Tax Collector	35	3,684	3,842	95.89%
Special Assmnts- Discounts	-	(144)	(154)	93.51%
Gate Bar Code/Remotes	-	98	-	0.00%
TOTAL REVENUES	43	3,673	3,730	98.47%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	1	71	77	92.21%
Misc-Credit Card Fees	-	1	5	20.00%
Total Administration	1	72	82	87.80%
Right of Way				
Communication - Teleph - Field	150	900	1,980	45.45%
Insurance - General Liability	-	404	447	90.38%
R&M-General	-	-	1,500	0.00%
R&M-Gate	-	1,860	2,939	63.29%
R&M-Streetlights	26	158	500	31.60%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	176	3,322	9,209	36.07%
TOTAL EXPENDITURES	177	3,394	9,291	36.53%
Excess (deficiency) of revenues				
Over (under) expenditures	(134)	279	(5,561)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(5,561)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(5,561)	0.00%
Net change in fund balance	\$ (134)	\$ 279	\$ (5,561)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		36,560	36,560	
FUND BALANCE, ENDING		\$ 36,839	\$ 30,999	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	MAR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 5	\$ 21	\$ 10	210.00%
Special Assmnts- Tax Collector	64	6,670	6,956	95.89%
Special Assmnts- Discounts	(1)	(260)	(278)	93.53%
TOTAL REVENUES	68	6,431	6,688	96.16%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	1	128	139	92.09%
Total Administration	1	128	139	92.09%
<u>Right of Way</u>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	1,549	0.00%
Total Right of Way	-	-	6,549	0.00%
TOTAL EXPENDITURES	1	128	6,688	1.91%
Excess (deficiency) of revenues Over (under) expenditures	67	6,303	-	0.00%
Net change in fund balance	\$ 67	\$ 6,303	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		23,665	23,665	
FUND BALANCE, ENDING		\$ 29,968	\$ 23,665	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	MAR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 76	\$ 330	\$ 500	66.00%
Special Assmnts- Tax Collector	2,746	288,243	300,625	95.88%
Special Assmnts- Discounts	(29)	(11,231)	(12,025)	93.40%
Gate Bar Code/Remotes	36	953	-	0.00%
TOTAL REVENUES	2,829	278,295	289,100	96.26%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	54	5,540	6,012	92.15%
Misc-Credit Card Fees	1	25	120	20.83%
Total Administration	55	5,565	6,132	90.75%
<u>Right of Way</u>				
Contracts-Security Services	793	73,916	160,000	46.20%
Contracts-Pest Control	20	120	240	50.00%
Communication - Teleph - Field	345	1,025	3,000	34.17%
Insurance - General Liability	-	773	856	90.30%
R&M-General	1,383	35,300	21,760	162.22%
R&M-Gate	150	1,794	10,000	17.94%
R&M-Streetlights	4,227	25,770	52,000	49.56%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	6,918	138,698	291,968	47.50%
TOTAL EXPENDITURES	6,973	144,263	298,100	48.39%
Excess (deficiency) of revenues				
Over (under) expenditures	(4,144)	134,032	(9,000)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	(9,000)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(9,000)	0.00%
Net change in fund balance	\$ (4,144)	\$ 134,032	\$ (9,000)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		357,287	357,287	
FUND BALANCE, ENDING		\$ 491,319	\$ 348,287	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	MAR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 12	\$ 53	\$ 80	66.25%
Special Assmnts- Tax Collector	150	15,743	16,419	95.88%
Special Assmnts- Discounts	(2)	(613)	(657)	93.30%
Gate Bar Code/Remotes	32	98	-	0.00%
TOTAL REVENUES	192	15,281	15,842	96.46%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	3	303	328	92.38%
Misc-Credit Card Fees	1	2	10	20.00%
Total Administration	4	305	338	90.24%
Right of Way				
Communication - Teleph - Field	120	706	1,450	48.69%
Insurance - General Liability	-	314	348	90.23%
R&M-General	-	650	1,000	65.00%
R&M-Gate	334	405	3,800	10.66%
R&M-Streetlights	471	2,832	5,800	48.83%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	925	4,907	15,504	31.65%
TOTAL EXPENDITURES	929	5,212	15,842	32.90%
Excess (deficiency) of revenues Over (under) expenditures	(737)	10,069	-	0.00%
Net change in fund balance	\$ (737)	\$ 10,069	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		58,560	58,560	
FUND BALANCE, ENDING		\$ 68,629	\$ 58,560	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	MAR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 1	\$ 4	\$ 300	1.33%
Special Assmnts- Tax Collector	1,087	114,103	119,005	95.88%
Special Assmnts- Discounts	(12)	(4,446)	(4,760)	93.40%
TOTAL REVENUES	1,076	109,661	114,545	95.74%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	22	2,193	2,380	92.14%
Total Administration	22	2,193	2,380	92.14%
<u>Right of Way</u>				
R&M-Streetlights	8,537	54,939	99,900	54.99%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	8,537	54,939	112,165	48.98%
TOTAL EXPENDITURES	8,559	57,132	114,545	49.88%
Excess (deficiency) of revenues Over (under) expenditures	(7,483)	52,529	-	0.00%
Net change in fund balance	\$ (7,483)	\$ 52,529	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		(10,022)	(10,022)	
FUND BALANCE, ENDING		\$ 42,507	\$ (10,022)	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	MAR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 3	\$ 12	\$ 90	13.33%
Special Assmnts- Tax Collector	71	7,457	7,777	95.89%
Special Assmnts- Discounts	(1)	(291)	(310)	93.87%
TOTAL REVENUES	73	7,178	7,557	94.98%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	1	143	156	91.67%
Total Administration	1	143	156	91.67%
<u>Right of Way</u>				
R&M-Streetlights	418	2,691	4,999	53.83%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	418	2,691	7,401	36.36%
TOTAL EXPENDITURES	419	2,834	7,557	37.50%
Excess (deficiency) of revenues Over (under) expenditures	(346)	4,344	-	0.00%
Net change in fund balance	\$ (346)	\$ 4,344	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		13,234	13,234	
FUND BALANCE, ENDING		\$ 17,578	\$ 13,234	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	MAR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 35	\$ 152	\$ 150	101.33%
Special Assmnts- Tax Collector	243	25,521	26,617	95.88%
Special Assmnts- Discounts	(3)	(994)	(1,065)	93.33%
Gate Bar Code/Remotes	32	98	-	0.00%
TOTAL REVENUES	307	24,777	25,702	96.40%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	5	491	532	92.29%
Misc-Credit Card Fees	-	1	25	4.00%
Total Administration	5	492	557	88.33%
<u>Right of Way</u>				
Communication - Teleph - Field	-	-	1,150	0.00%
Insurance - General Liability	-	315	349	90.26%
R&M-General	-	-	4,401	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	314	834	5,000	16.68%
Misc-Internet Services	119	649	1,272	51.02%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	433	1,798	25,145	7.15%
TOTAL EXPENDITURES	438	2,290	25,702	8.91%
Excess (deficiency) of revenues				
Over (under) expenditures	(131)	22,487	-	0.00%
Net change in fund balance	<u>\$ (131)</u>	<u>\$ 22,487</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		166,742	166,742	
FUND BALANCE, ENDING		<u>\$ 189,229</u>	<u>\$ 166,742</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	MAR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 59	\$ 270	\$ -	0.00%
Special Assmnts- Tax Collector	1,607	168,655	175,900	95.88%
Special Assmnts- Discounts	(17)	(6,571)	(7,036)	93.39%
TOTAL REVENUES	1,649	162,354	168,864	96.14%
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	3,717	3,717	100.00%
Misc-Assessmnt Collection Cost	32	3,242	3,518	92.15%
Total Administration	32	6,959	8,235	84.51%
Debt Service				
Principal Debt Retirement	-	-	105,000	0.00%
Principal Prepayments	-	15,000	-	0.00%
Interest Expense	-	12,070	24,140	50.00%
Total Debt Service	-	27,070	129,140	20.96%
TOTAL EXPENDITURES	32	34,029	137,375	24.77%
Excess (deficiency) of revenues Over (under) expenditures	1,617	128,325	31,489	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	31,489	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	31,489	0.00%
Net change in fund balance	\$ 1,617	\$ 128,325	\$ 31,489	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		142,089	142,089	
FUND BALANCE, ENDING		\$ 270,414	\$ 173,578	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2019

ACCOUNT DESCRIPTION	MAR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 130	\$ 428	\$ -	0.00%
Special Assmnts- Tax Collector	4,622	485,175	506,017	95.88%
Special Assmnts- Discounts	(50)	(18,904)	(20,241)	93.39%
TOTAL REVENUES	4,702	466,699	485,776	96.07%
EXPENDITURES				
Administration				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	4,771	4,337	110.01%
Misc-Assessmnt Collection Cost	91	9,325	10,120	92.14%
Total Administration	91	14,096	15,657	90.03%
Debt Service				
Principal Debt Retirement	-	-	435,000	0.00%
Interest Expense	-	18,913	37,825	50.00%
Total Debt Service	-	18,913	472,825	4.00%
TOTAL EXPENDITURES	91	33,009	488,482	6.76%
Excess (deficiency) of revenues Over (under) expenditures	4,611	433,690	(2,706)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(2,706)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(2,706)	0.00%
Net change in fund balance	\$ 4,611	\$ 433,690	\$ (2,706)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		170,105	170,105	
FUND BALANCE, ENDING		\$ 603,795	\$ 167,399	

**Westchase
Community Development District**

Supporting Schedules

March 31, 2019

Community Development District

Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2019

Date Received	Net Amount Received	Interest/ Discount Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND					
					001 General Fund Assessments	002 Harbor Links Fund Assessments	002 Harbor Links Fund Capital Improv.	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments
Assessments Levied				\$ 3,996,355 100%	\$ 2,698,699 67.53%	\$ 63,005 1.58%	\$ 53,319 1.33%	\$ 18,174 0.45%	\$ 3,842 0.10%	\$ 6,956 0.17%
11/07/18	41,750	2,073	852	44,675	30,169	704	596	203	43	78
11/16/18	736,109	31,298	15,023	782,429	528,367	12,335	10,439	3,558	752	1,362
11/26/18	184,220	7,821	3,760	195,801	132,223	3,087	2,612	890	188	341
12/07/18	2,285,687	97,156	46,647	2,429,489	1,640,610	38,302	32,414	11,049	2,336	4,229
12/14/18	81,044	3,170	1,654	85,868	57,986	1,354	1,146	391	83	149
01/07/19	184,411	6,092	3,763	194,267	131,186	3,063	2,592	883	187	338
02/06/19	60,198	1,298	1,229	62,725	42,357	989	837	285	60	109
03/06/19	35,387	391	722	36,501	24,649	575	487	166	35	64
TOTAL	3,608,806	149,300	73,649	3,831,754	2,587,546	60,410	51,123	17,426	3,684	6,670
% COLLECTED				96%	96%	96%	96%	96%	96%	96%
TOTAL O/S				164,601	111,153	2,595	2,196	749	158	287

Community Development District

Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2019

Date Received	ALLOCATION BY FUND						
	102 The Greens Fund Assessments	103 Stonebridge Fund Assessments	104 West Park Village Fund Assessments	105 West Park Village Fund Assessments	106 Vineyards Fund Assessments	254 DS 2000 Fund Assessments	257 DS 2007-3 Fund Assessments
Assessmer \$	300,625 7.52%	\$ 16,419 0.41%	\$ 119,005 2.98%	\$ 7,777 0.19%	\$ 26,617 0.67%	\$ 175,900 4.40%	\$ 506,017 12.66%
11/07/18	3,361	184	1,330	87	298	1,966	5,657
11/16/18	58,858	3,215	23,299	1,523	5,211	34,439	99,071
11/26/18	14,729	804	5,831	381	1,304	8,618	24,792
12/07/18	182,758	9,982	72,346	4,728	16,181	106,934	307,621
12/14/18	6,459	353	2,557	167	572	3,779	10,873
01/07/19	14,614	798	5,785	378	1,294	8,551	24,598
02/06/19	4,718	258	1,868	122	418	2,761	7,942
03/06/19	2,746	150	1,087	71	243	1,607	4,622
TOTAL	288,243	15,743	114,103	7,457	25,521	168,655	485,175
% COLLECT	96%	96%	96%	96%	96%	96%	96%
TOTAL O	12,382	676	4,902	320	1,096	7,245	20,842

Cash & Investment Report
March 31, 2019

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
CLEARING FUND					
Public Funds Checking		n/a	CenterState Bank	n/a	328,925
Certificate of Deposit-8199	8-06-17	11/6/2019	CenterState Bank	0.50%	169,490
Certificate of Deposit-9344	1-20-17	1/20/2020	CenterState Bank	0.50%	169,727
			6 months Subtotal		339,217
Certificate of Deposit-5019	5-18-17	5/18/2019	CenterState Bank	1.00%	341,651
Certificate of Deposit-3719	6-19-17	6/19/2019	CenterState Bank	1.00%	342,002
			12 months Subtotal		683,654
Certificate of Deposit-1416	7-20-16	7/20/2020	CenterState Bank	1.25%	310,778
Certificate of Deposit-8473	5-18-16	5/18/2020	CenterState Bank	1.25%	311,983
Certificate of Deposit-1530	6-19-16	6/19/2020	CenterState Bank	1.25%	311,411
			24 months Subtotal		934,173
Certificate of Deposit-3385	5-18-15	5/18/2021	CenterState Bank	2.01%	35,103
Certificate of Deposit-6423	6-19-15	6/19/2021	CenterState Bank	2.01%	35,064
Certificate of Deposit-4544	7-20-15	7/20/2021	CenterState Bank	2.01%	34,954
			36 months Subtotal		105,121
Money Market Account	5-07-12	n/a	CenterState Bank	0.35%	3,021,146
			Subtotal		5,412,235
DEBT SERVICE FUNDS					
Series 2000 Reserve Account			U.S. Bank	n/a	34,000 (1)
Series 2000 Revenue Account			U.S. Bank	n/a	236,414 (1)
Series 2007-3 Revenue Account			U.S. Bank	n/a	603,795 (1)
			Subtotal		874,208
UNINSURABLE ASSETS					
Certificate of Deposit-4426	5-18-17	5/18/2019	CenterState Bank	1.00%	272,867 (2)
Certificate of Deposit-1338	5-18-16	5/18/2020	CenterState Bank	1.25%	415,978 (2)
			Subtotal		688,845
			Total	\$	6,975,288

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

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

Westchase CDD

Bank Reconciliation

Bank Account No. 1160 CenterState Bank
Statement No. 03-19
Statement Date 3/31/2019

G/L Balance (LCY)	328,924.51	Statement Balance	332,672.72
G/L Balance	328,924.51	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	332,672.72
Subtotal	328,924.51	Outstanding Checks	3,748.21
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	328,924.51	Ending Balance	328,924.51
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
2/1/2019	Payment	DD3449	Payment of Invoice 021151	10.00	0.00	10.00
2/22/2019	Payment	9269	BRIAN M. ROSS	184.70	0.00	184.70
3/9/2019	Payment	DD3546	Payment of Invoice 021357	119.77	0.00	119.77
3/25/2019	Payment	DD3523	Payment of Invoice 021323	204.34	0.00	204.34
3/26/2019	Payment	9311	ARETE INDUSTRIES	1,194.00	0.00	1,194.00
3/26/2019	Payment	9312	BAKER COMMERCIAL LANDSCAPING	480.00	0.00	480.00
3/26/2019	Payment	9313	CHOO-CHOO LAWN EQUIP INC	177.89	0.00	177.89
3/26/2019	Payment	9314	FEDERATED SECURITY	150.00	0.00	150.00
3/26/2019	Payment	9315	HUGHES EXTERMINATORS INC	68.00	0.00	68.00
3/26/2019	Payment	9316	MO'ZART DESIGNS	559.26	0.00	559.26
3/26/2019	Payment	9318	RAP ELECTRIC LLC	250.00	0.00	250.00
3/26/2019	Payment	9319	SPRINT	200.28	0.00	200.28
3/29/2019	Payment	DD3543	Payment of Invoice 021367	149.97	0.00	149.97
Total Outstanding Checks.....				3,748.21		3,748.21



CenterState Bank of Florida
PO Box 9602
Winter Haven FL 33883
Telephone: 855-863-2265
24 Hour Inquiry: 888-292-7005
Internet: www.centerstatebank.com

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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Account Number:
Statement Date: 3/31/19
Checks/Items Enclosed: 39
49

SUMMARY OF ALL ACCOUNTS

CHECKING 332,672.72

PUBLIC FUNDS BUS ANALYSIS	WESTCHASE COMMUNITY DEVELOPMENT DISTRICT	Acct
Beginning Balance	3/01/19	564,794.44
Deposits / Misc Credits	13	37,254.63
Withdrawals / Misc Debits	64	269,376.35
** Ending Balance	3/31/19	332,672.72 **
Service Charge		.00
Minimum Balance		332,672
Enclosures		39

DEPOSITS AND OTHER CREDITS			
Date	Deposits	Withdrawals	Activity Description
3/01	96.35		Square Inc/190301P2
3/05	77.08		Square Inc/190305P2
3/07	35,387.36		HLLS TAX LICENS/DIST ID408 WESTCHASE
3/07	145.16		Square Inc/190307P2
3/08	106.26		Square Inc/190308P2
3/11	72.22		Square Inc/190311P2
3/12	34.04		Square Inc/190312P2
3/13	276.27		Square Inc/190313P2
3/15	96.35		Square Inc/190315P2

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number: 16261160
 Statement Date: 3/31/19

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
3/18	97.25		Square Inc/190318P2
3/19	97.25		Square Inc/190319P2
3/20	34.04		Square Inc/190320P2
3/25	735.00		Merchant Capture Deposit

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
3/01		835.78	HC-WATER/INTERNET 043000093785612 WESTCHASE COMMUNITY DE
3/04		204.28	BRIGHT HOUSE NET/CABLE TV *WESTCHASE
3/04		149.97	BRIGHT HOUSE NET/CABLE TV WESTCHASE CDD SEVILLE
3/04		117.33	BRIGHT HOUSE NET/CABLE TV *WESTCHASE
3/05		734.20	CARD ASSETS/PAYMENT ACCOUNT,BILLING
3/07		9,920.86	ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
3/07		106.13	BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD
3/08		154.97	BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD
3/12		170.16	BRIGHT HOUSE NET/CABLE TV WESTCHASE CDD THE *GRE



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

3/31/19

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
3/18		9,387.03	ACH Batch Offset Debit WESTCHASE COMMUN/invoice WESTCHASE COMMUNITY DE
3/18		1,390.92	SAMS BRC/PAYMENT 6046002021607378
3/19		101.10	FLA DEPT REVENUE/C01 WESTCHASE COMMU
3/19		40.99	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
3/19		25.50	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
3/19		20.12	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
3/19		19.41	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
3/21		9,790.96	ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
3/25		16,873.64	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
3/25		3,174.84	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
3/25		204.34	BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD
3/25		117.39	BRIGHT HOUSE NET/CABLE TV WESTCHASE CDD HARBOR *
3/25		117.39	BRIGHT HOUSE NET/CABLE TV WESTCHASE CDD HARBOR *
3/28		204.34	BRIGHT HOUSE NET/CABLE TV *WESTCHASE
3/28		17.77	FLA DEPT REVENUE/C01 WESTCHASE COMMU

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
 Statement Date: 3/31/19

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
3/29		1,131.13	HC-WATER/INTERNET 043000093827452 WESTCHASE COMMUNITY DE

CHECKS

* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
3/04	9272	260.00	3/12	9286	8,893.43	3/22	9299	2,500.00
3/06	9274*	2,225.00	3/14	9287	13.57	3/19	9300	13,336.64
3/05	9275	28.48	3/12	9288	1,258.00	3/18	9301	1,000.00
3/11	9276	730.50	3/14	9289	29.00	3/21	9302	883.48
3/05	9277	300.00	3/13	9290	2,500.00	3/19	9303	282.07
3/05	9278	523.58	3/19	9291	2,788.24	3/20	9304	13.35
3/05	9279	24,881.00	3/19	9292	45.00	3/21	9305	166.06
3/11	9280	421.00	3/18	9293	64,648.67	3/25	9306	335.00
3/11	9281	3,602.10	3/18	9294	425.00	3/25	9307	498.69
3/27	9282	1,630.00	3/22	9295	1,628.00	3/27	9308	15,891.18
3/12	9283	1,122.00	3/18	9296	1,687.78	3/27	9309	45,750.51
3/18	9284	166.23	3/20	9297	1,585.00	3/26	9310	843.01
3/12	9285	10,583.33	3/20	9298	59.00	3/29	9317*	831.90

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
3/01	564,055.01	3/11	555,483.69	3/19	436,150.66
3/04	563,323.43	3/12	533,490.81	3/20	434,527.35
3/05	536,933.25	3/13	531,267.08	3/21	423,686.85
3/06	534,708.25	3/14	531,224.51	3/22	419,558.85
3/07	560,213.78	3/15	531,320.86	3/25	398,972.56
3/08	560,165.07	3/18	452,712.48	3/26	398,129.55



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
Statement Date: 3/31/19

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
3/27	334,857.86	3/28	334,635.75	3/29	332,672.72

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 3/1/2019 to 3/31/2019

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CENTERSTATE BANK - GF - (ACCT# XXXXX1160)									
Check	9279	03/01/19	Vendor	BIOMASS TECH INC	1787	SHORELINE RESOTRATION	R&M-Drainage	001-546019-53801	\$19,500.00
Check	9279	03/01/19	Vendor	BIOMASS TECH INC	1787	SHORELINE RESOTRATION	R&M-Grounds	001-546037-53901	\$5,381.00
Check	9280	03/05/19	Vendor	A SUPERIOR	6369	BAYBRIDGE/BR STOPPAGE REPR	clogged drains due to Wipes	001-546001-57208	\$421.00
Check	9281	03/05/19	Vendor	FLORIDA MUNICIPAL INS. TRUST	FH0754-030119	MAR 2019 HLTH INS	Payroll-Benefits	001-512010-53901	\$3,602.10
Check	9282	03/05/19	Vendor	OLM INC	34307	2/21/19 LANDSCAPE INSPECTION	Contracts-Other Services	001-534033-53901	\$1,630.00
Check	9283	03/05/19	Vendor	RICHARD LEE REPORTING	6734	2/5/19 MTG RECORDED	ProfServ-Recording Secretary	001-531036-51301	\$1,122.00
Check	9284	03/08/19	Employee	DANIEL R. HEFFRON	PAYROLL	March 08, 2019 Payroll Posting			\$166.23
Check	9285	03/07/19	Vendor	A & B AQUATICS	2019865	MAR AQUATIC MAINT/POND CLNG	Contracts-Lake and Wetland	001-534021-53801	\$9,833.33
Check	9285	03/07/19	Vendor	A & B AQUATICS	2019875	MARCH MIDGE FLY TREATMENTS	Contracts-Lake and Wetland	001-534021-53801	\$750.00
Check	9286	03/07/19	Vendor	ERIN McCORMICK LAW PA	10300	2/5/19-3/4/19 GEN COUNSEL	ProfServ-Legal Services	001-531023-51401	\$8,893.43
Check	9287	03/07/19	Vendor	FED EX	6-472-62170	2/11/19 POSTAGE	Postage and Freight	001-541006-51301	\$13.57
Check	9288	03/07/19	Vendor	FELIX & SON SOD, INC.	9260	SOD MEDIAN INSIDE GATE	R&M-Grounds	001-546037-53901	\$481.00
Check	9288	03/07/19	Vendor	FELIX & SON SOD, INC.	9259	SOD INSTALL EMERALD GREEN	R&M-Grounds	001-546037-53901	\$777.00
Check	9289	03/07/19	Vendor	NETWORK FACTOR INC	110127	MAR 2019 OFFICE PHONE LINE	Communication - Teleph - Field	001-541005-53901	\$29.00
Check	9290	03/07/19	Vendor	PETES TREE CRANE	273317	TREE TRIM/REMOVAL/GRIND	R&M-Grounds	001-546037-53901	\$2,500.00
Check	9291	03/12/19	Vendor	AG OUTSHINES LLC	001007	PRSR WASH WADSWORTH RADCLIFF	R&M-Walls and Signage	001-546106-53901	\$2,788.24
Check	9292	03/12/19	Vendor	ARETE INDUSTRIES	CS/2019/4770	STREET BLADE INSERT	street paddles	102-546001-53901	\$45.00
Check	9293	03/12/19	Vendor	DAVEY TREE EXPERT CO	913365812	MARCH LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$43,800.67
Check	9293	03/12/19	Vendor	DAVEY TREE EXPERT CO	913363686	2/21/19 IRR RPRS/LAND ENHNCMNT	various enhancements	001-546037-53901	\$14,279.00
Check	9293	03/12/19	Vendor	DAVEY TREE EXPERT CO	913363686	2/21/19 IRR RPRS/LAND ENHNCMNT	various irrigation repair	001-546041-53901	\$6,569.00
Check	9294	03/12/19	Vendor	DAVID M JOHNSON	030619	LINEBAUGH EROSION REPAIRS	R&M-Grounds	001-546037-53901	\$425.00
Check	9295	03/12/19	Vendor	FELIX & SON SOD, INC.	9258	LINEBAUGH EASEMENT RESOD	R&M-Grounds	001-546037-53901	\$1,628.00
Check	9296	03/12/19	Vendor	FIRST CLEARING LLC	022219	6534-2106 P/D 2/22/19	Deferred Compensation-Current	235000	\$843.47
Check	9296	03/12/19	Vendor	FIRST CLEARING LLC	030819	6534-2106 P/D 3/8/19	Deferred Compensation-Current	235000	\$844.31
Check	9297	03/12/19	Vendor	HILLSBOROUGH COUNTY	35785	FEB 2019 SECURITY SERVICES	Contracts-Police	001-534031-53901	\$1,585.00
Check	9298	03/12/19	Vendor	MINUTEMAN PRESS	27623	DOUG MAYS BUSINESS CARDS	Op Supplies - General	001-552001-53901	\$59.00
Check	9299	03/12/19	Vendor	PETES TREE CRANE	273313	RMV TREES,TRIM TREES,GRND STMP	R&M-Grounds	001-546037-53901	\$2,500.00
Check	9300	03/12/19	Vendor	SECURITAS SECURITY	E4303655	FEBRUARY SECURITY-THE GREENS	Contracts-Security Services	102-534037-53901	\$13,336.64
Check	9301	03/12/19	Vendor	TRIANGLE POOL SERVICE	5953	JAN FNTN/SPLASH PAD MAINT	Contracts-Fountain	001-534023-53801	\$500.00
Check	9301	03/12/19	Vendor	TRIANGLE POOL SERVICE	6938	FEB FNTN/SPLASH PAD MAINT	Contracts-Fountain	001-534023-53801	\$500.00
Check	9302	03/12/19	Vendor	DOUG BELDEN,TAX COLLECTOR	030519 2016	2016 STREET LIGHT TAXES	Misc-Taxes (Streetlights)	001-549097-53901	\$883.48
Check	9303	03/15/19	Vendor	FIS OUTDOOR	4465887-00	GLNCLF:18x18 BASIN/GRATE/ PLUG	R&M-General	001-546001-53901	\$282.07
Check	9304	03/15/19	Vendor	HILLSBOROUGH CTY PUBLIC WORKS	5541	WASTE TIC 31314255/#824	Utility - General	001-543001-53901	\$13.35
Check	9305	03/15/19	Vendor	LOWE'S	030219-0961	LOWES: FEB 2019 Purchases	R&M-General	001-546001-53901	\$166.06
Check	9306	03/15/19	Vendor	RAP ELECTRIC LLC	1080	COLUMN POST LIGHT REPLACED	R&M-General	001-546001-53901	\$335.00
Check	9307	03/22/19	Employee	DANIEL R. HEFFRON	PAYROLL	March 22, 2019 Payroll Posting			\$498.69

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 3/1/2019 to 3/31/2019

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Check	9308	03/20/19	Vendor	WESTCHASE CDD	031819-SER 2000	TRF SER 2000 FY19 DS ASSMNTS	Due From Other Funds	131000	\$15,891.18
Check	9309	03/20/19	Vendor	WESTCHASE CDD	031819-SER 2007-3	TRF SER 2007-3 FY19 DS ASSMNTS	Due From Other Funds	131000	\$45,750.51
Check	9310	03/22/19	Vendor	FIRST CLEARING LLC	032219	6534-2106 P/D 3/22/19	Deferred Compensation-Current	235000	\$843.01
Check	9311	03/26/19	Vendor	ARETE INDUSTRIES	CS/2019/4819	2 SPEED LIMIT SIGNS FOR SOLAR	R&M-General	102-546001-53901	\$348.00
Check	9311	03/26/19	Vendor	ARETE INDUSTRIES	CS/2019/4827	FINAL ON STREET LIGHTS	street paddles	102-546001-53901	\$846.00
Check	9312	03/26/19	Vendor	BAKER COMMERCIAL LANDSCAPING	TPA500894	MAR LANDSCAPE/IRR/FERT/PEST	Contracts-Other Landscape	001-534135-53901	\$480.00
Check	9313	03/26/19	Vendor	CHOO-CHOO LAWN EQUIP INC	214853	1 TRANSMISSION/V BELT	R&M-Equipment	001-546022-53901	\$177.89
Check	9314	03/26/19	Vendor	FEDERATED SECURITY	65739	DIAGNOS GREENS GATE COMPUTER	R&M-Gate	102-546034-53901	\$150.00
Check	9315	03/26/19	Vendor	HUGHES EXTERMINATORS INC	33774676	3/11/19 GREENS PEST CONTROL	Contracts-Pest Control	102-534125-53901	\$15.00
Check	9315	03/26/19	Vendor	HUGHES EXTERMINATORS INC	33725519	3/11/19 OFFICE PEST CONTROL	Contracts-Pest Control	001-534125-53901	\$48.00
Check	9315	03/26/19	Vendor	HUGHES EXTERMINATORS INC	33774677	3/11/19 GREENS RODENT CONTROL	Contracts-Pest Control	102-534125-53901	\$5.00
Check	9316	03/26/19	Vendor	MO'ZART DESIGNS	19-4089	HRBR LINKS GATE REPAIRS	R&M-Gate	002-546034-53901	\$245.00
Check	9316	03/26/19	Vendor	MO'ZART DESIGNS	19-4094	10 TRANSMITTERS-THE VINEYARD	R&M-Gate	106-546034-53901	\$314.26
Check	9317	03/26/19	Vendor	PALMDALE OIL COMPANY, INC	1124322	03/11/19 FUEL ACCT 80180172	Fuel, Gasoline and Oil	001-540004-53901	\$831.90
Check	9318	03/26/19	Vendor	RAP ELECTRIC LLC	1079	PWR TO LIFT STATION INSPECT	R&M-General	001-546001-53901	\$250.00
Check	9319	03/26/19	Vendor	SPRINT	589796416-204	2/7/19-3/6/19 FIELD PHONES	Communication - Teleph - Field	001-541005-53901	\$200.28
ACH	DD3500	03/04/19	Vendor	CARD SERVICES CENTER - ACH	020719-0566 ACH	1/11/19-2/7/19 CC PURCHASES	1.BJ'S	001-546001-57208	\$139.99
ACH	DD3500	03/04/19	Vendor	CARD SERVICES CENTER - ACH	020719-0566 ACH	1/11/19-2/7/19 CC PURCHASES	2.BJ'S	001-546001-57208	\$57.97
ACH	DD3500	03/04/19	Vendor	CARD SERVICES CENTER - ACH	020719-0566 ACH	1/11/19-2/7/19 CC PURCHASES	3.1AND1	001-551002-53901	\$9.99
ACH	DD3500	03/04/19	Vendor	CARD SERVICES CENTER - ACH	020719-0566 ACH	1/11/19-2/7/19 CC PURCHASES	4.SCHMITZMITTZ CALGARY	001-546022-53901	\$100.96
ACH	DD3500	03/04/19	Vendor	CARD SERVICES CENTER - ACH	020719-0566 ACH	1/11/19-2/7/19 CC PURCHASES	5.AMAZON-MOSQUITO DUNKS	001-546001-53901	\$110.64
ACH	DD3500	03/04/19	Vendor	CARD SERVICES CENTER - ACH	020719-0566 ACH	1/11/19-2/7/19 CC PURCHASES	6.RACETRAC-TOOLS	001-540004-53901	\$10.00
ACH	DD3500	03/04/19	Vendor	CARD SERVICES CENTER - ACH	020719-0566 ACH	1/11/19-2/7/19 CC PURCHASES	7.RACETRAC-TRACTOR	001-540004-53901	\$23.50
ACH	DD3500	03/04/19	Vendor	CARD SERVICES CENTER - ACH	020719-0566 ACH	1/11/19-2/7/19 CC PURCHASES	8.RACETRAC-F250	001-540004-53901	\$61.75
ACH	DD3500	03/04/19	Vendor	CARD SERVICES CENTER - ACH	020719-0566 ACH	1/11/19-2/7/19 CC PURCHASES	10.DOORKING	002-546034-53901	\$47.95
ACH	DD3500	03/04/19	Vendor	CARD SERVICES CENTER - ACH	020719-0566 ACH	1/11/19-2/7/19 CC PURCHASES	9.RACETRAC-F250	001-540004-53901	\$55.50
ACH	DD3500	03/04/19	Vendor	CARD SERVICES CENTER - ACH	020719-0566 ACH	1/11/19-2/7/19 CC PURCHASES	10.RACETRAC-F250	001-540004-53901	\$68.00
ACH	DD3500	03/04/19	Vendor	CARD SERVICES CENTER - ACH	020719-0566 ACH	1/11/19-2/7/19 CC PURCHASES	11.DOORKING	002-546034-53901	\$47.95
ACH	DD3503	03/07/19	Employee	KRISTIAN GUNDERSEN	PAYROLL	March 07, 2019 Payroll Posting			\$458.89
ACH	DD3504	03/07/19	Employee	PATRICK J. MCLANE	PAYROLL	March 07, 2019 Payroll Posting			\$376.64
ACH	DD3505	03/07/19	Employee	KRISTOPHER D. KATZER	PAYROLL	March 07, 2019 Payroll Posting			\$252.05
ACH	DD3506	03/07/19	Employee	DOUGLAS R. MAYS	PAYROLL	March 07, 2019 Payroll Posting			\$2,237.91
ACH	DD3507	03/07/19	Employee	SONJA WHYTE	PAYROLL	March 07, 2019 Payroll Posting			\$1,396.71
ACH	DD3508	03/07/19	Employee	LIVAN SOTO VIEGO	PAYROLL	March 07, 2019 Payroll Posting			\$1,323.28
ACH	DD3509	03/07/19	Employee	DANIEL P. HAWKINS	PAYROLL	March 07, 2019 Payroll Posting			\$311.08
ACH	DD3510	03/07/19	Employee	DANIEL R. WOOLLEY	PAYROLL	March 07, 2019 Payroll Posting			\$291.08
ACH	DD3511	03/07/19	Employee	CRISTIAN A. GUABA	PAYROLL	March 07, 2019 Payroll Posting			\$1,191.12
ACH	DD3512	03/07/19	Employee	JOSHUA M. MCCARTHY	PAYROLL	March 07, 2019 Payroll Posting			\$277.05

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 3/1/2019 to 3/31/2019

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH	DD3513	03/07/19	Employee	ROBERT M. DEMAR	PAYROLL	March 07, 2019 Payroll Posting			\$166.23
ACH	DD3514	03/07/19	Employee	CHAD E. FRISCO	PAYROLL	March 07, 2019 Payroll Posting			\$304.75
ACH	DD3515	03/07/19	Employee	RICKY E. BROCK, JR	PAYROLL	March 07, 2019 Payroll Posting			\$381.72
ACH	DD3516	03/07/19	Employee	KATHERINE A. LAMB	PAYROLL	March 07, 2019 Payroll Posting			\$327.23
ACH	DD3517	03/07/19	Employee	RYAN I. BRONSON	PAYROLL	March 07, 2019 Payroll Posting			\$458.89
ACH	DD3518	03/07/19	Employee	JASON C. BECKMAN	PAYROLL	March 07, 2019 Payroll Posting			\$166.23
ACH	DD3519	03/05/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	045714001021219 ACH	2/18-3/17/19 OFFICE INTERNET	Communication - Teleph - Field	001-541005-53901	\$154.97
ACH	DD3520	03/01/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	058544801020819 ACH	2/14-3/13/19 SAVILLE ROWE	Communication - Teleph - Field	004-541005-53901	\$149.97
ACH	DD3521	03/04/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	072027101021119 ACH	2/17/19-3/16/19 VINEYARD GH	Misc-Internet Services	106-549031-53901	\$106.13
ACH	DD3522	03/17/19	Vendor	SAM'S CLUB	022519-7378 ACH	SAMS CC PURCH THRU 02/25/19	R&M-General	001-546001-57208	\$1,390.92
ACH	DD3523	03/25/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	070300001030619 ACH	3/10-4/9/19 GLENCLIFF INTERNET	Misc-Internet Services	001-549031-57208	\$204.34
ACH	DD3524	03/18/19	Vendor	INFRAMARK, LLC - ACH	38630	FEB 2019 MANAGEMENT FEES	Postage and Freight	001-541006-51301	\$43.08
ACH	DD3524	03/18/19	Vendor	INFRAMARK, LLC - ACH	38630	FEB 2019 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$9,296.00
ACH	DD3524	03/18/19	Vendor	INFRAMARK, LLC - ACH	38630	FEB 2019 MANAGEMENT FEES	Printing and Binding	001-547001-51301	\$47.95
ACH	DD3525	03/21/19	Employee	KRISTIAN GUNDERSEN	PAYROLL	March 21, 2019 Payroll Posting			\$531.20
ACH	DD3526	03/21/19	Employee	PATRICK J. MCLANE	PAYROLL	March 21, 2019 Payroll Posting			\$327.23
ACH	DD3527	03/21/19	Employee	KRISTOPHER D. KATZER	PAYROLL	March 21, 2019 Payroll Posting			\$113.52
ACH	DD3528	03/21/19	Employee	DOUGLAS R. MAYS	PAYROLL	March 21, 2019 Payroll Posting			\$2,237.91
ACH	DD3529	03/21/19	Employee	SONJA WHYTE	PAYROLL	March 21, 2019 Payroll Posting			\$1,396.71
ACH	DD3530	03/21/19	Employee	LIVAN SOTO VIEGO	PAYROLL	March 21, 2019 Payroll Posting			\$999.30
ACH	DD3531	03/21/19	Employee	DANIEL P. HAWKINS	PAYROLL	March 21, 2019 Payroll Posting			\$138.14
ACH	DD3532	03/21/19	Employee	DANIEL R. WOOLLEY	PAYROLL	March 21, 2019 Payroll Posting			\$291.08
ACH	DD3533	03/21/19	Employee	CRISTIAN A. GUABA	PAYROLL	March 21, 2019 Payroll Posting			\$1,462.50
ACH	DD3534	03/21/19	Employee	JOSHUA M. MCCARTHY	PAYROLL	March 21, 2019 Payroll Posting			\$304.75
ACH	DD3535	03/21/19	Employee	ROBERT M. DEMAR	PAYROLL	March 21, 2019 Payroll Posting			\$327.23
ACH	DD3536	03/21/19	Employee	CHAD E. FRISCO	PAYROLL	March 21, 2019 Payroll Posting			\$581.80
ACH	DD3537	03/21/19	Employee	RICKY E. BROCK, JR	PAYROLL	March 21, 2019 Payroll Posting			\$423.28
ACH	DD3538	03/21/19	Employee	KATHERINE A. LAMB	PAYROLL	March 21, 2019 Payroll Posting			\$327.23
ACH	DD3539	03/21/19	Employee	RYAN I. BRONSON	PAYROLL	March 21, 2019 Payroll Posting			\$162.85
ACH	DD3540	03/21/19	Employee	JASON C. BECKMAN	PAYROLL	March 21, 2019 Payroll Posting			\$166.23
ACH	DD3541	03/22/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	070237701030419 ACH	3/7-4/6/19 BAYBRIDGE INTERNET	Misc-Internet Services	001-549031-57208	\$204.34
ACH	DD3542	03/22/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	045720801030419 ACH	3/7-4/6/19 RADCLIFF GATE	Communication - Teleph - Field	002-541005-53901	\$117.39
ACH	DD3543	03/29/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	058544801031019 ACH	3/14-4/13/19 SAVILLE ROW GH	Communication - Teleph - Field	004-541005-53901	\$149.97
ACH	DD3544	03/18/19	Vendor	TAMPA ELECTRIC - ACH	022519-ACH	TECO 1/20-2/20/19 ACH 3.19.19	Utility - General	001-543001-53901	\$106.02
ACH	DD3545	03/09/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	065055401021619 ACH	2/22-3/21/19 GREENS GATE	Communication - Teleph - Field	102-541005-53901	\$170.16
ACH	DD3546	03/09/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	064930101030919 ACH	3/13-4/12/19 STONEBRIDGE GH	Communication - Teleph - Field	103-541005-53901	\$119.77
ACH	DD3547	03/09/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	070300101030819 ACH	3/12-4/11/19 WPV INTERNET	Misc-Internet Services	001-549031-57208	\$204.34

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Fifth Order of Business

5A



Westchase Community Development District

District Engineering Services

Submitted by Stantec Consulting Services Inc.



April 29, 2019

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Stantec Consulting Services Inc.
777 S. Harbour Island Blvd.
Tampa, Florida 33602

April 29, 2019

Attention: Andrew P. Mendenhall, PMP
Inframark Infrastructure Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, Florida 33544

Reference: Request for Qualifications for Engineering Services, Westchase Community Development District

Dear Andrew P. Mendenhall, PMP and Inframark Infrastructure Management Services,

Stantec Consulting Services Inc. (Stantec) appreciates the opportunity to submit its qualifications for Professional Engineering Services for the Westchase Community Development District (CDD) and we greatly appreciate the many years that the CDD has used us as their Engineer.

Stantec strives to provide high quality, reasonably priced consulting services for the CDD. Stantec provides a dedicated staff that exclusively provides services to CDD's, and this commitment means that there is no other priority, and our response time to questions, Board of Supervisors' requests, and District Manager issues is immediate. Also, due to the number of CDD clients, Stantec provides the most efficient services at the most competitive cost.

Stantec is proud to have provided the CDD with infrastructure maintenance services, i.e. field evaluations of stormwater facilities and cleanup for improved operations; implementation of stormwater best management practices and better erosion control; canal maintenance and SWFWMD/EPC follow-up, resulting in Twin Branch Acres HOA inquiries addressed; the completion of the transfer of ownership of an abutting borrow pit to Stonebridge residents; and many road surfacing projects.

Since 1956, Stantec has grown with Florida, serving both private and public sector clients statewide. With over 400 employees strategically located throughout Florida, Stantec has the talent, flexibility, and resources to provide exceptional services to the Westchase CDD.

Stantec looks forward to hearing from you regarding your selection, and we look forward to serve as the Engineering Consultant for the Westchase Community Development District.

Sincerely,

Stantec Consulting Services Inc.

David A. Kemper, PE, Senior Principal
Office: (813) 223-9500 x 248 | Mobile: (813) 505-1593
David.Kemper@Stantec.com

Tonja Stewart, PE, Senior Project Manager
Office: (813) 223-9500 | Mobile: (813) 426-4916
Tonja.Stewart@Stantec.com



Our Firm

Firm Overview

The Stantec community unites more than 22,000 specialists working in over 400 locations. We collaborate across disciplines and industries to make buildings, infrastructure, and energy and resource projects happen. Our work—professional consulting in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics—begins at the intersection of community, creativity, and client relationships.

Since 1954, our local strength, knowledge, and relationships, coupled with our world-class expertise, have allowed us to go anywhere to meet our clients' needs in more creative and personalized ways. With a long-term commitment to the people and places we serve, Stantec has the unique ability to connect to projects on a personal level and advance the quality of life in communities across the globe.

At Stantec we understand innovation, collaboration, and a strong vision are necessary to create successful projects in the Single and Multi-Unit Family Residential Developments Sector. Our goal in each project is to provide social, environmental, and economic benefits in keeping with the physical site conditions, public expectations, and market realities of the project.

We offer the complete range of professional planning and design services necessary to carry property through planning, approvals and permitting, to design and construction. Stantec's team of experts includes urban planners, civil engineers, and environmental scientists. This team designs distinguished new towns and communities and provides ongoing support to include Community Development District Engineering Contracts. We have earned a strong reputation for helping nationally recognized clients realize the maximum potential of their vision and investment.

We develop spaces of distinct and local character through the following suite of services:

- Planning
- Civil Engineering
- Landscape Architecture
- Surveys/Geomatics
- Urban Design
- Public Consultation
- Architecture/Buildings Engineering
- Construction Administration
- Environmental Management & Infrastructure
- Geotechnical Engineering
- Transportation Planning & Traffic Engineering

Transforming Land

Developing land into a residential or mixed-use community or a public space with parks and trails requires a mix of technical skill and creative vision, as well as insight into development. We merge this expertise to create value for our clients and community.

Our knowledge of the industry runs deep; we know our communities, the local political climate, and the policies that impact a project's progress so we can guide you through the development process. And, we're with you from beginning to end.

Our surveyors, engineers, and transportation experts lay the groundwork for infrastructure, while our planners create designs using knowledge of local regulations to navigate approvals. Our environmental scientists restore and preserve sites. Our public participation experts engage stakeholders to build consensus. And our landscape architects, and project managers bring designs to life. Together, we cover all aspects of land development while balancing what's important to the community and the environment.



Preparation and Use of a Task-Specific Detailed Work Plan

At Stantec we call our plan for project success a “Work Plan”. This job specific work plan includes a fully detailed, resources-loaded schedule that includes all tasks, production activities, permitting milestones, and deliverables included in the scope of work for each task assignment. This work plan also includes both personnel and equipment resources that will be needed, along with their cost elements. This will allow the work plan to be balanced against the project budget. In this way as changes are made to the schedule, financial impacts of those changes can be evaluated. The work plan is the way Tonja as our Project Manager and team leaders can assure the CDD staff that we will deliver each project as contracted. We have an internal checks and balances system of QA/QC that ensures redundancy at every stage and allows for senior staff to oversee the quality of documents and execution of design during construction.

Past Experience and Performance

Stantec has provided district engineering services for many CDD’s in the state of Florida. Our experience in these types of contracts is unparalleled by other professional service firms. Please see SF 330 for further detailed information.

Commitment to Community

Stantec’s key qualifications in the comprehensive planning and design of residential developments include:

- Over \$1 billion of capitalization in Florida
- Prime consultant for more than 12 Developments of Regional Impact (projects larger than 1,000 residential units) and over 60 Planned Communities, encompassing more than 50,000 acres and 80,000 residential units.
- District Engineer for over 50 community development districts in the state of Florida
- New town developments have included site work for housing, recreation and commercial components.

Our reputation for planning, design and scientific expertise is unparalleled in Florida. We work closely with state and federal governmental agencies early in the design process to obtain their input and concerns. We are particularly strong in offering close relationships with Hillsborough County, SWFWMD, and other local permitting agencies.

Applying experience and leading technologies, our professionals and technical staff transform land into viable projects, creating a responsible fit between physical site conditions, fiscal requirements, and environmental constraints.

Our services are provided on projects around the world through approximately 22,000 employees operating out of

1.5 million acres
that our land planners, landscape architects, and other professionals have master planned

Ability of Applicants Professional Personnel

Stantec offers a team that Inframark’s staff is familiar through our other district engineering at Cheval West, Heritage Lakes, and Seven Oaks to name a few. Tonja Stewart will be our Project Manager, and she personally brings over three decades of experience in the management of many community development district engineering contracts. She truly embodies the specific expertise to successfully execute this contract. She is joined by a team of professionals that have worked with her on previous community development district contracts, and thus, the entire Stantec team knows how to successfully execute task orders for this type of contract.

Time and Budget Requirements

We give our contract manager full authority to directly commit staff and resources throughout the company.

The contract manager also acts as the “traffic cop” for task assignments and is able to internally coordinate the assigning of tasks to the most qualified personnel, expediting the process and qualifying the assigned staff simultaneously. If the schedule or scope changes during the delivery of any project, our contract manager can coordinate the necessary changes directly with the CDD staff to provide immediate response to your needs, and minimize the effect on the schedule, budget, and quality of work. One of our main objectives is to facilitate the CDD Project Manager’s oversight of the projects - be an extension of YOUR staff. This commitment includes four basic concepts:

- Identify, understand, and utilize available technical information (don’t reinvent the wheel).
- Maintain the same core team throughout each project to improve efficiency and quality of project delivery.
- Identify the critical path at the proposal phase, and develop realistic schedule and budget.
- Emphasize strong project management to implement a quality project within the agreed upon schedule and budget.

We are fully committed to meeting all schedule and budget requirements for this contract.

more than 400 locations in North America and 4 locations internationally. Our multiple office locations allow for easy management of projects in multiple locations (we have 18 in Florida alone). **These types of projects are a specialty at Stantec.** We understand how CDD's operate because we've experienced large, single-family development from the planning stages, through design, permitting and ultimately, construction. These types of developments are truly at the core of what we do as a firm.

Commitment to Providing District Engineering for Communities

We offer the Westchase Community Development District the expertise of a team that has worked on many Community Development Districts providing District Engineering services. Our track record is unsurpassed in the state for managing district engineering contracts and our Project Manager, Tonja Stewart, has dedicated her over three decades of experience to managing these types of contracts.

We are a full-service team, available in-house and are ready to serve this contract. The following is a list of our current CDD Contracts, all managed by our local staff.

- Arbor Greene CDD, City of Tampa
- Ballantrae CDD, Pasco County
- Bridgewater CDD, Polk County
- Cheval West CDD, Hillsborough County
- Concord Station CDD, Pasco County
- Cypress Creek CDD of Hillsborough County, Hillsborough County
- Eastlake Oaks CDD, Pinellas County
- Epperson Ranch CDD, Pasco County
- Estancia at Wiregrass CDD, Pasco County
- Gramercy Farms CDD, Osceola County
- The Hammocks CDD, City of Tampa
- Heritage Harbor CDD, Hillsborough County
- Hidden Creek, Hillsborough County
- K Bar Ranch CDD, City of Tampa
- Meadow Pointe CDD, Pasco County
- Meadow Pointe III CDD, Pasco County
- Meadow Pointe IV CDD, Pasco County
- Northwood CDD, Pasco County
- Oakstead CDD, Pasco County

- Park Creek CDD, Hillsborough County
- Panther Trace I, II CDD, Hillsborough County
- Parkway Center CDD, Hillsborough County
- Rivercrest CDD, Hillsborough County
- Union Park CDD, Pasco County
- Zephyr Lakes, Pasco County

We are confident that we can provide high quality service to the Westchase CDD for the Professional Engineering Contract. Our proposed team prides itself on adhering to the utmost standard for client service. The following pages showcase our areas of expertise necessary to fully execute our high level of service to Westchase CDD and they are representative of our Tampa office's staff capabilities.

Recent, Current, and Projected Workloads

Our Team is fully committed to serving the Westchase CDD to our fullest potential, as we have strived to do in the past. At Stantec, we only take on projects that we are able to effectively manage and complete to the best of our professional ability. Before we consider any opportunity, our Team evaluates each for potential scheduling conflicts and adequate staff availability.

For this contract, we have the appropriate staff availability and workload to deliver a level of service that you can expect from a top-tier global design firm.

Below, we have outlined our staff's availability in consideration of recent, current, and projected workload for your review.

Project Team Workload and Availability		
Staff	Role	Availability
Tonja Stewart, PE	Project Manager	75%
David Kemper, PE	Principal in Charge	50%
Mark Foster, PSM	Survey Services	60%

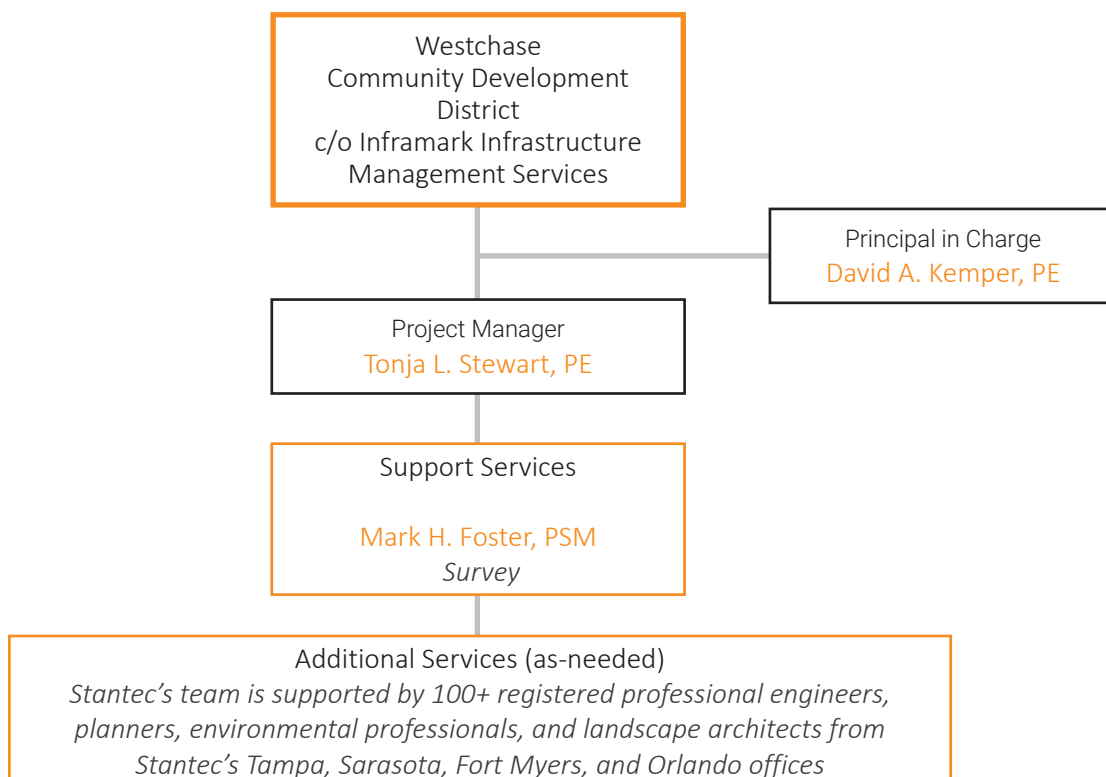
Location of office providing services to Westchase CDD

Stantec will be providing District Engineering Services from its Tampa, Florida office, located at 777 S. Harbour Island Blvd., Tampa, Florida 33602.



Team Organization

The organization chart below indicates the names of specific staff proposed for this project. Our team offers local, site-specific experience and expertise in community development district engineering contracts. Our proposed Project Manager Tonja Stewart, is extremely experienced and has lead over 50 community development district contracts. She will be responsible for handling District meetings, construction services, and other engineering tasks. We will have no learning curve working together on this District Engineering Contract.





Staff Overview



Tonja Stewart, PE | Project Manager

Tonja is highly experienced in a broad range of civil engineering projects that include a specialty in managing community development district engineering contracts. Her responsibilities in managing the contracts include providing coordination with key disciplines like environmental scientists, surveyors, archaeologists, attorneys, and title companies. She has experience with residential, commercial, and industrial site design, including stormwater management, drainage, roadway, water transmission systems, wastewater collection systems, and wetland and flood plain mitigation. She is highly respected for the work she has done in the many community development districts within the Tampa Bay Region.



David Kemper, PE | Principal in Charge

Dave's professional experience includes management and design of residential, office, commercial, industrial, institutional, recreational, and mixed-use projects. He has extensive experience in coordinating the efforts of a multi-disciplined team to address all aspects of the site development including planning/zoning, survey, geotechnical, environmental, biology, traffic, and landscape architecture. This includes a particular emphasis on providing the engineering design after large scale and complex projects have been conceptualized.



Mark Foster, PSM | Senior Land Surveyor

Mark has served in various surveying roles throughout his career, including survey party chief, survey technician, field crew supervisor, project surveyor and survey project manager. His current responsibilities include client coordination, preparation of proposals, management of projects, supervision of field and office personnel and preparation of survey maps and reports.



Why Stantec?

- **Our staff understands the local area**

With several local offices in Central Florida, including our Tampa office, our staff understands the needs of local communities and development districts. We understand this area, the permitting process, and have a thorough understanding of the requirements and needs that Community Development Districts, such as Westchase, have.

- **Our similar projects exemplify our expertise and ability to overcome challenges**

We've done this before. We've provided community development district engineering services to many CDD's in the Central Florida Region. We offer you proven solutions and creative design.

- **Project Manager with over two decades of providing district engineering services**

Can you trust that the firm you select is not only knowledgeable in community development districts, but offers a project manager that has personally led the efforts on many community development district contracts? Our team is proven in these areas of expertise through years of experience - you can trust us.

- **A Commitment to the Community Development District**

We understand the staff at Inframark and how they desire their selected district engineer to perform. We look forward to exceeding our reputation and high level of client services during this contract.



ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Engineering Services for the Westchase Community Development District

2. PUBLIC NOTICE DATE

April 2019

3. SOLICITATION OR PROJECT NUMBER

RFQ for Engineering Services (District Engineer)

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

David A. Kemper, PE, Senior Principal

5. NAME OF FIRM

Stantec Consulting Services, Inc.

6. TELEPHONE NUMBER

813.223.9500

7. FAX NUMBER

813.223.0009

8. E-MAIL ADDRESS

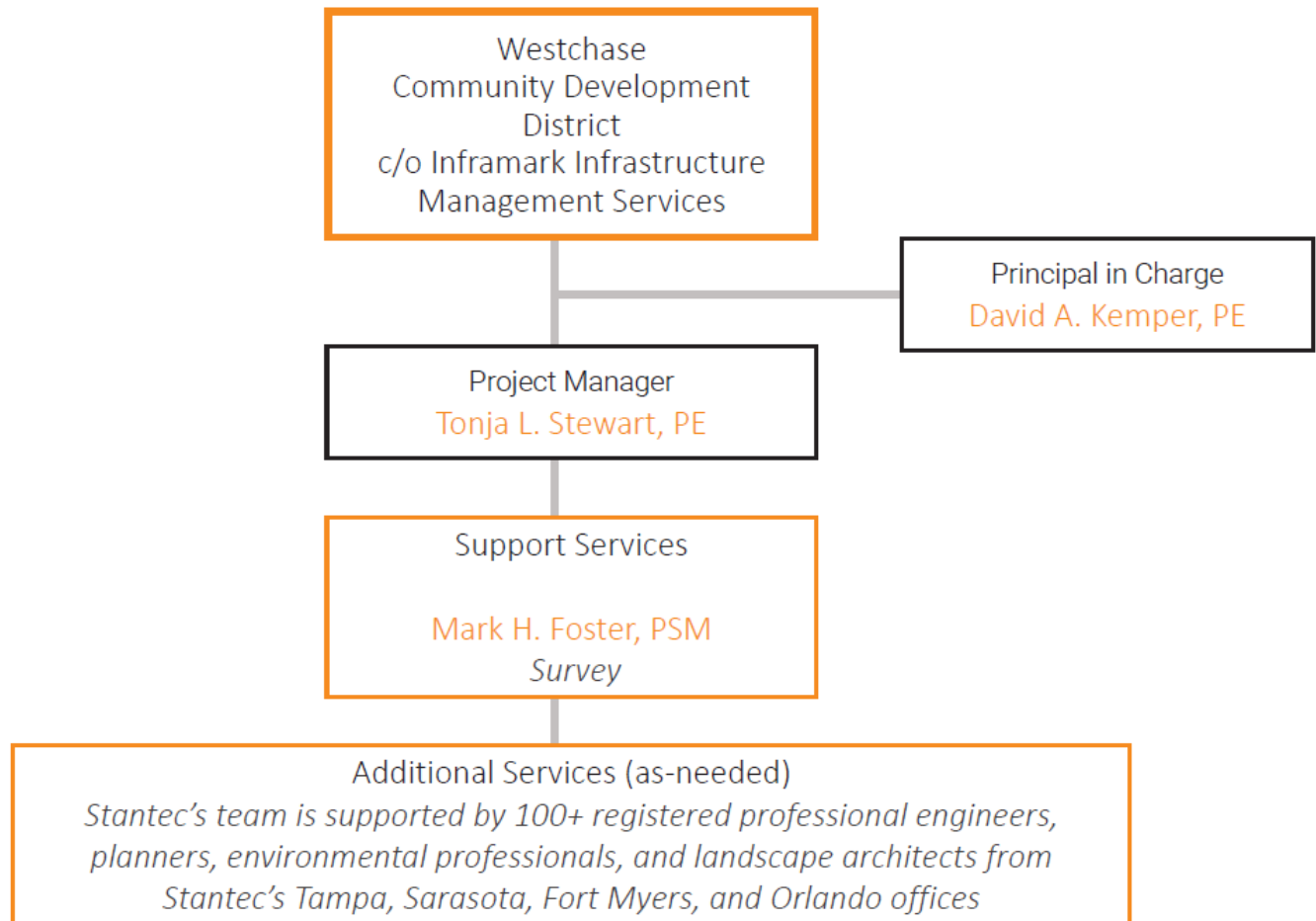
dave.kemper@stantec.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCON-TRACTOR			
a.	X			Stantec Consulting Services, Inc. <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	777 S. Harbour Island Blvd, Suite 600 Tampa, Florida 33602	District Engineering Services
b.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

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12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
David A. Kemper, PE	Principal in Charge	a. TOTAL	b. WITH CURRENT FIRM
		35	15
15. FIRM NAME AND LOCATION (City and State)			
Stantec Consulting Services, Inc. – Tampa, Florida			
16. EDUCATION (DEGREE AND SPECIALIZATION)		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)	
Bachelor of Science, Civil Engineering, Missouri University of Science & Technology, Rolla, Missouri, 1979 Master of Science, Engineering Management, Missouri University of Science & Technology, Rolla, Missouri, 1984		Professional Engineer #36271, State of Florida	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			
2011 Engineer of the Year, American Society of Civil Engineers, West Coast Branch 2004 FES/FICE Leadership Institute, Graduate			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
a.	Bexley Ranch Land DRI Pasco County, Florida		
	(3) BRIEF DESCRIPTION (Brief Scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	DRI engineering studies, master water, wastewater and master drainage planning, floodplain studies, and preliminary cost estimating. Stantec has completed extensive site analysis and design alternatives to assist the property owner and developer, Newland Communities, with the future development and use of this site located in central Pasco County directly adjacent to the Suncoast Parkway.		
b.	Eagle Brooke Golf and Country Club Polk County, Florida		
	(3) BRIEF DESCRIPTION (Brief Scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	Provided civil/site engineering and environmental permitting for this 400-acre residential golf course community. Services included establishment of a Community Development District (CDD).		
c.	The Preserve at Wilderness Lakes Community Development District Pasco County, Florida		
	(3) BRIEF DESCRIPTION (Brief Scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	Responsible for overall project and team management for a range of engineering services associated with serving as the Community Development District (CDD) District Engineer for this development of 850 lots on +/- 578 acres. The CDD assets include a high end recreation facility, roadways, security gates, stormwater management systems, landscape/hardscape, and irrigation systems.		
d.	Toulon Master Planned Community Hillsborough County, Florida		
	(3) BRIEF DESCRIPTION (Brief Scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	Responsible for overall client interface and project and team management. Stantec was retained as a multi-disciplinary consultant in the development of the Toulon Development. The site is a 218-acre, multi-phased, 232-unit, single-family residential subdivision.		
e.	Bella Verde (f.k.a. Cannon Ranch) Pasco County, Florida		
	(3) BRIEF DESCRIPTION (Brief Scope, size, cost, etc.) AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
	Responsible for overall client interface and team management. for the planning, design, landscape architecture, and permitting services for Bella Verde, a 2,005-acre master planned community consisting of approximately 4,200 single-family units, major roadways, 18-hole Arnold Palmer signature golf course and clubhouse, 200,000 s.f. of commercial/retail/office space, and recreational parks.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

Agenda Page 97

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Tonja Stewart, PE	Project Manager	a. TOTAL	b. WITH CURRENT FIRM
		31	12

15. FIRM NAME AND LOCATION (City and State)

Stantec Consulting Services, Inc. – Tampa, Florida

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)
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Bachelor of Science, Civil Engineering, University of Alabama, Tuscaloosa, Alabama, 1987

Registered Engineer #47704, State of Florida

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

2009 Tampa Bay Builders, Associate of the Year

1997 Hillsborough County Chamber of Commerce, Leadership Hillsborough

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	Cheval West CDD, Hillsborough County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief Scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Responsible for ongoing client and project coordination, account management, and project scheduling. Stantec serves as District Engineer and has been responsible for Southwest Water Management District periodic inspections of the community stormwater facilities, annual reports, and permit renewals for the Federal National Pollutant Discharge Elimination System (NPDES).			
b.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	Heritage Isles CDD, City of Tampa, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief Scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Responsible for ongoing client and project coordination, account management, and project scheduling. Stantec has provided a range of engineering services, associated with serving as the Community Development District (CDD) District Engineer, for a recreation facility, stormwater management systems, landscape/hardscape, and irrigation systems.			
c.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	Heritage Harbor CDD, Hillsborough County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief Scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Responsible for ongoing client and project coordination, account management, and project scheduling. The community contains certain infrastructure, i.e. recreation facilities, stormwater management systems, landscaping, and irrigation systems that are operated and maintained by the CDD. Stantec is the CDD Engineer, providing ongoing services as-needed by the Board of Supervisors and District Manager.			
d.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	Seven Oaks CDD, Pasco County, Florida		CONSTRUCTION <i>(if applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief Scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Responsible for ongoing client and project coordination, account management, and project scheduling. Stantec provides engineering services for proper operation and maintenance of CDD infrastructure, including stormwater management facilities and roads.			
e.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	Meadow Point I, III, IV CDD's, Pasco County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
	(3) BRIEF DESCRIPTION <i>(Brief Scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Responsible for ongoing client and project coordination, account management, and project scheduling. Stantec provides engineering services for proper operation and maintenance of CDD infrastructure, including stormwater management facilities and roads.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

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12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
Mark H. Foster, PSM	Land Surveyor	a. TOTAL 30	b. WITH CURRENT FIRM 11

15. FIRM NAME AND LOCATION (City and State)

Stantec Consulting Services, Inc. – Tampa, Florida

16. EDUCATION (DEGREE AND SPECIALIZATION)

17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)

Professional Land Surveyor #5535, State of Florida

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Point of Contact, Society of American Military Engineers, Tampa Bay Post

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	Lake Toscana Conservation Subdivision Hillsborough County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
		2003-2007	
	(3) BRIEF DESCRIPTION <i>(Brief Scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Responsible for project surveying activities to include the boundary surveys associated with the acquisition of property, surveys of Ordinary High Water Line of the Little Manatee River to document the limits of Sovereignty Submerged Lands, and subdivision plat preparation for a 102-lot subdivision located on the site of an old 510-acre dairy farm on the banks of the Little Manatee River in southern Hillsborough County.			
b.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	Winthrop Village Traditional Neighborhood Design (TND) Hillsborough County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
		2006-2008	
	(3) BRIEF DESCRIPTION <i>(Brief Scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Responsible for the preparation of boundary surveys to support property acquisition, subdivision platting, construction layout ,and as-built surveys for a 256-unit, traditional neighborhood design (TND) project. Special care was also required at the project boundaries to ensure compatibility with the surrounding developments.			
c.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	Westlake Village Hillsborough County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
		2005-2008	
	(3) BRIEF DESCRIPTION <i>(Brief Scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Responsible for the preparation of surveys with associated on-site geotechnical investigations and for the off-site route survey needed to support the design of transportation improvements for this proposed development near the Sun City Center.			
d.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	Toulon Master Planned Community Hillsborough County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
		2004-2007	
	(3) BRIEF DESCRIPTION <i>(Brief Scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Responsible for the platting and construction related efforts for this phased master planned development. The site is a 218-acre, multi-phased, 232-unit, single-family residential subdivision.			
e.	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
	Bay Pines Mobile Home Park City of Seminole, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
		2007-2008	
	(3) BRIEF DESCRIPTION <i>(Brief Scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input checked="" type="checkbox"/> Check if project performed with current firm	
Responsible for project surveying activities, research, computations, and document production required to provide planning, design and engineering services for the residential infill redevelopment of a 57-acre mobile home park located in City of Seminole near the Boca Ciega Bay.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

*(Present as many as requested by the agency, or 10 projects if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT
KEY NUMBER**
1

21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
Cheval West Community Development District Hillsborough County, Florida		PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>
		Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT PHONE NUMBER	
Cheval West CDD	Mark Vega, Inframark	813.991.1116	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(include scope, size, and cost)</i>			

Responsible for assisting the District Manager on civil engineering tasks. Cheval West CDD manages a completed planned community containing, stormwater management systems, and common areas. Stantec provides engineering services for proper operation and maintenance of CDD owned infrastructure. The TPC of Tampa Bay golf course is an internal facility with shared master infrastructure with the CDD. Stantec also prepared annual reports and permit renewal applications for federal National Pollutant Discharge Elimination Systems (NPDES) permits.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Stantec Consulting Services, Inc.	Tampa, Florida	CDD Engineer
b.			
c.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many as requested by the agency, or 10 projects if not specified.
Complete one Section F for each project.)

Agenda Page 100
20. EXAMPLE PROJECT
KEY NUMBER

2

21. TITLE AND LOCATION (City and State)

Westchase Community Development
District Hillsborough County, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (if applicable)

Ongoing

23. PROJECT OWNER'S INFORMATION**a. PROJECT OWNER**

Westchase CDD

b. POINT OF CONTACT NAME

Andrew Mendenhall, District Manager

c. POINT OF CONTACT PHONE NUMBER

813.991.1116

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and cost)

Responsible for assisting the District Manager and field operations on civil engineering tasks. Westchase CDD manages a completed planned community containing stormwater management systems, common areas, landscaping, irrigation, and miscellaneous amenities. Stantec provides engineering services for proper operation and maintenance of CDD infrastructure.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT****(1) FIRM NAME****(2) FIRM LOCATION (City and State)****(3) ROLE**

a.

Stantec Consulting Services, Inc.

Tampa, Florida

CDD Engineer

b.

c.

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many as requested by the agency, or 10 projects if not specified. Complete one Section F for each project.)</i>		Agency Report PROJECT KEY NUMBER <div>3</div>				
21. TITLE AND LOCATION <i>(City and State)</i> Seven Oaks Community Development District Pasco County, Florida		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES</td> <td>CONSTRUCTION <i>(if applicable)</i></td> </tr> <tr> <td>Ongoing</td> <td></td> </tr> </table>	PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>	Ongoing	
PROFESSIONAL SERVICES	CONSTRUCTION <i>(if applicable)</i>					
Ongoing						
23. PROJECT OWNER'S INFORMATION						
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT PHONE NUMBER				
Seven Oaks CDD	Angel Montagna, District Manager	813.933.5571				
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(include scope, size, and cost)</i>						

Responsible for assisting the District Manager and field operations on civil engineering tasks. Seven Oaks CDD manages a completed planned community containing stormwater management systems, common areas, landscaping, irrigation, and miscellaneous amenities. Stantec provides engineering services for proper maintenance budgeting and operation and maintenance of CDD infrastructure.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
(1) FIRM NAME		(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Stantec Consulting Services, Inc.	Tampa, Florida	CDD Engineer
b.			
c.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

*(Present as many as requested by the agency, or 10 projects if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT
KEY NUMBER**

44

21. TITLE AND LOCATION (City and State)

Heritage Harbor Community Development District
Hillsborough County, Florida

22. YEAR COMPLETED
PROFESSIONAL SERVICES
CONSTRUCTION (if applicable)

Ongoing

23. PROJECT OWNER'S INFORMATION
a. PROJECT OWNER

Heritage Harbor CDD

b. POINT OF CONTACT NAME

Patricia Comings-Thibault, DPFG

c. POINT OF CONTACT PHONE NUMBER

321.263.0123

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and cost)

Our team is responsible for ongoing client and project coordination, account management, and project scheduling. Heritage Harbor CDD contains a public golf course, stormwater management facilities, landscape/hardscape, and irrigation systems. Stantec provides ongoing, as needed, engineering services for proper operation and maintenance of District assets. Stantec also assisted in the development of a water conservation plan for the golf course, which contains surface water management systems as the source of its irrigation.


25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME		(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Stantec Consulting Services, Inc.	Tampa, Florida	CDD Engineer
b.			
c.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

*(Present as many as requested by the agency, or 10 projects if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT
KEY NUMBER**

5

21. TITLE AND LOCATION (City and State)

Heritage Isles Community Development District
City of Tampa, Florida

22. YEAR COMPLETED
PROFESSIONAL SERVICES
CONSTRUCTION (if applicable)

Ongoing

23. PROJECT OWNER'S INFORMATION
a. PROJECT OWNER
b. POINT OF CONTACT NAME
c. POINT OF CONTACT PHONE NUMBER

Heritage Isles CDD

Mark Vega, District Manager,
Inframark

813.991.1116

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and cost)

District Engineering services encompassing maintenance of District infrastructure, including wet detention stormwater management systems. As District Engineer, we also renew the Water Use Permits for golf course and common area irrigation. Additionally, we coordinated upland habitat management, as required by the City of Tampa.


25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME		(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Stantec Consulting Services, Inc.	Tampa, Florida	CDD Engineer
b.			
c.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

*(Present as many as requested by the agency, or 10 projects if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT
KEY NUMBER**

6

21. TITLE AND LOCATION (City and State)

Meadow Pointe I Community Development District
Pasco County, Florida

22. YEAR COMPLETED
PROFESSIONAL SERVICES
CONSTRUCTION (if applicable)

Ongoing

23. PROJECT OWNER'S INFORMATION
a. PROJECT OWNER
b. POINT OF CONTACT NAME
c. POINT OF CONTACT PHONE NUMBER

Meadow Point CDD

Mark Vega, District Manager,
Inframark

813.991.1116

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and cost)

Stantec serves as the CDD engineer for this planned unit development and Development of Regional Impact (DRI) with park/recreation sites, and stormwater management systems. Additionally, Stantec assisted the District to become compliant with 2010 ADA regulations.


25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME		(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Stantec Consulting Services, Inc.	Tampa, Florida	CDD Engineer
b.			
c.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

*(Present as many as requested by the agency, or 10 projects if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT
KEY NUMBER**

7

21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
Meadow Pointe III Community Development District Pasco County, Florida		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT PHONE NUMBER	
Meadow Pointe III CDD	Joe Roethke, District Manager, Rizzetta & Co.	813.933.5571	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and cost)			

Stantec is providing District Engineering services to operate and maintain CDD infrastructure, including roads and stormwater management systems. The District has experienced some roadway deterioration issues that Stantec has had to evaluate and address. The District has also proceeded with a long-term stormwater quality improvement program and best management practices. Additionally, Stantec assisted the District to become compliant with 2010 ADA regulations.


25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Stantec Consulting Services, Inc.	Tampa, Florida	CDD Engineer
b.			
c.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

*(Present as many as requested by the agency, or 10 projects if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT
KEY NUMBER**

8

21. TITLE AND LOCATION (City and State)

Meadow Pointe IV Community Development District
Pasco County, Florida

22. YEAR COMPLETED
PROFESSIONAL SERVICES
CONSTRUCTION (if applicable)

Ongoing

23. PROJECT OWNER'S INFORMATION
a. PROJECT OWNER
b. POINT OF CONTACT NAME
c. POINT OF CONTACT PHONE NUMBER

Meadow Pointe IV CDD

Greg Cox, District Manager,
Rizzetta & Co.

813.933.5571

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and cost)

District Engineering services includes the operation and maintenance of District infrastructure, including roads and stormwater management systems.


25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

(1) FIRM NAME		(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Stantec Consulting Services, Inc.	Tampa, Florida	CDD Engineer
b.			
c.			

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

*(Present as many as requested by the agency, or 10 projects if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT
KEY NUMBER**

9

21. TITLE AND LOCATION (City and State)

Arbor Greene Community Development District
City of Tampa, Florida

22. YEAR COMPLETED
PROFESSIONAL SERVICES
CONSTRUCTION (if applicable)

Ongoing

23. PROJECT OWNER'S INFORMATION
a. PROJECT OWNER
b. POINT OF CONTACT NAME
c. POINT OF CONTACT PHONE NUMBER

Arbor Greene CDD

Mark Vega, District Manager
Inframark

813.991.1116

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and cost)

Stantec is providing ongoing services as needed by the Board of Supervisors, District Manager, and field operations. We provide District Engineering services to maintain District owned and maintained infrastructure, including wet detention stormwater ponds and roadways. Stantec manages annual reports and permit renewals for the National Pollutant Discharge Elimination System (NPDES) permit. Additionally, Stantec assisted the District to become compliant with 2010 ADA regulations.


25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT
(1) FIRM NAME
(2) FIRM LOCATION (City and State)
(3) ROLE
a. Stantec Consulting Services, Inc.

Tampa, Florida

CDD Engineer

b.
c.

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

*(Present as many as requested by the agency, or 10 projects if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT
KEY NUMBER**

10

21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED	
Oakstead Community Development District Pasco County, Florida		PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		Ongoing	
23. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT PHONE NUMBER	
Oakstead CDD	Andy Mendenhall, Inframark	813.991.1116	
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and cost)			

Stantec provides engineering services to assist the District Manager and Board of Supervisors to properly budget, operate, and maintain CDD infrastructure, which includes roads, stormwater management facilities and recreation facilities.


25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Stantec Consulting Services, Inc.	Tampa, Florida	CDD Engineer
b.			
c.			

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Cheval West Community Development District Pasco County, Florida	6	Meadow Pointe I Community Development District Pasco County, Florida
2	Westchase Community Development District Pasco County, Florida	7	Meadow Pointe III Community Development District Pasco County, Florida
3	Seven Oaks Community Development District Pasco County, Florida	8	Meadow Pointe IV Community Development District Pasco County, Florida
4	Heritage Harbor Community Development District Pasco County, Florida	9	Arbor Green Community Development District City of Tampa, Florida
5	Heritage Isles Community Development District City of Tampa, Florida	10	Oakstead Community Development District Pasco County, Florida

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

Stantec provides engineering, planning, permitting, and cost estimating services for Community Development Districts (CDDs), dependent and independent districts, Municipal Service Taxing Units/Benefit Units (MSTU/BU), and other special assessment districts. We have worked with several fully- developed CDD's within various Florida counties, and the City of Tampa. We offer a total scope of services that includes, but is not limited to, the following:

- ✓ General Consultation on District Issues
- ✓ Master Planning of Infrastructure
- ✓ Water Management Systems and Facilities
- ✓ Water and Sewer Systems and Facilities
- ✓ Roads, Landscaping and Street Lighting Design and Plans
- ✓ Existing Systems Studies and Analysis
- ✓ Environmental Permitting
- ✓ Cost Estimates for Plan Implementation
- ✓ Bidding and Contractor Selection
- ✓ Government Permitting
- ✓ Water Conversation Studies and Design
- ✓ Water Supply Studies
- ✓ Construction Phase Observation
- ✓ Contract Management and Inspection Services
- ✓ Expert Witness Testimony
- ✓ Utility Rate Studies
- ✓ Potable Water System Plans and Design
- ✓ Irrigation System Plans and Design
- ✓ Wastewater Collection System Plans and Design
- ✓ Engineering Reports for Bonding

The following represents Stantec's additional prior experience in CDD's, Independent Districts and MSTU/BUS:

- | | |
|---|--|
| ✓ Ballantrae CDD, Pasco County | ✓ Cheval West CDD, Hillsborough County |
| ✓ Bridgewater of Wesley Chapel, Pasco County | ✓ Cypress Creek CDD, Hillsborough County |
| ✓ Chapel Creek CDD, Pasco County | ✓ Hammocks CDD, City of Tampa |
| ✓ Concord Station CDD, Pasco County | ✓ Hawk's Point CDD, Hillsborough County |
| ✓ Eastlake Oaks CDD, Pinellas County | ✓ Heritage Harbor CDD, Hillsborough County |
| ✓ Meadow Point I CDD, III, IV CDD, Pasco County | ✓ Heritage Isles CDD, City of Tampa |
| ✓ New River CDD, Pasco County | ✓ K Bar Ranch CDD, City of Tampa |
| ✓ Northwood CDD, Pasco County | ✓ Panther Trace I, II CDD, Hillsborough County |
| ✓ Oakstead CDD, Pasco County | ✓ Rivercrest CDD, Hillsborough County |
| ✓ Bridgewater CDD, Polk County | ✓ Waterchase CDD, Hillsborough County |
| ✓ Union Park CDD, Pasco County | ✓ Westchase CDD, Hillsborough County |
| ✓ Arbor Greene CDD, City of Tampa | ✓ Parkway Center CDD, Hillsborough County |

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE

33. NAME AND TITLE

David A. Kemper, PE, Senior Principal

April 29, 2019

5B.



TECHNICAL PROPOSAL

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Submitted to: INFRAMARK

April 29, 2019

April 25, 2019

Andrew Mendenhall, PMP, District Manager
INFRAMARK Infrastructure Management Services
2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, FL 33544

**RE: Request for Qualifications for Professional Engineering Services
Westchase Community Development District (CDD)**

Dear Mr. Mendenhall:

A Community Development District (CDD) is integral in providing the residents of the community it serves the highest quality of life possible, ensuring that high standards of development will continue to be met long into the future. Westchase CDD is no exception. We understand the district is responsible for maintaining its existing infrastructure, providing capital improvements, and improving the quality of the development, all while operating within closely monitored and audited budgets to meet the high expectations for the community they serve. It is crucial to your CDD's continued long-term success that your consulting engineer shares your focus on careful, timely, and cost-conscious fulfillment of the residents' expectations.

Johnson, Mirmiran & Thompson, Inc. (JMT) has successfully performed on a myriad of general service contracts based on our reputation for delivering a high-quality product and outstanding service to our partners.

Leading our commitment to Westchase CDD is myself, Robert Dvorak, PE. I have over 33 years of civil engineering experience and a strong understanding of the unique needs of a CDD. My ability to develop strong relationships with clients has ensured that the end results exceed the expectations of District Managers through careful coordination of schedules, budgets, and priorities. I am most proud of my reputation of responsiveness when addressing the needs of JMT's clients. **The point of contact for this CDD will be myself, Robert Dvorak.** I will be responsible for attending District Board meetings, performing construction services, and any other engineering tasks.

JMT's staff has a breadth of experience in working with CDDs, which means you benefit by getting professional expertise delivered with a personalized approach and attentiveness to your needs. As the District Engineer for several similar CDDs, we believe we have a thorough understanding of your service requirements.

Our first priority is to establish a personalized team for each individual work assignment undertaken. This process begins with understanding your needs. Based on our coordination and research, we will assign a project team that has the best experience to meet those needs. I will strategically determine how to best utilize our internal resources as well as choose subconsultants, if needed, that would best complete the team. This approach ensures that we have the right resources to exceed your expectations.

Asset Management: JMT can assist the District by developing or updating land ownership and maintenance maps depicting District property and facilities and areas maintained by vendors such as landscapers or aquatic services. Wetlands and buffer areas may also be added as needed to educate residents and vendors of the different vegetation restrictions that may exist. These maps are living documents that may be updated as your community grows or as vendor needs change. JMT can also provide asset reports cataloging facilities or property, such as stormwater facilities or streets, for condition, suggested maintenance, or replacement so that future capital fund expenditures may be scheduled in advance.

Capital Improvements: JMT can provide the District with planning assistance in determining needed capital improvements including the development of construction plans and permits. JMT can also assist in developing capital improvement budgets so that funding may be planned for long term improvements.

Drainage Improvements: JMT will identify any nuisance drainage problems, identify potential solutions, and provide cost estimates for alleviating the nuisance. Sometimes simple regrading or modifications to curbs or landscaping can correct standing water on streets or in grassy areas.

Permitting: JMT will inspect existing ponds in accordance with Southwest Florida Water Management District (SWFWMD) maintenance schedules and all inspection reports will be filed and cataloged by our staff. Our long-term partnership with SWFWMD and our continuing services contracts for reviewing SWFWMD ERP permits and past work on NPDES and Drainage Connection permits for FDOT District 7 have been invaluable in serving the stormwater needs of the following clients:

- Harbour Isles CDD in Apollo Beach, Florida
- Diamond Hill CDD in Valrico, Florida
- Lexington Oaks CDD in Wesley Chapel, Florida
- Heritage Springs CDD in Trinity, Florida
- South Fork CDD in Riverview, Florida
- Oak Creek CDD in Wesley Chapel, Florida
- The Woodlands CDD in North Port, Florida
- Sterling Hill CDD in Spring Hill, Florida
- Mira Lago CDD in Apollo Beach, Florida
- River Bend CDD in Ruskin, Florida
- The Bridgewater of Wesley Chapel CDD in Wesley Chapel, Florida

Teamwork, integrity, responsibility, and hard work are the cornerstones of our corporate culture and the reason we have earned repeat business and referrals from satisfied clients. Our focus is to ensure that our partners get the positive results and successful projects that they want and deserve. These core values are at the heart of every service we perform.

We are confident that the information in this Request for Proposal and the client testimonials substantiate our capabilities and our commitment of quality and integrity to our clients. We look forward to working with the Westchase Community Development District to enhance your community.

Very truly yours,
JOHNSON, MIRMIRAN & THOMPSON, INC.



Robert Dvorak, PE
Project Manager

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ABILITY AND ADEQUACY OF PROFESSIONAL PERSONNEL

FIRM PROFILE

Johnson, Mirmiran & Thompson, Inc. (JMT) is an employee-owned, multi-disciplined architectural/engineering firm offering a full array of planning, design, and construction phase consulting services for infrastructure projects throughout the United States and its territories since 1971. Our client base consists of state, federal, and local government agencies as well as many private institutions, commercial, and industrial clients.

JMT is currently ranked **#54 on the Engineering News-Record's (ENR) list of the nationwide Top 500 Design Firms**. JMT's staff of more than 1,600

professionals -- engineers, architects, planners, environmental scientists, surveyors, construction and program managers, inspectors, designers, CADD technicians, and Geographic Information Systems (GIS) and information technology specialists -- is dedicated to the highest quality project performance.

From our offices throughout the Southeast and mid-Atlantic states, we provide complete solutions to support your facilities, transportation, and technology infrastructure needs.

SERVICE OFFERINGS INCLUDE:

- Civil Engineering
- Water Resources
- Transportation and Traffic Planning and Design
- Natural and Cultural Resources
- Surveying and Utility Location
- Program Management
- Construction Management and Inspection
- Transit, Aviation, and Port Planning and Design
- Environmental Engineering
- Scheduling, Estimating, and Claims Analysis
- Geographic Information Systems and IT
- Structural Engineering
- Building Commissioning
- Marine and Coastal Engineering
- Mechanical/Electrical/Plumbing Engineering
- Water/Wastewater Engineering
- Underwater Inspection

JMT's client base consists of a wide range of public and private organizations with an equal range of project types. With a primary focus on projects requiring civil site development and transportation services combined with a keen desire to work closely with our clients, JMT's service base has grown. **Among our specialties are stormwater management facility design, roadway and sidewalk design, street lighting, roadways, waterways, wetlands and community facilities.**

JMT's local Tampa office staffs over 25 employees. Our staff includes nine registered professional engineers, two registered professional traffic operations engineers, two registered professional land surveyors and mappers, two engineer interns, and support staff. Our employees are committed to the values of the firm: integrity, respect, excellence, and positive communication.

JMT's office is in Ybor City near downtown Tampa with convenient access to the Interstate system and expressways. Our office is a functional, exciting environment that enhances JMT's corporate values. JMT also strives to stay at or ahead of the curve with state-of-the-art software and hardware systems that allow our staff to provide the highest quality deliverables in a timely manner.





KEY PERSONNEL

JMT consists of dedicated, high-quality staff with reputations for excellence and integrity. As previously mentioned, we take great pride in the caliber of our staff and our internal “teamwork” culture. We have reviewed the Request for Qualifications in detail and performed a cursory site review to assure we have the appropriate staff both in quality and quantity. We have assembled a team of professionals consisting of key staff members, that are listed in this section, for the anticipated service areas. With this team, JMT will deliver outstanding services to the Westchase Community Development District (CDD).



ROBERT DVORAK, PE

Robert will serve the CDD as the technical team leader for this contract. Robert is responsible for managing the water resource and drainage projects for JMT as well as the design, hydrologic and hydraulic modeling, and regulatory permitting for a wide range and variety of projects. He has 33 years of professional civil engineering experience, all in the state of Florida. His experience with the implementation of local and state regulations has enhanced his ability to expedite the permitting process.



DEREK DOUGHTY, PE, CFM, D.WRE

Derek has over 32 years of diversified civil engineering experience, including 27 years in hydrologic and hydraulic modeling of stormwater conveyance systems and management facilities. Derek has extensive experience in watershed management, master planning, land engineering and planning, developments of regional impact, stormwater projects, commercial, single-family and multi-family site development engineering, and roadway design.



RICK NEIDERT

Rick has 25 years of field experience with roadway, utility, and stormwater projects, construction inspection and constructability, and field survey, which bring a valuable perspective to our design and construction management teams. He is responsible for performing inspections on a variety of transportation and stormwater projects throughout southwest Florida.



STEPHEN BRLETIC, PE

Stephen has over 8 years of experience in Tampa Bay area land development engineering. His project experiences include design and permitting for a wide range of projects, including residential subdivisions, commercial developments, and borrow pits. He routinely performs the functions necessary to design and permit land development projects.



JORDAN CAVIGGIA, PE

Jordan Caviggia has over 17 years of experience and is currently working with two CDD's; Harbour Isles and Diamond Hill. His experience includes roadway design and resurfacing, intersection safety improvements, pedestrian and bicycle facility design, transit facility design, roadside safety, street enhancements, and traffic calming.



ERIC HENDRA, PE

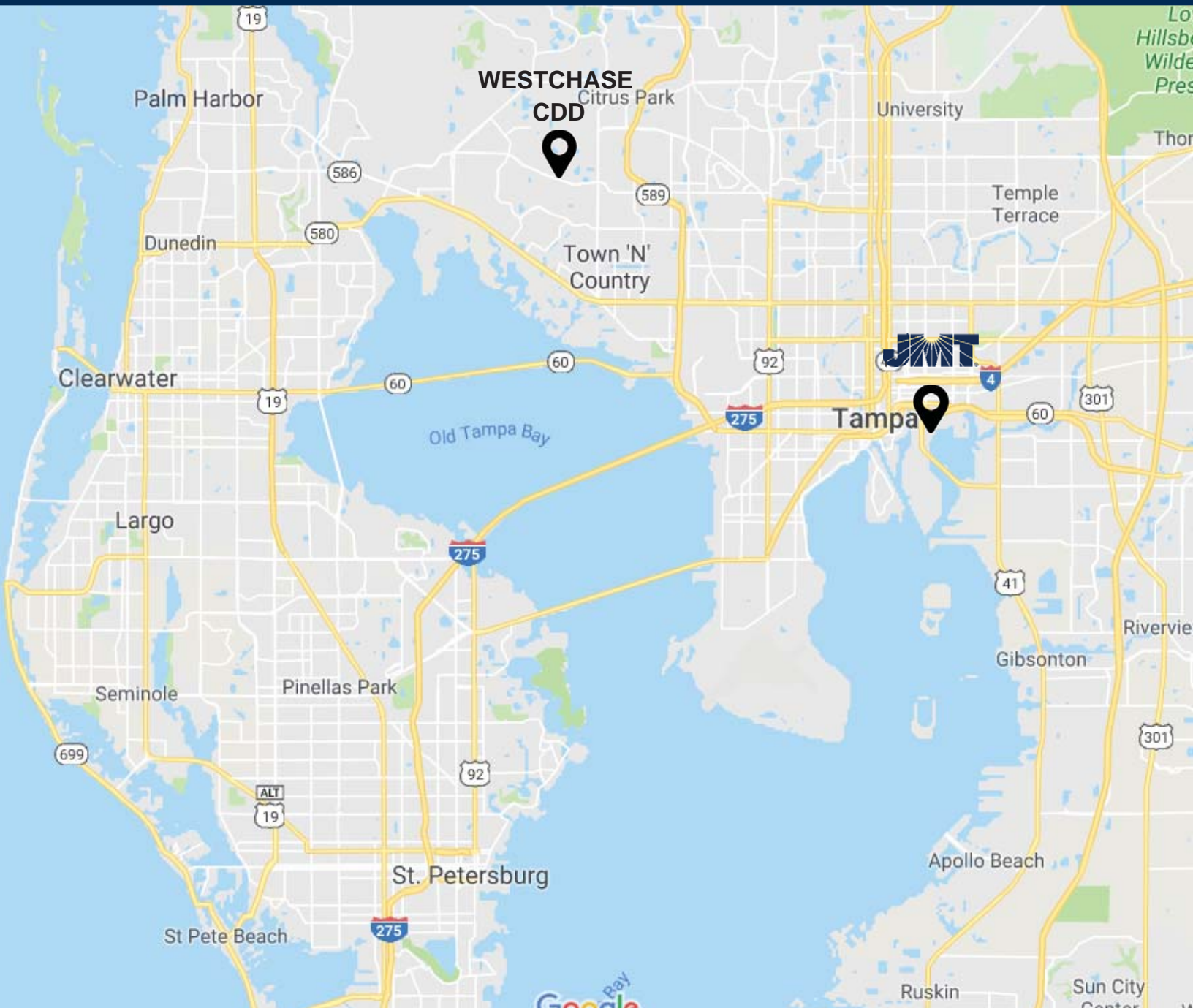
Eric brings over 30 years of experience with civil and coastal engineering and emergency projects. His expertise includes coastal design, land development, damage assessment and implementation, construction management and inspection, Department of Defense (DOD) site improvements, stormwater management systems, drainage and environmental permitting, commercial and residential site development, and water and wastewater distribution and collection systems.

GEOGRAPHIC LOCATION

JMT Tampa

2000 East 11th Avenue, Suite 300

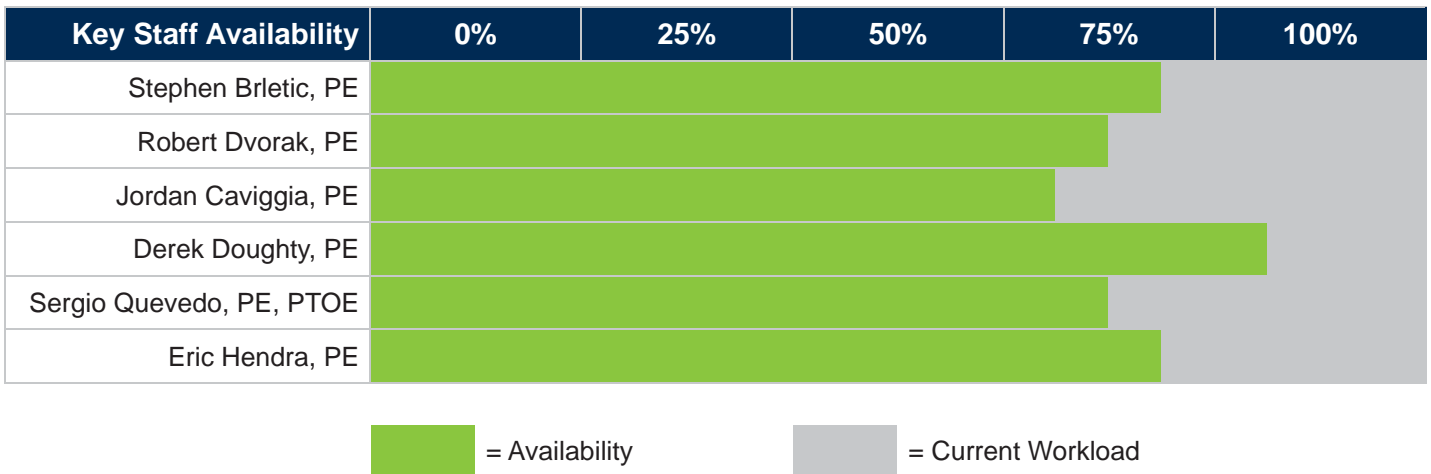
Tampa, Florida 33605



JMT's headquarters is located in Hunt Valley, Maryland. We have over 35 offices within the United States; spanning the East Coast and Texas.

CURRENT / PROJECT WORKLOAD

The JMT team is available and has the capacity, technical expertise, range of services, and uniquely qualified personnel to provide Westchase CDD with all the services required. Our availability means you can expect stellar responsiveness, quality products, and projects delivered on or ahead of schedule. JMT has additional backup staff in our other Florida offices if additional resources are required. All the key personnel are ready to begin work immediately. The chart below graphically depicts the workload commitments and availability over the next twelve months for the key personnel.



WORK PREVIOUSLY AWARDED

JMT has not been selected previously to provide services to Westchase CDD. Currently, JMT serves as District Engineer for Diamond Hill CDD, Harbour Isles CDD, Lexington Oaks CDD, Heritage Springs CDD, and South Fork CDD. INFRAMARK is the District Manager for Lexington Oaks CDD, Heritage Springs CDD, Oak Creek CDD, and South Fork CDD and is familiar with our work.

MINORITY BUSINESS ENTERPRISE

JMT is not a Minority Business Enterprise (MBE). We routinely partner with experienced and proven MBE's to provide complimentary services on a wide range of projects.

PROJECT MANAGEMENT TOOLS

Our goal is a long-term partnership with the Westchase CDD. As partners, you can count on us to deliver desired results based on adherence to our corporate culture:

- **Teamwork** – We take pride in our ability to assemble the best team to accomplish your specific objectives. Every member of our team commits to exceeding your expectations. In order to achieve this, we will be actively involved in your organization and challenge ourselves to anticipate your future needs.
- **Integrity** – We have maintained long-term relationships with many of our clients. These relationships continue to thrive because our clients know that the JMT team can be trusted to act in their best interest at all times while achieving win-win solutions for all the stakeholders.
- **Responsibility** – As we enter into a new partnership, our commitment to you is that we take full responsibility for the end result. That means that you can rely on us to be proactive, to anticipate any potential challenges, and to offer solutions.

- **Hard work** – Every member of our team understands that hard work is the foundation for every project. Once we mutually agree on an approach, our team focus is on delivering superior service and a project that surpasses your quality, schedule, and budget requirements.
- **Community Involvement** – Among our core values is a serious commitment to community involvement. From Chamber events to college scholarships, JMT gives back to our community and will do so with Westchase CDD.

We understand that every aspect of our corporate culture needs to be adhered to daily to guarantee results for your organization. We look forward to the opportunity to become partners with Westchase CDD and to help you achieve all your objectives.

The following sections address JMT's particular approach to meeting schedule and budget expectations.



MANAGING PROJECTS TO MEET SCHEDULE AND BUDGET

The JMT team is committed to meet and exceed Westshore CDD's schedule and budget requirements, whether our project budget is \$5,000 or \$500,000. Astute, prudent management of financial and human resources is one of our core business values. We routinely deliver our projects ahead of schedule through a targeted, well-orchestrated effort of the entire team, including CDD staff. The depth of our team gives us the ability to add considerable resources to meet any schedule and to handle multiple assignments simultaneously, as we have proven on numerous general services contracts.

As Project Manager, Robert Dvorak, PE, will follow these **guidelines to successfully accomplish each assignment:**

- Identify the right team to efficiently deliver each assignment.
- Develop a well-defined scope.
- Keep the same people on the project team for the duration of the task.
- Conduct team meetings, typically weekly or bi-weekly.
- Proactively anticipate potential schedule or budget challenges and resolve them in advance.

All JMT project managers have been formally trained in JMT's approach to project management and for each project, the PM develops a detailed **Project Management Plan (PMP)** that describes the scope and deliverables and details the schedule, milestones, work breakdown structure, task assignments, and Quality Control Plan, including specific responsibilities for each key team member. The PMP and in-house PM tools save significant time. Some of the tools used to maintain control of the schedule and budget are described in the next sections.

SCHEDULE & BUDGET CONTROLS

Schedule: With our depth of staff and vast array of multi-disciplined experience, JMT has the capability to fast track any project. This expertise provides the client with a **one-stop shop** for any project – whether we are serving as program manager, project manager, design support, or construction manager. We provide a complete array of engineering and management services integrated to our client's needs.

Between the level of expertise and the personnel available that have previous experience working on similar contracts for other local agencies, we have the capacity and expertise to maintain accelerated task order schedules. **Our depth of staff in the required disciplines ensures that each task assignment will be given the manpower necessary to provide Westchase's CDD with a quality end product within the project budget and schedule.**

Our schedules are developed in great detail, describing every activity involved in every phase. Moreover, activities are linked so that we are in essence creating a critical path project schedule. This schedule is one of several that our task order manager reviews for compliance on a weekly basis. He will review the level of completeness of every activity with the individuals performing the work and confirm that the project is on schedule.

We have the capacity and expertise to complete all assignments for this project on time. We recognize that a major element used to evaluate the effectiveness of our services is the degree to which schedules are completed. Our project efforts are directed toward a high level of schedule control and our project management policies have been devised to support this objective. We also realize that effective, timely response to the unexpected requests from the board, often on a moment's notice, is both art and science. We are confident that our team can easily respond to such assignments under this contract within the required number of days. Rapid, effective response to unforeseen situations is a skill that our team members have developed through years of experience and practice of putting our clients' immediate needs first and foremost. These values and high-performance expectations are ingrained into our culture. This Team maintains an attitude that all work schedules can be compressed saving time and man-hours for other assignments saving valuable community dollars.

Our web-based project management and accounting tools, in conjunction with scheduling software, regular team communications, corporate procedures for project execution, and sound judgment, allow our task order managers to identify problems early, so expedient correction can minimize schedule or cost overruns.

Budget: Keeping in mind the CDD's budget for each assignment, we will develop an appropriate scope to satisfy the budget constraints. Once underway, JMT focuses on cost control using a state-of-the-art integrated accounting and resource planning software and a collaborative team approach. Each project phase is automated using our Power BI, of the Microsoft 365 software package, that breaks down the project budget into discrete project phases (e.g., Master Planning, Design, Construction Management, etc.). During the performance of the project we track the hours and dollars expended on each project phase. All employee timesheets are input electronically at least weekly, so up-to-date project costs are available on each PM's dashboard. Power BI generates real-time reports showing hours spent versus budgeted and job costs incurred versus budgeted as well as the monthly invoice. With these tools, consistent, precise budgets are maintained.

PROPOSED BILLING STRUCTURE

For each assignment, our project managers prepare a monthly progress report describing for each phase the percent of work completed, work performed during the report period, status with respect to schedule, unusual problems, delays, approval action, information required, and potential schedule slippage with recommendations.

Project team meetings are held weekly or bi-weekly to discuss the progress of the project. Each phase is reviewed for progress, manpower allocations, budget, and schedule. Any issues are discussed and a strategy for their resolution is addressed. Invoices will be prepared by the Project Manager based on the hours worked on each assignment at hourly rates established in the contract.

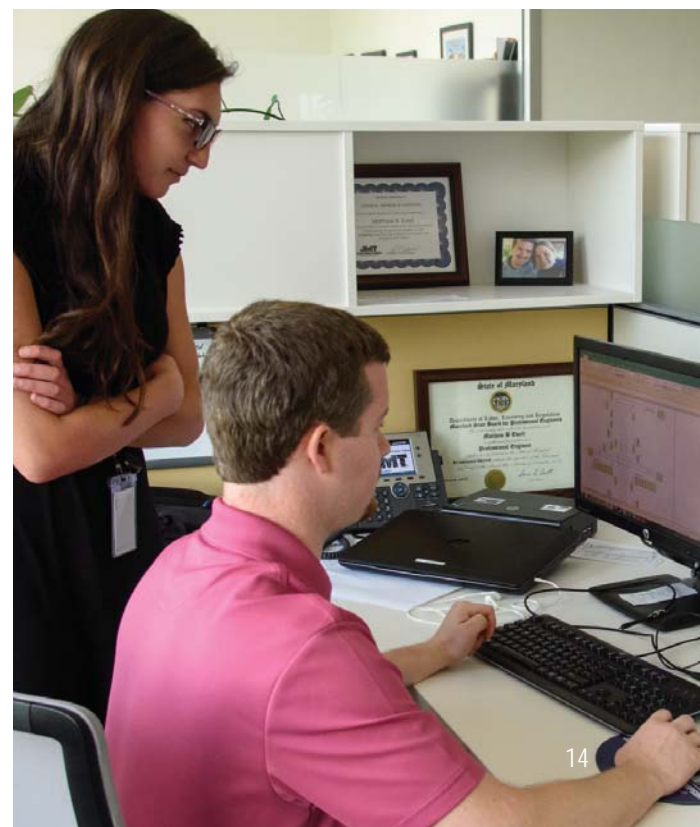
PERSONNEL ASSIGNMENT & PROJECT EFFICIENCY

The success of any project depends on utilizing the right personnel – those who possess the needed technical knowledge, successful project experience, specialized equipment, and collaboration skills.


Once notified of an assignment and based on the type and scope of work, Robert will assemble the right project team in terms of team size and expertise, with the objective of keeping the team as small as possible to meet the schedule and keeping the team intact throughout the entire project.

Clear expectations and close collaboration from the start of each assignment will enhance efficiency and minimize delays. JMT's focus is always on the end result: accurate, concise, and clear deliverables.


We have repeatedly demonstrated our ability to perform complex assignments on time and within budget, and to be proactively aware of and promptly responsive to the CDD's needs. The proof of our willingness and ability to meet schedule and budget expectations is in our performance.



LICENSES



Ron DeSantis, Governor



STATE OF FLORIDA

BOARD OF PROFESSIONAL ENGINEERS

THE ENGINEERING BUSINESS HEREIN IS AUTHORIZED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES


JOHNSON MIRMIRAN & THOMPSON, INC.

615 CRESCENT EXECUTIVE COURT
SUITE 106
LAKE MARY FL 32746

LICENSE NUMBER: CA5917


EXPIRATION DATE: FEBRUARY 28, 2021

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.




Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LB8146**
Expiration Date February 28, 2021

Professional Surveyor and Mapper Business License
Under the provisions of Chapter 472, Florida Statutes

JOHNSON, MIRMIRAN & THOMPSON, INC
2400 E COMMERCIAL BLVD STE 800
FORT LAUDERDALE, FL 33308-4004



NICOLE "NIKKI" FRIED
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

State of Florida

Department of State

I certify from the records of this office that JOHNSON, MIRMIRAN & THOMPSON, INC. is a Maryland corporation authorized to transact business in the State of Florida, qualified on March 7, 1985.

The document number of this corporation is P05237.

I further certify that said corporation has paid all fees due this office through December 31, 2018, that its most recent annual report/uniform business report was filed on August 6, 2018, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Second day of January, 2019*



Ken Detjen
Secretary of State

Tracking Number: CU2953204494

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

SAMPLE CERTIFICATES OF INSURANCE



JOHNMIR-02

JTORREZ

CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 1/2/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ames & Gough 8300 Greensboro Drive Suite 980 McLean, VA 22102		CONTACT NAME: PHONE (A/C, No, Ext): (703) 827-2277 FAX (A/C, No): (703) 827-2279 E-MAIL ADDRESS: admin@amesgough.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A : Lexington Insurance Company A, XV	
		INSURER B :	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N <input type="checkbox"/> N/A ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liab.			020720868	12/1/2018	12/1/2019	Per Claim/Aggregate 10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Evidence of Coverage	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/17/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 11311 McCormick Road, Ste 450 Hunt Valley MD 21031-8622	CONTACT NAME: PHONE (A/C, No, Ext): 443-798-7499 FAX (A/C, No): 443-798-7290 E-MAIL ADDRESS: BW2.BSD.Certs@ajg.com														
INSURED 37715 Johnson, Mirmiran & Thompson, Inc. 2000 East 11th Avenue Suite 300 Tampa FL 33605	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Zurich American Insurance Company</td> <td>16535</td> </tr> <tr> <td>INSURER B: Continental Casualty Ins Co</td> <td>20443</td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Zurich American Insurance Company	16535	INSURER B: Continental Casualty Ins Co	20443	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: Zurich American Insurance Company	16535														
INSURER B: Continental Casualty Ins Co	20443														
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES**CERTIFICATE NUMBER:** 977610407**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			GLO017137404	9/1/2018	9/1/2019	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY OTHER:			BAP017137504	9/1/2018	9/1/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			6011444526	9/1/2018	9/1/2019	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC017137805	9/1/2018	9/1/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Evidence of Coverage.	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE</p>
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ARCHITECT – ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)***Westchase Community Development District, Tampa, FL**

2. PUBLIC NOTICE DATE

3. SOLICITATION OR PROJECT NUMBER

N/A

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Robert Dvorak, PE

5. NAME OF FIRM

Johnson, Mirmiran and Thompson, Inc. (JMT)

6. TELEPHONE NUMBER

813-314-0285

7. FAX NUMBER

813-314-0345

8. E-MAIL ADDRESS

rdvorak@jmt.com

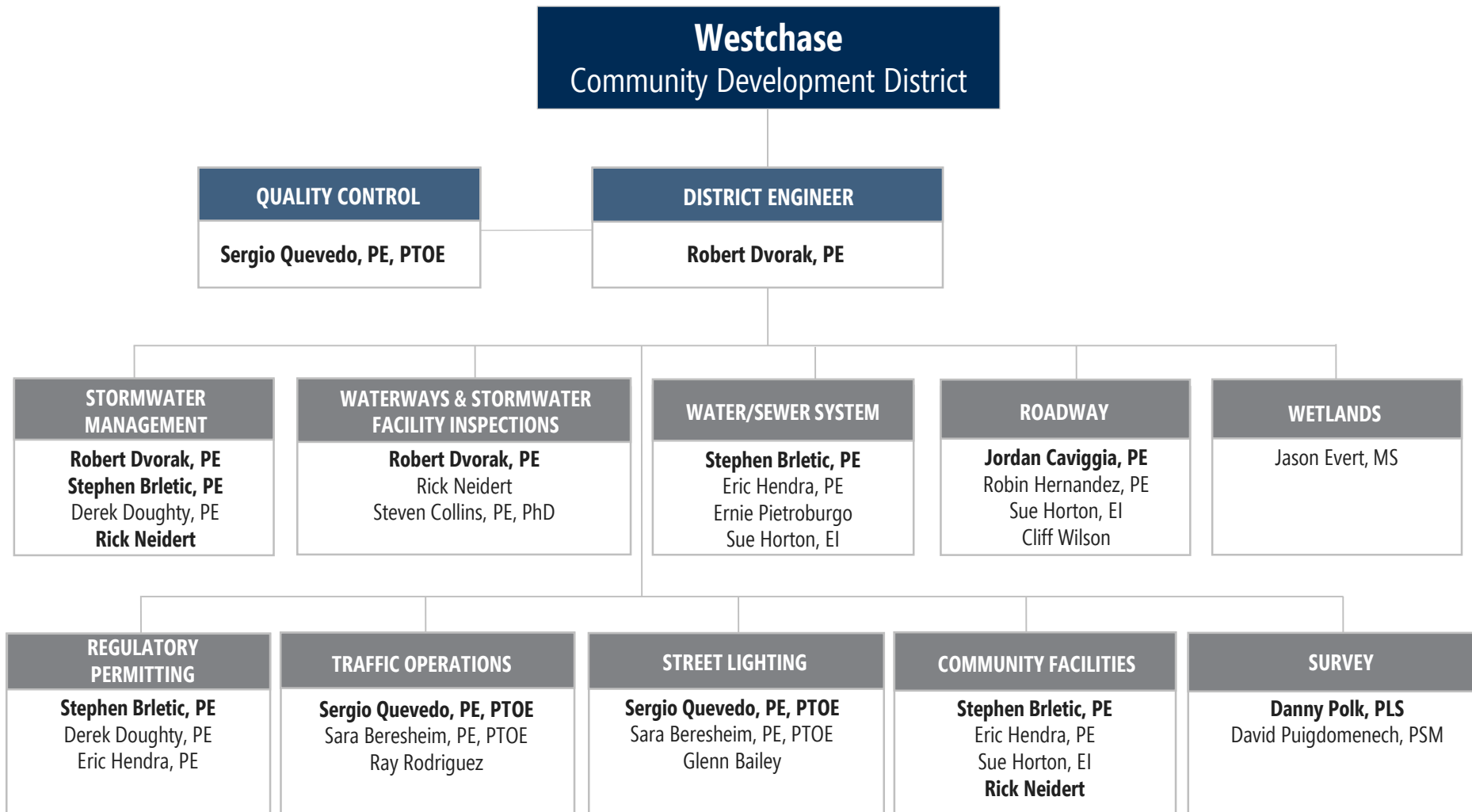
C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	<i>(Check)</i>			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER SUBCON- TRACTOR			
a.	X			Johnson, Mirmiran and Thompson, Inc. (JMT) <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	2000 East 11 th Avenue, Suite 300 Tampa, Florida 33605	Civil Engineering and Surveying
b.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ *(Attached)*



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

Agenda Page 133

(Complete one Section E for each key person.)

12. NAME Robert E. Dvorak, PE		13. ROLE IN THIS CONTRACT Project Manager/District Engineer		14. YEARS EXPERIENCE	
				a. TOTAL 33	b. WITH CURRENT FIRM 23
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) Tampa, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) BSE, Agricultural Engineering, University of Florida, 1984			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer FL 40962		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Dvorak is responsible for managing the water resource projects for Johnson, Mirmiran and Thompson, Inc. as well as the design, hydrologic and hydraulic modeling, and regulatory permitting for a wide range and variety of projects. He has over 33 years of professional civil engineering experience, all in the state of Florida. His experience with the implementation of local and state regulations has enhanced his ability to expedite the permitting process with the U.S. Army Corps of Engineers (ACOE), the Department of Environmental Protection (DEP), the regional Water Management Districts (WMD's), and the Florida Department of Transportation (FDOT).					
19. RELEVANT PROJECTS					
1) TITLE AND LOCATION (City and State) Heritage Springs Community Development District Pasco County, Florida		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager. JMT serves as District Engineer for the Heritage Springs CDD and our recent tasks have been varied, including permit inventory and inspections, coordination of and recommendations for maintenance of wetland and mitigation areas, design of drainage improvements, and repair of erosion and scour problems on stormwater ponds, open conveyances, and weirs. For most projects, in addition to design and permitting services, JMT has provided construction support including RFP development, bidding assistance through construction observation and project close-out. JMT also completed a synthesis of research literature regarding the use of grass carp to control nuisance vegetation in stormwater detention ponds. A report with recommendations was presented to the Board.		<input checked="" type="checkbox"/> Check if project performed with current firm			
1) TITLE AND LOCATION (City and State) Oak Creek CDD Hillsborough County, Florida		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) Varies	
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager. JMT provides engineering services to the Oak Creek Community Development District (CDD) in Wesley Chapel on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the Oak Creek community include: Basketball Court – JMT is preparing plans to construct a basketball court to add to the existing amenities in the vicinity of the clubhouse pool. JMT will also oversee contractor bidding and construction phase services. Trail Boardwalks – JMT is preparing plans to construct a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with access to the natural uplands to utilize as a picnic or walking trail amenity.		<input checked="" type="checkbox"/> Check if project performed with current firm			
1) TITLE AND LOCATION (City and State) SWFWMD – Professional Engineering Consultant Services for Regulatory Review, Evaluation and Related Work Hernando County, Florida		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2006 - 2012		CONSTRUCTION (if applicable) N/A	
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager. JMT provided engineering services concerning regulatory review and evaluation of permit application on an as-needed basis pursuant to individual work orders. The project services included: ERP application reviews, field inspections, as-built processing, computer modeling, meetings with District staff and consultants, project evaluation reports including final regulatory determinations, and presentations for informal dispute resolution and formal expert witness testimony. JMT processed more than a thousand assigned files in over 50 work orders involving review and evaluation of Statement of Completion and as-built drawings. The JMT team worked alongside District staff and shared office space at their headquarters in Brooksville.		<input checked="" type="checkbox"/> Check if project performed with current firm			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

Agenda Page 134

(Complete one Section E for each key person.)

12. NAME Stephen Brletic, PE		13. ROLE IN THIS CONTRACT Senior Engineer		14. YEARS EXPERIENCE	
				a. TOTAL 8	b. WITH CURRENT FIRM 5
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) Tampa, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) BS in Civil Engineering, University of North Florida, 2011			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer, Florida (81281)		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Brletic has 8 years of experience in land development engineering in the Tampa Bay area. His project experience includes design and permitting for a wide range of projects, including residential subdivisions, commercial developments, and borrow pits. He routinely performs the functions necessary to design and permit land development projects.					
19. RELEVANT PROJECTS					
a.	1) TITLE AND LOCATION (City and State) Lexington Oaks CDD Engineering Support Pasco County, Florida		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) Varies	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. JMT provided engineering services on a work order basis to serve as District Engineer for the Lexington Oaks CDD. The District is an approximately 800-acre master planned golf course development consisting of over 500 residential units and commercial buildings. Work orders included addressing pond erosion problems and sinkhole concerns, analysis of parking lot flooding, negotiations with the county for safety improvements to roadways, and assistance in repair for walls.				
b.	1) TITLE AND LOCATION (City and State) Oak Creek CDD Hillsborough County, Florida		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) Varies	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Design Engineer. JMT provides engineering services to the Oak Creek Community Development District (CDD) in Wesley Chapel on an as-needed basis to assist the community in maintaining and improving their infrastructure assets. Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager. Various tasks completed for the Oak Creek community include: Basketball Court – JMT is preparing plans to construct a basketball court to add to the existing amenities in the vicinity of the clubhouse pool. JMT will also oversee contractor bidding and construction phase services. Trail Boardwalks – JMT is preparing plans to construct a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with access to the natural uplands to utilize as a picnic or walking trail amenity.				
c.	1) TITLE AND LOCATION (City and State) Seminole High School Sanitary and Storm Replacements Pinellas County, Florida		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2014	CONSTRUCTION (if applicable) 2014	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Construction Assistance. JMT performed the design and permitting and provided construction phase assistance for the replacement of a sanitary trunk line to an existing lift station and replacement of the storm drain outfall from the auditorium roof drains. This project was performed for the Pinellas County School District.				
d.	1) TITLE AND LOCATION (City and State) Maximo Elementary School Parking Lot Expansion Pinellas County, Florida		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2015	CONSTRUCTION (if applicable) 2015	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Design Engineer. JMT provided survey, civil design, and permitting services for the expansion of the existing parking lot on the Maximo Elementary campus. JMT provided the School Board with two (design concepts and they selected a version to expand the existing parking lot by 27 additional parking spaces. The expansion required the addition of a new storm water pond and control structure. Both the pond and control structure were permitted through SWFWMD and Pinellas County respectively.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT*(Complete one Section E for each key person.)*

12. NAME Derek Doughty, PE, CFM, D.WRE	13. ROLE IN THIS CONTRACT Stormwater Management; Regulatory Permitting	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL 32</td> <td>b. WITH CURRENT FIRM 2</td> </tr> </table>		a. TOTAL 32	b. WITH CURRENT FIRM 2
a. TOTAL 32	b. WITH CURRENT FIRM 2				
15. FIRM NAME AND LOCATION <i>(City and State)</i> Johnson, Mirmiran and Thompson, Inc. (JMT) Tampa, FL					
16. EDUCATION <i>(DEGREE AND SPECIALIZATION)</i> MS, Engineering University of South Florida, Tampa, FL BS, Applied Mathematics, Worcester Polytechnic Institute, Worcester, MA		17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer, FL 54010 Certified Floodplain Manager US-16-08997			
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Mr. Doughty has over 32 years of diversified civil engineering experience, including 26 years in hydrologic and hydraulic modeling of stormwater conveyance systems and management facilities. Derek has extensive experience in watershed management, master planning, land engineering and planning, developments of regional impact, stormwater projects, commercial, single-family and multi-family site development engineering, and roadway design. His responsibilities include project management, lead technical engineer, and project engineer while involved in planning, design and permitting services for a wide range of public and private projects.					
19. RELEVANT PROJECTS					
1) TITLE AND LOCATION <i>(City and State)</i> Hillsborough County Stormwater Plan Review Support Hillsborough County, Florida		(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES Ongoing</td> <td>CONSTRUCTION <i>(if applicable)</i> N/A</td> </tr> </table>		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(if applicable)</i> N/A
PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(if applicable)</i> N/A				
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm a. Project Manager. Derek was tasked by Hillsborough County to provide the Development Services Department with Stormwater Design Support. As an extension of staff, Mr. Doughty is overseeing the review of permit applications and associated documents for compliance with the Hillsborough County Stormwater Technical Manual (STM) and the Development Procedures Review Manual (DPRM) for the following submittals: preliminary site development plans; preliminary plats; minor site development plans; straight to construction plans; site construction plans; subdivision construction plans; final plats; and as-builts. The services provided to Hillsborough County for this project include: review submitted information for completeness; review submitted information for compliance with applicable County Regulations; prepare written comments; track project deadlines; and assure projects maintain County internal scheduling timelines.					
1) TITLE AND LOCATION <i>(City and State)</i> Hazard Mitigation Program Assistance Hillsborough County, Florida		(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES Ongoing</td> <td>CONSTRUCTION <i>(if applicable)</i> N/A</td> </tr> </table>		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(if applicable)</i> N/A
PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(if applicable)</i> N/A				
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm b. Project Manager. Derek provided program support services for the Hazard Mitigation, reconciling codes and provided outreach assistance. Such support is needed to ensure consistency and compliance with the County's Flood Damage Control Regulations and its participation with the National Flood Insurance Program. Tasks included, but were not limited to, providing analysis, reviewing certification submittals, refining processes, reconciling codes, and providing outreach assistance to Hillsborough County. As an extension of staff, Derek provided his knowledge and expertise while assisting the County with the tasks described below: assist the County with items related to floodways, floodway impacts and compliance; reconcile the Stormwater Technical Manual (STM) with codes and prepare for code updates (Assisting Government Entities) through the Land Development Code (LDC) and Hillsborough County Construction Code (HCCC) update process; prepare for coastal map changes, physical map revision submittal, and awareness campaign as requested by Communications; and review documents submitted to the County by the community for compliance with the appropriate regulations pursuant to code.					

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

Agenda Page 136

(Complete one Section E for each key person.)

12. NAME Steven Collins, PE, PhD		13. ROLE IN THIS CONTRACT Waterways & Stormwater Facility Inspections		14. YEARS EXPERIENCE	
				a. TOTAL 14	b. WITH CURRENT FIRM 3
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) Lake Mary, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) PhD / Biology ME / Agricultural and Biological Engineering BS / Biological Systems Engineering			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Registered Professional Engineer SC, No. 33335; MD, No. 37647; FL, No. 80872		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Dr. Collins is an Ecologist and Engineer with experience in watershed assessments, SWM ESD & BMP designs, TMDL/WIP/MS4 compliance, stream restoration, stream geomorphic and bioassessments, hydrologic/hydraulic and sediment transport modeling, suspended and bedload sediment sampling, and water quality analyses. He has published on geospatial analysis of wetlands and threatened riverine species, and has experience conducting RTE species and habitat surveys/assessments. He has experience using ArcGIS 10.x, HEC-RAS, HEC-HMS, HSPF, EPA-SWMM, XP-SWMM, TR-20, TR-55, HY-8, AutoCAD Civil 3D, and MicroStation.					
19. RELEVANT PROJECTS					
1) TITLE AND LOCATION (City and State) Parkland Estates and Swann Avenue Stormwater Improvements, Tampa, Florida		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) N/A		
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer. Dr. Collins performed an analysis of design alternatives to remedy flooding along Swann Avenue and Parkland Estates. Dr. Collins updated the City of Tampa's existing XP-SWMM watershed model with survey data to establish baseline conditions for the 1-, 5-, and 10-year/24 hour storm events. Alternatives included a new stormwater retention pond and a new outfall to the Tampa Bay which was modeled in XP-SWMM. Schematic plans and an engineer's estimate for the most effective outfall route/stormwater storage option were provided.		<input checked="" type="checkbox"/> Check if project performed with current firm			
1) TITLE AND LOCATION (City and State) Watershed Hydrologic & Sediment Monitoring and Modeling, Masonville Cove, Baltimore City, Maryland		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2009	CONSTRUCTION (if applicable) N/A		
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Lead Scientist. Performed a watershed study and assessment of sediment and pollutant load entering Masonville Cove. A SWMM model was developed from stormdrain as-builts and was calibrated with five months of discharges recorded at the watershed outlet. The calibrated model simulated hydrographs from 20 years of rainfall data. A sediment-discharge curve using the Wilcock & Crowe (2003) transport model was calibrated with bedload measurement from pit-samplers. Annual sediment yield was estimated by coupling the sediment-discharge curve and simulated hydrographs. A suspended sediment sampler captured water samples which were analyzed for TSS, Nitrogen and Phosphorus to estimate nutrient load entering the Cove.		<input type="checkbox"/> Check if project performed with current firm			
1) TITLE AND LOCATION (City and State) Broad-scale Watershed Study of Imperiled Aquatic Organisms New England, Mid-Atlantic, & Ohio Valley		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2014	CONSTRUCTION (if applicable) N/A		
c. ((3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Principal Investigator. Reach-scale distributions of 40 riverine dragonflies and damselflies were modeled across a 784,982 km2 region spanning from Ohio and Virginia northeast to Maine. Models used watershed, riparian zone, and climatic characteristics to predict undocumented populations, determine empirical biological thresholds, and map distributions across 55,000 stream reaches in the National Hydrography Dataset. Biodiversity hotspots and climatic refugia were identified.		<input type="checkbox"/> Check if project performed with current firm			

RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

Agenda Page 137

(Complete one Section E for each key person.)

12. NAME Eric Hendra, PE	13. ROLE IN THIS CONTRACT Stormwater Management; Water/Sewer System; Regulatory Permitting	14. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL 30</td> <td>b. WITH CURRENT FIRM 1</td> </tr> </table>		a. TOTAL 30	b. WITH CURRENT FIRM 1						
a. TOTAL 30	b. WITH CURRENT FIRM 1										
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) Tampa, FL											
16. EDUCATION (DEGREE AND SPECIALIZATION) BS, Ocean Engineering		17. CURRENT PROFESSIONAL REGISTRATION... (STATE AND DISCIPLINE) Registered Professional Engineer/FL, No. 48883 Registered Professional Engineer/GA, No. 40757									
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Engineering project manager responsible for the management and production efforts for fields of civil, coastal and emergency projects. Project types involved with a wide range of public and private clientele projects including land development, coastal design, damage assessment and implementation, contract administration, construction management and inspection, DoD site improvements, stormwater management systems, drainage permitting, environmental permitting, commercial and residential site development, water and wastewater distribution and collection systems, and roadway construction.											
19. RELEVANT PROJECTS											
<table border="1"> <tr> <td data-bbox="138 661 990 766"> 1) TITLE AND LOCATION (City and State) University Area Community Library Tampa, FL </td> <td colspan="2" data-bbox="990 661 1536 766"> (2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2017</td> <td>CONSTRUCTION (if applicable) N/A</td> </tr> </table> </td> </tr> <tr> <td colspan="3" data-bbox="138 766 1536 871"> a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Civil Engineer. JMT performed the design, permitting and construction phase services for the construction of a new design/build library with associated parking, stormwater management facilities, utilities and access in north Tampa near USF. </td> </tr> </table>				1) TITLE AND LOCATION (City and State) University Area Community Library Tampa, FL	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2017</td> <td>CONSTRUCTION (if applicable) N/A</td> </tr> </table>		PROFESSIONAL SERVICES 2017	CONSTRUCTION (if applicable) N/A	a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Civil Engineer. JMT performed the design, permitting and construction phase services for the construction of a new design/build library with associated parking, stormwater management facilities, utilities and access in north Tampa near USF.		
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PROFESSIONAL SERVICES 2017	CONSTRUCTION (if applicable) N/A										
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<table border="1"> <tr> <td data-bbox="138 871 990 976"> 1) TITLE AND LOCATION (City and State) Arturo Fuente' Cigar Factory Restoration & New Warehouse Ybor City, FL </td> <td colspan="2" data-bbox="990 871 1536 976"> (2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2014</td> <td>CONSTRUCTION (if applicable) 2017</td> </tr> </table> </td> </tr> <tr> <td colspan="3" data-bbox="138 976 1536 1123"> b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Civil Engineer. Prepared redesign of existing parking lot, driveway and fire line to meet new standards, enhancing the old cigar factory to a new main office building of the Fuente' Cigar Company. Project required site research and in field changes to meet new discoveries. New stand-alone warehouse site adjacent to the current project requiring full civil site plans for permitting. </td> </tr> </table>				1) TITLE AND LOCATION (City and State) Arturo Fuente' Cigar Factory Restoration & New Warehouse Ybor City, FL	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2014</td> <td>CONSTRUCTION (if applicable) 2017</td> </tr> </table>		PROFESSIONAL SERVICES 2014	CONSTRUCTION (if applicable) 2017	b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Civil Engineer. Prepared redesign of existing parking lot, driveway and fire line to meet new standards, enhancing the old cigar factory to a new main office building of the Fuente' Cigar Company. Project required site research and in field changes to meet new discoveries. New stand-alone warehouse site adjacent to the current project requiring full civil site plans for permitting.		
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<table border="1"> <tr> <td data-bbox="138 1123 990 1228"> 1) TITLE AND LOCATION (City and State) Lighthouse Creek Office Pinellas County, FL </td> <td colspan="2" data-bbox="990 1123 1536 1228"> (2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2012</td> <td>CONSTRUCTION (if applicable) 2013</td> </tr> </table> </td> </tr> <tr> <td colspan="3" data-bbox="138 1228 1536 1344"> c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Civil Engineer. Prepared engineering plans and permitting for a small office complex. Design included water managements system and connection to water a sewer services. </td> </tr> </table>				1) TITLE AND LOCATION (City and State) Lighthouse Creek Office Pinellas County, FL	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2012</td> <td>CONSTRUCTION (if applicable) 2013</td> </tr> </table>		PROFESSIONAL SERVICES 2012	CONSTRUCTION (if applicable) 2013	c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Civil Engineer. Prepared engineering plans and permitting for a small office complex. Design included water managements system and connection to water a sewer services.		
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<table border="1"> <tr> <td data-bbox="138 1344 990 1449"> 1) TITLE AND LOCATION (City and State) Verizon North Point Parkway Parking Expansion Alpharetta, GA </td> <td colspan="2" data-bbox="990 1344 1536 1449"> (2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2015</td> <td>CONSTRUCTION (if applicable) 2016</td> </tr> </table> </td> </tr> <tr> <td colspan="3" data-bbox="138 1449 1536 1596"> d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Civil Engineer. Prepared an expansion of a parking lot for approximately 800 spaces, work with a team of architects and other consultants for site and building remodeling. Work is to comply with current master plan and local codes. Prepare plans from schematic design through to construction. </td> </tr> </table>				1) TITLE AND LOCATION (City and State) Verizon North Point Parkway Parking Expansion Alpharetta, GA	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2015</td> <td>CONSTRUCTION (if applicable) 2016</td> </tr> </table>		PROFESSIONAL SERVICES 2015	CONSTRUCTION (if applicable) 2016	d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Civil Engineer. Prepared an expansion of a parking lot for approximately 800 spaces, work with a team of architects and other consultants for site and building remodeling. Work is to comply with current master plan and local codes. Prepare plans from schematic design through to construction.		
1) TITLE AND LOCATION (City and State) Verizon North Point Parkway Parking Expansion Alpharetta, GA	(2) YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2015</td> <td>CONSTRUCTION (if applicable) 2016</td> </tr> </table>		PROFESSIONAL SERVICES 2015	CONSTRUCTION (if applicable) 2016							
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E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

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(Complete one Section E for each key person.)

12. NAME Sergio Quevedo, PE, PTOE	13. ROLE IN THIS CONTRACT Quality Control/ Traffic Operations/Lighting	14. YEARS EXPERIENCE	
		a. TOTAL 17	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) Tampa, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) BS, Civil Engineering, University of Florida 2000 MS, Civil Engineering, University of Florida 2001		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer, FL Professional Traffic Operations Engineer, FL	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Quevedo has 17 years of experience; he is proficient in managing a staff of technical personnel performing traffic operational and safety studies, ADA assessments, signing and pavement marking design, signalization design, ITS design, and lighting design. His experience includes numerous traffic studies, covering signal warrants, intersection safety and operations, arterial safety and operations, four-way stop warrants, signal retiming, speed, delay, and fatal crash and high crash location reviews.			

19. RELEVANT PROJECTS

a.	1) TITLE AND LOCATION (City and State) Professional Services for Signalized Intersection Timing Update Program (SITUP) Hillsborough County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Traffic Engineer. Hillsborough County's Signalized Intersection Timing Update Program (SITUP) was implemented several years ago with the goal of retiming traffic signal systems on a recurring basis in order to improve traffic flow and reduce delay. SITUP is integrated into the ATMS efforts to upgrade signal hardware and communications. SITUP includes signal timing, traffic operations analysis, traffic data collection, traffic operations support, traffic management center operations, and general transportation systems management and operation. JMT has been responsible for data collection and several traffic studies and design tasks such as a Left-Turn Warrant analysis for a dual-left turn lane and a mid-block pedestrian crossing study with design recommendations.			
b.	1) TITLE AND LOCATION (City and State) Traffic Engineering Services for Advanced Traffic Management System – Intelligent Transportation Systems Pinellas County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Traffic Engineer. Assisted County staff with their ATMS/ITS Traffic Engineering contract. Services included designing of ATMS/ITS systems; conducting traffic analyses to determine intersection improvements; performing signal operations analysis, timing and studies; and reviewing plans. Several specific projects that we assisted with included: design of South County ATMS, Park Blvd ATMS, SR 580/SR 584/SR 586 ATMS, and the Belleair Causeway at Gulf Blvd signal design.			
c.	1) TITLE AND LOCATION (City and State) Sidewalk and Intersection Program Update and Prioritization Throughout Hillsborough County, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Engineer. This many-faceted task includes providing a summary of past programs and providing a methodology for finding and prioritizing future projects. JMT will take the currently funded project list and use this methodology to prioritize and program them for the next ten years. In addition, JMT's technology group will develop a GIS-based program for the County's use for finding and prioritizing projects in the future.			
d.	1) TITLE AND LOCATION (City and State) Hillsborough County Public Works, Hillsborough County Miscellaneous Traffic Engineering Services Hillsborough County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) N/A
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Traffic Engineer. JMT was selected to provide Hillsborough County traffic safety, studies, design and operations for roads and streets under the Miscellaneous Traffic Engineering Services contract. Recent tasks we have performed throughout the County include signal warrant, crosswalk, and lighting studies and temporary traffic control plans.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

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(Complete one Section E for each key person.)

12. NAME Sara Beresheim, PE, PTOE		13. ROLE IN THIS CONTRACT Traffic Operations; Street Lighting		14. YEARS EXPERIENCE	
				a. TOTAL 17	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) Tampa, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) BS, University of Florida 2001			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer, FL 63951 Professional Traffic Operations Engineer, FL		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mrs. Beresheim has 17 years of experience in the design and production of signing and pavement marking, signalization, ITS, and lighting plans, as well as performing numerous traffic and safety studies. Her background includes ADA reviews, plans and report preparation, and quality assurance reviews. She has completed numerous traffic studies, including signal warrant studies, intersection safety and operations studies, arterial safety and operations studies, signal retiming studies, advisory speed studies, lighting analyses, and fatal crash and high crash location reviews.					
19. RELEVANT PROJECTS					
a.	1) TITLE AND LOCATION (City and State) Hillsborough County Public Works, Hillsborough County Miscellaneous Traffic Engineering Services Hillsborough County, Florida		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Traffic Engineer. JMT was selected to provide Hillsborough County traffic safety, studies, design and operations for roads and streets under the Miscellaneous Traffic Engineering Services contract. Recent tasks we have performed throughout the County include signal warrant, crosswalk, and lighting studies and temporary traffic control plans. <input checked="" type="checkbox"/> Check if project performed with current firm				
b.	1) TITLE AND LOCATION (City and State) General Engineering Consultant, Tampa Hillsborough Expressway Authority (THEA) Tampa, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Traffic Engineer. Assisted THEA with various traffic operational studies, traffic safety studies, conceptual design plans, signal designs, as well as signing and pavement marking designs. <input checked="" type="checkbox"/> Check if project performed with current firm				
c.	1) TITLE AND LOCATION (City and State) Districtwide Traffic Operations Studies, FDOT District 7, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager. Responsible for performing signal warrant studies, intersection, arterial operational, and safety studies, lighting analyses, feasibility reviews, and numerous other traffic data collection tasks for study locations throughout District 7. Responsibilities on this project also include preparation of pushbutton plan sets for improvements such as signalization, signing, pavement markings, lighting, interconnect, and minor geometric changes. <input type="checkbox"/> Check if project performed with current firm				
d.	1) TITLE AND LOCATION (City and State) Districtwide Traffic Operations Studies, FDOT District 1, FL		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager. Development of more than 350 traffic studies and data collection activities throughout District 1 (Polk, Manatee, Sarasota, Charlotte, Lee, Collier, Hardee, Hendry, Highlands, DeSoto, Glades, and Okeechobee Counties). These included numerous signal warrant studies, left turn phase justification analyses, intersection delay studies, speed studies, and turning movement counts. Responsibilities on this project included performing field reviews, traffic analyses and report preparation. <input type="checkbox"/> Check if project performed with current firm				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

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(Complete one Section E for each key person.)

12. NAME Robin Hernandez, PE		13. ROLE IN THIS CONTRACT Roadway		14. YEARS EXPERIENCE	
				a. TOTAL 16	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) Tampa, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) BSCE, Civil Engineering, University of South Florida, 2003			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer, FL 68411		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Ms. Hernandez has over 16 years of experience in civil engineering design and project management. She has managed multiple task-based contracts and roadway improvement projects for Pinellas County, Hillsborough County, and the FDOT. Design background includes roadway and pavement design, temporary traffic control, cost estimation, ADA improvements, and roadway and traffic safety improvements. Ms. Hernandez also has experience with road safety audits and preliminary engineering and safety analysis reports.					
19. RELEVANT PROJECTS					
1) TITLE AND LOCATION (City and State) Hillsborough County, Miscellaneous General Civil Engineering Services Hillsborough County, Florida		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) N/A	
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager. JMT's Miscellaneous General Civil Engineering Services contract with Hillsborough County is a 2-year, \$4 million agreement that JMT has held continuously for nearly 20 years. Task work orders are issued from various sections within the Hillsborough County Public Works Department. Recent assignments have included traffic operations design, drainage improvements, intersection design, construction inspection, and master planning for sidewalk and intersection improvement programs.				
1) TITLE AND LOCATION (City and State) Sidewalk and Intersection Program Update and Prioritization Throughout Hillsborough County, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) N/A	
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Engineer. This many-faceted task includes providing a summary of past programs and providing a methodology for finding and prioritizing future projects. JMT will take the currently funded project list and use this methodology to prioritize and program them for the next ten years. In addition, JMT's technology group will develop a GIS-based program for the County's use for finding and prioritizing projects in the future.				
1) TITLE AND LOCATION (City and State) Waters Avenue from Sheldon Road to Florida Avenue Hillsborough County Public Works Tampa, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2016		CONSTRUCTION (if applicable) N/A	
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Project Manager. Ms. Hernandez was responsible for the development of a preliminary engineering report, pedestrian and bicycle activity study along Waters Avenue. This included widening options to add bicycle lanes and assessment of ADA and access management issues along the corridor that resulted in two intersection improvement projects at Savarese Circle and Armenia Avenue as well as the restriping of Waters Avenue from Pinehurst Drive to Dale Mabry Highway.				
1) TITLE AND LOCATION (City and State) Stormwater Management Evaluation and Improvements Hillsborough County Public Works Tampa, FL		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) N/A	
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Project Manager. Ms. Hernandez was responsible for the project studies for the development of a preliminary design and engineering study at three locations within Hillsborough County, E. Sparkman Road at Nesmith Road, Smith Ryals Road at Holloman Road Intersection, and Armor-Holloway Road.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

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(Complete one Section E for each key person.)

12. NAME Ernie Pietroburgo		13. ROLE IN THIS CONTRACT Water/Sewer System		14. YEARS EXPERIENCE	
				a. TOTAL 42	b. WITH CURRENT FIRM 2
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) Tampa, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) AS, Civil Engineering/Design Drafting, Central Florida Community College, 1976				17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) N/A	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Pietroburgo has 42 years of experience in the analysis, design, and permitting of raw and potable water transmission and distribution systems, sanitary sewer collection and transmission systems, pumping and treatment plant piping, and reclaimed water systems.					
19. RELEVANT PROJECTS					
a.	1) TITLE AND LOCATION (City and State) Boyette Road Utilities Relocation Tampa, Florida			(2) YEAR COMPLETED	
				PROFESSIONAL SERVICES 2014	CONSTRUCTION (if applicable) 2014
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager/Designer. Mr. Pietroburgo provided project design management and construction engineering services for nearly 4 miles of sanitary collection force mains ranging from 4-inch to 12-inch pipes segmented over three phases.					
b.	1) TITLE AND LOCATION (City and State) Northwest Hillsborough Pipeline Project, Tampa Bay Water Regional Water System Tampa, Florida			(2) YEAR COMPLETED	
				PROFESSIONAL SERVICES 2009	CONSTRUCTION (if applicable) 2009
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Project Manager/Designer. Mr. Pietroburgo provided project design management and construction engineering services for nearly 2 miles of 36-inch interconnect water main extension through the developed area of Citrus Park in northwestern Hillsborough County.					
c.	1) TITLE AND LOCATION (City and State) Hillsborough County Aviation Authority - Cargo Road and Utilities Design Build Tampa, Florida			(2) YEAR COMPLETED	
				PROFESSIONAL SERVICES 2014	CONSTRUCTION (if applicable) 2014
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Project Manager. Mr. Pietroburgo performed master water planning, 12-inch and 16-inch potable water improvement relocation design, and construction engineering services on a Design-Build project for the Eastside Development area, which included the Cargo Road extension.					
d.	1) TITLE AND LOCATION (City and State) City of Lakeland Utilities Lakeland, Florida			(2) YEAR COMPLETED	
				PROFESSIONAL SERVICES 2008	CONSTRUCTION (if applicable) 2009
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm Project Manager/Designer. Mr. Pietroburgo provided project design management and construction engineering services for the relocation and improvements of the City's existing water system ranging from 4-inch to 12-inch along the approximately 2-mile In-Town Bypass Roadway Improvement Projects, Phases I and II.					

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

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(Complete one Section E for each key person.)

12. NAME Rick Neidert		13. ROLE IN THIS CONTRACT Senior Inspector		14. YEARS EXPERIENCE	
				a. TOTAL 25	b. WITH CURRENT FIRM 11
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) Tampa, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) N/A			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) N/A		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Neidert is responsible for performing inspections on a variety of stormwater management facilities throughout southwest Florida for as-builts and recertification compliance. He also participates in advisory committee and association meetings to keep abreast of water management, environment surface water, and water use current and future issues and concerns. He has also performed inspections and surveys on numerous projects throughout southwest Florida.					
19. RELEVANT PROJECTS					
1) TITLE AND LOCATION (City and State) Heritage Springs CDD Pasco County, Florida		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) N/A	
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Inspector. Pond Inspections and Report Writing – JMT team conducts inspections and writes reports as part of a professional engineering services as-needed basis assignment. There are 39 water management facilities located in the HSCDD that require inspection and certification of compliance for SWFWMD. JMT was tasked to research the files at SWFWMD to establish a list of facilities and to prioritize the need for inspection and certification. Currently, JMT is conducting several inspections per quarter year to maintain a satisfactory schedule with SWFWMD.				
1) TITLE AND LOCATION (City and State) Heritage Pines CDD Pond Inspections Pasco County, Florida		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2012		CONSTRUCTION (if applicable) N/A	
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Inspector. JMT performed professional engineering services on an as-needed basis in accordance with assignments provided by Heritage Pines Community Development District (HPCDD). Each assignment addressed a particular need, goal or objective and included a specific scope, schedule and fee as determined through coordination and negotiation. JMT was responsible for pond inspections and report writing. There are 62 water management facilities located in the HPCDD that require inspection and certification of compliance for SWFWMD. JMT was tasked to research the files at SWFWMD to establish a list of facilities and priorities the need for inspection and certification. JMT conducted several inspections per quarter to maintain a satisfactory schedule with SWFWMD.				
1) TITLE AND LOCATION (City and State) Southwest Florida Water Management District – Professional Engineering Consultant Services for Regulatory Review, Evaluation and Related Services		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2011		CONSTRUCTION (if applicable) N/A	
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Inspector. JMT provided engineering services regarding regulatory review and evaluation of permit application on an as-needed basis pursuant to individual work orders. The project services included ERP application reviews, field inspections, as-built processing and computer modeling, meeting with District staff and consultants, project evaluation reports including final regulatory determinations, and presentations for formal dispute resolution and formal expert witness testimony. Mr. Neidert processed more than 1400 assigned files involving review and evaluation of Statement of Completion and as-built drawings.				
1) TITLE AND LOCATION (City and State) Lexington Oaks CDD Pond Rehabilitation Hillsborough County, Florida		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES Ongoing		CONSTRUCTION (if applicable) N/A	
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Inspector. JMT provided construction inspection services for multiple pond upgrades and pond structure improvements. Inspection scope included earthwork, pavement and concrete structures.				

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

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(Complete one Section E for each key person.)

12. NAME Sue Horton, EI		13. ROLE IN THIS CONTRACT Utilities and Roadway Design		14. YEARS EXPERIENCE	
				a. TOTAL 19	b. WITH CURRENT FIRM 11
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) Tampa, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) BS, Civil Engineering, University of South Florida, 1998			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Engineering Intern, FL 1100006882		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Ms. Horton has over 19 years of experience in transportation engineering design. Her experience includes roadway design, signing and pavement marking, signalization, ITS, toll plazas, community awareness plans, 3R reports, typical section packages, pavement design, engineer's estimates, computation books, and utility coordination. Ms. Horton's typical utility coordination activities include identifying involved utility agencies, sending plans to utilities at each submittal, identifying conflicts, and working to resolve conflicts with plan changes or Utility Work Schedules.					
19. RELEVANT PROJECTS					
a.	1) TITLE AND LOCATION (City and State) Lexington Oaks CDD Engineering Services Wesley Chapel, Florida		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) Varies	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Professional. JMT is providing engineering services on a work order basis to serve as District Engineer for the Lexington Oaks CDD. The District is an approximately 800-acre master planned golf course development consisting of over 500 residential units and commercial buildings. Work orders to date include addressing pond erosion problems and sink hole concerns, analysis of parking lot flooding, negotiations with county for safety improvements to roadways, and assistance in repair for walls.		<input checked="" type="checkbox"/> Check if project performed with current firm		
b.	1) TITLE AND LOCATION (City and State) Heritage Springs CDD Pasco County, Florida		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) Varies	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Professional. Ms. Horton has assisted with various assignments for the Heritage Springs CDD, including a valuation of the assets for which the District is responsible, which includes stormwater detention ponds, wetlands, mitigation areas, and roadway gutters and inlets and the conveyance systems from the roadways to the ponds.		<input checked="" type="checkbox"/> Check if project performed with current firm		
c.	1) TITLE AND LOCATION (City and State) Diamond Hill CDD Hillsborough County, Florida		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable) Varies	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Professional. Professional engineering services on a continuing basis including planning, preparing reports, and preparing plans, designs, and specifications and construction services for: Water management system and facilities, water and sewer system and facilities, roads, landscaping and street lighting, and engineering contract management and inspection services during construction.		<input checked="" type="checkbox"/> Check if project performed with current firm		
d.	1) TITLE AND LOCATION (City and State) Robert Saunders Library Tampa, Florida		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2014	CONSTRUCTION (if applicable) 2015	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Professional. Ms. Horton assisted with the site design for this replacement library, including grading and water and sewer connections, service commitments, and permitting.		<input checked="" type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

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(Complete one Section E for each key person.)

12. NAME Cliff Wilson	13. ROLE IN THIS CONTRACT Roadway Designer	14. YEARS EXPERIENCE	
		a. TOTAL 37	b. WITH CURRENT FIRM 12
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) Tampa, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) University of Florida, College of Architecture		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida Institute of Consulting Engineers – Certified in Advanced Work Zone Traffic Control	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Wilson has 37 years of experience in the transportation and traffic engineering field. His transportation experience includes roadway design, traffic control plans, transportation planning, drainage design, signing and pavement marking design and utility relocation plans using Microstation and Geopak			

19. RELEVANT PROJECTS

1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Harbour Isles CDD District Engineer Hillsborough County, Florida		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable)
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Designer. JMT serves as the District Engineer for this community. Assignments have included: design, permitting, and construction phase services for a new fitness center; night swimming assessment; traffic analyses; SWFWMD permit reviews; and assistance with nuisance flooding, pool paver subsidence, and planning for reclaimed water.		
1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Diamond Hill CDD District Engineer Hillsborough County, Florida		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (if applicable)
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Designer. JMT serves as the District Engineer for this community. Assignments have included pond repairs, pond inspections, and assistance with minor maintenance issues.		
1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
Autumn Leaves Drive Drainage Improvements Hillsborough County, Florida		PROFESSIONAL SERVICES 2014	CONSTRUCTION (if applicable) 2014
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Senior Designer. Autumn Leaves Drive and the immediate vicinity has experienced street flooding during heavy rainfall events. However, during drought periods, the water level in the Autumn Leaves Drive stormwater pond was below that desired by some of the neighborhood residents. The alternative selected for construction included conveyance upgrades, an overbank weir, an additional outfall pipe, and control structure modifications.		
1) TITLE AND LOCATION (City and State)		(2) YEAR COMPLETED	
State Road 580 Sidewalk Design Pinellas County, Florida		PROFESSIONAL SERVICES 2008	CONSTRUCTION (if applicable) 2009
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Designer. This project for FDOT District 7 involved sidewalk design along SR 580 in Hillsborough County including drainage design and pedestrian enhancements at each intersection.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

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(Complete one Section E for each key person.)

12. NAME Raymond Rodriguez		13. ROLE IN THIS CONTRACT Senior Traffic Designer		14. YEARS EXPERIENCE	
				a. TOTAL 41	b. WITH CURRENT FIRM 14
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) Tampa, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) A.S. Architectural/Construction Technology, Hillsborough Community College, 1975			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) IMSA Traffic Signal Level 1 IMSA Lighting Level 1 IMSA Traffic Signal Inspector SI-41098		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Rodriguez has 41 years experience in the traffic engineering field. His traffic operations experience includes design and preparation of traffic signalization plans, highway lighting, and signing and pavement marking plans using Microstation (currently version V8) according to FDOT Plans Preparation Manual and Design Standards. Ray has experience in data collection, data maintenance and supervision of traffic count personnel for signal timing projects throughout the State of Florida. He also has 4 years experience in highway engineering, which includes the development of roadway and drainage plans using Microstation, Geopak, and AutoCAD.					
19. RELEVANT PROJECTS					
1) TITLE AND LOCATION (City and State) School Safety, Circulation and Access Program, (SSCAP) Hillsborough County, Florida		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2012		CONSTRUCTION (if applicable) 2014	
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Traffic Designer. JMT was the design firm for the Design/Build team lead by David Nelson Construction Services to deliver the Hillsborough County School Safety, Circulation, and Access Program (SSCAP), a joint program of the Hillsborough County Public Works Department and the School District of Hillsborough County. The program consisted of roadway improvements at twenty-two schools to increase safety and the level of service related to student pick-up and drop-off activities. Most of the school sites required an additional turn lane (right and left) on the access roadway. Some sites required on-site roadway and parking improvements to enhance circulation and storage capacity.		<input checked="" type="checkbox"/> Check if project performed with current firm			
1) TITLE AND LOCATION (City and State) James A. Haley Veterans' Administration (VA) Campus Lighting Tampa, Florida		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2013		CONSTRUCTION (if applicable) 2016	
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Traffic Designer. JMT is providing plans, design documents and construction cost estimates for 12 parking lots throughout the campus of the Haley VA Hospital in Tampa. Each parking lot has a unique purpose to accommodate the adjacent building demands as well as the associated pedestrian traffic. Consideration is required for the federal ADA guidelines at each site. Grading, drainage, signing and pavement marking, lighting, and some landscape designs are components of the overall project. This work is being done as a subconsultant to an architectural firm.		<input checked="" type="checkbox"/> Check if project performed with current firm			
1) TITLE AND LOCATION (City and State) Bradenton Road Lighting Sarasota, Florida		(2) YEAR COMPLETED			
		PROFESSIONAL SERVICES 2013		CONSTRUCTION (if applicable) 2014	
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Traffic Designer. JMT worked with the City of Sarasota to reconstruct segments of Bradenton Road from a rural to an urban section including pedestrian facilities. JMT performed pedestrian lighting design and plans development services utilizing a custom lighting fixture which specifically focuses on the border width area and provides a significant component to the aesthetic environment. The design included strategic placement of fixtures to address the aesthetic image and also to direct light on the sidewalk area while avoiding conflicts with the roadway and adjacent housing. JMT prepared lighting plans for the pedestrian sidewalk. The decorative luminaire was similar to a "Hallbrook" fixture – low wattage mounted below 20 feet. The lighting limits were 6,500 feet.		<input checked="" type="checkbox"/> Check if project performed with current firm			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

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12. NAME Danny L. Polk, PLS	13. ROLE IN THIS CONTRACT Survey Manager	14. YEARS EXPERIENCE <table style="width:100%;"> <tr> <td style="width:50%;">a. TOTAL</td> <td style="width:50%;">b. WITH CURRENT FIRM</td> </tr> <tr> <td align="center">48</td> <td align="center">14</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	48	14
a. TOTAL	b. WITH CURRENT FIRM						
48	14						
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) Tampa, FL							
16. EDUCATION (DEGREE AND SPECIALIZATION) Coursework at Tennessee Technical University		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida Professional Surveyor #3317					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Polk has 48 years of progressive experience in all aspects of surveying and related areas throughout the west coast of Florida. Mr. Polk's experience is all-inclusive, from design and boundary surveys to right-of-way mapping and project management. He serves as Survey Manager at JMT, with responsibility for field and office production. Mr. Polk is a registered professional land surveyor in the State of Florida.							

19. RELEVANT PROJECTS

	1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	School Safety, Circulation, and Access Program (SSCAP) Design/Build Hillsborough County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		2014	2014
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Survey Manager. JMT was the design firm for the Design/Build team lead by David Nelson Construction Services to deliver the Hillsborough County School Safety, Circulation, and Access Program (SSCAP), a joint program of the Hillsborough County Public Works Department and the School District of Hillsborough County. The program consists of roadway improvements at twenty-two schools to increase safety and the level of service related to student pick-up and drop-off activities. Most of the school sites required an additional turn lane (right and left) on the access roadway. Some sites required on-site roadway and parking improvements to enhance circulation and storage capacity. JMT provided surveying, mapping, roadway and pavement design, signal, signing and marking, construction plans and special provisions, regulatory permitting, and utility coordination services to secure the necessary clearances for construction through Hillsborough County. Right-of-way acquisition by Hillsborough County was limited to areas within the School District's property.		
	O'Brien Street Tampa, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		2012	2013
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Survey Manager. JMT Engineering performed design survey of O'Brien Street from Spruce Street to south of Laurel Street as a subconsultant to HNTB for their roadway improvement project for the City of Tampa.		
	Drew Park Right-of-Way Improvements Hillsborough County, Florida	PROFESSIONAL SERVICES	CONSTRUCTION (if applicable)
		2013	2016
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm Survey Manager. An element of the overall Drew Park CRA Stormwater Project to alleviate area flooding is the construction of a primary drainage conveyance system along both Grady and Lois Avenues. Grady Avenue Roadway and Drainage Improvements – Martin Luther King Boulevard to Crest Avenue: These drainage improvements included concrete box culverts and necessitated the reconstruction of Grady Avenue as an urban typical section with bike lanes, sidewalks, limited on-street parking, and streetscape. Significant utility coordination was required, including design of a piggyback sanitary sewer system. Construction was completed in 2014. Lois Avenue Roadway and Drainage Improvements – Tampa Bay Boulevard to Hillsborough Avenue: These drainage improvements included concrete box culverts and necessitated the reconstruction of Lois Avenue as an urban typical section with bike lanes, sidewalks, and three new traffic signals. The roadway received streetscape treatment in accordance with the Drew Park CRA Streetscape and Beautification Master Plan. Significant utility coordination was required. Construction of these improvements was completed this year.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

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(Complete one Section E for each key person.)

12. NAME David A. Puigdomenech, PSM		13. ROLE IN THIS CONTRACT Project Surveyor/Mapper		14. YEARS EXPERIENCE	
				a. TOTAL 32	b. WITH CURRENT FIRM 14
15. FIRM NAME AND LOCATION (City and State) Johnson, Mirmiran and Thompson, Inc. (JMT) Tampa, FL					
16. EDUCATION (DEGREE AND SPECIALIZATION) AA, Engineering, Hillsborough Community College, 1988 BS, Business Management, University of Phoenix, 2004			17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Florida Professional Surveyor & Mapper - 6031		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Mr. Puigdomenech has 32 years of progressive experience in all aspects of surveying and related areas throughout the west coast of Florida. Mr. Puigdomenech's experience is all-inclusive, from design and boundary surveys to right-of-way mapping and project management. In addition to serving as project surveyor, he also supervises JMT's survey crews. Mr. Puigdomenech is a registered professional surveyor and mapper in the State of Florida.					
19. RELEVANT PROJECTS					
a.	(1) TITLE AND LOCATION (City and State) SR 54 Design Survey from CR544/Curley Road to CR579/Morris Bridge Road Pasco County, Florida		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2010	CONSTRUCTION (if applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Surveyor. Control survey, references, pond surveys, digital terrain model, section ties, subdivision ties, and design survey for a 4.7-mile Florida Department of Transportation roadway reconstruction/widening project. <input checked="" type="checkbox"/> Check if project performed with current firm				
b.	(1) TITLE AND LOCATION (City and State) Fivay High School Surveys Pasco County, Florida		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2009	CONSTRUCTION (if applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Surveyor. Topographic surveys, boundary surveys, boring locations, and property line staking for various parcels being assembled for proposed new high school in Pasco County. <input checked="" type="checkbox"/> Check if project performed with current firm				
c.	(1) TITLE AND LOCATION (City and State) New River Elementary School Pasco County, Florida		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2008	CONSTRUCTION (if applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Surveyor. Topographic surveys, boundary surveys, wetland jurisdictional survey for property to be the site of proposed new elementary school in Pasco County. These surveys served as the base mapping for the site design for the school. <input checked="" type="checkbox"/> Check if project performed with current firm				
d.	(1) TITLE AND LOCATION (City and State) City of Tampa – Survey Professional Services Tampa, Florida		(2) YEAR COMPLETED		
			PROFESSIONAL SERVICES 2010	CONSTRUCTION (if applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Surveyor. Task work orders included: 46 th Street and River Hills Drive West Shore Blvd. from Euclid to Spring Lake General Survey Request No. 4 - Temple Heights Road from Takomah Trail to Alcolu Ave. Mendenhall Pipe Relocation 1013 E. Holland Street Hamilton Avenue Mendenhall Sketch 4015 W. Powhatan Avenue <input checked="" type="checkbox"/> Check if project performed with current firm				

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER
		1
21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED
Heritage Springs CDD Wesley Chapel, FL		PROFESSIONAL SERVICES Ongoing
		CONSTRUCTION (If applicable) varies

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER INFRAMARK	b. POINT OF CONTACT NAME Andrew Mendenhall	c. POINT OF CONTACT TELEPHONE NUMBER (813) 991-1116
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JMT provides engineering services to the **Heritage Springs Community Development District (CDD)** in **Trinity** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Heritage Springs community include:

- **Hole #17 Drainage Improvement Project** – This project involved the design for the regrading of an area of the golf course which had been filled, partially blocking the free flow of water over a 250-foot weir. This design was a compromise between the need to move the water during flood conditions and the need for a dry landing area for golfers. Rip-rap will be used to stabilize areas within the high flow zones along with a stone-filled Geoweb containment system. *(Construction budget: \$35,000)*
- **Pond Inspections and Report Writing** – The JMT team conducts inspections and writes reports as part of a professional engineering services as-needed basis assignment. There are 39 water management facilities located in the CDD that require inspection and certification of compliance for SWFWMD. JMT was tasked to research the files at SWFWMD to establish a list of facilities and to prioritize the need for inspection and certification. Currently, JMT is conducting several inspections per quarter year to maintain a satisfactory schedule with SWFWMD.
- **Warrington Way Drainage Project** – This project was comprised of a bypass drainage system to capture and route water away from the Warrington Way storm sewer system to alleviate flooding problems. Warrington Way has historically flooded due to elevations in the roadway which are too low, allowing standing water when the flood stage in the adjacent wetlands reaches its peak. The drainage project allows for another outfall to the wetland thus reducing flooding in Warrington Way. This project required JMT to update the Master Drainage Analysis for the development and to provide a hydrologic and hydraulic modeling analysis demonstrating that the proposed project would not adversely impact downstream properties. A modification to the approved ERP was obtained from the Southwest Florida Water Management District. JMT also provided construction management services and handled everything from bidding to construction observation to final close-out. *(Construction budget: \$150,000)*
- **Pond Repairs** – This task included ongoing inspection of the ponds and developing plans for specific repairs. These repairs included numerous bank erosions, erosion along the edges of gabions, weir repairs, and flume repairs. JMT also assisted in the project to clear around structures in wetlands to provide for free flow of water out of the development.
- **Grass Carp Research** – JMT completed a synthesis of research literature regarding the use of grass carp to control nuisance vegetation in stormwater detention ponds. A report with recommendations was presented to the Board.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Johnson, Mirmiran and Thompson, Inc. (JMT)	Tampa, FL	Engineering, Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER
		2
21. TITLE AND LOCATION (City and State)		22. YEAR COMPLETED
Lexington Oaks CDD Wesley Chapel, FL		PROFESSIONAL SERVICES Ongoing
		CONSTRUCTION (If applicable) varies

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER INFRAMARK	b. POINT OF CONTACT NAME Andrew Mendenhall	c. POINT OF CONTACT TELEPHONE NUMBER (813) 991-1116
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JMT provides engineering services to the **Lexington Oaks Community Development District (CDD)** in **Wesley Chapel** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Lexington Oaks community include:

- **Pond Bank Restoration** – JMT performed surveying, design and construction administration tasks for the reconstruction and restoration of the pond banks on numerous stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. *(Construction performed to-date: \$450,000)*
- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Pasco County.
- **Pond Maintenance Plan** – The objective of this task was to determine the extent of repair needed for each pond, establish an estimated cost, and prioritize each pond based on the functional performance requirements. Inspections were performed for each pond site noting any issue that would require maintenance or repair. Numerous ponds had erosion on the side slopes and several had control structures that were not functioning as designed due to skimmer settlement or foundation/embankment erosion. A report was prepared and presented to the CDD Board for additional action and as a planning tool to eventually address all the ponds.
- **Amenities Center Drainage Improvements** – JMT performed survey and design to alleviate extensive flooding that kept residents from utilizing playcourts and fields as well as prohibiting maintenance. *(Construction budget: \$40,000)*
- **ADA Facility Compliance** – JMT developed a list of needed facility improvements to bring the CDD into compliance with ADA requirements. We have developed plans for the first set of new sidewalks, which will be constructed in the next few months.
- **Reserve Study** – JMT has prepared two updates to the CDD's Reserve Study.
- **Court Resurfacing** – JMT prepared plans for the resurfacing of two tennis courts and one basketball court. *(Construction budget: \$15,000)*
- **Pool Heating Analysis** – JMT prepared a comparative analysis of heating the District's pool using natural gas or propane.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Johnson, Mirmiran and Thompson, Inc. (JMT)	Tampa, FL	Engineering, Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3
21. TITLE AND LOCATION (City and State) South Fork CDD Wesley Chapel, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION <i>(If applicable)</i> N/A
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER INFRAMARK	b. POINT OF CONTACT NAME Mark Vega	c. POINT OF CONTACT TELEPHONE NUMBER (813) 991-1116

JMT provides engineering services to the **South Fork Community Development District (CDD)** in **Riverview** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.



Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the South Fork community include:

- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **Pond Bank Restoration** – JMT performed surveying, design and construction administration tasks for the reconstruction and restoration of the pond banks on three stormwater management ponds within the community. The objective of the project was to restore the eroded banks to the permitted side slopes and repair drainage structures required for safety and functionality. *(Construction budget: \$209,000)*
- **Traffic Analyses** – JMT has reviewed the Signal Warrant Study provided by the Florida Department of Transportation for the intersection of Ambleside Boulevard at US 301. JMT provided updated traffic counts to determine if the recent development in the area had increased traffic volumes to the point of warranting a signal at this location.
- **Pond Maintenance Plan** – The objective of this task was to determine the extent of repair needed for specific ponds, establish an estimated cost, and prioritize the immediate needs for each pond based on the functional performance requirements. Inspections were performed for each pond site noting any issue requiring maintenance or repair. Numerous ponds had erosion on the side slopes, and several had drainage structures that were not functioning as designed due to becoming dislodged from embankment erosion. A report was prepared and presented to the CDD Board for alternative measures to address the pond issues and RFP packages were prepared for bidding purposes.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION (City and State) Oak Creek CDD Pasco County, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing
		CONSTRUCTION <i>(If applicable)</i> n/a
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER INFRAMARK	b. POINT OF CONTACT NAME Mark Vega	c. POINT OF CONTACT TELEPHONE NUMBER (813) 991-1116, 104

JMT provides engineering services to the **Oak Creek Community Development District (CDD)** in **Wesley Chapel** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Oak Creek community include:

- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Pasco County.
- **Basketball Court** – JMT performed survey, design, permitting, and construction administration for a basketball court adjacent to their clubhouse pool. The court will also be striped for a dual use for two pickleball courts. *(Construction budget: \$36,000)*
- **Trail Boardwalks** – JMT performed survey, design, permitting, and construction administration for a pedestrian boardwalk in two locations within the community to connect existing trails through wetlands and over creeks to provide residents with safe access to the natural uplands to utilize as a picnic or walking trail amenity. *(Construction budget: \$63,000)*
- **Playground Expansion** – JMT performed survey, design, and permitting to expand the existing playground to accommodate a new swing set area for toddlers while maintaining safe ADA access.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL
		(3) ROLE Engineering, Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5		
21. TITLE AND LOCATION (City and State) Harbour Isles CDD Hillsborough County, FL		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES Ongoing</td> <td>CONSTRUCTION <i>(If applicable)</i> varies</td> </tr> </table>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> varies
PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> varies			
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER Harbour Isles CDD	b. POINT OF CONTACT NAME Grant Phillips	c. POINT OF CONTACT TELEPHONE NUMBER (813) 933-5571		

JMT provides engineering services to the **Harbour Isles Community Development District (CDD)** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity and each has a specific scope and schedule which is coordinated through the Board and District Manager.

Various tasks completed for the Harbour Isles community include:

- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **New Fitness Center** – JMT recently completed the site design and permitting for a new fitness center adjacent to the existing clubhouse. Permits were obtained from Hillsborough County and the Southwest Water Management District. We prepared the contract documents, including general conditions, assisted in the bid phase, and provided construction phase services as well. *(Construction budget: \$119,000)*
- **Night Swimming Assessment** – JMT performed light readings and made lighting recommendations with respect to the availability of the community swimming pool during dark hours.
- **Traffic Analyses** – JMT has reviewed the Signal Warrant Study provided by the Florida Department of Transportation for the intersection of US 41/SR 45 at Spindle Shell Way. Discussion with FDOT and the neighboring development are underway.
- **Miscellaneous Assistance** – JMT provides miscellaneous assistance regarding CDD assets, such as:
 - Reclaimed water assessment and construction
 - Pool paver subsidence
 - Nuisance flooding around landscaped areas and pool area
 - Utility valve subsidence
 - Monitoring progress of County's plans to extend reclaimed water to the development within the next two years
 - Decorative lighting assistance

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT			
a.	(1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering, Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION (City and State) Diamond Hill CDD Hillsborough County, FL		22. YEAR COMPLETED PROFESSIONAL SERVICES Ongoing
		CONSTRUCTION <i>(If applicable)</i> varies
23. PROJECT OWNER'S INFORMATION		
a. PROJECT OWNER Diamond Hill CDD	b. POINT OF CONTACT NAME Greg Cox	c. POINT OF CONTACT TELEPHONE NUMBER (813) 933-5571

JMT provides engineering services to the **Diamond Hill Community Development District (CDD)** in **Valrico** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the Diamond Hill community include:

- **Brilliant Cut Way Drainage Improvements** – JMT performed survey, design, permitting, and construction administration for drainage improvement to alleviate nuisance yard flooding adjacent to CDD ponds and residential properties. *(Construction budget: \$20,000)*
- **Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- **Pond Repairs** - JMT reviewed the stormwater detention pond conditions and performance. Specific concerns were recent repairs to drainage structures and inflow pipe foundations. Data collection and permit evaluation and research as well as hydraulic and hydrologic calculations were specific tasks. The final deliverable was a report addressing probable improvements and cost estimates for Phase I. Phase II consisted of developing construction documents for competitive bid. The design improvements consisted of an energy dissipating structure with sand cement armoring and regrading around the pond bottoms and side slopes.



- **Pond Inspections** – JMT reviewed all the permits for the development's 23 ponds and developed an inspection schedule to comply with SWFWMD requirements. JMT performs the necessary pond inspections.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a. (1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering, Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7		
21. TITLE AND LOCATION (City and State) River Bend CDD Hillsborough County, FL		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES Ongoing</td> <td>CONSTRUCTION <i>(If applicable)</i> N/A</td> </tr> </table>	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> N/A
PROFESSIONAL SERVICES Ongoing	CONSTRUCTION <i>(If applicable)</i> N/A			
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER River Bend CDD	b. POINT OF CONTACT NAME Debby Nussel	c. POINT OF CONTACT TELEPHONE NUMBER (813) 397-5120		

JMT provides engineering services to the **River Bend Community Development District (CDD)** in **Ruskin** on an as-needed basis to assist the community in maintaining and improving their infrastructure assets.

Engineering tasks are established by the CDD Board of Supervisors and assigned to the engineer to accomplish the specific objectives. The tasks vary in size and complexity, and each has a specific scope and schedule that is coordinated through the Board and District Manager.

Various tasks completed for the River Bend community include:

- Permit Inventory and Inspection Scheduling** – This task required research of SWFWMD permit documents archived at the central Brooksville office of SWFWMD. A map and spreadsheet were developed to indicate the numerous permits, where the ponds were located within the community, when the pond inspections were to be completed, and the parcel number for Hillsborough County.
- Amenity Center Drainage Improvements** – The River Bend CDD has experience chronic flooding due to rapid expansion of the amenities within the parcel without accommodating additional stormwater runoff. JMT performed survey, design, permitting, and construction administration services to address existing flooding occurring at the access, parking lot, playground, tennis court, pool equipment area, and open spaces. The improvements will accommodate future amenity projects through total buildout of the parcel. *(Construction budget: \$119,000)*

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL
		(3) ROLE Engineering, Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER
		8
21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
Drew Park CRA Right-of-Way Improvements Tampa, FL	PROFESSIONAL SERVICES 2016	CONSTRUCTION (If applicable) 2016

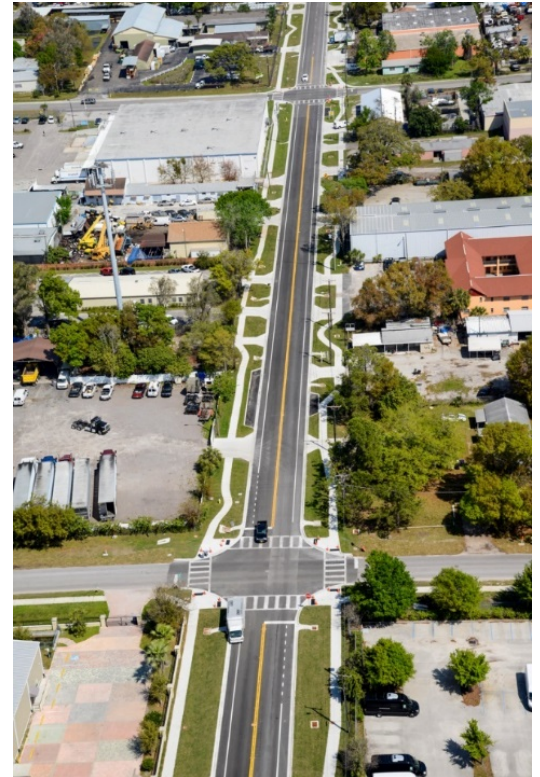
23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Yvette Pullara	c. POINT OF CONTACT TELEPHONE NUMBER (813) 274-8092
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Drew Park experiences frequent flooding that results in property damage, creates access problems to businesses and residences during storm events, and creates public safety concerns. Flooding has persisted for years due to the lack of capacity in the primary and secondary drainage systems. The initial phase of the project involved hydraulic/hydrologic stormwater modeling to size new primary drainage conveyances to relieve the flooding problem throughout most of Drew Park and included the development of conceptual roadway improvements for Lois Avenue and Grady Avenue. The recommended improvements included expansion of the existing stormwater retention pond and reconstruction of Grady and Lois Avenues to incorporate new primary drainage systems within the right-of-way of each street. Each of these phases is described below:

Drew Park Stormwater Retention Pond Expansion – To prepare for the new conveyance systems and provide adequate stormwater attenuation for the 3-year storm event, the City's existing stormwater retention pond had to be expanded and new inflow structures constructed. This work is now complete.

Grady Avenue Right-of-Way Improvements – Martin Luther King Boulevard to Crest Avenue: These drainage improvements included concrete box culverts and necessitated the reconstruction of Grady Avenue as an urban typical section with new sidewalks and pedestrian features, limited on-street parking, and streetscape treatment in accordance with the Drew Park CRA Streetscape and Beautification Master Plan. Significant utility coordination was required, including design of a piggyback sanitary sewer system. Construction of these improvements is complete.



Lois Avenue Right-of-Way Improvements – Tampa Bay Boulevard to Hillsborough Avenue: Like Grady Avenue, the construction of a new primary drainage conveyance system along Lois Avenue included concrete box culverts and necessitated the reconstruction of Lois Avenue as an urban typical section with sidewalks, three new traffic signals, and streetscape treatment in accordance with the Drew Park CRA Streetscape and Beautification Master Plan. Construction of these improvements was completed in 2016.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Johnson, Mirmiran and Thompson, Inc. (JMT)	Tampa, FL	Engineering, Survey

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)		20. EXAMPLE PROJECT KEY NUMBER
		9
21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
NPDES Inspections Throughout FDOT D1 and D7, FL	PROFESSIONAL SERVICES 1998 - Ongoing	CONSTRUCTION (If applicable) n/a

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Wood Amec Foster Wheeler	b. POINT OF CONTACT NAME Tim Kelly	c. POINT OF CONTACT TELEPHONE NUMBER (863) 667-2345
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JMT has been responsible for conducting stormwater inspections to determine if the pond was properly maintained and in good operating condition. The pond inspections include a comprehensive review of erosion/scour, hydrology, vegetation, structural, and aesthetic factors. The structural components of the pond that were inspected include the water control structure, outfall pipe, berm stability, and water quality bleed-down orifice. A report was prepared for each pond inspected. A completed certificate of operation was issued for the detention pond if the pond was in good operating condition and properly maintained. Corrective measures were recommended for ponds that were not operating properly or not properly maintained. Re-inspection of a pond was performed, if necessary, to ensure that the required corrective measures were implemented.

JMT has performed Stormwater Pond Inspections and submitted over 1,000 ERP re-certifications for the FDOT D1 and D7 from 1998 to March 2018 on a continuous basis as a subconsultant to their NPDES General Consultant, AMEC Foster Wheeler.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Engineering
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 10		
21. TITLE AND LOCATION (City and State) Pond Inspections Throughout Southwest, FL		22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES 2008 - Ongoing</td> <td>CONSTRUCTION <i>(If applicable)</i> N/A</td> </tr> </table>	PROFESSIONAL SERVICES 2008 - Ongoing	CONSTRUCTION <i>(If applicable)</i> N/A
PROFESSIONAL SERVICES 2008 - Ongoing	CONSTRUCTION <i>(If applicable)</i> N/A			
23. PROJECT OWNER'S INFORMATION				
a. PROJECT OWNER CBRE Asset Services	b. POINT OF CONTACT NAME Debra Harrington	c. POINT OF CONTACT TELEPHONE NUMBER (813) 273-8462		

Inspections are performed and recorded, by JMT, for comparison to the permitted plans and documents. Any items found to be in question or known as not permit compliant will be addressed to the client for immediate remedy. Any recommended remedies are tracked for completion and re-inspected for permit compliance. If determined that the stormwater facility is fully in compliance, photos and documentation are recorded and certified for the permitting agency, SWFWMD. Stormwater Inspections are also compared to previous inspections to determine performance over the years. Any noted areas that are observed as underperforming or reaching end of life, will be brought to the clients attention for owner maintenance focus and future maintenance budgeting.

The stormwater inspection work, for this client, was to inspect the preformation and existing conditions of the industrial subdivision's permitted stormwater facilities required bi-annual re-certifications.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT		
a.	(1) FIRM NAME Johnson, Mirmiran and Thompson, Inc. (JMT)	(2) FIRM LOCATION (City and State) Tampa, FL
		(3) ROLE Engineering

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Robert Dvorak, PE	Project Manager	●	●	●	●	●	●	●	●	●	●
Stephen Brletic, PE	Senior Engineer	●	●	●	●	●	●	●			
Jordan Caviggia, PE	Roadway	●	●	●	●	●	●	●	●		●
Derek Doughty, PE	Stormwater Management; Regulatory Permitting	●	●		●						●
Eric Hendra, PE	Water/Sewer System; Community Facilities; Regulatory Permitting										●
Sergio Quevedo, PE, PTOE	Quality Control			●							
Steven Collins, PE, PhD	Waterways & Stormwater Facility Inspections										
Sara Beresheim, PE, PTOE	Traffic Operations; Street Lighting			●							
Robin Hernandez, PE	Roadway										
Ernie Pietroburgo	Water/Sewer System										
Rick Neidert	Inspector	●	●	●	●	●	●	●	●	●	●
Mona Sue Horton, EI	Utilities and Roadway Design	●	●	●	●	●	●	●	●	●	●
Cliff Wilson	Roadway Designer	●	●						●		
Raymond Rodriguez	Senior Traffic Designer			●					●		
Glenn Bailey	Senior Traffic Designer			●							
Danny Polk, PLS	Survey Manager	●	●	●	●	●	●	●	●		
David Puigdomenech, PSM	Project Surveyor/Mapper	●	●	●	●	●	●	●	●		

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Heritage Springs CDD	6	Diamond Hill CDD
2	Lexington Oaks CDD	7	River Bend CDD
3	South Fork CDD	8	Drew Park CRA Right-of-Way Improvements
4	Oak Creek CDD	9	NPDES Inspections
5	Harbour Isles CDD	10	Pond Inspections

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

N/A

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

4/25/2019

33. NAME AND TITLE

Robert Dvorak, PE, Vice President

ARCHITECT – ENGINEER QUALIFICATIONS1. SOLICITATION NUMBER *(If any)***PART II – GENERAL QUALIFICATIONS***(If a firm has branch offices, complete for each specific branch office seeking work.)*

2a. FIRM (OR BRANCH OFFICE) NAME Johnson, Mirmiran & Thompson, Inc.			3. YEAR ESTABLISHED 1971	4. DUNS NUMBER 05-6278633
2b. STREET 2000 East 11 th Avenue, Suite 300			5. OWNERSHIP	
2c. CITY Tampa			a. TYPE Corporation	
2d. STATE FL		2e. ZIP CODE 33605	b. SMALL BUSINESS STATUS No	
6a. POINT OF CONTACT NAME AND TITLE Robert Dvorak, PE, Project Manager			7. NAME OF FIRM <i>(If block 2a is a branch office)</i> N/A	
6b. TELEPHONE NUMBER (813) 314-0285		6c. E-MAIL ADDRESS rdvorak@jmt.com		
8a. FORMER FIRM NAME(S) <i>(If any)</i> N/A			8b. YR. ESTABLISHED N/A	8c. DUNS NUMBER N/A

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees	
		(1) FIRM	(2) BRANCH
01	Acoustical Engineers	2	
05	Archaeologist/Cultural Resources	17	
06	Architects	28	
08 / 58	CADD / Technician	96	4
12	Civil / Transportation Engineers	184	7
14	Computer Programmers/GIS	92	
15	Construction Inspectors	295	1
16	Constr. Engineers/Managers	149	
21	Electrical Engineers	17	
24	Environ. Specialists	61	1
37	Interior Designers	7	
38	Land Surveyors	40	5
39	Landscape Architects	13	
42	Mechanical Engineers	28	
47	Planners	15	
52	Environmental Engineers	53	1
55	Geologists/Geotechnical Engineers	5	
57	Structural Engineers	102	
60	Traffic/ITS Engineers	58	3
62	Water Resources Engineers	56	2
	Other Employees	327	8
Total		1645	32

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number <i>(see below)</i>
C15	Construction Management	2
H07	Highways, Streets, Parking Lots	2
I06	Irrigation; Drainage	1
L02	Land Surveying	2
T03	Traffic and Transportation Engineering	2

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number shown at right)


a. Federal Work	5
b. Non-Federal Work	9
c. Total Work	10

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

- | | |
|---|---|
| 1. Less than \$100,000 | 6. \$2 million to less than \$5 million |
| 2. \$100,000 to less than \$250,000 | 7. \$5 million to less than \$10 million |
| 3. \$250,000 to less than \$500,000 | 8. \$10 million to less than \$25 million |
| 4. \$500,000 to less than \$1 million | 9. \$25 million to less than \$50 million |
| 5. \$1 million to less than \$2 million | 10. \$50 million or greater |

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 4/25/2019
c. NAME AND TITLE Robert Dvorak, PE, Vice President	

Sixth Order of Business

6A.

WESTCHASE
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2020

Version 2 - Proposed Budget
(Created on 5/3/19)

Prepared by:



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Westchase

Community Development District

Operating Budget

Fiscal Year 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2017	FY 2018	BUDGET FY 2019	THRU MAR-2019	APR - SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 2,566	\$ 15,309	\$ 3,000	\$ 2,654	\$ 2,654	\$ 5,308	\$ 3,000
Interest - Tax Collector	398	626	-	783	-	783	-
Special Assmnts- Tax Collector	2,741,385	2,701,118	2,699,509	2,587,546	111,963	2,699,509	2,697,128
Special Assmnts- Delinquents	497	-	-	-	-	-	-
Special Assmnts- Discounts	(96,974)	(96,457)	(107,980)	(100,821)	-	(100,821)	(107,885)
Other Miscellaneous Revenues	13,024	4,832	-	8,584	-	8,584	-
Pavilion Rental	10,177	12,380	4,000	7,417	-	7,417	4,000
TOTAL REVENUES	2,671,073	2,637,808	2,598,529	2,506,163	114,617	2,620,780	2,596,243
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	10,800	16,800	13,000	7,600	6,000	13,600	19,000
FICA Taxes	826	1,285	995	581	459	1,040	1,454
ProfServ-Engineering	23,346	33,301	36,000	14,544	17,000	31,544	36,000
ProfServ-Legal Services	70,668	108,085	90,000	41,582	48,418	90,000	90,000
ProfServ-Mgmt Consulting Serv	104,843	108,093	108,198	55,776	55,776	111,552	113,349
ProfServ-Recording Secretary	11,018	10,480	11,000	5,629	5,371	11,000	11,000
Auditing Services	7,592	7,500	7,592	7,500	92	7,592	7,592
Postage and Freight	2,029	636	1,200	353	847	1,200	1,200
Insurance - General Liability	35,803	35,801	39,381	35,549	-	35,549	39,104
Printing and Binding	383	278	600	417	168	585	600
Legal Advertising	4,783	6,317	6,500	514	4,966	5,480	6,500
Misc-Assessmnt Collection Cost	36,178	33,730	53,990	49,735	2,239	51,974	50,589
Misc-Credit Card Fees	156	523	350	298	298	596	350
Misc-Contingency	3,006	-	100	-	-	-	100
Office Supplies	304	70	550	110	110	220	550
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	311,910	363,074	369,631	220,363	141,744	362,107	377,563
Flood Control/Stormwater Mgmt							
Contracts-Lake and Wetland	100,000	106,000	118,000	59,750	58,250	118,000	118,000
Contracts-Fountain	4,020	7,520	7,020	3,510	3,510	7,020	7,020
R&M-Aquascaping	35,141	8,650	15,000	2,989	12,011	15,000	15,000
R&M-Drainage	22,372	9,600	28,000	20,647	7,353	28,000	28,000
R&M-Fountain	2,330	2,284	3,000	612	2,388	3,000	3,000
R&M-Lake Erosion	42,776	-	-	-	-	-	-
Total Flood Control/Stormwater Mgmt	206,639	134,054	171,020	87,508	83,512	171,020	171,021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Proposed Budget

ACCOUNT DESCRIPTION			ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	ACTUAL	ACTUAL	BUDGET	THRU	APR -	PROJECTED	BUDGET
	FY 2017	FY 2018	FY 2019	MAR-2019	SEP-2019	FY 2019	FY 2020
Right of Way							
Payroll-Salaries	193,487	188,282	178,145	92,239	96,567	188,806	198,246
Payroll-Benefits	61,030	60,185	62,454	35,480	26,974	62,454	62,454
Payroll - Overtime	19,569	19,265	17,500	9,763	7,737	17,500	17,500
Payroll - Bonus	33,652	18,085	33,652	13,495	-	13,495	35,883
FICA Taxes	26,986	27,146	25,954	13,191	7,979	21,170	28,221
Contracts-Police	136,075	145,227	180,000	65,180	65,180	130,360	180,000
Contracts-Other Services	19,320	19,560	19,560	9,780	9,780	19,560	19,560
Contracts-Landscape	528,509	532,358	525,608	262,804	262,804	525,608	525,608
Contracts-Mulch	147,592	147,592	147,592	73,796	73,796	147,592	147,592
Contracts-Plant Replacement	35,306	52,959	52,960	17,653	35,306	52,959	52,959
Contracts-Road Cleaning	6,959	6,959	8,351	5,568	5,568	11,136	11,135
Contracts-Security Alarms	641	481	641	481	160	641	641
Contracts-Pest Control	576	556	576	438	288	726	540
Contracts-Other Landscape	-	5,760	6,843	2,880	2,880	5,760	5,760
Fuel, Gasoline and Oil	9,714	12,085	11,917	6,414	6,414	12,828	13,000
Communication - Teleph - Field	8,739	4,984	11,600	2,336	9,264	11,600	11,600
Utility - General	22,409	24,142	32,000	11,496	11,496	22,992	23,275
Utility - Reclaimed Water	9,868	8,887	15,000	2,039	6,848	8,887	10,000
Insurance - General Liability	3,427	3,427	3,770	3,403	-	3,403	3,743
R&M-General	36,162	28,799	42,500	22,721	19,779	42,500	42,500
R&M-Equipment	5,676	5,984	20,000	4,200	15,800	20,000	20,000
R&M-Grounds	134,962	133,193	128,300	107,751	107,751	215,502	110,200
R&M-Irrigation	69,189	92,797	65,000	37,557	37,557	75,114	65,000
R&M-Sidewalks	-	1,400	17,000	950	16,050	17,000	17,000
R&M-Signage	3,594	943	6,000	820	5,180	6,000	6,000
R&M-Walls and Signage	33,348	27,706	32,500	7,058	7,058	14,116	32,500
Misc-Holiday Decor	1,807	4,714	10,000	12,493	-	12,493	10,000
Misc-Hurricane Expense	26,908	-	-	14,625	-	14,625	-
Misc-Taxes (Streetlights)	29,480	34,084	34,084	35,670	-	35,670	35,670
Misc-Contingency	8,916	937	5,000	-	5,000	5,000	5,000
Office Supplies	2,299	1,914	3,500	252	3,248	3,500	3,500
Cleaning Services	854	2,240	1,680	840	840	1,680	1,680
Op Supplies - General	1,803	2,689	6,000	4,971	1,029	6,000	6,000
Op Supplies - Uniforms	236	1,030	600	408	192	600	600
Supplies - Misc.	-	272	600	141	459	600	600
Subscriptions and Memberships	150	249	400	-	400	400	400
Conference and Seminars	-	70	1,000	-	1,000	1,000	1,000
Cap Outlay - Vehicles	33,013	41,029	-	-	-	-	-
Cap Outlay	-	9,871	-	7,130	-	7,130	-
Total Right of Way	1,652,256	1,667,861	1,708,287	886,023	850,384	1,736,407	1,705,368

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAR-2019	PROJECTED APR - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
Common Area							
R&M-General	2,356	22,478	17,000	4,840	12,160	17,000	17,000
R&M-Boardwalks	-	-	700	-	700	700	700
R&M-Brick Pavers	-	-	1,200	-	1,200	1,200	1,200
R&M-Grounds	13,449	5,410	1,500	440	1,060	1,500	1,500
R&M-Signage	-	-	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	-	-	900	-	900	900	900
Misc-Internet Services	2,485	7,373	7,391	3,677	3,696	7,373	7,391
Impr - Park	425,325	54,104	319,500	16,708	-	16,708	312,200
Total Common Area	443,615	89,365	349,591	25,665	21,116	46,781	342,291
Golf Course							
ProfServ-Legal Services	-	49,001	-	-	-	-	-
Total Golf Course	-	49,001	-	-	-	-	-
TOTAL EXPENDITURES	2,614,420	2,303,355	2,598,529	1,219,559	1,096,756	2,316,315	2,596,243
Excess (deficiency) of revenues							
Over (under) expenditures	56,653	334,453	-	1,286,604	(982,139)	304,465	0
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	9,060	5,874	-	-	-	-	0
TOTAL OTHER SOURCES (USES)	9,060	5,874	-	-	-	-	(0)
Net change in fund balance	65,713	340,327	-	1,286,604	(982,139)	304,465	0
FUND BALANCE, BEGINNING	2,416,901	2,482,614	2,822,941	2,822,941	-	2,822,941	3,127,406
FUND BALANCE, ENDING	\$ 2,482,614	\$ 2,822,941	\$ 2,822,941	\$ 4,109,545	\$ (982,139)	\$ 3,127,406	\$ 3,127,406

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 3,127,406
Net Change in Fund Balance - Fiscal Year 2020	0
Reserves - Fiscal Year 2020 Additions	-
Total Funds Available (Estimated) - 9/30/20	3,127,406

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

Deposits	6,389
Subtotal	<u>6,389</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	649,061 ⁽¹⁾
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	502,031
Subtotal	<u>1,211,092</u>

Total Allocation of Available Funds	1,217,481
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Total Unassigned (undesignated) Cash	<u>\$ 1,909,926</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Budget Narrative
Fiscal Year 2020**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.

Pavilion Rental

The District earns revenue on the rental of the District's pavilion and other amenities.

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 Inframark. Also included are costs for Information Technology charges to process 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 an up to \$85 hourly appearance fee, \$.50 per page, audio and postage expenditures.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement.

Postage and Freight

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

Budget Narrative
Fiscal Year 2020**EXPENDITURES****Administrative** (continued)**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 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%.

Miscellaneous-Contingency

Unscheduled expenses not included in the budget categories or not anticipated in a specific line item.

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.

Flood Control/Stormwater Management**Contracts-Lake and Wetland**

A&B Aquatics contract is \$9,333 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

Triangle Pool Service contract is \$500 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 \$255 per quarter to maintain the cascade fountain.

Budget Narrative
Fiscal Year 2020**EXPENDITURES****Flood Control/Stormwater Management** (continued)**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.

R&M-Fountain

\$3,000 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.

Right of Way**Payroll-Salaries**

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

OLM contract is \$1,630 per month to review and monitor existing landscape contracted performance.

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 bi-annual mulch application per contract specifications.

Contracts-Plant Replacement

The Davey Tree Expert contract amount is \$52,959 per year for seasonal plant installation per contract specifications.

Budget Narrative
Fiscal Year 2020**EXPENDITURES****Right of Way** (continued)**Contracts-Road Cleaning**

USA Services contract is \$1,391.88 per sweep. Street sweeping is completed 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 and \$150 annually 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.

Communication-Telephone

Includes the cost for Network Factor (office telephone); Bright House Networks LLC (office internet); and Sprint (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 budget includes a projected 10% premium increase.

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

Irrigation repairs are performed routinely by *Davey Tree Expert* for the District.

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.

Budget Narrative
Fiscal Year 2020**EXPENDITURES****Right of Way** (continued)**R&M-Walls**

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

Miscellaneous-Holiday 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 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.

Office Supplies

General office supplies that are needed for field operation.

Cleaning Services

Zeigler Cleaning contract amount is \$140 per month for the field office cleaning.

Operating Supplies - General

Supplies needed for District operation.

Operating Supplies - Uniforms

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.

Common Area (Park & Recreation)**Contracts-Other Landscaping**

Baker Commercial Landscaping contract amount is \$480 per month for scheduled landscape, irrigation, fertilization and pest control services for Westchase BAC common area.

R&M-General

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 containers.

Budget Narrative
Fiscal Year 2020**EXPENDITURES****Common Area (Park & Recreation)** (continued)**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, Glenclyff 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 Glenclyff, Baybridge and West Park Village.

Impr - Park

Park improvements and enhancements are planned for the District's common area.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAR-2019	PROJECTED APR - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 1,411	\$ 1,045	\$ 125	\$ 227	\$ 227	\$ 454	\$ 125
Special Assmnts- Tax Collector	66,436	66,483	63,005	60,410	2,595	63,005	57,746
Special Assmnts- Discounts	(4,254)	(4,278)	(4,653)	(4,346)	-	(4,346)	(2,310)
Capital Improvement	53,345	53,319	53,319	51,123	2,196	53,319	-
Gate Bar Code/Remotes	258	533	-	294	-	294	-
TOTAL REVENUES	117,196	117,102	111,796	107,708	5,018	112,726	55,561
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,562	1,557	2,326	2,144	96	2,240	1,155
Misc-Credit Card Fees	10	13	15	9	6	15	15
Total Administrative	1,572	1,570	2,341	2,153	102	2,255	1,170
<i>Right of Way</i>							
Communication - Teleph - Field	2,608	2,815	2,831	1,546	1,416	2,962	2,831
Electricity - Streetlighting	5,752	6,048	8,585	2,912	2,912	5,824	8,585
Insurance - General Liability	1,522	1,522	1,674	1,511	-	1,511	1,662
R&M-General	381	17,798	19,700	9,958	9,958	19,916	19,700
R&M-Gate	27,099	12,452	6,340	3,444	2,896	6,340	6,340
1st Quarter Operating Reserves	-	-	1,733	-	-	-	-
Reserve - Roadways	-	-	15,273	-	-	-	15,273
Total Right of Way	37,362	40,635	56,136	19,371	17,182	36,553	54,391
TOTAL EXPENDITURES	38,934	42,205	58,477	21,524	17,283	38,807	55,561
Excess (deficiency) of revenues Over (under) expenditures	78,262	74,897	53,319	86,184	(12,265)	73,919	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	53,319	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	53,319	-	-	-	-
Net change in fund balance	78,262	74,897	53,319	86,184	(12,265)	73,919	-
FUND BALANCE, BEGINNING	91,055	169,317	244,214	244,214	-	244,214	318,133
FUND BALANCE, ENDING	\$ 169,317	\$ 244,214	\$ 297,533	\$ 330,398	\$ (12,265)	\$ 318,133	\$ 318,133

Exhibit "B"

Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 318,133
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	15,273
Total Funds Available (Estimated) - 9/30/20	333,405

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

Deposits	3,628
Subtotal	3,628

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital Prior Years	6,932 ⁽¹⁾
Operating Reserves - First Quarter Operating Capital repayment FY 2019	1,733
Reserves - Roadways Prior Years	61,092
Reserves - Roadways FY 2019	15,273
Reserves - Roadways FY 2020	15,273
Subtotal	100,302

Total Allocation of Available Funds	103,930
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Total Unassigned (undesignated) Cash	\$ 229,475
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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 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAR-2019	PROJECTED APR - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 1,719	\$ 233	\$ 40	\$ 21	21	\$ 42	\$ 40
Special Assmnts- Tax Collector	18,183	18,174	18,174	17,426	748	18,174	18,174
Special Assmnts- Discounts	(643)	(649)	(727)	(679)	-	(679)	(727)
TOTAL REVENUES	19,259	17,758	17,487	16,768	769	17,537	17,487
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	240	236	363	335	15	350	363
Total Administrative	240	236	363	335	15	350	363
<i>Right of Way</i>							
R&M-Streetlights	17,873	18,283	17,124	9,115	9,115	\$ 18,230	17,124
Total Right of Way	17,873	18,283	17,124	9,115	9,115	18,230	17,124
TOTAL EXPENDITURES	18,113	18,519	17,487	9,450	9,130	18,580	17,487
Excess (deficiency) of revenues							
Over (under) expenditures	1,146	(761)	-	7,318	(8,361)	(1,043)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	1,146	(761)	-	7,318	(8,361)	(1,043)	-
FUND BALANCE, BEGINNING	22,903	24,049	23,288	23,288	-	23,288	22,245
FUND BALANCE, ENDING	\$ 24,049	\$ 23,288	\$ 23,288	\$ 30,606	\$ (8,361)	\$ 22,245	\$ 22,245

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 22,245
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	-
Total Funds Available (Estimated) - 9/30/20	22,245

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

Deposits	4,043
Subtotal	4,043

Assigned Fund Balance

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

Total Allocation of Available Funds	8,415
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Total Unassigned (undesignated) Cash	\$ 13,830
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAR-2019	PROJECTED APR - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 104	\$ 208	\$ 42	\$ 35	\$ 35	\$ 70	\$ 42
Special Assmnts- Tax Collector	13,940	9,166	3,842	3,684	158	3,842	3,842
Special Assmnts- Discounts	(493)	(327)	(154)	(144)	-	(144)	(154)
Gate Bar Code/Remotes	33	65	-	98	-	98	-
TOTAL REVENUES	13,584	9,112	3,730	3,673	193	3,866	3,731
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	184	119	77	71	3	74	77
Misc-Credit Card Fees	1	1	5	1	4	5	5
Total Administrative	185	120	82	72	7	79	82
<i>Right of Way</i>							
Communication - Teleph - Field	1,589	1,958	1,980	900	900	1,800	1,980
Insurance - General Liability	406	406	447	404	-	404	444
R&M-General	1,700	-	1,500	-	1,500	1,500	1,500
R&M-Gate	3,367	3,870	2,939	1,860	1,759	3,619	3,619
R&M-Streetlights	315	332	500	158	342	500	500
Reserve - Roadways	-	-	1,843	-	-	-	1,843
Total Right of Way	7,377	6,566	9,209	3,322	4,501	7,823	9,886
TOTAL EXPENDITURES	7,562	6,686	9,291	3,394	4,508	7,902	9,968
Excess (deficiency) of revenues Over (under) expenditures	6,022	2,426	(5,561)	279	(4,315)	(4,036)	(6,237)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(5,561)	-	-	-	(6,237)
TOTAL OTHER SOURCES (USES)	-	-	(5,561)	-	-	-	(6,237)
Net change in fund balance	6,022	2,426	(5,561)	279	(4,315)	(4,036)	(6,237)
FUND BALANCE, BEGINNING	28,112	34,134	36,560	36,560	-	36,560	32,524
FUND BALANCE, ENDING	\$ 34,134	\$ 36,560	\$ 30,999	\$ 36,839	\$ (4,315)	\$ 32,524	\$ 26,287

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 32,524
Net Change in Fund Balance - Fiscal Year 2020	(6,237)
Reserves - Fiscal Year 2020 Additions	1,843
Total Funds Available (Estimated) - 9/30/20	28,129

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

Deposits	20
Subtotal	20

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	2,031 ⁽¹⁾
Reserves - Roadways Prior Years	7,372
Reserves - Roadways FY 2019	1,843
Reserves - Roadways FY 2020	1,843
Subtotal	13,089

Total Allocation of Available Funds	13,109
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Total Unassigned (undesignated) Cash	\$ 15,021
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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 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAR-2019	PROJECTED APR - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 48	\$ 75	\$ 10	\$ 21	\$ 21	\$ 42	\$ 10
Special Assmnts- Tax Collector	6,960	6,956	6,956	6,670	286	6,956	6,956
Special Assmnts- Discounts	(246)	(248)	(278)	(260)	-	(260)	(278)
TOTAL REVENUES	6,762	6,783	6,688	6,431	307	6,738	6,688
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	92	90	139	128	6	134	139
Total Administrative	92	90	139	128	6	134	139
<i>Right of Way</i>							
R&M - General	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roadways	-	-	1,549	-	-	-	1,549
Total Right of Way	-	-	6,549	-	5,000	5,000	6,549
TOTAL EXPENDITURES	92	90	6,688	128	5,006	5,134	6,688
Excess (deficiency) of revenues Over (under) expenditures	6,670	6,693	-	6,303	(4,699)	1,604	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	6,670	6,693	-	6,303	(4,699)	1,604	-
FUND BALANCE, BEGINNING	10,302	16,972	23,665	23,665	-	23,665	25,269
FUND BALANCE, ENDING	\$ 16,972	\$ 23,665	\$ 23,665	\$ 29,968	\$ (4,699)	\$ 25,269	\$ 25,269

Exhibit "E"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 25,269
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	1,549
Total Funds Available (Estimated) - 9/30/20	26,818

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

Operating Reserves - First Quarter Operating Capital	1,285 ⁽¹⁾
Reserves - Roadways Prior Years	3,132
Reserves - Roadways FY 2019	1,549
Reserves - Roadways FY 2020	1,549
Subtotal	<u>7,515</u>
Total Allocation of Available Funds	<u>7,515</u>

Total Unassigned (undesignated) Cash	<u>\$ 19,304</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2023
Anticipated Replacement Costs balance	12,328
Current Budgeted Reserve Balance	15,490

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAR-2019	PROJECTED APR - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 537	\$ 2,334	\$ 500	\$ 330	\$ 330	\$ 660	\$ 500
Special Assmnts- Tax Collector	307,543	300,624	300,625	288,243	12,382	300,625	300,625
Special Assmnts- Discounts	(10,877)	(10,735)	(12,025)	(11,231)	-	(11,231)	(12,025)
Gate Bar Code/Remotes	3,224	2,527	-	953	-	953	-
TOTAL REVENUES	300,427	294,750	289,100	278,295	12,712	291,007	289,100
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	4,058	3,906	6,012	5,540	248	5,788	6,012
Misc-Credit Card Fees	92	70	120	25	25	50	120
Total Administrative	4,150	3,976	6,132	5,565	273	5,838	6,132
<i>Right of Way</i>							
Contracts-Security Services	157,274	164,216	160,000	73,916	73,916	147,832	160,000
Contracts-Pest Control	280	200	240	120	120	240	240
Communication - Teleph - Field	2,208	1,986	3,000	1,025	1,025	2,050	3,000
Insurance - General Liability	777	777	856	773	-	773	855
R&M-General	42,153	49,747	21,760	35,300	10,650	45,950	21,760
R&M-Gate	20,017	8,737	10,000	1,794	6,943	8,737	10,000
R&M-Streetlights	50,928	52,107	52,000	25,770	25,770	51,540	52,000
Reserve - Roadways	-	-	44,112	-	-	-	44,112
Total Right of Way	273,637	277,770	291,968	138,698	118,424	257,122	291,967
TOTAL EXPENDITURES	277,787	281,746	298,100	144,263	118,697	262,960	298,100
Excess (deficiency) of revenues							
Over (under) expenditures	22,640	13,004	(9,000)	134,032	(105,985)	28,047	(9,000)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(9,000)	-	-	-	(9,000)
TOTAL OTHER SOURCES (USES)	-	-	(9,000)	-	-	-	(9,000)
Net change in fund balance	22,640	13,004	(9,000)	134,032	(105,985)	28,047	(9,000)
FUND BALANCE, BEGINNING	321,643	344,283	357,287	357,287	-	357,287	385,334
FUND BALANCE, ENDING	\$ 344,283	\$ 357,287	\$ 348,287	\$ 491,319	\$ (105,985)	\$ 385,334	\$ 376,334

Exhibit "F"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 385,334
Net Change in Fund Balance - Fiscal Year 2020	(9,000)
Reserves - Fiscal Year 2020 Additions	44,112
Total Funds Available (Estimated) - 9/30/20	420,446

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

Deposits	7,425
Subtotal	7,425

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	63,497 ⁽¹⁾
Reserves - Roadways Prior Years	177,384
Reserves - Roadways FY 2019	44,112
Reserves - Roadways FY 2020	44,112
Subtotal	329,105

Total Allocation of Available Funds	336,530
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Total Unassigned (undesignated) Cash	\$ 83,916
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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 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAR-2019	PROJECTED APR - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 1,604	\$ 348	\$ 80	\$ 53	\$ 53	\$ 106	\$ 80
Special Assmnts- Tax Collector	22,851	16,463	16,419	15,743	676	16,419	16,417
Special Assmnts- Refund	351	-	-	-	-	-	-
Special Assmnts- Discounts	(820)	(588)	(657)	(613)	-	(613)	(657)
Gate Bar Code/Remotes	140	229	-	98	-	-	-
TOTAL REVENUES	24,126	16,452	15,842	15,281	729	15,912	15,840
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	306	214	328	303	14	317	328
Misc-Credit Card Fees	2	6	10	2	2	4	10
Total Administrative	308	220	338	305	16	321	338
<i>Right of Way</i>							
Communication - Teleph - Field	1,285	1,406	1,450	706	706	1,412	1,450
Insurance - General Liability	316	316	348	314	-	314	345
R&M-General	-	-	1,000	650	350	1,000	1,000
R&M-Gate	993	4,040	3,800	405	405	810	3,800
R&M-Streetlights	5,688	5,777	5,800	2,832	2,832	5,664	5,800
Reserve - Roadways	-	-	3,106	-	-	-	3,106
Total Right of Way	8,282	11,539	15,504	4,907	4,293	9,200	15,502
TOTAL EXPENDITURES	8,590	11,759	15,842	5,212	4,309	9,521	15,840
Excess (deficiency) of revenues							
Over (under) expenditures	15,536	4,693	-	10,069	(3,580)	6,391	-
Net change in fund balance	15,536	4,693	-	10,069	(3,580)	6,391	-
FUND BALANCE, BEGINNING	38,331	53,867	58,560	58,560	-	58,560	64,951
FUND BALANCE, ENDING	\$ 53,867	\$ 58,560	\$ 58,560	\$ 68,629	\$ (3,580)	\$ 64,951	\$ 64,951

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 64,951
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	3,106
Total Funds Available (Estimated) - 9/30/20	68,058

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

Deposits	800
Subtotal	800

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	3,183 ⁽¹⁾
Reserves - Roadways Prior Years	8,783
Reserves - Roadways FY 2019	3,106
Reserves - Roadways FY 2020	3,106
Subtotal	18,179

Total Allocation of Available Funds	18,979
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Total Unassigned (undesignated) Cash	\$ 49,079
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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 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAR-2019	PROJECTED APR - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 350	\$ 1,131	\$ 300	\$ 4	\$ 4	\$ 8	\$ 300
Special Assmnts- Tax Collector	114,060	119,005	119,005	114,103	4,902	119,005	174,856
Special Assmnts- Discounts	(4,034)	(4,250)	(4,760)	(4,446)	-	(4,446)	(6,994)
TOTAL REVENUES	110,376	115,886	114,545	109,661	4,906	114,567	168,162
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,505	1,546	2,380	2,193	98	2,291	3,497
Total Administrative	1,505	1,546	2,380	2,193	98	2,291	3,497
<i>Right of Way</i>							
R&M-Streetlights	98,644	103,489	99,900	54,939	54,939	109,878	110,000
Capital Outlay	-	130,679	-	-	-	-	-
Reserve - Roadways	-	2,499	12,265	-	-	-	12,265
Total Right of Way	98,644	236,667	112,165	54,939	54,939	109,878	122,265
TOTAL EXPENDITURES	100,149	238,213	114,545	57,132	55,037	112,169	125,762
Excess (deficiency) of revenues Over (under) expenditures	10,227	(122,327)	-	52,529	(50,131)	2,398	42,400
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	42,400
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	42,400
Net change in fund balance	10,227	(122,327)	-	52,529	(50,131)	2,398	42,400
FUND BALANCE, BEGINNING	102,078	112,305	(10,022)	(10,022)	-	(10,022)	(7,624)
FUND BALANCE, ENDING	\$ 112,305	\$ (10,022)	\$ (10,022)	\$ 42,507	\$ (50,131)	\$ (7,624)	\$ 34,776

Exhibit "H"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ (7,624)
Net Change in Fund Balance - Fiscal Year 2020	42,400
Reserves - Fiscal Year 2020 Additions	12,265
Total Funds Available (Estimated) - 9/30/20	47,041

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	18,600
Subtotal	18,600

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	28,374 ⁽¹⁾
Subtotal	28,374

Total Allocation of Available Funds	46,974
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Total Unassigned (undesignated) Cash	\$ 67
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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	-

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAR-2019	PROJECTED APR - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 437	\$ 128	\$ 90	\$ 12	\$ 12	\$ 24	\$ 90
Special Assmnts- Tax Collector	7,850	7,847	7,777	7,457	320	7,777	7,958
Special Assmnts- Discounts	(277)	(280)	(310)	(291)	-	(291)	(318)
TOTAL REVENUES	8,010	7,695	7,557	7,178	332	7,510	7,730
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	103	102	156	143	6	149	159
Total Administrative	103	102	156	143	6	149	159
<i>Right of Way</i>							
R&M-Streetlights	4,889	5,028	4,999	2,691	2,691	5,382	4,999
Capital Outlay	-	6,878	-	-	-	-	-
Reserve - Roadways	-	-	2,402	-	-	-	2,571
Total Right of Way	4,889	11,906	7,401	2,691	2,691	5,382	7,570
TOTAL EXPENDITURES	4,992	12,008	7,557	2,834	2,697	5,531	7,730
Excess (deficiency) of revenues							
Over (under) expenditures	3,018	(4,313)	-	4,344	(2,365)	1,979	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	3,018	(4,313)	-	4,344	(2,365)	1,979	-
FUND BALANCE, BEGINNING	14,529	17,547	13,234	13,234	-	13,234	15,213
FUND BALANCE, ENDING	\$ 17,547	\$ 13,234	\$ 13,234	\$ 17,578	\$ (2,365)	\$ 15,213	\$ 15,213

Exhibit "I"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 15,213
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	2,571
Total Funds Available (Estimated) - 9/30/20	17,784

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	1,290 ⁽¹⁾
Reserves - Roadways Prior Years	6,134 ⁽²⁾
Reserves - Roadways FY 2019	2,402
Reserves - Roadways FY 2020	2,571
Subtotal	<u>12,397</u>
Total Allocation of Available Funds	<u>12,397</u>

Total Unassigned (undesignated) Cash	<u>\$ 5,387</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 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAR-2019	PROJECTED APR - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 433	\$ 883	\$ 150	\$ 152	\$ 152	\$ 304	\$ 150
Special Assmnts- Tax Collector	37,285	26,617	26,617	25,521	1,096	26,617	26,617
Special Assmnts- Discounts	(1,319)	(951)	(1,065)	(994)	-	(994)	(1,065)
Gate Bar Code/Remotes	267	459	-	98	-	98	-
TOTAL REVENUES	36,666	27,008	25,702	24,777	1,248	26,025	25,702
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	492	346	532	491	22	513	532
Misc-Credit Card Fees	6	12	25	1	1	2	25
Total Administrative	498	358	557	492	23	515	557
<i>Right of Way</i>							
Communication - Teleph - Field	611	627	1,150	-	-	-	1,150
Insurance - General Liability	317	317	349	315	-	315	349
R&M-General	5,205	-	4,401	-	4,401	4,401	4,401
R&M-Drainage	-	-	3,000	-	3,000	3,000	3,000
R&M-Gate	29,161	3,198	5,000	834	4,166	5,000	5,000
Misc-Internet Services	1,176	1,272	1,272	649	647	1,296	1,272
Reserve - Roadways	-	-	9,973	-	-	-	9,973
Total Right of Way	36,470	5,414	25,145	1,798	12,214	14,012	25,145
TOTAL EXPENDITURES	36,968	5,772	25,702	2,290	12,237	14,527	25,702
Excess (deficiency) of revenues Over (under) expenditures	(302)	21,236	-	22,487	(10,989)	11,498	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(302)	21,236	-	22,487	(10,989)	11,498	-
FUND BALANCE, BEGINNING	145,808	145,506	166,742	166,742	-	166,742	178,240
FUND BALANCE, ENDING	\$ 145,506	\$ 166,742	\$ 166,742	\$ 189,229	\$ (10,989)	\$ 178,240	\$ 178,240

Exhibit "J"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 178,240
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	9,973
Total Funds Available (Estimated) - 9/30/20	188,213

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

Operating Reserves - First Quarter Operating Capital	3,932 ⁽¹⁾
Reserves - Roadways Prior Years	26,582
Reserves - Roadways FY 2019	9,973
Reserves - Roadways FY 2020	9,973
Subtotal	<u>50,460</u>
Total Allocation of Available Funds	<u>50,460</u>

Total Unassigned (undesignated) Cash	<u>\$ 137,753</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 2020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAR-2019	PROJECTED APR - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 269	\$ 381	\$ -	\$ 270	\$ -	\$ 270	\$ -
Special Assmnts- Tax Collector	175,986	175,899	175,900	168,655	7,245	175,900	175,900
Special Assmnts- Discounts	(6,224)	(6,281)	(7,036)	(6,571)	-	(6,571)	(7,036)
TOTAL REVENUES	170,031	169,999	168,864	162,354	7,245	169,599	168,864
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Dissemination Agent	1,000	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Trustee Fees	3,717	3,717	3,717	3,717	-	3,717	3,717
Misc-Assessmnt Collection Cost	2,322	2,285	3,518	3,242	145	3,387	3,518
Total Administrative	7,039	7,002	8,235	6,959	1,145	8,104	8,235
<i>Debt Service</i>							
Principal Debt Retirement	110,000	105,000	105,000	-	100,000	100,000	110,000
Principal Prepayments	-	30,000	-	15,000	-	15,000	-
Interest Expense	41,535	33,193	24,140	12,070	11,538	23,608	15,975
Total Debt Service	151,535	168,193	129,140	27,070	111,538	138,608	125,975
TOTAL EXPENDITURES	158,574	175,195	137,375	34,029	112,682	146,711	134,210
Excess (deficiency) of revenues							
Over (under) expenditures	11,457	(5,196)	31,489	128,325	(105,437)	22,888	34,654
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	31,489	-	-	-	34,654
TOTAL OTHER SOURCES (USES)	-	-	31,489	-	-	-	34,654
Net change in fund balance	11,457	(5,196)	31,489	128,325	(105,437)	22,888	34,654
FUND BALANCE, BEGINNING	135,828	147,285	142,089	142,089	-	142,089	164,977
FUND BALANCE, ENDING	\$ 147,285	\$ 142,089	\$ 173,578	\$ 270,414	\$ (105,437)	\$ 164,977	\$ 199,630

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>
11/1/2018	\$ 340,000		\$ 15,000	7.10%	\$ 12,070	\$ 27,070	
5/1/2019	\$ 325,000	\$ 100,000		7.10%	\$ 11,538	\$ 111,538	\$ 138,608
11/1/2019	\$ 225,000			7.10%	\$ 7,988	\$ 7,988	
5/1/2020	\$ 225,000	\$ 110,000		7.10%	\$ 7,988	\$ 117,988	\$ 125,975
11/1/2020	\$ 115,000			7.10%	\$ 4,083	\$ 4,083	
5/1/2021	\$ 115,000	\$ 115,000		7.10%	\$ 4,083	\$ 119,083	\$ 123,165
		<u>\$ 225,000</u>	<u>\$ -</u>		<u>\$ 24,140</u>	<u>\$ 249,140</u>	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2020 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ACTUAL FY 2018	ADOPTED BUDGET FY 2019	ACTUAL THRU MAR-2019	PROJECTED APR - SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 366	\$ 557	\$ -	\$ 428	\$ -	\$ 428	\$ -
Special Assmnts- Tax Collector	506,267	506,017	506,017	485,175	20,842	506,017	337,000
Special Assmnts- Discounts	(17,905)	(18,070)	(20,241)	(18,904)	-	(18,904)	(13,480)
TOTAL REVENUES	488,728	488,504	485,776	466,699	20,842	487,541	323,520
EXPENDITURES							
<i>Administrative</i>							
ProfServ-Arbitrage Rebate	200	-	200	-	200	200	200
ProfServ-Dissemination Agent	333	300	1,000	-	1,000	1,000	1,000
ProfServ-Trustee Fees	4,337	4,337	4,337	4,771	-	4,771	4,337
Misc-Assessmnt Collection Cost	6,680	6,575	10,120	9,325	417	9,742	6,740
Total Administrative	11,550	11,212	15,657	14,096	1,617	15,713	12,277
<i>Debt Service</i>							
Principal Debt Retirement	400,000	415,000	435,000	-	435,000	435,000	455,000
Interest Expense	72,463	55,463	37,825	18,913	18,912	37,825	19,338
Total Debt Service	472,463	470,463	472,825	18,913	453,912	472,825	474,338
TOTAL EXPENDITURES	484,013	481,675	488,482	33,009	455,528	488,537	486,615
Excess (deficiency) of revenues Over (under) expenditures	4,715	6,829	(2,706)	433,690	(434,686)	(996)	(163,095)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(2,706)	-	-	-	(163,095)
TOTAL OTHER SOURCES (USES)	-	-	(2,706)	-	-	-	(163,095)
Net change in fund balance	4,715	6,829	(2,706)	433,690	(434,686)	(996)	(163,095)
FUND BALANCE, BEGINNING	158,561	163,276	170,105	170,105	-	170,105	169,109
FUND BALANCE, ENDING	\$ 163,276	\$ 170,105	\$ 167,399	\$ 603,795	\$ (434,686)	\$ 169,109	\$ 6,014

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>
11/1/2018	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
		\$ 455,000.00	\$ 19,337.50	\$ 474,337.50	

Budget Narrative
Fiscal Year 2020**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 Series 2000 & 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 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 the principal on the Debt on 5/1.

Interest Expense

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

Westchase

Community Development District

Supporting Budget Schedules

Fiscal Year 2020

Comparison of Assessment Rates

Fiscal Year 2020 vs. Fiscal Year 2019

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change
104		Wycliffe	30	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
110	65'	Bennington	108	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
110	70'	Woodbay	163	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
111		Berkley Square	122	\$0.00	\$0.00	n/a	\$341.73	\$341.72	0.00%
115		Glenfield	101	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
117		Keswick Forest	64	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
121		Shopping Center	9.9	\$0.00	\$0.00	n/a	\$14,969.99	\$14,969.85	0.00%
122		Shopping Center	7.24	\$0.00	\$0.00	n/a	\$14,969.99	\$14,969.85	0.00%
201		Glencliff	48	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
203		Harbor Links	109	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
205		Harbor Links Estates	63	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
211		The Enclave	108	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
214		Saville Rowe	36	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
225		Ayshire	49	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
227		Cheshire	81	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
229		Derbyshire	105	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
123/125		Epic Properties	400	\$0.00	\$0.00	n/a	\$341.73	\$341.72	0.00%
221/223		Radcliffe	154	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
231a		7/11	1.17	\$0.00	\$0.00	n/a	\$14,969.99	\$14,969.85	0.00%
231b		Primrose	1.27	\$0.00	\$0.00	n/a	\$14,969.99	\$14,969.85	0.00%
231c		Professional Center	1.82	\$0.00	\$0.00	n/a	\$14,969.99	\$14,969.85	0.00%
235/240		Professional Center	5.54	\$0.00	\$0.00	n/a	\$14,969.99	\$14,969.85	0.00%
Remax Real Estate		Remax Real Estate	0.53	\$0.00	\$0.00	n/a	\$14,969.99	\$14,969.85	0.00%
Golf Course		Golf Course	61.1	\$0.00	\$0.00	n/a	\$83.00	\$81.44	1.91%

Comparison of Assessment Rates

Fiscal Year 2020 vs. Fiscal Year 2019

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change
302		Greensprings	60	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
303		Greencrest	54	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
304		Greenshedges	53	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
305		GreenMont	41	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
306		Greendale	59	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
307		GreenPoint	153	\$548.77	\$824.00	-33.40%	\$485.45	\$486.20	-0.15%
322	50'	Village Green	10	\$595.39	\$894.00	-33.40%	\$485.45	\$486.20	-0.15%
322	60'	Village Green	67	\$667.32	\$1,002.00	-33.40%	\$485.45	\$486.20	-0.15%
322	TH	Village Green	13	\$578.74	\$869.00	-33.40%	\$485.45	\$486.20	-0.15%
323	50'	Westpark Village	77	\$516.80	\$776.00	-33.40%	\$485.45	\$486.20	-0.15%
323	60'	Westpark Village	10	\$578.74	\$869.00	-33.40%	\$485.45	\$486.20	-0.15%
323	Dplx/Villa	Westpark Village	38	\$335.66	\$504.00	-33.40%	\$485.45	\$486.20	-0.15%
323	TH	Westpark Village	37	\$282.38	\$424.00	-33.40%	\$485.45	\$486.20	-0.15%
325A	TH	Westpark Village	50	\$229.10	\$344.00	-33.40%	\$485.45	\$486.20	-0.15%
430		Vineyards	120	\$365.63	\$549.00	-33.40%	\$485.45	\$486.20	-0.15%
Gables Residential III		Gables Residential III	615	\$73.92	\$111.00	-33.40%	\$341.73	\$341.72	0.00%
419		Kids R Kids	1.73	\$1,947.34	\$2,924.00	-33.40%	\$14,969.99	\$14,969.85	0.00%
446/1		Eckerd's	1.42	\$1,665.63	\$2,501.00	-33.40%	\$14,969.99	\$14,969.85	0.00%
446/2		Applebees	1.04	\$1,481.82	\$2,225.00	-33.40%	\$14,969.99	\$14,969.85	0.00%
446/3		Burger King	1.69	\$1,397.24	\$2,098.00	-33.40%	\$14,969.99	\$14,969.85	0.00%
446/4		Office	2	\$1,841.45	\$2,765.00	-33.40%	\$14,969.99	\$14,969.85	0.00%
324C-5		Residential	51	\$154.51	\$232.00	-33.40%	\$485.45	\$486.20	-0.15%
332		Morton Plant Mease	2.74	\$1,947.34	\$2,924.00	-33.40%	\$14,969.99	\$14,969.85	0.00%

Community Development District

Section	Detail	Special Funds			Total Assessments per Unit		
		FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change
104		\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
110	65'	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
110	70'	\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
111		\$0.00	\$0.00	n/a	\$341.73	\$341.72	0.00%
115		\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
117		\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
121		\$0.00	\$0.00	n/a	\$14,969.99	\$14,969.85	0.00%
122		\$0.00	\$0.00	n/a	\$14,969.99	\$14,969.85	0.00%
201		\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
203		\$335.73	\$676.30	-50.36%	\$821.18	\$1,162.50	-29.36%
205		\$335.73	\$676.30	-50.36%	\$821.18	\$1,162.50	-29.36%
211		\$168.28	\$168.28	0.00%	\$653.73	\$654.48	-0.11%
214		\$106.74	\$106.71	0.02%	\$592.18	\$592.91	-0.12%
225		\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
227		\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
229		\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
123/125		\$0.00	\$0.00	n/a	\$341.73	\$341.72	0.00%
221/223		\$0.00	\$0.00	n/a	\$485.45	\$486.20	-0.15%
231a		\$1,632.86	\$1,632.81	0.00%	\$16,602.85	\$16,602.66	0.00%
231b		\$1,632.86	\$1,632.81	0.00%	\$16,602.85	\$16,602.66	0.00%
231c		\$1,632.86	\$1,632.81	0.00%	\$16,602.85	\$16,602.66	0.00%
235/240		\$0.00	\$0.00	n/a	\$14,969.99	\$14,969.85	0.00%
Remax Real Estate		\$0.00	\$0.00	n/a	\$14,969.99	\$14,969.85	0.00%
Golf Course		\$0.00	\$0.00	n/a	\$83.00	\$81.44	1.91%

Community Development District

Section	Detail	Special Funds			Total Assessments per Unit		
		FY 2020	FY 2019	Percent Change	FY 2020	FY 2019	Percent Change
302		\$589.46	\$589.46	0.00%	\$1,074.91	\$1,075.66	-0.07%
303		\$589.46	\$589.46	0.00%	\$1,074.91	\$1,075.66	-0.07%
304		\$589.46	\$589.46	0.00%	\$1,074.91	\$1,075.66	-0.07%
305		\$589.46	\$589.46	0.00%	\$1,074.91	\$1,075.66	-0.07%
306		\$589.46	\$589.46	0.00%	\$1,074.91	\$1,075.66	-0.07%
307		\$589.46	\$589.46	0.00%	\$1,623.68	\$1,899.66	-14.53%
322	50'	\$589.46	\$589.46	0.00%	\$1,670.30	\$1,969.66	-15.20%
322	60'	\$589.46	\$589.46	0.00%	\$1,742.23	\$2,077.66	-16.14%
322	TH	\$589.46	\$589.46	0.00%	\$1,653.65	\$1,944.66	-14.96%
323	50'	\$360.53	\$245.37	46.93%	\$1,362.78	\$1,507.57	-9.60%
323	60'	\$360.53	\$245.37	46.93%	\$1,424.72	\$1,600.57	-10.99%
323	Dplx/Villa	\$360.53	\$245.37	46.93%	\$1,181.63	\$1,235.57	-4.37%
323	TH	\$360.53	\$245.37	46.93%	\$1,128.36	\$1,155.57	-2.36%
325A	TH	\$360.53	\$245.37	46.93%	\$1,075.08	\$1,075.57	-0.05%
430		\$221.81	\$221.81	0.00%	\$1,072.88	\$1,257.01	-14.65%
Gables Residential III		\$0.00	\$0.00	n/a	\$415.65	\$452.72	-8.19%
419		\$0.00	\$0.00	n/a	\$16,917.33	\$17,893.85	-5.46%
446/1		\$0.00	\$0.00	n/a	\$16,635.62	\$17,470.85	-4.78%
446/2		\$0.00	\$0.00	n/a	\$16,451.81	\$17,194.85	-4.32%
446/3		\$0.00	\$0.00	n/a	\$16,367.23	\$17,067.85	-4.10%
446/4		\$0.00	\$0.00	n/a	\$16,811.44	\$17,734.85	-5.21%
324C-5		\$156.04	\$152.50	2.32%	\$796.00	\$870.70	-8.58%
332		\$0.00	\$0.00	n/a	\$16,917.33	\$17,893.85	-5.46%

Ninth Order of Business

9C.

Motion Regarding Community Garden and District Nursery

Brian Ross moves:

- 1) The Westchase Community Development District (“CDD”) resolve to establish a Westchase Community Garden and CDD Nursery (“Garden/Nursery”) on the CDD owned land behind the CDD office;
- 2) The CDD staff and management study the feasibility of establishing the Garden/Nursery with the vision that (i) individuals would be able to operate their own individualized, small garden plots or boxes at their own expense; (ii) the CDD would establish partnerships with Westchase Elementary School and designated civic groups such as Scout Troops by which these groups would operate their own individualized plots at their own expense consistent with and part of the objectives of their respective groups; (iii) the CDD would operate a nursery for the sole purpose of growing and housing plants and trees for the CDD’s use and benefit throughout the Westchase community at a financial savings to the CDD and its constituents; (iv) the Garden/Nursery would have no public vehicular or pedestrian access, other than pedestrian access near the CDD office; (v) the CDD at its expense would clear and prepare the land, install a perimeter fence, construct a footpath (with possible scenic overlook) to Garden/Nursery from parking lot of CDD and/or Elementary school, run the necessary utilities, and construct the plot boxes; and (vi) users would pay a pro-rated fee to the CDD to cover operating expenses.
- 3) During the feasibility study the CDD staff and management shall consult with third party experts, Hillsborough County School District, and Hillsborough County as they deem appropriate.
- 4) The CDD staff and management report the interim or final results of feasibility to the Board at its July Board meeting.
- 5) Effective immediately, CDD staff may proceed with clearing the land, erecting a perimeter fence, and running water lines.