

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

JUNE 4, 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

May 28, 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, June 4, 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 May 7, 2019 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of April, 2019
3. Engineer's Report
4. Attorney's Report
5. Review and Consideration of Proposals for Engineering Services
6. Manager's Report
 - A. Review and Discussion of the Proposed Budget for Fiscal Year 2019/2020 and Consideration of Resolution 2019-3, Setting the Public Hearing
 - B. Number of Registered Voters – 7,957
7. Field Manager's Report
8. Audience Comments
9. Supervisors' Requests
10. Adjournment

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

Sincerely,



Andrew P. Mendenhall, PMP/sd
Manager

cc: Erin McCormick
Tonja Stewart
Christopher Barrett
Sonny Whyte

Second Order of Business

2A.

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: May 7, 2019

TIME: 4:03 p.m. - 6:45 p.m.

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

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

APPEARANCES:

WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT BOARD MEMBERS:

Jim Mills, Chairman
Greg Chesney, Vice Chairman
Matthew Lewis
Brian Ross
Forrest Baumhover

ALSO PRESENT:

INFRAMARK:

Andy Mendenhall, District Manager

DISTRICT ATTORNEY:

Erin McCormick

WESTCHASE STAFF:

Doug Mays
Sonny Whyte

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1 The transcript of Westchase Community
2 Development District Board Meeting, on the 7th day
3 of May, 2019, at the Westchase Community Association
4 Office, 10049 Parley Drive, Tampa, Florida,
5 beginning at 4:03 p.m., reported by Kimberly Ann
6 Roberts, Notary Public in and for the State of
7 Florida at Large.

8 * * * * *

9 CHAIRMAN MILLS: I'm going to call the
10 May 7th meeting of the Westchase CDD to order.
11 The record should reflect that all supervisors
12 are present, as well as CDD staff, counsel,
13 and district manager. We'll start with the
14 Pledge of Allegiance.

15 (The Pledge of Allegiance was recited.)

16 CHAIRMAN MILLS: We'll begin with the
17 consent agenda, Item B. Andy, it should say
18 April 23rd workshop.

19 MR. MENDENHALL: Okay.

20 CHAIRMAN MILLS: All right. Can you
21 make that correction? And barring any
22 corrections with -- or a motion to approve
23 would be appropriate.

24 MR. CHESNEY: So moved.

25 MR. LEWIS: Second.

<p style="text-align: right;">Page 5</p> <p>1 CHAIRMAN MILLS: Seconded by Matt. All 2 in favor. 3 (All board members signify in the 4 affirmative.) 5 CHAIRMAN MILLS: Okay. The consent 6 agenda passes. 7 (Motion passes.) 8 CHAIRMAN MILLS: Engineer's report. I 9 do not see Tonja. Is she coming? 10 MR. MAYS: No. She didn't want to be 11 here with the conversation about the 12 engineering services and things like that. 13 She wanted you all to speak freely, so just in 14 case that would come up. She didn't really 15 have anything to report. 16 CHAIRMAN MILLS: Okay. Fair enough. 17 That brings us to the attorney's report. It 18 looks like you're shuffling the deck over 19 here. 20 MS. McCORMICK: I am. I've been working 21 with our consultant on an RFP for the cell 22 tower, and he and I had a conference call 23 yesterday. We have a draft RFP that has been 24 prepared, which I thought I had copies of it. 25 Okay.</p>	<p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 be like a flagpole design that would have the 2 antennas located interior to the monopole. So 3 that's, you know, a little bit visually more 4 appealing. 5 The issue, though, in trade-offs with 6 the concealed antennas versus the antennas 7 that are placed on the outside of the monopole 8 is that, according to our consultant, you 9 probably would get some limitations on the 10 coverage that you get if you put the antenna 11 internal to the flagpole as opposed to 12 putting them on the outside of the flagpole. 13 And he said typically you can anticipate 14 that you will get about a mile to a mile and a 15 half radius from the cell tower facility. 16 So beyond that, we wouldn't be really 17 affecting the coverage within the community. 18 So there are trade-offs. He did send me a 19 couple of websites of different types of tower 20 designs. I printed those out. So I'll give 21 this to Sonny to put -- but I'll go ahead and 22 send these around right now, too. 23 CHAIRMAN MILLS: The mile, mile and a 24 half inside the pole or outside of the pole, 25 coverage radius?</p>
<p style="text-align: right;">Page 6</p> <p>1 So I have a draft of the RFP, and I also 2 have a couple of issues that I wanted to talk 3 to the board about. I don't know if you want 4 me to circulate copies of this to you now. 5 We had a conference call yesterday. I 6 made some modifications to it yesterday 7 afternoon and today. So that's why it wasn't 8 posted to DropBox, because I didn't think there 9 would be sufficient time for me to review this 10 prior to tonight's meeting. 11 But the next thing, I'm going to send it 12 to Supervisor Lewis for sure, and I can send 13 it to all of the board members and receive 14 comments individually before this gets, you 15 know, sent out and noticed in the newspaper 16 for us to accept proposals. 17 One of the things that I talked to our 18 consultant about is the type of cell tower. 19 You know, there's like a monopole design, 20 which basically is a straight pole that would 21 have the antenna typically on the outside of 22 the monopole. 23 You can also do different types of 24 concealed towers. I think we talked about a 25 tree. There's a version of a tower that would</p>	<p style="text-align: right;">Page 8</p> <p>1 MS. McCORMICK: The mile to mile and a 2 half would be just if you had just a straight 3 monopole with the antennas mounted on the 4 exterior of the pole versus if you put it 5 internal to the pole, then it would be 6 something less to a mile, mile and a half. 7 I don't think it would be a drastic 8 change. But, you know, what we were talking 9 about as far as the height of this tower is 10 about 110 feet. I think that, you know, 11 that's typical for being able to locate two or 12 three providers on the cell tower. 13 And what the consultant was also 14 explaining to me, you know, typically you'll 15 initially have one cell service provider that 16 will go on the tower, and the tower company 17 will have worked that out at the time they're 18 doing the construction. 19 And then he said, you know, a good 20 result in a situation like this would be to 21 have two different cell service providers on 22 that tower -- co-located on that tower in a 23 five-year period. Sometimes it could take up 24 to eight, ten years before you have that 25 second cell service provider,</p>

CHAIRMAN MILLS: Is the RFP you're recommending a standard one for this industry, or is it something you drafted?

MS. McCORMICK: No. It's something that has been, you know, tailored to this particular district. And when I talked to our consultant about as far as, you know, what I understood the board's goals to be based on the discussions that we've had and my discussions with Supervisor Lewis is that the primary objectives of the district are to maintain the aesthetics and residential appeal to the tower to the district and minimize constructions to the residents of the district, and then to increase the wireless communication service that we have throughout the community.

The secondary issue would be to generate revenue for the district, but I don't think that that's the primary driving force of doing this project for the district.

So, you know, that's kind of guided how this RFP has been structured and what we're requiring the applicant to submit to the district for our consideration.

And then if you look at -- if you look at the evaluation process, which is the last page on here, we've got some comparative evaluation criteria over here. These are also in draft format.

So, you know, I know this is a lot to bring up at a board meeting, and I certainly would understand if you want to take some time to look at this, get comments back to me, and then we can finalize this RFP at the June meeting. I mean, that might be a better way to go about this.

The other option that you would have is that if there are questions that we have for the consultant, I can go back to him and get the answers to that, or he also would be available by telephone. He's not here in Florida, but he can be available by telephone to respond to questions.

CHAIRMAN MILLS: How many companies that build towers could potentially respond to this RFP?

MS. McCORMICK: How many --

CHAIRMAN MILLS: Are there five -- two companies, ten companies? How many companies

build cell towers? This is separate from the carriers. Right?

MS. McCORMICK: Right.

MR. CHESNEY: There's three publicly traded ones that I'm aware of. I don't know.

MR. LEWIS: It seems like there was -- in the conference call we had, I thought it was in the range of four to five, if I remember right.

CHAIRMAN MILLS: Okay.

MR. CHESNEY: Plus, I mean, there's got to be some more guys like Alan, smaller guys.

MR. LEWIS: Yeah.

THE CHAIRMAN: Okay.

MR. BAUMHOVER: I think my first meeting as a supervisor was kind of after this had started. But can you remind me who initiated this conversation?

Was it the CDD, or was this proposed by a resident, or how did this originate?

MR. CHESNEY: It was -- so we have looked at it at times, and we had received some input that we've had kind of poor cell service in certain areas, so --

MR. BAUMHOVER: So this is CDD --

MR. CHESNEY: -- I started it. I'm trying to remember exactly why.

MS. WHYTE: Resident driven.

MR. CHESNEY: Resident driven.

MS. WHYTE: Glendcliff.

MR. BAUMHOVER: I just wanted to make sure I understood who started it. Okay.

CHAIRMAN MILLS: Over the years -- correct me if I'm wrong -- you know, 15 years ago a gap in cell service here probably was an inconvenience.

Today, with the amount of home-based folks working out of their homes and business and all that, now it's a critical need, not a it would have been nice 15 years ago if it was better.

Today, it really needs to be better -- right? -- because of the amount of people, the growth in the area, people working out of their homes.

There are folks that said they are working out of their house. My next-door neighbor, for example, he has to be walking around his pool out back if he is on his phone.

1 MR. BAUMHOVER: Right.
 2 THE CHAIRMAN: So I see it's kind of
 3 community wide.
 4 MR. BAUMHOVER: Okay. So I look at
 5 this --
 6 MR. CHESNEY: So those guys came from
 7 Glenciff. There was a number of residents
 8 that showed up.
 9 MR. BAUMHOVER: The main trade-off that
 10 I see is really improvement of service versus
 11 aesthetics. Right? So we can look at all of
 12 these pictures and all the schematics and what
 13 looks good, but without like a baseline
 14 recommendation of this is the minimum
 15 coverage and whether or not these are
 16 aesthetically pleasing or not pleasing, either
 17 meet that minimum -- like I still feel like we
 18 don't have like a -- like something, you know,
 19 like a technical opinion to be able to
 20 reference from.
 21 Like if -- if -- if we put something
 22 that looks nice and it still doesn't even come
 23 close to meeting the need, then why bother
 24 breaking ground on it?
 25 CHAIRMAN MILLS: Well, we did have a

1 workshop presentation --
 2 MR. BAUMHOVER: Right. I remember the
 3 presentation on that.
 4 CHAIRMAN MILLS: -- with the circles of
 5 the coverage and voids, and I believe -- if I
 6 recall correctly -- what this location would
 7 do to solve probably not a hundred percent of
 8 the issue, but a large portion of the voids.
 9 MR. BAUMHOVER: Right. But this was
 10 also when we were discussing, hey, are we
 11 going to put it here, or are we going to do it
 12 by the library? Right?
 13 CHAIRMAN MILLS: Right.
 14 MR. BAUMHOVER: We kind of had -- we
 15 eventually got to the point where we decided
 16 that Glenciff was going to be where we focus.
 17 But, you know, if we're going to break
 18 ground in Glenciff, you know, our ability to
 19 say that this is a viable option really
 20 depends on whether or not this meets a
 21 minimum, you know, improvement or not. How do
 22 we get to that technical --
 23 MR. LEWIS: That may be something that
 24 our consultant can say. I don't know. You
 25 asked that -- Jim asked a question a minute

1 ago about what's the difference between some
 2 of these, you know --
 3 MS. McCORMICK: I think that this is
 4 going to be -- it's being driven by the
 5 market. So, first of all, the cell coverage
 6 that we have within our community is going to
 7 vary depending on what cell service provider
 8 you're talking about.
 9 So AT&T may have different coverage
 10 throughout the community than Verizon does and
 11 Sprint does.
 12 MR. BAUMHOVER: So does our RFP also
 13 include like a request for kind of a proposal
 14 by typical vendors that are going to build
 15 this thing with -- they're still kind of like
 16 the third party. They're going to build it
 17 and then negotiate whatever agreements they
 18 can with whoever decides to show up and they
 19 leave.
 20 But what if they -- what if they -- what
 21 if we choose this thing and no carrier wants
 22 to be put on this thing, and now we're stuck
 23 with a --
 24 MS. McCORMICK: Well, I think that's why
 25 the consultant was at least giving us the

1 direction that if our goal is to maximize
 2 coverage, then a monopole design would be --
 3 with the antennas on the exterior would give
 4 you the greatest coverage -- the greatest
 5 radius of coverage that you're going to get,
 6 and --
 7 MR. BAUMHOVER: Right.
 8 MS. McCORMICK: -- you know, a monopole,
 9 you might be able to do some things as far as
 10 like the paint color of the monopole. Also
 11 you can do like the tree line, do brown paint
 12 on the exterior of the monopole. Sometimes
 13 they do blue on the monopoles.
 14 But you probably all have seen those big
 15 antenna structures that are mounted on the
 16 outside of the monopole. So they are what
 17 they are, but --
 18 MR. LEWIS: So you're just asking,
 19 though, what's the technical difference like
 20 on average between having them inside the
 21 tower versus the outside. Is that --
 22 MR. BAUMHOVER: We're trying to kind of
 23 strike a balance between two kind of competing
 24 priorities.
 25 MS. McCORMICK: Uh-huh.

1 MR. BAUMHOVER: And I feel like we're
2 then going to have to go to a variety of
3 vendors and we're going to ask them for
4 proposals on how they're going to help us
5 compete -- you know, balance these competing
6 priorities.

7 CHAIRMAN MILLS: Vendors in terms of
8 cell carriers or the pole construction?

9 MR. BAUMHOVER: The pole construction
10 people.

11 CHAIRMAN MILLS: Well, my expectation
12 will be they'll come back and make
13 recommendations, similar to what Alan did
14 right out of the gate, saying, "Hey, for what
15 you want to do, this is your best option," and
16 then we decide -- well, we ask them about if
17 we like something else, what are the upside,
18 down side to this option?

19 MR. BAUMHOVER: Right. I mean --

20 MS. McCORMICK: Yeah. I think the
21 consultant was recommending that specifying
22 the RFP as to whether we want to just focus on
23 pole design versus the flagpole design up
24 front.

25 MR. BAUMHOVER: That's what I'm saying.

1 We're going to have to very narrowly define
2 what the structure is going to look like,
3 again, without the technical specifications on
4 whether or not whatever light pole we pick is
5 going to do enough of an improvement to where
6 carriers will even want to come in.

7 MS. McCORMICK: Yeah.

8 MR. BAUMHOVER: We might pick something
9 that we like as residents, and when the vendor
10 takes this predetermined product and goes to
11 shop around, they find out that no one wants
12 to buy into any of this.

13 MS. McCORMICK: Yeah. I mean, my
14 impression is that no one recommends doing a
15 light pole because it probably won't be high
16 enough. So if we're looking for 110 feet to
17 really increase the coverage, so a light pole
18 is probably not going to be a good option for
19 that.

20 MR. ROSS: And to leverage off of his
21 comments, stating it more affirmatively, I
22 would have no interest in having a cell tower
23 if the vendors, whether it's a carrier or the
24 tower building, would be making economic
25 choices in which they would be tempted to say,

1 "Oh, we can do a pretty good job by building X
2 tower, and so we won't build Y tower," and the
3 difference is Y tower covers all of Glendriff
4 and X tower covers half of Glendriff.

5 I'd be saying that was poorly spent
6 effort by us when we get halfway down the
7 path. I understand your point, the tower
8 carrier is not going to guarantee carriers are
9 going to come in there.

10 But that's just another way of saying
11 what Forrest is saying that -- and, again, I'm
12 not expressing unhappiness with you. I'm just
13 thinking it through. We don't want to go
14 through this endeavor unless it meaningfully
15 improves the cell phone coverage for the
16 community.

17 And if somebody is left out and it's
18 because of an economic decision either we made
19 or positioned someone else to make, that's a
20 bad decision.

21 MS. McCORMICK: Well, I would think it's
22 to the benefit of the tower company to build a
23 tower that's going to provide you with maximum
24 amount of coverage that can be provided.

25 So they want -- you know, they want a

1 tower that is going to provide the best
2 coverage as possible because they have the
3 best opportunity then to get more tenants to
4 come in and co-locate on that tower.

5 So I don't think that -- but I do think
6 that what the tower companies will look at is
7 the cost of building the mono -- so a straight
8 monopole with the antennas that are on the
9 exterior of the pole.

10 I think our consultant said it cost
11 between a hundred to a hundred and fifty
12 thousand dollars to do that construction
13 versus if you're doing a camouflage tower,
14 then the cost of building that monopole
15 increases.

16 So you may not have some tower companies
17 that would be interested in bidding on this
18 project, because the cost, they may determine
19 or not -- you know, are not beneficial
20 economically.

21 MR. CHESNEY: Well, then I'm really
22 going to agree, I mean, with these guys. And
23 the cost is really irrelevant. I suggested at
24 the beginning with Alan, I said, "Well, how
25 come we don't just pay for the tower?"

1 You know, I also wouldn't want to do
2 anything over a few dollars that doesn't
3 improve the, you know, cell phone service
4 within Westchase.

5 I mean, I have no problem -- if there is
6 a risk thing, that, I mean, I would not be --
7 I would be willing to vote to fund it
8 ourselves, if necessary, to get it built, to
9 approve it, I mean, or at least part of it.

10 I'm not suggesting we do that. I'm just
11 giving you an idea of what I would be willing
12 to do.

13 MR. BAUMHOVER: Maybe it would be worth
14 going to some technical expert and being able
15 to have a better definition of what gaps in
16 coverage exist that would give rest, and
17 create some technical requirement in the RFP
18 so that that technical requirement pretty much
19 addresses the gaps in coverage, and then being
20 able to see, all right, this is what we
21 require to address what we believe to be the
22 gaps in coverage.

23 And if we need to pay someone to do an
24 independent analysis, to say, this is where
25 your gaps in coverage are, we have some sort

1 of report that says, okay, based on this
2 report, we can now kind of do an RFP that at
3 least covers the technical -- then we can have
4 multiple vendors come in and say, well, we can
5 cover this with a wide variety of poles.

6 They might come in and say we can do it
7 with this. They might come in and say we can
8 only do the monopole with all the antennas
9 flying off of it, but I think that if we don't
10 have some way to capture the technical
11 requirements, then we're kind of at the mercy
12 of people that are going to be making economic
13 decisions like Mr. Ross said.

14 MS. McCORMICK: I mean, I think it would
15 probably be a good idea to maybe at a workshop
16 have the consultant discuss this, because I
17 think that -- to me, there's an understanding
18 of, you know, the tower company -- from what I
19 understand, the tower company is going to
20 build a tower. They will have one cell phone
21 provider, for example, Verizon, that they know
22 is going to locate on that tower.

23 So if we were to build a tower -- I
24 mean, we don't know if anybody would want to
25 locate --

1 MR. CHESNEY: I understand the -- the
2 economics of it is that they get one company
3 that they know will do it.

4 MS. McCORMICK: Right.

5 MR. CHESNEY: I think all that we're
6 suggesting -- or that Forrest has thought
7 about, and the rest of us maybe hadn't, or at
8 least I hadn't, is that we don't want to
9 dictate -- you know, we don't want them to
10 build just enough for that one vendor that
11 they know that they're going to get if --
12 if --

13 MS. McCORMICK: But they have no
14 incentive to do that, because then that
15 increases lease revenue if they get two
16 locations on there and increase it again.

17 MR. CHESNEY: But I think he's just
18 saying, you know, make sure that that's the
19 case, that it's expandable, you know, that
20 it's worth doing it.

21 MS. McCORMICK: Well, a monopole would
22 provide for most antennas to be located on it
23 versus if you go to the internal flagpole,
24 then you are limited to two, possibly three
25 that would be able to locate within --

1 MR. LEWIS: I thought our consultant was
2 able to -- a couple things -- to analyze that,
3 maybe maximize or optimize what size pole we
4 need to -- maybe a range of poles that we
5 maybe need to dictate.

6 But then the other point, you asked
7 about some gaps in coverage. I thought I saw
8 on his website or maybe we discussed what they
9 analyze. Maps --

10 MS. McCORMICK: They do. Yeah, they do
11 have maps.

12 MR. MENDENHALL: They have maps that
13 show where the current towers are.

14 MR. LEWIS: Right.

15 MR. MENDENHALL: Basically where the
16 frequency extends to and where there is
17 overlap and then space that nothing is
18 reaching.

19 MR. LEWIS: So, I guess, to your point,
20 we've got it. That's why --

21 MR. BAUMHOVER: You have that
22 information.

23 MS. McCORMICK: I think it's something
24 that they could provide to us.

25 MR. BAUMHOVER: We are going to that

1 consultant to get that. Is that consultant
2 also going to be one of the people that's
3 bidding on --
4 MS. McCORMICK: No. No. The consultant
5 that we have retained to do the RFP, and then
6 they're going to give us a financial analysis
7 to say what --
8 MR. BAUMHOVER: Oh, okay. We just need
9 to get a report from that consultant that
10 helps form the RFP of the gaps in coverage we
11 want --
12 MR. LEWIS: Correct.
13 MR. BAUMHOVER: -- these vendors to
14 build all of the --
15 CHAIRMAN MILLS: It's basically the same
16 map that Veritex showed us. Right?
17 MR. LEWIS: Yeah.
18 MR. MENDENHALL: Uh-huh. Veritex.
19 MR. ROSS: What's coming out of this
20 conversation is Erin is suggesting that the
21 circle may only be -- I'm making this up -- a
22 mile if you have the monopole, and it might be
23 a mile and a half if you have one of the other
24 poles, if I'm hearing you correct.
25 MS. McCORMICK: No. It's the reverse.

1 MR. ROSS: Okay. Whichever it is --
2 MS. McCORMICK: Yeah.
3 MR. BAUMHOVER: Right.
4 MR. ROSS: -- it's a difference, and so
5 that's what I would like to see. That's, in
6 essence, what you're saying is I want to make
7 sure that whatever pole is in our RFP is going
8 to provide coverage over the entire community
9 and it doesn't cut short, if you will, a
10 street or a block or a village.
11 MS. McCORMICK: Okay.
12 MR. BAUMHOVER: Right. However, a
13 consultant can help us in that technical gap.
14 MR. CHESNEY: He's not local, but he
15 could participate in our workshop somehow.
16 MS. McCORMICK: Yeah. Yeah. We can
17 make sure we set it up so that we have, you
18 know, a good telephone connection. We can do
19 that.
20 MR. CHESNEY: Do you think we can do
21 that?
22 MR. MAYS: Yeah, on this phone that's
23 here.
24 MS. McCORMICK: Would we do the next
25 workshop in here?

1 MR. BAUMHOVER: No. It's at the
2 library.
3 MR. MAYS: At the library we can do it
4 on somebody's cell phone.
5 MR. BARRETT: Cell coverage is pretty
6 bad at the library.
7 MS. WHYTE: There is a very short tower
8 past the library. Okay?
9 MR. CHESNEY: You can probably hook it
10 into your phone and a TV.
11 MS. WHYTE: We can figure it out.
12 (Multiple speakers talking
13 simultaneously,)
14 MS. WHYTE: I can put it on my iPad, and
15 you can find a speakerphone to amplify it.
16 MR. CHESNEY: You can just plug it into
17 a TV. They have TVs there. Actually in the
18 conference room, I know they do. I've done it
19 before.
20 MS. McCORMICK: One other question that
21 I talked to the consultant about. I talked to
22 him about the fact that we initially had two
23 different sites that we were looking at for a
24 cell tower and that, you know, we kind of
25 narrowed it down to the Glenduff site because

1 that seems like that's going to provide the
2 best benefits to increase coverage.
3 But, I think, based on his maps, he
4 thought there was some cell service provider
5 -- there's a location up by the library site
6 as well.
7 MR. CHESNEY: Well, yeah. My
8 observation with Alan is he obviously has some
9 kind of connection into Verizon, and Verizon
10 wants a tower in Glenduff. I never really
11 got the warm and fuzzies, and maybe he did
12 later with you, that he really explored any of
13 the other carrier options for the --
14 MR. BAUMHOVER: For the other major
15 carriers?
16 MR. CHESNEY: -- for the library --
17 MR. BAUMHOVER: Oh.
18 MR. CHESNEY: -- because the library
19 already has a small Verizon tower there.
20 MS. McCORMICK: So what our consultant
21 recommended, though, if we wanted to, you
22 know, basically do this RFP, since we're going
23 through the whole process, we could, you know,
24 solicit proposals, not only for the Glenduff
25 site but also proposals for the site that's

1 near the library.
 2 But he said, you know, definitely keep
 3 it separate. So you can do it all as one RFP,
 4 but you might have one tower company that is
 5 only interested in the Glenciff site, you
 6 might have another that's interested in both,
 7 and you might have a third that's interested
 8 in the site up by the library.

9 I think, if we do want to include in
 10 this RFP the library site, we want to have
 11 some kind of site plan similar to Glenciff
 12 that shows the location where we're talking
 13 about the tower going in and what the access
 14 to that site is going to be.

15 MR. CHESNEY: Well, I would be willing
 16 to do whatever was -- I mean, we don't have
 17 any plans for that property.

18 MS. McCORMICK: Yeah. No. I just mean
 19 we should have something that we can attach to
 20 this RFP that would depict where we're
 21 proposing to be located.

22 CHAIRMAN MILLS: You're not limited to
 23 just Glenciff potentially because it was
 24 already Verizon was covered there and not over
 25 here.

1 MR. CHESNEY: Yeah, I'm confident that's
 2 why he didn't -- you know, just from our
 3 conversations --

4 CHAIRMAN MILLS: Yeah.

5 MR. CHESNEY: -- Verizon, what they do
 6 there is, they lease part of the TECO pad
 7 there, and they have a small tower there.

8 CHAIRMAN MILLS: Okay. Sonny.

9 MS. WHYTE: That's what I was about to
 10 say. I did the research a little while ago to
 11 see who owns the property up that way, and
 12 it's on the TECO -- they had a little pad next
 13 to TECO, and it's a smaller version of that
 14 cell tower.

15 MS. McCORMICK: But do we have upland
 16 property that we have that could be used for a
 17 cell tower site?

18 MS. WHYTE: Well, we do have property.
 19 Whether it's upland, I'm not sure. We have to
 20 check with Tonja.

21 MR. CHESNEY: It's upland enough.

22 MS. WHYTE: There's a square cut out,
 23 and there's road access, like a gravel road,
 24 that accesses that parcel for TECO, and the
 25 cell tower lot is a pad right next to it.

1 And we immediately own the parcel to the
 2 left and the parcel to the right.

3 MS. McCORMICK: And I think that we
 4 would need to have some engineering work done,
 5 because, you know, as we saw with the
 6 Glenciff site, there's going to be a
 7 requirement for a cell tower company to be
 8 able to come in and build there, there's going
 9 to have to be a setback 30 feet from the -- 30
 10 feet from the wetlands.

11 MS. WHYTE: That can be doable.

12 MS. McCORMICK: The other issue you have
 13 with the cell tower is that the tree line
 14 makes a big difference, because if you've got
 15 trees that are really high, then that impacts
 16 your ability to provide coverage. You need to
 17 be above that tree line.

18 MR. BAUMHOVER: So Verizon worked out a
 19 deal with TECO, to do it on TECO's easement.
 20 Right?

21 MR. CHESNEY: Right.

22 MR. BAUMHOVER: Then that's an
 23 indication to me that maybe that's, you know,
 24 the fact that none of the other carriers have
 25 bothered to pursue something similar with

1 TECO.

2 That means that's an acceptable gap in
 3 their coverage or they don't need to, you
 4 know, -- why do we need to go further out to
 5 solve the carrier's problem?

6 MR. CHESNEY: I don't know. This is my
 7 thought -- and I can be wrong -- I kind of got
 8 the impression it was just they did a smaller
 9 tower there. That's all they could do on that
 10 pad because it's primarily TECO's site.

11 Yeah, that was my impression. It's not
 12 very tall there compared to what we were
 13 looking at building.

14 MR. BAUMHOVER: I'm just wondering why
 15 AT&T and Sprint didn't attempt to build their
 16 own little miniature towers in a similar spot.

17 MS. McCORMICK: One of the things that
 18 the consultant said to me, which I thought was
 19 interesting, this is being driven by people
 20 that have been, you know, expressing concerns
 21 to the district that they don't have coverage,
 22 and, you know, my understanding is that in
 23 general they're on the western -- on the edge
 24 of the community, a little west of the
 25 neighborhoods that are west of Countryway

Boulevard.

He said, you know, often, it's hard to make these decisions about locating cell towers based on the handful of residents that you have that are reporting that they don't have good cell coverage, so that's because it's been dependent upon TECO providing those. There may be a little pocket within a community that's not getting coverage because of the height of trees or something like that.

So without going out and doing like a big assessment of who is having issues and what carriers there are, it's hard to just judge from isolated reports that you get.

CHAIRMAN MILLS: Sonny.

MS. WHYTE: Doug and I were with Sprint for years, ever since Doug and I have been with the district. For 14 years, it's been Sprint. We have no coverage.

As soon as we hit Radcliffe, Verizon was the only carrier. We went to Sprint. We had them research it. We said, "You guys need to boost it. We're not getting service. We are not getting phone calls. We're not getting anything."

the constraint is, well, they just don't feel like it's worth their time, then we would have to balance like, well, is this something that our residents want enough, or is there's going to be enough residents that are coming out saying not in my backyard kind of?

You know, like just having an understanding of why Verizon was able to do their own thing on TECO property and the other carriers weren't able to, I would like to understand that before we go too far forward.

CHAIRMAN MILLS: Okay. So where do we go from here?

MR. LEWIS: Just my notes and thoughts of hearing the conversation we've had is Erin can maybe go back and talk to him about -- you know, actually I have all my notes from our conversation with him which maps out other wireless seeking coverage in the area, so that answers the question.

So we can get with him and see if we can provide that in some sort of little report or summary for us to look at. I think that kind of goes hand in hand with the other concern about what the best type and possibly height

And they said it's because they don't have enough cell tower coverage on this side of the property. Verizon is very strong. That's why we just recently switched over to Verizon, because now we have coverage everywhere on the property, but that is the issue.

That's probably why AT&T or T-Mobile or Sprint, which it will be T-Mobile in a short period of time, have had no coverage, because there is no cell towers for them to, you know, whatever -- maybe Verizon has the monopoly or had the monopoly on these towers, and they're not big enough or strong enough for them --

MR. BAUMHOVER: Before we go out and get an RFP, it would be worth asking our consultant why is Verizon able to build their phone tower and basically do work that we didn't have to do for them? What prevents the other, you know, cell phone -- I mean, I don't want to get into the cell phone tower business.

So before we go out and solve these carrier's problems for them, I would like to at least understand these constraints, and if

of the pole.

And then to answer Forrest's last question, is there a reason nobody else is approved -- or approached TECO or anybody else up there with putting another carrier out there? Anything I missed?

MR. BAUMHOVER: No. That's good.

MR. LEWIS: I do remember Alan saying that all the carriers seem to be wanting to jump in this area. You know, that's sticking out in my head from that one workshop.

MR. BAUMHOVER: Right. But there's even a more important reason to make sure we don't force a vendor to commit to a smaller pole than what would be required to carry all of the equipment, you know, so --

CHAIRMAN MILLS: Okay.

MS. McCORMICK: Okay. So are we going to try to have him available at the workshop by phone? I'll ask him to provide the maps.

But I feel like the questions that are being posed, you know, I think that you might get more expertise from him than me trying to -- I mean, I've gotten a lot of information from him, but I think he might be able to help

1 you as well.
 2 CHAIRMAN MILLS: Yeah. If he can attend
 3 a workshop, that would be helpful.
 4 MS. WHYTE: So are we having a workshop?
 5 MR. CHESNEY: When is it?
 6 MR. BAUMHOVER: Two weeks. Right?
 7 CHAIRMAN MILLS: Two weeks.
 8 MR. BAUMHOVER: 21st.
 9 MR. CHESNEY: Yeah, I'll be here. 21st.
 10 Okay.
 11 MR. MENDENHALL: Yes, the 21st at 4:00.
 12 CHAIRMAN MILLS: Okay. All right. Next
 13 is, review and consideration of proposals for
 14 engineering services. Where are we at with
 15 that?
 16 MR. MENDENHALL: So we received -- the
 17 bids we're due. We received two responses:
 18 one from Stantec, of course, your existing
 19 engineer and her firm, and also from JMT,
 20 which is a firm I reached out to. They happen
 21 to deal with a number of CDDs.
 22 In this area, they're probably -- at
 23 least in resident-controlled CDDs, they're
 24 probably the second biggest presence. So you
 25 have them as well.

1 We didn't have any responses from the ad
 2 itself, so, I mean, obviously Stantec knew
 3 about it, and I reached out to JMT. There are
 4 some other engineering firms out there that do
 5 CDD work.
 6 At least in my experience, most of
 7 those firms tend to deal with developer
 8 districts and not so much resident districts.
 9 So I guess the question is whether you
 10 want to -- and I'll lean on Erin a little bit
 11 here for what your abilities are about whether
 12 you want to try to solicit more interest,
 13 other candidates, or whether you want to talk
 14 about the --
 15 MR. CHESNEY: Can I ask, what was the
 16 firm that Neale Stralow went with? Do you
 17 remember?
 18 MR. MENDENHALL: I don't remember the
 19 name offhand. It's not one I was familiar
 20 with working with CDDs necessarily. I did
 21 remember -- I don't remember the name now.
 22 MR. CHESNEY: I sent him a LinkedIn copy
 23 of the RFP request. I don't know that he --
 24 he did not acknowledge it. Doesn't mean --
 25 you know, you know how LinkedIn -- some people

1 don't check their LinkedIn very often.
 2 MR. MENDENHALL: Okay.
 3 MR. CHESNEY: I was looking to try to
 4 remember.
 5 MR. MENDENHALL: Yeah. When I had seen
 6 his name of his new firm previously, it was
 7 not what I was familiar with, at least in
 8 this in world of CDDs, so --
 9 CHAIRMAN MILLS: So what you're telling
 10 us, the largest and second largest residential
 11 CDD engineering firms in town --
 12 MR. MENDENHALL: In my experience, yes.
 13 The districts, we manage about 40 districts
 14 out of my office, and those are two of the
 15 largest presence in resident-controlled CDDs.
 16 When you get out outside of that,
 17 there's King Engineering and a few others that
 18 are scattered about handling some districts.
 19 CHAIRMAN MILLS: Chris.
 20 MR. BARRETT: The Park Place CDD a few
 21 months ago hired -- actually when Stantec kind
 22 of walked away from that job up there, they
 23 hired a guy.
 24 It looks like he works for Johnson
 25 Engineering. A guy named Phil Chang. I am

1 actually, just as an objective observer, very
 2 impressed with that guy's work and the
 3 quickness to which he responds, the level of
 4 detail of his reports.
 5 I mean, I just Googled it. Johnson
 6 Engineering, they're in Pasco County. I don't
 7 know if that's a worthwhile thing, but --
 8 MR. CHESNEY: Well --
 9 CHAIRMAN MILLS: Go ahead.
 10 MR. CHESNEY: -- my opinion is, I mean,
 11 I would like to get some more proposals,
 12 however we do it. I mean, if we reach out to
 13 Johnson Engineering and someone actually maybe
 14 calls whoever Neale went with.
 15 I remember looking it up one day when I
 16 was trying to find it on LinkedIn, but my
 17 LinkedIn is not working. You know, I remember
 18 thinking it was kind of a larger firm.
 19 I guess we can't really send it to your
 20 firm, you work -- but, I mean, you know, if
 21 you have some more suggestion. I mean, I feel
 22 weird making a decision based on just two
 23 proposals.
 24 MR. LEWIS: I agree.
 25 MR. MENDENHALL: Yeah. I will let you

1 know when we've done this in the past and we
2 have had responses from the newspaper,
3 typically we get two or three, just to give
4 you some, you know, comparative perspective.

5 There's just not a lot of firms.
6 Stantec is really the largest, by far, leaps
7 and bounds in this arena.

8 MR. CHESNEY: Yeah. The largest doesn't
9 really mean much.

10 MR. MENDENHALL: I wasn't making a
11 comment one way or the other on that. I was
12 giving you a perspective that they handle a
13 very large percentage of CDDs.

14 CHAIRMAN MILLS: I don't know that I'm
15 in big favor of knocking on doors. I mean, we
16 posted the thing. It was out there. You
17 know, companies had the ability to respond.
18 If we start pick and choosing who we're going
19 to ask --

20 MR. CHESNEY: Yeah, I would agree with
21 that.

22 CHAIRMAN MILLS: -- does that create a
23 problem for those we don't ask? Then you've
24 got somewhat of an unfair process.

25 MR. MENDENHALL: Sure.

1 CHAIRMAN MILLS: Right?

2 MR. MENDENHALL: Yeah, I mean --

3 CHAIRMAN MILLS: And if you come back --
4 if I knew there was a second chance, why
5 didn't you come to me, too? Right? So I
6 think it's a slippery slope.

7 MR. CHESNEY: I actually agree with you.
8 Maybe can we run another ad and do it for
9 another month? I mean, what does an ad cost,
10 20 bucks?

11 MR. MENDENHALL: Yeah.

12 MS. McCORMICK: Another thing, it's
13 clearly in the process if you have vendors
14 that have expressed an interest, then you
15 would want to go reach out to vendors, and at
16 the same time we would be going through a
17 public process if they ran the ad again, so
18 that could be an option.

19 I think, you know, the ultimate test is,
20 what's in the best interest of the district?
21 So it's up to the board. If you determine
22 that, you know, having two proposals is not
23 enough to allow you to, you know, make a
24 decision in the best interest of the district
25 and you want to take the next step, you can do

1 that, or you can go with what you have.

2 CHAIRMAN MILLS: You know --

3 MR. BAUMHOVER: So, Erin, your opinion,
4 if we come back a month from now with no new
5 interest, how would you recommend we proceed?

6 MS. McCORMICK: So you could -- if you
7 wanted to, you know, you could schedule a time
8 for each representative from each of these to
9 come and talk to the district, or if you, you
10 know, you have a lot of experience with
11 Stantec, I don't know if you want to hear
12 from whoever the person that would be the
13 primary contact with JMT, or you can just rank
14 the proposals of what's submitted to the
15 district at this point, or you can also go
16 back and ask them, you know, questions that
17 they can respond to in writing prior to the
18 next meeting.

19 MR. LEWIS: So there are no requirements
20 for the two that submitted to resubmit. We
21 can just hold onto those if we extend it.

22 MS. McCORMICK: Yeah, I would say we can
23 hold onto them if we --

24 MR. LEWIS: Okay.

25 CHAIRMAN MILLS: And, again, I'll ask

1 the question. The first ad elicited no
2 responses. What are we expecting from a
3 rerun of the same ad? Right? Or are the two
4 that have indicated an interest the ones that
5 we ought to evaluate first?

6 MR. CHESNEY: Well, I mean, you know --

7 CHAIRMAN MILLS: Are we looking -- let's
8 be honest. Right? Are we looking for
9 somebody other than Stantec, or are we going
10 to evaluate the ones that have expressed an
11 interest in doing business with us? Right?

12 I mean, if we're looking for somebody
13 other than them, that suggests we only have
14 one other choice to really look at, but, you
15 know, we start soliciting, or we run an ad and
16 we get no additional responses, we're 30 days
17 down the road again, no different than where
18 we are today.

19 MR. CHESNEY: Well, I'm going to --

20 CHAIRMAN MILLS: These firms -- correct
21 me if I'm wrong -- when postings are put out
22 there, they're watching for that.

23 MR. LEWIS: Yeah.

24 CHAIRMAN MILLS: Right? So it's not
25 that they didn't see it or didn't know it.

1 Typically, it means they elected not to
 2 respond.
 3 MR. LEWIS: Yeah. In my experience, in
 4 our group, I mean, we've got people watching
 5 it, and they know it, so --
 6 MR. CHESNEY: How about this? So far
 7 the other proposal that we have was one that
 8 we solicited. So I say since we already kind
 9 of went down that road, that maybe we solicit
 10 a few more and see if we can get just some
 11 other interest.
 12 I mean, I just find it hard to believe.
 13 I mean, what did we spend on engineering
 14 services? Ninety -- forty grand?
 15 MS. WHYTE: No. It's about 78,000. I'd
 16 have to look.
 17 MR. CHESNEY: Seems like a decent-sized
 18 contract.
 19 MS. WHYTE: But there are very few
 20 engineering firms that do CDDs, as Andy
 21 indicated.
 22 MR. CHESNEY: Being a CDD in and of
 23 itself is nothing extraordinary. All it is is
 24 really any civil engineer.
 25 MR. MENDENHALL: I will tell you that

1 from my experience, that when you're in the
 2 developer phases, there is a group of
 3 companies that do this. As soon as they turn
 4 over, generally speaking, those engineering
 5 firms tend to leave, and other engineering
 6 firms come in, and the pool gets much smaller.
 7 It's a different type of work, whether
 8 it's desirable or not.
 9 MR. BAUMHOVER: Because you're working
 10 with developers, that's their bread and
 11 butter.
 12 CHAIRMAN MILLS: Right.
 13 MR. MENDENHALL: Yeah. Believe me, it
 14 would make my life easier if there was a
 15 lot of --
 16 MR. BAUMHOVER: Well, there's probably
 17 also more work in the development stage for an
 18 engineer.
 19 MR. MENDENHALL: Sure.
 20 MR. BAUMHOVER: And this is kind of
 21 operations and maintenance.
 22 MR. MENDENHALL: That's true.
 23 MR. BAUMHOVER: Maybe the hard
 24 engineering work has already been done, so
 25 there's just not as much business for them.

1 MR. ROSS: Well, as a practical matter,
 2 much of what our present engineer does for us
 3 is in the category of water management, and a
 4 lot of planned communities aren't going to
 5 perhaps have as many lakes and the size that
 6 we have, and so that might be a factor as
 7 well.
 8 MR. BAUMHOVER: Yeah.
 9 CHAIRMAN MILLS: Mr. Ross, what are your
 10 thoughts?
 11 MR. ROSS: I came prepared to move
 12 forward if that was the desire of the board,
 13 but since it seems there is a desire to get
 14 more input, I think Greg hit the nail on the
 15 head there.
 16 What's wrong with just soliciting some
 17 people? That's how we got JMT. Andy
 18 contacted them.
 19 MR. MENDENHALL: Yeah, I'm happy to
 20 reach out if that's the board's decision.
 21 MR. ROSS: There may be a geographical
 22 issue that when we advertise in whatever paper
 23 we advertise, that maybe southern Pasco County
 24 doesn't look at whatever paper you advertise
 25 in. They may have their own paper. I don't

1 know.
 2 MR. MENDENHALL: We do it in a paper,
 3 whatever it is, the Tampa Times, the edition
 4 that goes to --
 5 MS. McCORMICK: Hillsborough County.
 6 MR. MENDENHALL: -- correct -- well,
 7 it's the edition, I think, that goes --
 8 advertisements at least go to the surrounding
 9 region, but I can double-check as well.
 10 MR. ROSS: I make that observation. I
 11 can get to south Pasco County faster than I
 12 can get to downtown Tampa.
 13 MR. MENDENHALL: True.
 14 MR. ROSS: If there's some qualified
 15 engineering firms in south Pasco County, they
 16 may say, "Yeah, we just weren't aware that
 17 that was an available contract to pursue."
 18 MR. MENDENHALL: Yeah. The advertising
 19 cost is \$684.00. I know it was asked a couple
 20 of minutes ago.
 21 MR. LEWIS: Maybe this is a question I
 22 should have asked. Is it possible to publish
 23 on -- I'm not sure if you're familiar with
 24 Onvia. It's a pretty widely used
 25 advertising site for governments and --

<p style="text-align: right;">Page 49</p> <p>1 MR. MENDENHALL: I don't have a problem 2 with it. I know from a legal perspective, I 3 know it needs general circulation. I don't 4 know if that causes issues. 5 MS. McCORMICK: We have already done the 6 notice that we were required to do, so at this 7 point we're just, you know, looking to see if 8 there is other interest. So I think that that 9 could be an option. I'm not familiar with 10 that, Onvia. 11 MR. LEWIS: It's Onvia, O-n-v-i-a. 12 MR. ROSS: Is there a local engineering 13 professional group? Like there's the bar 14 association for lawyers, you can contact the 15 bar association if you wanted to get the word 16 out, and they may have their own little 17 newsletters and emails and stuff, and they can 18 circulate it. 19 MR. LEWIS: Florida Engineering Society 20 is the only one that comes to mind. It's like 21 an ACE branch, American Civil Engineers. 22 MR. MENDENHALL: We can also get in 23 touch with the Florida Association of Special 24 Districts that have members that have 25 different needs. They'll send out emails that</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 small. 2 MR. BAUMHOVER: Yeah. I'm guessing Andy 3 is in tune with engineers that specialize in 4 residential CDDs. 5 MR. MENDENHALL: Yeah, there's not many. 6 MR. BAUMHOVER: A month delay is 7 probably okay, and we'll probably plan to come 8 back and reconsider two. 9 MR. ROSS: Yeah. But if you'd let the 10 two candidates know we're not ignoring them. 11 I don't want them to take our inaction as 12 displeasure. 13 MR. BAUMHOVER: Right. 14 MR. MENDENHALL: Yeah. And that's fine. 15 To make sure I'm on the right path, am I 16 hearing focus on a couple of different 17 advertising areas, and parallel in reaching out 18 or don't reach out to any additional firms in 19 addition? 20 MR. CHESNEY: I would say reach out 21 because we already have. 22 MR. BAUMHOVER: Can I ask a question, 23 Andy? 24 MR. MENDENHALL: Sure. 25 MR. BAUMHOVER: The firms you would</p>
<p style="text-align: right;">Page 50</p> <p>1 will say, you know, looking for an engineer, 2 whatever the case might be. 3 MR. ROSS: That might be a good way to 4 go. 5 MR. MENDENHALL: Yeah, I mean, there are 6 certainly some options. 7 CHAIRMAN MILLS: Well, I would be more 8 supportive of these general-type postings even 9 if they're industry specific or, you know -- 10 MR. MENDENHALL: Yeah. 11 CHAIRMAN MILLS: -- available to all 12 kind of vehicles, rather than knocking on 13 doors. 14 MR. LEWIS: Yeah, you bring up a good 15 point. To me, if you're going to be more 16 general about the advertisement, I agree, 17 because I'm a little bit torn. You bring up a 18 good point about nobody saw it, or nobody was 19 interested, do we really want them to propose 20 anyway? That's kind of what you're saying. 21 If we go further out and hit general 22 sites, I will be honest, I don't know of any 23 other companies that do CDD-type work. That's 24 not really the type of work I do, so I don't 25 focus on that. I think it may be fairly</p>	<p style="text-align: right;">Page 52</p> <p>1 likely reach out to, what -- in your estimate, 2 what is the likelihood that they did not 3 see it and they just didn't know about it? 4 MR. MENDENHALL: So just using as an 5 example, Johnson Engineering, a pretty large 6 firm. I would think that they would have -- 7 you know, that they have, just like us, 8 management companies. 9 We have somebody that watches 10 advertisements and has subscribed to Google 11 for the ads coming across and looks at the 12 professional trades. 13 I think most firms have it. Whether 14 they missed it or not and whether they would 15 respond, I would think they would respond 16 because of proximity if they're doing Park 17 Place, and obviously Westchase is a good 18 opportunity for any engineering firm for the 19 type of work that could be done here. And, 20 obviously, you know, it's a good community. 21 MR. BAUMHOVER: To Jim's point -- and 22 I'll ask this question to Erin -- if for some 23 reason we reach out to specific firms under 24 the scope of trying to maximize competition, 25 and by chance we happen to select one of those</p>

1 firms, what would happen to the two firms that
2 have submitted to us?

3 Would they have some sort of
4 justification to, you know, contest our --

5 MS. McCORMICK: Challenge the award?
6 No, because we've only gotten two -- I mean,
7 the reason we would be doing this is because
8 we have only gotten two bids back at this
9 point, and if we were making the determination
10 that we don't have enough information yet to,
11 you know, award it --

12 MR. BAUMHOVER: So they wouldn't have --
13 like I am trying to think of an argument --
14 that I can hire a lawyer to --

15 MS. McCORMICK: Like a bid protest to
16 protest the process?

17 MR. BAUMHOVER: Like to protest -- so my
18 thought would be, hmm, Westchase CDD doesn't
19 like me because of whatever made-up reason.

20 MS. McCORMICK: Right.

21 MR. BAUMHOVER: And, you know, so they
22 decided to go with -- you know, select a firm
23 -- you know, a specific firm.

24 MS. McCORMICK: I think it's in our
25 rules that if we have two or less respondents,

1 MR. MENDENHALL: Yeah, it sounds great.

2 MR. LEWIS: I'm sorry, you know, for
3 maybe not mentioning it before.

4 MR. MENDENHALL: No. That's good info.
5 I can potentially use that in the future.

6 MR. ROSS: I personally don't feel that
7 we need to run the newspaper ad again.

8 MR. MENDENHALL: Yeah, that's fine. So
9 I go in Onvia, and I can go the Florida
10 Association of Special Districts, and I have
11 probably three firms I can reach out to as
12 well.

13 CHAIRMAN MILLS: Well, let me take off
14 on that, though. If we go to both of those
15 networks or publications or whatever they are,
16 wouldn't all of these others be in there?

17 Wouldn't it be another opportunity for
18 firms to see the availability of a posting
19 rather than, again, knocking on a door?

20 MS. McCORMICK: I mean, I'm not sure
21 that a lot of -- all engineering firms are
22 involved with the Florida Association of
23 Special Districts. I don't know about Onvia.

24 MR. MENDENHALL: Yeah, it's tough to say
25 whether they would be in that particular

1 then we can go -- but I will double-check.

2 MR. BAUMHOVER: I just want to make sure
3 that we don't open ourselves to protest.

4 MS. McCORMICK: Right. That's a good
5 question.

6 MR. MENDENHALL: The reality is also
7 just by the nature of we're talking about
8 there are a few firms that do this, you would
9 think that, you know, from a professional
10 perspective and a common sense perspective,
11 they would try to avoid something like that,
12 because you don't want to be -- you know,
13 there's three or four firms.

14 MR. BAUMHOVER: Sure. If they haven't
15 responded by know, they're probably not going
16 to respond because they don't want their
17 contract to be held up in the process. I get
18 it.

19 I'm just wondering if everything kind of
20 lines up and we end up going down that road,
21 what would happen.

22 MR. MENDENHALL: Yep, I get it.

23 MR. CHESNEY: I sent you that -- what he
24 was talking about -- that Onvia that has all
25 the product. You can upload it.

1 organization, but it sounds like Onvia might
2 have wider coverage, I guess.

3 MR. LEWIS: Yeah. In my experience, a
4 lot of city and county government advertise on
5 that site specifically.

6 MR. MENDENHALL: Okay.

7 MR. LEWIS: DOT kind of does their own
8 thing on their own website, but a lot of
9 cities and municipalities use that.

10 CHAIRMAN MILLS: All right. Well,
11 research what we can and cannot do and guide
12 Andy accordingly.

13 MR. MENDENHALL: Yeah, no problem.

14 MS. McCORMICK: I will do that.

15 CHAIRMAN MILLS: Do we need a motion for
16 that or --

17 MS. McCORMICK: Yes. Let's make a
18 motion for that, that, in the best interest of
19 the district, we're going go proceed with
20 additional steps to possibly solicit more
21 proposals regarding district engineering
22 services.

23 MR. CHESNEY: So moved.

24 MR. BAUMHOVER: Second.

25 MR. LEWIS: Do we need to clarify the

1 time limit, like 30 days or --
 2 MS. McCORMICK: Yes. So that we would
 3 receive those proposals a week prior to the
 4 next meeting, the June meeting.
 5 CHAIRMAN MILLS: So amended.
 6 MR. CHESNEY: So amended, yes.
 7 CHAIRMAN MILLS: All in favor.
 8 (All board members signify in the
 9 affirmative.)
 10 CHAIRMAN MILLS: Okay.
 11 (Motion passes.)
 12 CHAIRMAN MILLS: Manager's report.
 13 MR. MENDENHALL: Okay. I've got a few
 14 items. The first item, Item A, is review and
 15 discussion of the proposed budget for fiscal
 16 year 2019 and 2020 and setting a public
 17 hearing.
 18 So the latter part of that, setting the
 19 public hearing, we will not be able to do this
 20 evening. We have changes that we are making
 21 to the budget, and we did not get the budget
 22 on the website seven days prior to the
 23 meeting, so we're -- if it's okay with the
 24 board, we're planning to do that at the next
 25 meeting.

1 You still have greater than 60 days
 2 between your June meeting and your August
 3 meeting, which was the adoption date. So
 4 we're looking to do that at that point, to
 5 adopt a preliminary at the next meeting, send
 6 it off to the county, and then come on back
 7 with the adoption in August.
 8 MR. MENDENHALL: Yes, sir.
 9 CHAIRMAN MILLS: Mr. Ross.
 10 MR. ROSS: What's the nature of the
 11 changes?
 12 MR. MENDENHALL: We had some changes
 13 related to payroll, and what we were going to
 14 put in as far as increasing numbers for the
 15 -- increasing the numbers for increases in
 16 payroll or in bonuses.
 17 In addition, there were some questions
 18 about numbers to put in for -- for the cell
 19 tower project, at least the RFP process.
 20 Otherwise, it's just revenue after that. So
 21 just some of those updates.
 22 MR. ROSS: Okay. Okay.
 23 CHAIRMAN MILLS: So a concern about
 24 missing the seven-day deadline. Is that
 25 an annual process that's worked every month

1 all year long? You know, we ought to be in a
 2 better position to be on time.
 3 MR. MENDENHALL: Yeah. I don't disagree
 4 with you. To be honest with you, we were
 5 working on some of the budget stuff and also
 6 some other general documentation for the
 7 meeting to add to the package, and it's my
 8 fault, because typically, since we send out
 9 the packet electronically, I was going with
 10 the premise of sending it out -- getting it to
 11 you before the weekend, so you could look at
 12 the package and not considering the seven-day
 13 time period on the actual website.
 14 So I was thinking more getting the
 15 package, less of the requirements to have on
 16 the website. So that's completely my fault.
 17 CHAIRMAN MILLS: Okay. Can we avoid
 18 that in the future?
 19 MR. MENDENHALL: Absolutely.
 20 CHAIRMAN MILLS: Good. What else do you
 21 have?
 22 MR. MENDENHALL: The other thing I had,
 23 sent out some updates with the general report
 24 for the things that we're working on.
 25 So if you had a chance to look at that

1 -- I'm pulling them up real quick. If you had
 2 a chance to look at it, it's an update
 3 basically on items from the last meeting just
 4 to go over them briefly, and shoot me any
 5 questions you have.
 6 As to the membership, I had a chance to
 7 speak with Fred Crawford, who is the director,
 8 and the -- you're in the largest category as
 9 far as district or municipality size.
 10 So the cost is \$4,000 per year, but they
 11 had a special going on, so it was 50 percent
 12 off for the first year dues and 25 off -- 25
 13 percent off for the second year.
 14 So I'm in the process of filling out
 15 that application, unless there's any concerns
 16 from the board, but I think that was the one
 17 of the numbers we talked about at the last
 18 meeting, what the expectation of cost was.
 19 They also -- just as an additional note,
 20 they do have a conference coming up. It's
 21 down in like -- down towards Fort Myers.
 22 I'll shoot you those details. But,
 23 anyway, the point being, if you want to send a
 24 representative, it's usually a few day
 25 conference, and they usually have different

1 vendors and people to speak about specific
2 items of interest to special districts.

3 I have gone in the past. I'm going this
4 year. Usually you'll have -- as an example,
5 one year they had insurance company
6 representatives come and talk about some of
7 the things that were specific to district
8 lawsuits, district insurance coverages, that
9 sort of thing.

10 And they have vendors like that, that
11 speak specifically to items that might affect
12 you. So I'll send you the details on that,
13 though. If anybody is either interested in
14 going or if, as a board, you're interested in
15 sending a representative, certainly you have
16 that option.

17 In addition, my company, we have
18 membership there, so I will be going. I'm
19 happy to relay any of the information back to
20 you, so --

21 MR. CHESNEY: Did anyone in your company
22 participate? I noticed they had a seminar or
23 a webinar on the websites, the disability, ADA
24 compliance with the websites?

25 MR. MENDENHALL: Yeah. We had -- so

1 MR. CHESNEY: You still do the websites,
2 though, for documents, document availability --

3 MR. MENDENHALL: So --

4 MR. CHESNEY: -- required by the state.

5 MR. MENDENHALL: -- yeah -- I know what
6 you're talking about, the old website that had
7 the documents for the different districts. I
8 don't know if that one is still active.

9 We got away from that. We had some
10 districts doing specific websites, for which
11 is kind of the same information, but, once
12 again, now that there is a new set of
13 requirement, and there is a level of expertise
14 that we don't have, so we're -- the districts
15 we were doing websites for, we're going to
16 them and suggesting they need to get somebody
17 that, you know, is in that business to
18 specifically -- just for their own, you know,
19 liability and that sort of stuff, so --

20 CHAIRMAN MILLS: Okay.

21 MR. MENDENHALL: All right. Let's see.
22 The 401(k) alternatives for employees, just
23 another quick update. I had a chance to speak
24 with Ubiquity, which is the firm that everyone
25 seems to kind of leaning towards at the last

1 there have been a couple webinars, not just on
2 the websites. There have been independent
3 ones and some done by insurance companies.

4 The insurance company that represented
5 most of the CDDs that were sued, they have
6 done quite a bit of information on getting
7 people information and developing kind of
8 standards and information. That's Aegis,
9 is the name of the insurance company.

10 So there has been quite a bit, as far as
11 getting information out there and getting
12 people the opportunities to attend.
13 Typically, with our firm, we have the folks in
14 our recording department attend because
15 they're the ones coordinating the actual
16 documents that ultimately are going up on the
17 website or, in certain cases, obviously need
18 to, you know, be transferred into PDFs and
19 stuff like that.

20 And we were doing websites for a while.
21 We're actually getting out of that. That was
22 also another reason to find out if we could
23 keep doing it, if we have those capabilities,
24 which we really don't. There's too much risk,
25 obviously, so --

1 meeting.

2 And one of the questions that we had
3 was, would we be able to change things mid
4 stream, mid year? And the answer was no. You
5 can't have a Simple IRA and 401(k) in the same
6 year. Basically we said we need to wait until
7 January 1st. And they are prepared and able
8 to have things kind of queued up and ready to
9 go.

10 We need to basically give the old
11 provider, with Wells, give them 60 days
12 notice, which would be November, and then we
13 could start moving forward with getting ready
14 to potentially switching to a 401(k).

15 Also the good news is there will not be
16 a fee, which was a few thousand dollars, if
17 you recall, because it would be shutting down
18 one and opening up a new one, so -- and the
19 employees would have a couple of different
20 options of what to do with their previous --
21 with this simple IRA, very similar in if you
22 ever switched jobs, you can take a check and
23 put it into your new 401(k) and open up another
24 IRA. So a couple of options.

25 MR. BAUMHOVER: Would Ubiquity accept

1 rollover into -- would they actually help
 2 facilitate --
 3 MR. MENDENHALL: Yeah, that's what I
 4 understood. If employees chose that route,
 5 you know, get a check from the old IRA and
 6 bring it over -- and they were prepared to
 7 kind of walk our employees, as well as myself
 8 or anybody who wanted to be involved, through
 9 the whole process.
 10 MR. BAUMHOVER: Right.
 11 MR. MENDENHALL: They're very helpful,
 12 at least the gentleman I talked to that I'm
 13 in touch with about it.
 14 CHAIRMAN MILLS: Weren't you going to
 15 provide a chart of comparisons?
 16 MR. MENDENHALL: I talked about that --
 17 I looked at the notes about that one, because
 18 I was going to when we started talking about
 19 it, but then everybody seemed ready to make a
 20 decision on Ubiquity towards the end of the
 21 discussion.
 22 CHAIRMAN MILLS: Okay.
 23 MR. BAUMHOVER: I did a little tooling
 24 around on it, and from conversations I've had
 25 outside of this, Ubiquity is generally the

1 lowest cost provider, you know, for the number
 2 of employees we're going to try to cover.
 3 CHAIRMAN MILLS: Okay.
 4 MR. BAUMHOVER: But a lot of 401(k) plans
 5 won't even, you know, work with you unless you
 6 have a certain size --
 7 CHAIRMAN MILLS: Sure.
 8 MR. BAUMHOVER: -- then it becomes cost
 9 prohibitive.
 10 CHAIRMAN MILLS: Okay. Good.
 11 MR. CHESNEY: Do we need to have a
 12 formal action to do that, to make that move
 13 forward, or are you going to set it up and
 14 then we take action?
 15 MR. MENDENHALL: You can do it one of
 16 two ways. I would suggest that as we get a
 17 little closer, we get the specific steps from
 18 Ubiquity towards the time line, and here's the
 19 step; and then when you're at a point where
 20 you just want to move forward, then we're
 21 going to have to give notice regarding the
 22 simple IRA, to shut down, a 60-day notice.
 23 That's probably when you would make a
 24 motion to close out the one and open the new
 25 one as well as sign any paperwork that needs

1 to be signed with Ubiquity.
 2 CHAIRMAN MILLS: So we should probably
 3 tee that up in September or October --
 4 MR. BAUMHOVER: September.
 5 CHAIRMAN MILLS: -- the 60 days --
 6 MR. CHESNEY: September.
 7 MR. BAUMHOVER: September would be good.
 8 That way, we can still have the October
 9 meeting and --
 10 MR. MENDENHALL: Okay. Yeah. We can
 11 make sure that's on the agenda for September
 12 then.
 13 CHAIRMAN MILLS: Okay.
 14 MR. MENDENHALL: The final thing that I
 15 had real quickly was the electrical audit
 16 project. So if you had a chance to look, I
 17 was able to get the list of the light poles
 18 and the post numbers for the 13 accounts, with
 19 detail of each, as well as send off a letter
 20 to TECO to try to get additional information.
 21 I talked to -- I talked to a guy on the
 22 phone. He's very helpful. He sent across the
 23 information you now have in the spreadsheets.
 24 The final report piece -- I had a chance to
 25 talk with Greg about -- is getting specific

1 locations.
 2 When I talked to him on the phone, at
 3 least, he said they don't -- he didn't have
 4 any maps he could provide me. That's when I,
 5 of course, wrote the letter, to kind of get
 6 that final step, but as Greg suggested, which
 7 makes sense, they probably have a GPS location
 8 coordinates for each of these poles.
 9 And we can go down that path, as well as
 10 trying to see if we have something specific.
 11 Obviously, when a light goes out, they have to
 12 have some way to know exactly where to come,
 13 so the information has to be there someplace,
 14 but we have a lot more information than we did
 15 have, so --
 16 CHAIRMAN MILLS: How do -- these
 17 attachments open up as mumble jumble.
 18 MR. CHESNEY: Well, it took me forever.
 19 MR. MENDENHALL: They can be opened in
 20 Excel. You just have to save it to a drive
 21 first, then open up Excel, and choose the file
 22 specifically. You can't double click and open
 23 it. It's in Excel format.
 24 CHAIRMAN MILLS: Okay.
 25 MR. MENDENHALL: But if you open Excel

1 and open file, then you will be able to --
 2 CHAIRMAN MILLS: Okay.
 3 MR. MENDENHALL: That's all I had.
 4 CHAIRMAN MILLS: Okay.
 5 CHAIRMAN MILLS: Field manager's report.
 6 MR. MAYS: I guess the one -- we have a
 7 couple of things to discuss. One of them is
 8 the contract with Davey landscaping.
 9 Me and Erin talked on the phone about
 10 it. She had mentioned that if they were
 11 willing to accept Two and Three -- I think it
 12 was Options Two and Three -- that we can go
 13 forward with another one-year extension.
 14 From reading their five different
 15 options, it seems like Number One would
 16 qualify, too, because it's new ponds that
 17 we're managing they would be maintaining, too.
 18 MR. CHESNEY: I thought they were going
 19 to have to do all of them, not just Two and
 20 Three.
 21 MR. MAYS: This is the conversation we
 22 had after the board meeting the other day.
 23 MS. McCORMICK: When you talk about
 24 different options, I'm not familiar -- I don't
 25 know what you're talking about.

1 MR. MAYS: One, Two, Three, Four, Five
 2 items, different things he proposed in the
 3 addendum.
 4 MS. McCORMICK: Okay. Are those in
 5 DropBox? They're not in the agenda packages.
 6 Right?
 7 MS. WHYTE: They were on last month's.
 8 MS. McCORMICK: Okay. All right. I
 9 mean, I think we talked about the different
 10 types of services that they're going to be
 11 added on.
 12 MR. MAYS: Right.
 13 MS. McCORMICK: I don't necessarily
 14 recall what the different -- One, Two, Three
 15 Four and Five.
 16 But just to talk about the landscape
 17 maintenance contract, because I want to make
 18 sure we all keep it on our -- top of our minds,
 19 is that the original contract was for a three-
 20 year time period, and then by statute, we have
 21 an ability to extend it for three additional
 22 one-year renewals, which means that the
 23 absolute drop-dead date for this landscape
 24 maintenance contract is going to be November
 25 of 2020.

1 So we definitely need to be thinking
 2 about going through a new bidding process for
 3 next year.
 4 MR. BAUMHOVER: What's the time line on
 5 that?
 6 MS. McCORMICK: To do the bidding
 7 process on that?
 8 MR. BAUMHOVER: Yeah, November 2020 --
 9 MS. McCORMICK: Yeah. So in the past,
 10 what we have done -- and I don't know if we
 11 talked about this with you -- but we had a
 12 consultant, OLM, that does the grading, that
 13 has helped us with the RFP process.
 14 So if we're going to use them again,
 15 then that's kind of going to add some time to
 16 the process, and we'll want to get them
 17 involved.
 18 I would think we would want to start --
 19 I mean, even though the contract could
 20 terminate as of November of 2020, we may want
 21 to make this so that we would be coinciding
 22 more with the budgeting cycle, so we would know
 23 what those bids are going to be like May of
 24 2020 or April of 2020, so that we would know
 25 what we're looking at dollar-wise for our

1 budget for the upcoming year.
 2 MR. CHESNEY: What we have done -- what
 3 we have done in the past is about six months,
 4 just as a suggestion.
 5 MR. BAUMHOVER: So if we want the bids
 6 in hand by May, then we need to back up
 7 another six months and be looking at --
 8 MR. CHESNEY: Probably four months. I
 9 was thinking part of it is execution. So when
 10 you change vendors, you have to do an
 11 inspection.
 12 They do an inspection of the property.
 13 And then there is a little negotiation between
 14 the old vendor and the new vendor, if it
 15 changes, which it usually does.
 16 MR. BAUMHOVER: Oh, okay. So --
 17 MR. CHESNEY: So -- yeah. So six months
 18 -- maybe not six months from May, if you
 19 wanted it by May.
 20 MR. BAUMHOVER: So the beginning of the
 21 year?
 22 MR. CHESNEY: Yeah. Yeah.
 23 MR. BAUMHOVER: Okay. All right.
 24 MR. CHESNEY: But the big thing is, what
 25 she's suggesting, we have always hired this --

1 not always, but for a long time, 16 years or
2 so, we've used this one firm to do it, and
3 there had been talk in the past about changing
4 that firm.

5 So that would require a whole other
6 process if you wanted to do that.

7 MR. BAUMHOVER: Okay.

8 MR. MAYS: So my question is, what do we
9 need to do keep the contract for another
10 season with Davey? Can't we do all five?

11 CHAIRMAN MILLS: We actually don't have
12 to do anything. Right? We can just extend
13 it.

14 MR. CHESNEY: We have to make a motion
15 to extend the contract to those terms.

16 MS. WHYTE: If they're willing to. But
17 I think they're looking for additional
18 revenue; otherwise, we have to bid it out.

19 MR. MAYS: Well, that's what we're
20 talking about. That's what I'm talking about.

21 MS. WHYTE: Yeah.

22 MR. MAYS: Erin indicated that there's
23 new things that are on the addendum.
24 Obviously we can extend a few of them, but
25 there's a couple of things on there that she

1 said we could not do without the extension.
2 I'm not sure which ones they are.

3 MS. McCORMICK: I think the five things
4 are -- maintenance of two easement ponds is
5 not included in the original -- that would be
6 additional services that they're going to be
7 providing, so we can add that on by -- and
8 maintenance of CVS and Applebee's --

9 MS. WHYTE: That's the new contract.

10 MR. MAYS: That's maintenance as well.

11 MS. McCORMICK: -- adding on annual
12 flower planting --

13 MS. WHYTE: New maintenance.

14 MS. McCORMICK: -- we can add that.
15 Additional care of the street trees due to
16 maturity, that's an add-on to what they're
17 doing in their scope of services. Or is that
18 something that's already in the scope?

19 MR. MAYS: It's in the scope. It would
20 just be additional because the trees are
21 getting larger and more mature, so they're
22 asking for a few dollars more.

23 MR. CHESNEY: No.

24 MR. MAYS: So no --

25 MR. CHESNEY: No, they're not asking for

1 a few dollars more to maintain existing.
2 They're -- they're -- let me word it correctly
3 for you.

4 MS. McCORMICK: It's outside of the
5 current scope of services, then we can do this
6 by change order to the contract.

7 MR. CHESNEY: Which trees are we talking
8 about?

9 CHAIRMAN MILLS: Four.

10 MS. McCORMICK: Additional care of the
11 street trees.

12 MR. CHESNEY: So our current contract,
13 isn't there a height limit?

14 MS. WHYTE: 15 feet.

15 MR. CHESNEY: 15 feet. So a number of
16 them have exceeded it, so it would be for the
17 -- for the -- to do the trees --

18 MS. WHYTE: Mature trees. Mature trees.

19 MR. CHESNEY: -- that are now over 15
20 feet.

21 MS. McCORMICK: Okay. And then the last
22 one is additional labor during the summer
23 growing season. I mean, do we currently in
24 our scope specify how many laborers we have?

25 MR. MAYS: No, we don't.

1 MS. McCORMICK: Okay. So that's not
2 really something -- I mean, the services that
3 they're providing -- just the services that
4 they're providing, we don't get into how many
5 laborers they --

6 MR. MAYS: Correct.

7 MS. McCORMICK: -- need to perform those
8 services.

9 MR. MAYS: That's just something that I
10 asked for, so we can get a little more staff
11 on the property.

12 MR. CHESNEY: The way to do that would
13 be -- I mean, you can do this next contract --
14 is you could specify the minimum number of
15 mowers at any given time, which is not what
16 you're doing there.

17 MR. MAYS: OLM doesn't recommend that
18 anyway. They tell you to let the company make
19 the decision on how many people to do the
20 property.

21 CHAIRMAN MILLS: Yeah. I don't know how
22 you would measure one additional laborer.
23 Right? But we're not dictating head count.

24 MR. CHESNEY: We're close enough. I
25 mean, you just need to come back with a

1 compliant motion.
 2 MR. MAYS: He's asking -- he trying not
 3 to rebid the contract, but would like a few
 4 more dollars to --
 5 MR. CHESNEY: For additional services.
 6 MR. MAYS: Exactly.
 7 MS. McCORMICK: So if they can provide
 8 us a proposal that includes the additional
 9 services --
 10 CHAIRMAN MILLS: That's this.
 11 MR. MAYS: That's what that is.
 12 MS. McCORMICK: Right. I am just saying
 13 Five doesn't really --
 14 MS. WHYTE: So excluding Five.
 15 MS. McCORMICK: Yes.
 16 MR. ROSS: Do we need a motion to
 17 approve Items One through Four?
 18 MS. McCORMICK: Correct.
 19 MR. ROSS: I make that motion.
 20 MS. WHYTE: Wait a minute. Is that --
 21 MR. MAYS: Yes, it is.
 22 MS. WHYTE: That's okay.
 23 MR. CHESNEY: That's okay?
 24 MR. MAYS: Yeah.
 25 CHAIRMAN MILLS: What now?

1 MR. MAYS: I talked to Joe --
 2 MR. CHESNEY: Second.
 3 MR. MAYS: -- I talked to Joe
 4 Kitchie. That's perfect.
 5 CHAIRMAN MILLS: One through Four.
 6 MR. ROSS: Do you have the date of the
 7 document?
 8 CHAIRMAN MILLS: March 29th.
 9 MR. ROSS: That's set forth in the March
 10 29th document.
 11 MS. McCORMICK: Okay. So an additional
 12 services in an amount of \$49,600. We'll
 13 document it with a change order.
 14 MR. MAYS: Just less Number Five, yes.
 15 MS. McCORMICK: Okay.
 16 CHAIRMAN MILLS: Will that satisfy them?
 17 MR. MAYS: Yes. I talked to them today.
 18 Yes, it will.
 19 CHAIRMAN MILLS: So in effect it buys us
 20 the final year of our ability to extend the
 21 existing contract.
 22 MR. MAYS: Yeah.
 23 CHAIRMAN MILLS: Right? Because both
 24 sides in that -- after the first three years,
 25 both sides have an opt-out. Right?

1 MS. McCORMICK: After the first --
 2 CHAIRMAN MILLS: After the first three-
 3 year term, those three one-year --
 4 MS. McCORMICK: Yeah. Yeah. We always
 5 have the ability to cancel the contract sooner
 6 than that if we want to, so -- which we may
 7 end up doing, because we're not going to be
 8 coinciding exactly with that annual term.
 9 CHAIRMAN MILLS: Well, the annual term
 10 is November of next year.
 11 MS. McCORMICK: November of 2019, of
 12 this year, through November 2020.
 13 MR. MAYS: He mentioned there is three
 14 years and then three one-year at a time.
 15 MS. McCORMICK: Right. Right.
 16 MR. MAYS: Right now, we're only into
 17 the first one, which goes through November of
 18 2019.
 19 MS. McCORMICK: No. No. No.
 20 MR. MAYS: This is the first extension
 21 right now.
 22 MS. McCORMICK: No, it's not. The
 23 contract was originally bid in 2014, so it
 24 went 2014, 2015, 2016.
 25 MS. WHYTE: This is the fourth year

1 they've been here. I didn't bring it.
 2 MR. ROSS: The issue will be the
 3 effective date.
 4 CHAIRMAN MILLS: The effective date.
 5 MS. McCORMICK: So we have it --
 6 MR. MENDENHALL: November 2014.
 7 MS. McCORMICK: -- executed November
 8 1st, 2014.
 9 MR. MAYS: 2014, '15, '16.
 10 MS. McCORMICK: That was the first one.
 11 And then 2018, 2019 and 2020.
 12 CHAIRMAN MILLS: So there's one more
 13 year coming.
 14 MR. MAYS: Possibly.
 15 MS. McCORMICK: Right. But let me ask
 16 for clarification on this change order for the
 17 \$39,600. That would be over an annual basis.
 18 Is that going to start now, or is it
 19 going to start November 1 of 2019?
 20 MR. MAYS: November 1 of 2019.
 21 MS. McCORMICK: Okay.
 22 MR. BARRETT: Just to clarify --
 23 CHAIRMAN MILLS: Yes.
 24 MR. BARRETT: -- is there an additional
 25 year possible after the one year, or does my

1 -- my math says no? This is --
 2 MS. McCORMICK: This would be it.
 3 MR. BARRETT: Okay. Thank you.
 4 CHAIRMAN MILLS: And it's not driven, as
 5 we've learned -- right? -- by the contract.
 6 It's driven by statutes that the district has
 7 to operate under --
 8 MS. McCORMICK: Yes. Yes.
 9 CHAIRMAN MILLS: -- for thresholds of
 10 bid of contract amounts. If this was a
 11 \$110,000 contract, it could be evergreen.
 12 Right?
 13 MR. MAYS: Right.
 14 MS. McCORMICK: That's true. But for a
 15 bid contract, you can only renew it for up to
 16 three --
 17 CHAIRMAN MILLS: Three plus three.
 18 MS. McCORMICK: Right.
 19 CHAIRMAN MILLS: Right. So it's not
 20 driven by the district's contract with Davey.
 21 It's driven by the threshold of the dollar
 22 amount the district has entered into a company
 23 contract with.
 24 So that's a pretty important distinction
 25 kind of from what we thought previously where

1 we would just extend them every year.
 2 MR. ROSS: So does my motion need to be
 3 clarified or dated or -- because we talked
 4 about a lot of different stuff, and I just
 5 want to make certain that we're electing to --
 6 CHAIRMAN MILLS: Effective November 1,
 7 2019.
 8 MR. ROSS: -- to accept the proposal
 9 March 29th, '19, Options One, Two, Three,
 10 Four, and also that we exercise our --
 11 MS. McCORMICK: The option to renew the
 12 contract for an additional year period.
 13 MR. ROSS: Then that's the intention of
 14 the motion.
 15 MR. MAYS: It shouldn't be the word
 16 "options." It should be "items."
 17 CHAIRMAN MILLS: Items.
 18 MR. MAYS: Items One, Two, Three and
 19 Four.
 20 CHAIRMAN MILLS: To be effective
 21 November 1.
 22 MR. CHESNEY: Second.
 23 CHAIRMAN MILLS: Any further discussion.
 24 (No response.)
 25 CHAIRMAN MILLS: All in favor.

1 (All board members signify in the
 2 affirmative.)
 3 CHAIRMAN MILLS: okay.
 4 (Motion passes.)
 5 MR. CHESNEY: I think -- only a little
 6 commentary. I think that we're getting a good
 7 deal. I think this is a big win for our
 8 community to do this.
 9 And then if we start early, take some
 10 time to engineer it out -- I know some people
 11 over the years have talked about, you know,
 12 ramping up our landscaping, that would be the
 13 time to do it, when you're putting it out for
 14 bid -- or designing the specs to put it out
 15 for bid.
 16 CHAIRMAN MILLS: What else? Chris.
 17 MR. BARRETT: So just the bid process,
 18 if your preliminary TRIM budget next year goes
 19 out in May, wouldn't you want the bid numbers
 20 at that point; otherwise, you're guesstimating
 21 at what --
 22 CHAIRMAN MILLS: We already talked about
 23 that.
 24 MR. CHESNEY: Forrest suggested that
 25 once.

1 MR. MENDENHALL: Get it by April.
 2 CHAIRMAN MILLS: That's when you were
 3 writing.
 4 MR. BARRETT: Or sleeping.
 5 MR. ROSS: Or yawning.
 6 CHAIRMAN MILLS: Try and keep up, Chris.
 7 MR. BARRETT: I need you over here.
 8 MR. LEWIS: If I could ask a question.
 9 CHAIRMAN MILLS: Yeah.
 10 MR. LEWIS: With some discussion about
 11 potentially changing out with OLM, you know, I
 12 don't know -- how much time would that take?
 13 Is that something that would have to go to RFP
 14 as well or --
 15 MS. McCORMICK: I don't think the dollar
 16 amount is --
 17 MR. CHESNEY: Yeah, you'd do it like
 18 we're doing the engineer.
 19 MR. LEWIS: Okay.
 20 MR. MENDENHALL: You're just not --
 21 you're not looking -- you're just looking to
 22 have OLM not involved in the bid process, so
 23 they stay as they are with everything else.
 24 MR. CHESNEY: No. Why would you do
 25 that? I'm not suggesting either.

1 MR. MENDENHALL: Well -- well --
 2 MR. CHESNEY: Frankly OLM has won me
 3 over. I think that they, you know, provide
 4 some benefit.
 5 MR. MENDENHALL: Sure.
 6 MR. CHESNEY: But -- no. I just mean
 7 that at times -- and I don't know necessarily
 8 about this particular board, but over the
 9 years I've had people that have expressed
 10 dissatisfaction with OLM as our consultant.
 11 MR. MENDENHALL: Understood.
 12 MR. CHESNEY: If you think you're going
 13 to put it out for bid, you need to deal with
 14 that before you have them come up with your
 15 bid specs.
 16 MR. MENDENHALL: Absolutely.
 17 MR. CHESNEY: That's all.
 18 MR. MENDENHALL: To Matt's point, it
 19 brings up an important issue. By chance
 20 you're happy with OLM right now and
 21 everything, if you decided to not have them
 22 involved in the bid process, but you were no
 23 longer going to have them involved with their
 24 monthly service, then it does take some
 25 additional steps, because right now, you have

1 a performance-based contract, and the bidding,
 2 at least, part of your -- what would be your
 3 RFP package right now includes that
 4 performance-based contract and a lot of
 5 parameters of it.
 6 So you kind of have to reverse engineer
 7 it to get your specs out of it and make sure
 8 you have, you know, everything in it without
 9 the performance stuff.
 10 MR. CHESNEY: Yeah.
 11 CHAIRMAN MILLS: Brian.
 12 MR. ROSS: Just to clear up some things,
 13 I would be one of those people, who, in the
 14 past, have spoken poorly at times about OLM.
 15 I have been won over by our staff that
 16 OLM contributes value to the community. That
 17 being said, where I believe OLM is most
 18 valuable is in the bidding process.
 19 And I would represent that to our newer
 20 supervisors. They are fantastic in helping us
 21 work through the bid process on these
 22 landscape contracts.
 23 And especially between now and the time
 24 we bid out that landscape contract, I would
 25 have no desire to change the OLM relationship.

1 MR. MAYS: And they also weed out the
 2 bottom feeders, so to speak, you know, the
 3 people that really shouldn't be in on this
 4 property. There's quite a few out there that
 5 shouldn't be on this property.
 6 MR. BAUMHOVER: So is there anything
 7 that we need to do to maintain our
 8 relationship with OLM other than just are --
 9 MR. CHESNEY: Send them an check.
 10 MR. MENDENHALL: Either now or any time
 11 prior to January, we would need to reach out
 12 to them, saying, "We're thinking about going
 13 through the process of rebidding this
 14 contract. What would the cost be?"
 15 MR. BAUMHOVER: So at what point should
 16 we do that?
 17 MR. MENDENHALL: I mean, to me, the
 18 sooner the better. Get your costs now. That
 19 way, if you feel the cost is unreasonable or
 20 need some negotiation, you have got the time
 21 to work through that.
 22 MR. MAYS: It's usually pretty
 23 reasonable anyway.
 24 MR. MENDENHALL: Typically.
 25 MR. CHESNEY: Personally I think it

1 should be free.
 2 MS. WHYTE: I'll work on it.
 3 MR. CHESNEY: Last time, I think, it was
 4 \$2,000 they charged us.
 5 MR. BAUMHOVER: We can just go ahead and
 6 get that --
 7 MR. MENDENHALL: We can request it from
 8 them. Sure.
 9 MR. MAYS: We still have a year and a
 10 half -- about a year.
 11 MR. MENDENHALL: Lock them in now.
 12 MR. MAYS: Yeah.
 13 CHAIRMAN MILLS: What else?
 14 MR. MAYS: The next item we need to
 15 discuss is the street tree policy I sent to
 16 you all from Davey Tree Service, the
 17 certified arborist.
 18 Obviously we talked about it in the
 19 workshop, but I haven't heard anything from
 20 anybody on what you -- how you feel about it.
 21 CHAIRMAN MILLS: So I'm going to --
 22 before we get into the street by street
 23 discussion, I'm going to ask Erin to chime in,
 24 because her and I had a conversation about
 25 this last week.

1 MS. McCORMICK: Yeah.

2 CHAIRMAN MILLS: She has breaking
3 information for us.

4 MS. McCORMICK: Okay. So, yeah, as we
5 know and as we've discussed, the county has
6 been issuing permits for the removal of street
7 trees because the street trees are within the
8 right of way.

9 So for a property owner who wants to
10 remove a tree, they do have to get a permit
11 from the county. Layered on top of that, the
12 WCA Covenants, Conditions and Restrictions --
13 the Declaration of Covenants, Conditions and
14 Restrictions for the community provide that
15 the modifications committee is responsible for
16 reviewing and approving the plan -- the
17 planting of street trees within the area
18 within the right of way?

19 MR. BAUMHOVER: No.

20 MR. MAYS: No.

21 MS. WHYTE: Uh-uh.

22 MR. BAUMHOVER: I was a member of that
23 committee.

24 MS. McCORMICK: Well -- but that may not
25 be what they're doing, but that is what the

1 Declaration of Covenants, Conditions and
2 Restrictions says.

3 MR. BAUMHOVER: Specifically states the
4 right-of-way trees.

5 MS. McCORMICK: Yeah.

6 MR. ROSS: I believe I've sent several
7 quotes to Erin that the CCRs addressed.

8 MR. BAUMHOVER: Okay.

9 MS. McCORMICK: If it's something that I
10 should coordinate with counsel for the WCA
11 about and see if they have a differing
12 interpretation, but, to me, it seems pretty
13 clear that tree removal and landscaping is
14 something that is governed by the WCA
15 declaration and that the modifications
16 committee would be the committee that would
17 approve that.

18 MR. ROSS: I'll show you something I
19 sent her.

20 MR. MAYS: They told me -- they told me
21 that they only handle the ones in the yard,
22 not that street tree. So they don't even
23 count the street tree -- so, for instance, if
24 this community requires two trees, they have
25 to be on the other side of the sidewalk.

1 That street tree is not counted as one
2 of their trees. So that's why I guess there
3 is some confusion on my part.

4 MS. McCORMICK: Right. Right.

5 MR. ROSS: What I would jump in --
6 because I've had several communications with
7 Erin, and she's corrected me on some things,
8 and blah, blah, blah, blah -- like one of the
9 points she has made to me is there is a
10 difference between some of our practices and
11 what our documents may say or what the law is
12 or the significance of the law, and that our
13 practices may be a function of just we've been
14 doing something for so long out of good
15 intentions, customer service, et cetera, it's
16 kind of like you made a series of decisions
17 that at some point you've unintentionally
18 gotten off the path.

19 And I don't want to speak for our
20 counsel, but I know she's very respectfully
21 and kindly shared with me that perhaps some
22 of my thinking was the wrong thinking on the
23 issue.

24 And I would just make that important
25 distinction between what our practices have

1 been and what our policies should be.

2 MR. BAUMHOVER: So that goes back to my
3 original question of the right of way, who
4 actually owns that property.

5 MS. McCORMICK: Well, the right of way
6 is owned by the county. I mean, there's no
7 question about that. The area that's in
8 between --

9 MR. BAUMHOVER: I don't see that as
10 staking a claim that the WCA has to approve
11 trees being removed from the right of way.

12 MR. ROSS: I don't want to speak for our
13 counsel, and I'm not --

14 MR. BAUMHOVER: Right. Right. Right.

15 MR. ROSS: -- but regardless of how you
16 look at it, there is grass in that right of
17 way, the WCA takes jurisdiction of the grass.

18 You've got bushes in some instances in
19 that right of way. The WCA asserts
20 jurisdiction over that.

21 CHAIRMAN MILLS: Mailbox.

22 MR. ROSS: Mailbox. And so where there
23 is absolute agreement and where my
24 conversations with Erin have been coming from
25 is we've had an inconsistent approach.

<p style="text-align: right;">Page 93</p> <p>1 And I would advocate that we need to be 2 consistent in our approach. 3 MR. BAUMHOVER: And I would say the 4 consistency lies with the WCA's determination 5 of what an owner's property is. From the 6 WCA's position, the owner's property does not 7 include the county right of way. 8 MS. McCORMICK: Right. But there is 9 lots of common areas that are not the owner's 10 property that the declaration governs. So 11 they have control over property outside of the 12 boundaries of each unit. 13 MR. ROSS: It's actually in here. Let 14 me see if I can find it to answer your 15 question. 16 MR. CHESNEY: I am lost. Can we like -- 17 I sort of understand what they're talking 18 about, but I don't understand why or what's 19 going on. 20 MS. McCORMICK: Well -- okay. So 21 there's the Hillsborough County Land 22 Development Code requires that you have to get 23 a permit to remove a tree from the county. 24 The property is clearly owned by the 25 county. The land development code also</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 MR. BAUMHOVER: So if a homeowner 2 decides that this does not apply because -- 3 MS. McCORMICK: What are you -- what are 4 you looking at? 5 MR. BAUMHOVER: I'm looking at the 6 covenants, Section 16, "Tree Removal and 7 Landscaping," which is the reference to the 8 modifications committee. 9 Is that where you're talking about, the 10 entity that has jurisdiction on whether or not 11 a homeowner can remove a tree? 12 MS. McCORMICK: I had flagged several 13 different portions here. 14 MR. BAUMHOVER: It's Article 12. 15 MR. CHESNEY: Can I ask one question 16 while you guys look that up? 17 CHAIRMAN MILLS: Sure, Greg. 18 MR. CHESNEY: My one question is, does 19 that preclude us from paying for the trees and 20 maintaining the trees? Because I'm going to go 21 way back -- I mean, way back like when I 22 started here. 23 I mean, that was -- that was the whole 24 thing, is that the CDD is always the best 25 mechanism for consistency within the community</p>
<p style="text-align: right;">Page 94</p> <p>1 provides that within the public right of way 2 it can contain trees and other landscaping 3 material as long as those trees and other 4 landscaping material don't present a traffic 5 hazard, impede drainage, or adversely 6 interfere with the use of the right of way by 7 utilities. 8 So that's basically -- you need to make 9 sure that you're not allowing landscaping or 10 trees going in there that are going to have 11 any of those adverse impacts. 12 But the question is, who should be the 13 one that is approving those street trees? 14 Should it be the CDD that's approving them, or 15 should it be the WCA? 16 And, to me, it just seems like since the 17 declaration does provide for the modifications 18 committee to approve these, since they have a 19 process that is set up for approving requests 20 that are made by individual property owners, 21 they can fold it into that. 22 They can take the street tree policy 23 that has been -- that we've prepared, and we 24 can provide that to them to use in their 25 process.</p>	<p style="text-align: right;">Page 96</p> <p>1 because we can expend the resources more 2 easily, and that's all -- 3 MR. BAUMHOVER: And I would say that 4 just requires coordination to make sure that 5 the CDD and the HOA are on the same level 6 page. We should do that. 7 But I can tell you from being a board 8 member, actually being a member of the 9 modifications committee, and being involved in 10 this directly for the past four years, you 11 know, if not by words in the CCRs, which I 12 definitely think the words in the CCRs justify 13 what I'm saying, by deeds definitely, the WCA 14 does not stake a claim on trees that are in 15 the right of way. 16 CHAIRMAN MILLS: But to her -- 17 MR. BAUMHOVER: If we need to coordinate 18 that with -- if we need to coordinate that 19 with SLK so that there is a common legal 20 understanding that the WCA will not interfere 21 with the CDD, or will support the CDD, you 22 know, kind of staking an ownership. 23 CHAIRMAN MILLS: I think our 24 conversation has been different than that. As 25 an example, if I wanted to put a manatee</p>

1 mailbox out there, why can't I? It's county
 2 right of way. The WCA takes jurisdiction over
 3 that. Right?
 4 MR. BAUMHOVER: So there is a specific
 5 guideline on tree removal. I'm not going to
 6 talk about mailboxes, but I'll specifically
 7 talk about tree removal.
 8 CHAIRMAN MILLS: Right. And so if I had
 9 a tree removed and I had to get a permit from
 10 the county --
 11 MR. BAUMHOVER: Yes.
 12 CHAIRMAN MILLS: -- I then had to also
 13 go to modifications.
 14 MR. BAUMHOVER: Yes.
 15 CHAIRMAN MILLS: Even if I didn't need
 16 a permit because it wasn't 12 inches at
 17 height --
 18 MR. BAUMHOVER: Correct.
 19 CHAIRMAN MILLS: -- I still had to go to
 20 modifications. Right?
 21 MR. BAUMHOVER: Right.
 22 CHAIRMAN MILLS: So all we're saying
 23 here is -- to what Mr. Ross alluded to earlier
 24 -- the WCA is enforcing grass maintenance,
 25 mailbox maintenance, and other things in that

1 common area.
 2 All we're looking at is adding that
 3 street tree to the WCA's enforcement of that
 4 common area, and then the resident goes to the
 5 county and gets a permit.
 6 You could argue to the county to be
 7 issuing that permit to that resident, well,
 8 that's a different discussion we've argued
 9 over -- or discussed several times, because,
 10 to your point, if they don't own the tree, why
 11 is the county giving them a permit for that
 12 tree. Right?
 13 MR. BAUMHOVER: I'll take a flip side to
 14 that.
 15 CHAIRMAN MILLS: Well, let me finish.
 16 But then they get the permit, and instead of
 17 coming to the CDD, they take that to
 18 modifications, like they would if the tree was
 19 in their front yard -- right? -- but this tree
 20 replacement policy that's been assembled --
 21 MR. BAUMHOVER: Uh-huh.
 22 CHAIRMAN MILLS: -- becomes the
 23 governing policy for the modifications
 24 committee to say, if you live on an all oaks
 25 street, you know, just like the color panel,

1 you can't deviate from whatever the adopted
 2 policy is for that.
 3 MR. BAUMHOVER: So the second order
 4 effect of that is, if we're not very
 5 conscientious of what that street tree policy
 6 looks like, then we would have to discuss it
 7 with the WCA's legal counsel on how the voting
 8 members are going to approve the change so
 9 that this becomes, you know, part of the
 10 structure that allows the modifications
 11 committee to give permission.
 12 We just went through our guidelines
 13 changes a couple months ago, and our cycle of
 14 that, and HOA, is usually about two years, so
 15 we're looking for -- we're looking at how
 16 could we do that using the modifications
 17 committee as the mechanism, but we would also
 18 need to take a step back and say, how do we
 19 give them the structure, because they can't
 20 approve anything that's not in the WCA
 21 existing guidelines.
 22 So if we're not careful, some homeowner
 23 could pull out a tree -- an oak tree and
 24 replace it with a palm tree, because when you
 25 look at what currently is authorized, palm

1 trees are in there, queen palms. You could
 2 have robellinis. You could have whatever you
 3 want.
 4 And if that's not consistent with what
 5 we, as a CDD, want to see, then that would be
 6 a problem that --
 7 CHAIRMAN MILLS: Well, it becomes a WCA
 8 violation.
 9 MR. BAUMHOVER: Well, no, it does not,
 10 because, technically, it would be within the
 11 guidelines of the WCA, but it would be
 12 inconsistent with our position as a CDD.
 13 MS. McCORMICK: Well, the CDD, though, I
 14 mean, there's not any basis for us to dictate
 15 what street trees need to be placed within the
 16 area --
 17 MR. BAUMHOVER: But there's the general
 18 -- there's a general like understanding based
 19 on previous board meetings that we want to
 20 have some sort of understanding on which
 21 neighborhood get which street trees. We want
 22 to have that structure in place.
 23 CHAIRMAN MILLS: Right. Greg.
 24 MR. CHESNEY: So are you suggesting that
 25 you cede the authority over the trees to the

1 WCA? That's basically what you're saying.

2 MS. McCORMICK: Well, I'm looking for
3 something that can enforce it, and the CDD
4 can't. So the WCA would be the entity that
5 would --

6 MR. CHESNEY: Because, to me, if that's
7 the case, then, yeah, it would have to go --
8 we would have to give these guidelines to the
9 WCA, and they would have to approve them,
10 include them in their CCRs. Is that --

11 MR. BAUMHOVER: We basically have to
12 have -- you know, maybe have a conversation
13 with legal on how does this look from legal
14 coverage, and then, you know, probably talk to
15 Ruben, you know, about how we get ahead of the
16 traditional cycle of guideline changes where
17 we're not waiting two years to be able to put
18 the structure in place --

19 CHAIRMAN MILLS: Right.

20 MR. BAUMHOVER: -- for the WCA.

21 MR. CHESNEY: Let me just finish my
22 second part of my comment. So if that's the
23 case, I would just -- my only suggestion is
24 that we would keep the CDD as the financing
25 mechanism, and my only other suggestion on

1 CHAIRMAN MILLS: Chris.

2 MR. CHESNEY: I guess, my only guidance
3 on this is that, I mean, I think it's
4 important that the CDD is the one that pays
5 for the trees. You don't want homeowners
6 replacing trees and continues to maintain them
7 -- continues to maintain the street trees. If
8 not, I mean --

9 MR. BAUMHOVER: Sure. If we set up the
10 appropriate mechanism to where -- I mean, I
11 guarantee you a homeowner is not going to
12 choose to pay a couple thousand dollars to
13 plant a tree when the CDD is willing to do it
14 for free.

15 If we have the HOA that says, "Hey, if
16 you plant the wrong tree, we're going to smack
17 you," so -- kind of -- I think there is enough
18 to kind of go down along this path, but we do
19 need to create and be conscientious of the
20 pitfalls that kind of lay ahead of us if we
21 don't do it deliberately. But, Chris, you had
22 a question.

23 MR. BARRETT: Just kind of a historical
24 observation rather than a question. Generally
25 it's more difficult for the WCA to do CCR

1 that is that we can still pull the permit.

2 Why wouldn't they just go to the
3 modifications committee first and say, "Hey,
4 this tree is causing me a lot of problems.
5 You need a -- you know, I want a new tree or
6 something like that," and they have to go
7 before modifications, and modification signs
8 off on it, and then it would go to us, and we
9 would get the permit and sign off and buy a
10 new tree.

11 MS. McCORMICK: I mean, my only concern
12 would be that somebody takes the tree out
13 without having the appropriate permit.

14 MR. CHESNEY: Then they have a violation
15 -- a deed violation then. That's what you're
16 suggesting. Right?

17 MS. McCORMICK: It would be a violation
18 of the county --

19 CHAIRMAN MILLS: Even a tree in your
20 front yard, you can't go to modifications
21 until you have a county permit.

22 MR. CHESNEY: Okay. Whatever. Sure.
23 All right. I understand that then.

24 MR. BAUMHOVER: What were you going to
25 ask, Chris?

1 changes because they require polling, but they
2 do -- when push comes to shove and they need a
3 community-wide guideline change, they can do
4 it within two months. So if they can find --

5 MR. BAUMHOVER: Right. We would need
6 to, you know, have a communication with them
7 that says this can't wait for the typical --

8 MR. BARRETT: And then just a question.
9 This is to Brian and Erin. I'm familiar with
10 the WCA CCRs requirements basically
11 acknowledging that, look, we don't own the
12 right of way. The county owns the right of
13 way, but we do hold residents responsible for
14 the grass, irrigation of that area, the
15 sidewalk, mailbox.

16 Are street trees specifically named in
17 there currently, or is that what you are kind
18 of on the wrong page with Forrest on, or --
19 that wasn't a correct term I'm using.

20 MR. CHESNEY: I have another question
21 after he answers.

22 MR. ROSS: I could be wrong, but I
23 looked at Article 12, Section Six, and in
24 Section 16, Sub F -- Sub F in Section Six, and
25 I believe it specifically talks about the

<p style="text-align: right;">Page 105</p> <p>1 items between the boundary and the street. 2 I'm reading something that goes back some 3 time, but I think it's in there. 4 MR. CHESNEY: And it includes street 5 trees? 6 MR. BAUMHOVER: It doesn't specify. 7 MR. BARRETT: Does it just generally 8 refer to -- 9 MR. ROSS: "It shall be the 10 responsibility of each owner to prevent the 11 development of any unclean, unhealthy, 12 unsightly condition on his or her unit or any 13 improvement thereon, including, but not 14 limited to the following:" Under "Sub B," it 15 says, "Trees." 16 Then you go down, blah, blah, blah. 17 "F," "Any of the above," which is talking 18 about trees, "that may be located in the area 19 between the unit boundary and an adjacent 20 street from the back of the curb." 21 MR. CHESNEY: Okay. All right. So then 22 yes. 23 CHAIRMAN MILLS: So it is in there. 24 MR. CHESNEY: So my second question on 25 that then, if you did that, does that -- would</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 MR. BAUMHOVER: That is requiring a lot 2 of coordination among people that may not 3 always be on the same page, because any change 4 to the CCRs have to go before the voting 5 members, and it's going to be polled to the 6 community. If there is a change to the 7 guidelines that goes to the voting members. 8 If there is a change to the CCRs 9 themselves, like that document that Brian 10 referenced, it has to go through the entire 11 community. 12 MR. LEWIS: Yeah. If we're going to 13 give them the authority to levy a fine or levy 14 a penalty or something, they may sit there -- 15 and kind of what Greg was saying. "I don't 16 know if I like this. We want this type of 17 tree." 18 MR. CHESNEY: Exactly. 19 CHAIRMAN MILLS: Well, the reality, 20 though, is this is what we've been digging for 21 for months, is who has the authority to make 22 those calls. They came up with -- we came up 23 with color palettes. I was involved 15 years 24 ago. 25 I can't paint my house purple, but</p>
<p style="text-align: right;">Page 106</p> <p>1 that extend then to the right of way we own, 2 or are you just looking for an enforcement 3 mechanism for -- 4 MS. McCORMICK: No. 5 MR. CHESNEY: -- county right of way? 6 MS. McCORMICK: That doesn't apply to 7 the right of way that we own. 8 MR. CHESNEY: Okay. 9 MS. McCORMICK: So within the 10 communities where we own the right of way, 11 then we clearly have jurisdiction. 12 MR. CHESNEY: Yeah. Yeah. I'm just 13 saying this could possibly happen, is we could 14 have a set of standards, and then if we cede 15 the other set of standards to the HOA, the HOA 16 could have another set of standards for the 17 county right of way. 18 That potentially could happen. I'm just 19 suggesting that that's something to think 20 about. 21 MR. LEWIS: Well, that's what I was 22 going to ask. There is a potential that the 23 WCA doesn't like our policy. 24 MR. CHESNEY: Right. 25 MR. LEWIS: Then what do you do?</p>	<p style="text-align: right;">Page 108</p> <p>1 whether the CDD likes that or not has no 2 bearing on that policy, and there is nothing 3 in those documents that says specifically I 4 can't page paint my house purple. Right? 5 So the whole premise of if it's not in 6 there, they can't approve it, or, you know, 7 deny it -- right? -- then there is a whole 8 bunch of examples. 9 MR. BAUMHOVER: There is a cover 10 statement that says if it's not expressly 11 authorized in this document, then it's not 12 authorized. So there is that cover. 13 CHAIRMAN MILLS: Right. But the color 14 palettes, the color codes -- 15 MR. BAUMHOVER: There is a specified 16 color palette. 17 CHAIRMAN MILLS: -- but they're not 18 specifically in the documents. 19 MR. BAUMHOVER: It's not in the 20 document. It's a reference to a color palette 21 that's managed by this office and changes to a 22 preapproved color palette that has to go in 23 front of the voting members. 24 CHAIRMAN MILLS: Right. So similar to a 25 tree policy, if they adopt a tree policy and</p>

<p style="text-align: right;">Page 109</p> <p>1 you liken it to a color palette policy --</p> <p>2 right? --</p> <p>3 MR. BAUMHOVER: We would have to adopt</p> <p>4 -- we would have to convince the HOA to have a</p> <p>5 separate tree policy specifically for street</p> <p>6 trees, you know, that we, as the CDD, would be</p> <p>7 in charge of replacing them; otherwise, if we</p> <p>8 don't address that, then you're going to get a</p> <p>9 robellini next to a dogwood next to, you know,</p> <p>10 whatever kind of tree.</p> <p>11 CHAIRMAN MILLS: Right. Greg.</p> <p>12 MR. CHESNEY: So my only other question</p> <p>13 is, are you suggesting we do this versus --</p> <p>14 I'd also suggest that we could -- couldn't we</p> <p>15 just sign an interlocal agreement with the</p> <p>16 county offering to maintain the street trees</p> <p>17 in the county right of way?</p> <p>18 MS. McCORMICK: I think that would be</p> <p>19 quite a complex process to do that with the</p> <p>20 county. I mean, we can do that, but I'm not</p> <p>21 sure that they would agree to it. They're</p> <p>22 going to raise liability issues and a lot of</p> <p>23 issues --</p> <p>24 MR. CHESNEY: But, I mean, we maintain</p> <p>25 the median --</p>	<p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 new relationship, because everything I just</p> <p>2 said you'll hear it five times --</p> <p>3 MS. McCORMICK: Uh-huh.</p> <p>4 MR. BAUMHOVER: -- if you don't preface</p> <p>5 -- saying, we understand that this has been a</p> <p>6 historical precedent from the HOA. We want to</p> <p>7 kind of do a new direction, and this is kind</p> <p>8 of what it looks like, and then maybe follow</p> <p>9 on step would be, you know, once that is, kind</p> <p>10 of figuring out the right -- you know, the</p> <p>11 right people from the HOA, the CDD, you know,</p> <p>12 -- you know, whether it's a presentation to a</p> <p>13 board meeting or board members or whatever</p> <p>14 that is --</p> <p>15 MS. McCORMICK: Right.</p> <p>16 MR. BAUMHOVER: -- whatever that right</p> <p>17 -- you know, maybe John could take that to the</p> <p>18 board and kind of relate it to the president,</p> <p>19 and they can kind of determine we need some</p> <p>20 more information. Here's the venue for that.</p> <p>21 MS. McCORMICK: Okay. Okay.</p> <p>22 CHAIRMAN MILLS: Mr. Ross.</p> <p>23 MR. ROSS: Just to -- I don't think</p> <p>24 we're ceding authority or granting authority.</p> <p>25 If I'm reading the CCRs correctly, the WCA</p>
<p style="text-align: right;">Page 110</p> <p>1 MS. McCORMICK: Right. We do. We do.</p> <p>2 And we have --</p> <p>3 MR. CHESNEY: -- which has the same</p> <p>4 issues, line of sight issues.</p> <p>5 MS. McCORMICK: You're talking about we</p> <p>6 have an agreement that we're approved at the</p> <p>7 time that the project was first being built</p> <p>8 that gave us the right to do that. We do,</p> <p>9 yes, but those were done in the early '90s.</p> <p>10 I think getting that done at this point</p> <p>11 in time would be a lot more complicated.</p> <p>12 MR. BAUMHOVER: Erin, if we are</p> <p>13 interested in having the HOA as, call it the</p> <p>14 enforcement mechanism, for proper behavior</p> <p>15 with regard to this might be -- it might be of</p> <p>16 our interest to start that conversation with</p> <p>17 John Ellis over this at SLK.</p> <p>18 MS. McCORMICK: Okay.</p> <p>19 MR. BAUMHOVER: To start the</p> <p>20 conversation, because everything that's said</p> <p>21 at the beginning of this, you're going to have</p> <p>22 to address that, acknowledge that that has</p> <p>23 been their stated position for a very long</p> <p>24 time, and say we want to -- we want to come to</p> <p>25 an agreement on something that looks like a</p>	<p style="text-align: right;">Page 112</p> <p>1 already has that authority.</p> <p>2 MR. CHESNEY: I agree.</p> <p>3 MR. ROSS: They're just choosing not to</p> <p>4 exercise it. And that's what gets</p> <p>5 associations sometimes in trouble. I'm not</p> <p>6 saying it purposefully or anything like that.</p> <p>7 And I would just go back to my communications</p> <p>8 with Erin, what -- at least in my</p> <p>9 communications with her. I think I copied her</p> <p>10 on one of my emails that said I wanted to</p> <p>11 adopt the street plan.</p> <p>12 I was excited. I knew Doug was working</p> <p>13 hard on it and, hey, let's get going on this.</p> <p>14 I want to resolve the issue. And she pointed</p> <p>15 out to me very kindly and respectfully,</p> <p>16 "Brian, I don't think the CDD has the</p> <p>17 authority to adopt a street plan."</p> <p>18 And it's not so much we're giving</p> <p>19 something to the WCA. It's rather her legal</p> <p>20 advice and saying, "I don't think you guys</p> <p>21 should be adopting a street plan."</p> <p>22 Now, what we do as a result of that, as</p> <p>23 you're suggesting, may require hard work or</p> <p>24 something else, but I don't think it's</p> <p>25 revolutionary. I really don't think it's</p>

1 going to be that crazy. It's what you and I
2 were talking about, the WCA exercises its
3 authority all the time with regard to
4 mailboxes and landscaping and plant material.

5 Sure, they're going to have to adopt
6 some guidelines, and if they're smart, they'll
7 use Doug's street plan for their guidelines,
8 but we can't tell them what to do. They may
9 choose not to do that.

10 But I would circle back. Where did this
11 all start. It started because we wanted some
12 uniformity with the trees, and we, as the CDD,
13 it's we, as Westchase. And so if the WCA,
14 which its very purpose is to ensure some
15 aesthetics and harmony and uniformity, is on
16 the same page as we are Westchase, it's not
17 going to be a conflict.

18 It's not going to be a problem. It's
19 only going to be a problem if they say, "We
20 don't see that as our job."

21 Now, I do think that this has been
22 suggested because we are working hand in hand
23 we're not enemies, there may be some
24 deficiencies that can be adopted.

25 Maybe the CDD is the logical party to

1 assist the community in trimming the trees.
2 You know, maybe we can be the facilitator for
3 that, which I think we are now.

4 I can see us being the facilitator on
5 other areas in that area. I've mentioned
6 sidewalks. But we don't know how it's going
7 to play out, but I don't think we need to be
8 all concerned and et cetera.

9 It's just our counsel doing a good job,
10 saying the supervisor was getting a little bit
11 too enthusiastic about something, and she did
12 it kindly and respectfully in all the ways
13 that she should do it, and it was me
14 responding to our staff's hard work.

15 And so we'll get there. We'll get
16 there. It will just be in a different
17 circuitous route. It's not a big deal.

18 CHAIRMAN MILLS: I don't see us getting
19 completely on this either. I'll cite my
20 example. If an oak is pulled, who is going to
21 do the root barrier? Our guys ought to do
22 that -- right? -- not the homeowner. Right?

23 MR. CHESNEY: Yeah.

24 CHAIRMAN MILLS: So I think there's
25 potential for some kind of cooperative common

1 ground. Right?

2 MR. BAUMHOVER: Right.

3 CHAIRMAN MILLS: But I also see through
4 this process the modification committee
5 becoming the overseer of that issue -- permit
6 being issued and making the determination --
7 you know, you made up a story, sold it to the
8 county, we're not buying it, or we do approve
9 it, as opposed to them coming to us with a
10 permit, and we go, oh, you got a permit. Pull
11 it. Right?

12 MR. BAUMHOVER: So I think that's a
13 great idea. I will also say that from the
14 modifications committee's position, there is
15 no discretion.

16 If there's a call, it basically doesn't
17 get approved. So we -- whether, you know,
18 it's just the CDD or whether it's the CDD in
19 conjunction with the right folks at the HOA,
20 have to be very deliberate on what the process
21 should look like, because if I take off my CDD
22 hat and put on my modifications committee's
23 hat, I basically get the request, you know,
24 and it is going to be can I approve this or
25 not.

1 Well, I look at the reference every
2 single time, and if the reference gives a
3 criteria under which I can approve, and the
4 request that's that criteria, I can approve.
5 If it does not, I cannot.

6 So we have to -- when we engineer
7 whatever it looks like here, we have to be
8 very deliberate on, you know -- you know, what
9 the modifications committee could approve and
10 what they shouldn't, because they will -- a
11 member will tell you they don't make judgment
12 calls.

13 CHAIRMAN MILLS: Right.

14 MR. BAUMHOVER: But I would also say if
15 we can do this down the road, I think it's a
16 great idea, and also when I received -- when
17 we had this first discussion, I've received,
18 you know, unofficial, I guess, feedback
19 stating that, you know, there is a high level
20 of interest in making sure that the CDD has
21 what it needs to be able to kind of make the
22 right decision for the community.

23 So if that means, you know, we provide
24 the resources and there is an enforcement
25 mechanism in which we're not going to be able

1 to rely on the county for, but there is some
2 way to be able to emphasize good behavior and
3 kind of keep that standard, I think the
4 community would probably be interested in
5 that.

6 CHAIRMAN MILLS: Yeah. And, to your
7 point, it's already in the documents.
8 Currently, under the way we've been doing it
9 -- right? -- if somebody pulls a tree,
10 everyone is like, oh, that sucks. That's
11 about the extent of it.

12 By putting it in the hands of the WCA
13 and the modifications committee, they can't
14 just do that. Right? It's clear and defined.

15 MR. BAUMHOVER: So the other thing is,
16 we're also going to have to clearly define
17 what enforcement looks like because if
18 someone pulls a tree and they didn't go to the
19 modifications committee, they're not going to
20 come back and think about it. It's going to
21 be Debbie and Charlotte.

22 CHAIRMAN MILLS: Right.

23 MR. BAUMHOVER: And they have guidelines
24 in place that say, hey, you know --

25 MR. CHESNEY: Ten bucks, whatever.

1 MR. BAUMHOVER: -- this is what it looks
2 like when it comes to the street trees. Right
3 now, their guidance is based on the trees that
4 are in the owner's yard and not in the right
5 of way and there's, you know, for a certain
6 area.

7 You know, for a certain amount of
8 frontage, you have to have a certain number of
9 trees. But in that enforcement, there is
10 nothing that guides them on what, you know,
11 the proper number of trees or what -- you
12 know, the location of the street trees. So
13 that's kind of an unenforceable standard.

14 CHAIRMAN MILLS: Right. More work to do
15 on this thing.

16 MR. MAYS: Still maintain the trees.

17 CHAIRMAN MILLS: Yeah.

18 MR. MAYS: Keep trimming them.

19 CHAIRMAN MILLS: Yeah. No disagreement
20 on that. Right?

21 MR. CHESNEY: No.

22 MR. BAUMHOVER: No.

23 MR. ROSS: (Moves head side to side.)

24 CHAIRMAN MILLS: I think this was a well
25 done policy that's been put forward.

1 MR. CHESNEY: For the record, I don't
2 think it would be impossible to get an
3 interlocal agreement with the county.

4 MS. McCORMICK: No, I don't know that it
5 would be impossible.

6 MR. CHESNEY: Yeah.

7 CHAIRMAN MILLS: Well, let's explore
8 that, too, as an arm of our due diligence in
9 this whole discussion that we're beating to
10 death.

11 MR. CHESNEY: I know what you're saying.
12 The county, you bring it up, they'll be like,
13 "Okay. We want this, this and this," but --

14 MR. ROSS: Honestly I agree with you
15 about sidewalks we can come up with -- maybe
16 I'm wrong, but I think we can.

17 MR. CHESNEY: I agree, but they'll want
18 us to pay for it.

19 MR. BAUMHOVER: So to establish a root
20 barrier system, that interferes with a county
21 sidewalk project. Right?

22 Is there any situation in which there is
23 at least some coordination with that?

24 MR. CHESNEY: I think it's covered under
25 whatever the interlocal agreement says. I

1 mean, they might come back to us. Probably
2 what the agreement would say, "You need to --
3 you did this root barrier here. You weren't
4 supposed to," and they make us dig it up.

5 MR. BAUMHOVER: Right.

6 MS. WHYTE: Keep in mind, we have a lot
7 of utilities along where the street trees are,
8 where the sidewalks are, there's cable,
9 there's TECO, there's all sorts of cable. It
10 would be really tricky to do a root barrier.

11 MR. ROSS: The only thing I would add to
12 the conversation, we have to be mindful that
13 our values and motivations aren't the same as
14 the county's.

15 We're both going to be concerned about
16 money and we're both going to be concerned
17 about liability. We're going to be concerned
18 about effort. But, frankly, we're concerned
19 about aesthetics.

20 You know, we want there to be nice trees
21 in front of everybody's homes, in front of
22 everybody's businesses, because we believe it
23 helps keep up the value. It makes it look
24 beautiful.

25 You guys do a great job. We can't have

1 it both ways. You do a great job. The
 2 community looks great. I think that's our
 3 values. I think that's the difference.
 4 MR. CHESNEY: And don't get too worried.
 5 It's not any different than behind the gated
 6 communities.
 7 MR. ROSS: See, that's why I think the
 8 county will play ball when they hear us
 9 articulate what our motivations are.
 10 MR. CHESNEY: Oh, I think they will,
 11 too --
 12 MR. ROSS: Yeah.
 13 MR. CHESNEY: -- just because I remember
 14 the sidewalk conversation.
 15 CHAIRMAN MILLS: Yeah. What was the
 16 total for the sidewalk replacement?
 17 MS. WHYTE: Are we on that yet? Are we
 18 finished with this discussion?
 19 CHAIRMAN MILLS: Well, we can do that.
 20 Well -- so it's the top of the hour, it's
 21 6:00. It's time for -- Kim, do --
 22 THE REPORTER: I need a break.
 23 CHAIRMAN MILLS: We're going to take a
 24 ten-minute break.
 25 (Recess from 6:00 p.m. to 6:10 p.m.)

1 CHAIRMAN MILLS: All right. Bob.
 2 MR. ARGUS: Thank you. A quick question
 3 on the tree policy. What I'm hearing is
 4 talking about the homeowner's trees.
 5 What about the trees in the commercial
 6 areas? Is that included in this policy, or is
 7 it just a residential policy?
 8 MR. CHESNEY: I only started reading it
 9 this -- anyone else read the street tree
 10 policy?
 11 CHAIRMAN MILLS: We don't have any
 12 jurisdiction in the commercial --
 13 MR. CHESNEY: Oh, yeah.
 14 CHAIRMAN MILLS: We don't have any
 15 jurisdiction in those areas.
 16 MR. ARGUS: Okay.
 17 MR. CHESNEY: I'm sorry. I was thinking
 18 of the right of way, because I suggested that
 19 you include the common areas as part of this
 20 eventually.
 21 CHAIRMAN MILLS: Okay. Anything else?
 22 MR. MAYS: Yeah. I just want to bring
 23 to your attention Pond 125 is the new one we
 24 just got from M/I Homes. We had a
 25 biologist/scientist come out and take some

1 water sample, study some measurements, oxygen
 2 levels, all kind of information to tell us
 3 that the pond is basically not polluted, but
 4 it's heavily sooted on the bottom.
 5 This kind of makes it an unhealthy pond.
 6 And that's one of the reasons we had that
 7 midge fly problem over there.
 8 MR. BAUMHOVER: So how many feet of
 9 midge fly poop is there on the bottom?
 10 MR. MAYS: They're estimating about
 11 eight foot of soot that's been there. The
 12 worst area is around -- there's like an island
 13 out there. They call it Bird Island. The
 14 worst part is Bird Island.
 15 When it rains, it comes down and
 16 basically goes into the lake. That's what
 17 makes it basically an unhealthy pond. So as
 18 we talked about before, that machine is called
 19 a nano bubbler.
 20 They recommend putting a couple of the
 21 nano bubblers out there to -- and it has
 22 proven worked. You can look up the
 23 information on it. I think the company is
 24 called Mulcher. And that nano -- well, the
 25 equipment for the nano bubbler, installation

1 is about \$27,000, plus that's not including us
 2 getting electrical out there. That's probably
 3 about five grand to do that -- four or five
 4 grand to get power brought in for the nano
 5 bubblers.
 6 So just for you all's consideration.
 7 We'll keep an eye on the pond. The midge fly
 8 problem seems to be back and forth. It's gone
 9 one week and then back for a couple of days,
 10 then gone again for a week or two, and back
 11 for a couple -- the last time I went over
 12 there, there was no problem.
 13 But the lady sent me pictures from two
 14 days previous, and it was horrendous over
 15 there. So it might be something --
 16 MR. CHESNEY: Do you need to get rid of
 17 the birds? I'm trying to understand.
 18 MR. MAYS: No. We want to clean the
 19 pond.
 20 MR. CHESNEY: You just want to clean the
 21 pond out there.
 22 MR. MAYS: Yeah. Keep the birds. It
 23 will actually bring more birds and more fish,
 24 you know, healthier fish --
 25 MS. WHYTE: Healthier pond.

1 MR. MAYS: It will make healthy plant
2 material. For some reason, the oxygen knocks
3 down like the hydrilla, the canna -- the
4 hydrilla and torpedo grass and things like
5 that.

6 It just makes the pond a much healthier
7 pond. There is not -- there is not -- I don't
8 think there is anybody doing it out there. So
9 just read up on it.

10 MS. WHYTE: I'll send it to you.

11 MR. MAYS: We'll send you the pricing we
12 got, and we'll talk more about it. I just
13 wanted to bring it to your attention, so
14 you're on the up and up with it.

15 MS. WHYTE: And the cool thing is you
16 can move the nano bubbler. Once the pond is
17 somewhat stabilized and clear and we have
18 another pond that has a similar issue or
19 another issue, you can actually remove that
20 nano bubbler and put it into another pond to
21 help it.

22 MR. CHESNEY: Can they run on solar?

23 MS. WHYTE: We looked at that, and there
24 was something -- but I don't think so. Right?

25 MR. MAYS: He says, no, not on these,

1 not yet. The stuff that they put in the pond
2 isn't back there yet.

3 So that's what really does the work.
4 The nano bubbler pushes it around, and that's
5 kind of what --

6 MS. WHYTE: It's pretty cool.

7 MR. MAYS: -- eat at the bottom
8 material. It decomposes to nothing. It will
9 have you a pond that you can -- you can't see
10 a sign of it, and the next thing you'll see
11 white sand on these things.

12 MS. WHYTE: Yeah, it's pretty cool.

13 MR. MAYS: They're not using it just for
14 this. They're using it for orange groves to
15 clean up soil and that type of thing. So it's
16 all about health for the environment.

17 MS. WHYTE: That's natural.

18 MR. MAYS: So, like I say, I would read
19 up on it if you get an opportunity.

20 MR. BAUMHOVER: For this pond --

21 MR. MAYS: Yes.

22 MR. BAUMHOVER: -- are there any next
23 steps that we'll need to do to restore it, or
24 is this supposed to take care of it one
25 hundred percent?

1 MR. MAYS: Right now, we're still doing
2 the larvicide. We're still doing the
3 larvicide treatments.

4 MR. BAUMHOVER: Right.

5 MR. MAYS: It seems to be what has
6 slowed it down quite a bit, but it could also
7 be a seasonal thing, too.

8 MR. BAUMHOVER: Well, I mean --

9 MR. MAYS: Slowed it down.

10 MR. BAUMHOVER: -- I guess, as a
11 homeowner, other than the midge fly issue,
12 assuming that they go away, so you've got
13 eight feet of sludge -- right? --

14 MR. MAYS: Right.

15 MR. BAUMHOVER: -- so that's probably
16 not something that homeowners really want to
17 brag to their family about.

18 But is there some natural remediation
19 that will occur over time as a result of these
20 nano bubblers so that --

21 MR. MAYS: You mean without using the
22 nano bubbler?

23 MR. BAUMHOVER: You know, with only
24 using the nano bubblers, or is there going to
25 be something like, oh, we're going to have to

1 go in and do something else?

2 MR. MAYS: No. That's it. That's it.

3 We've already got one that's a test sample
4 basically on this canal pond. And I don't
5 know if you saw the before and after pictures.

6 But it hasn't been on for the last two
7 months, and the pond is still a healthy, clean
8 pond. It's pretty much -- it almost will put
9 -- it won't put our company out of business.

10 They will have to pick up garbage around
11 the pond and stuff, but it almost can take the
12 chemicals that are needed to treat the ponds
13 away, but that would mean we would need a nano
14 bubbler on almost every pond, and that's
15 almost impossible.

16 But on the bigger ponds, it could cut
17 back on these chemicals, and, obviously, in
18 the long run, it could possibly cut back on
19 our costs.

20 MR. BAUMHOVER: Well, would there be a
21 -- would there be any kind of like a cost
22 benefit like some sort of, hey, you know, like
23 it makes sense to put -- like a determination,
24 saying if we put a nano bubbler in these
25 certain ponds, the savings will pay for the

1 nano bubbler?
 2 MR. MAYS: It's three different
 3 companies that are doing it. It's something
 4 we have to research --
 5 MR. BAUMHOVER: Right. But we know how
 6 much we're spending for a nano bubbler and we
 7 know how much we spend in chemicals.
 8 MS. WHYTE: Well, they do. We don't
 9 spend money on chemicals.
 10 MR. BAUMHOVER: Oh, we just get -- we
 11 just get the service.
 12 MS. WHYTE: We pay a monthly fee.
 13 MR. BAUMHOVER: Well, we could probably
 14 ask what the fee would be. Right?
 15 MS. WHYTE: I will upload the
 16 information tomorrow, and you'll have it in
 17 your DropBox for consideration and discussion
 18 at the next month's meeting.
 19 If you guys need any more, let us know,
 20 and we can put you in touch with the
 21 gentleman, or he'd be glad to come and talk to
 22 you.
 23 MR. BAUMHOVER: Okay.
 24 CHAIRMAN MILLS: Just make the midge
 25 flies go away.

1 MS. WHYTE: Yeah, midge fly season is
 2 coming back.
 3 CHAIRMAN MILLS: What else do you guys
 4 got?
 5 MR. MAYS: Do you have anything?
 6 MS. WHYTE: Goodness, no. I'm pretty
 7 sure not. I had a question this afternoon.
 8 A resident called me -- not a resident
 9 -- somebody called me and wanted to reserve
 10 the park. He and his wife own a fitness club,
 11 and they would like to thank all of their
 12 patrons by throwing a party at our park for
 13 about 150 people.
 14 I said I didn't think we could -- I told
 15 them our policy that we cannot use for profit
 16 endeavors. But there's is not, they're
 17 throwing a party for all of the people at
 18 their club.
 19 I said I would bring it back to you guys
 20 to ask what your thoughts are on that. I don't
 21 -- I mean, parking is an issue for 150 people.
 22 MR. BARRETT: Yeah.
 23 MR. CHESNEY: Seriously.
 24 MR. BAUMHOVER: This is at Glenclyff.
 25 MS. WHYTE: Glenclyff. Definitely not

1 at Baybridge. No question there. But
 2 Glenclyff.
 3 MR. MAYS: We had that big 20th
 4 anniversary party there. It was all
 5 residents, so a lot of people walked. This
 6 would be -- and I told her it's impossible to
 7 have that many outsiders coming in here.
 8 With the size of that party, it's not
 9 really equipped for it, the size of the park.
 10 She wanted to bring it to your attention.
 11 MS. WHYTE: I didn't want anybody being
 12 called. I said, "Hey, we can't do this." So
 13 this way we have it on record.
 14 CHAIRMAN MILLS: We have the discretion
 15 to pick and choose approvals of park rentals.
 16 MS. McCORMICK: Yeah. I mean, I think
 17 based on the size, we can say that it's just
 18 not -- you know, can't accommodate that many
 19 people.
 20 CHAIRMAN MILLS: Okay.
 21 MS. WHYTE: Okay.
 22 MS. McCORMICK: Because, to me, it seems
 23 like this is -- still her company that is --
 24 MS. WHYTE: Yeah.
 25 MS. McCORMICK: -- hosting the event.

1 CHAIRMAN MILLS: Commercial event.
 2 MS. WHYTE: Company fitness studio that
 3 wants to hold a thank you for their patrons
 4 and want to have water balloons.
 5 And I said, I really have a serious
 6 issue with water balloons because of the
 7 environment, the animals. You know, there's a
 8 lot of deer and creatures, so --
 9 MR. MAYS: One more thing. I want to go
 10 back to trees.
 11 CHAIRMAN MILLS: We're going to get to
 12 it again in a minute, so keep talking.
 13 MR. MAYS: Just so you know, we didn't
 14 have any permits. So there were no permits,
 15 so, again, we talked about how we -- you know.
 16 CHAIRMAN MILLS: Yes. Okay. Is that
 17 it?
 18 MR. MAYS: Yes, sir.
 19 CHAIRMAN MILLS: Okay. Audience
 20 comments. I see a gentleman with your hand
 21 up. Name and address, please, for our
 22 reporter.
 23 MR. LUIACONI: My name is Pasquale
 24 Luiaconi, and I live at 9844 Montague. So I
 25 live across the street from where the water

1 park is, and we have a serious issue there on
2 kids, 15-, 16-year-olds, coming over there in
3 the afternoon, harassing the people there, the
4 ladies with their kids, tearing up the band
5 area, assaulting -- you know, saying, "Get out
6 of my way with your skateboard."

7 "I can do this any time I want to."

8 Coming in and tearing up the benches. They're
9 going in the park where the kids play, 15-,
10 16-year-olds are going in there skateboarding.

11 The sheriff has been called. They come
12 out, and they drive around one time. They
13 take off and come back, and they come back at
14 night. They used to be on bicycles.

15 Now they're coming in cars. There's
16 three boys, two girls. They come in almost
17 every day in a red BMW and sit there, where
18 the kids are, smoking, and then they get out
19 and start doing all their snuff there in
20 there.

21 We are very concerned in there. I'm
22 over there every day. I have been approached
23 by them -- four of them, and they say, "If I
24 don't get out of there, they're going to --
25 bop, bop, bop, tear me up."

1 couple of kids that they interact with,
2 something is going to happen over there.

3 Something is going to happen between the
4 kids and the parents and whatever. So we got
5 one kid that needs to be taken care of, and
6 they know who they are, because I've called
7 them. He's one that's been tearing up -- just
8 literally tearing up the place.

9 Been to his house. The sheriff has been
10 to his house. Well, he's gone for a little
11 while, like two months, and now he's back out
12 -- he's back out doing the same thing again.
13 He has defaced almost everything over there.

14 MR. CHESNEY: We have cameras.

15 CHAIRMAN MILLS: What have you seen,
16 Doug?

17 MR. LUIACONI: Sonny's had my calls a
18 lot. Doug has -- I railroaded some of them out
19 of there, but, now, they're coming at me, like
20 saying, "If you come over here anymore, we're
21 going to -- bingo."

22 CHAIRMAN MILLS: Well, first of all, we
23 thank you for bringing this to our attention,
24 but, secondly, you're not the Westchase
25 police. So I wouldn't recommend you put

1 So they sent me over here today to --
2 some of the ladies over there that I talked to
3 who have the kids over there to see what we
4 can do, besides, you know, I call the sheriff
5 out.

6 They come by and drive around. As soon
7 as they leave, they come back. When they do
8 come back, they get teed off, and they start
9 tearing up stuff. So it's starting to cost
10 you all money.

11 The band thing that you got sitting over
12 there has concrete all the way around it, and
13 they're skateboarding on it and breaking the
14 skateboards on it, and it's got a bunch of
15 places on it where sooner or later you're
16 going to have to replace it.

17 And the benches have all got scrapes on
18 them, and they do it on purpose. They do it a
19 lot when I'm over there, because they know I'm
20 telling them to leave and get out of there and
21 stop harassing the ladies and the families
22 over there, because that's what they're doing.

23 So I don't know -- we need to have
24 something done. You know, we've had a lot of
25 parents, fathers, come over, and we've had a

1 yourself in harm's way.

2 MR. LUIACONI: No. No, I haven't. When
3 I see them over there, I walk back across my
4 street to where I live. I call the sheriff.
5 I do. They come out. They drive around.
6 They leave half an hour later. The car is
7 gone. They come back. It's going to start
8 costing you all money.

9 CHAIRMAN MILLS: Yeah. And I understand
10 that. And, you know, I can hear my
11 predecessor saying, "We're not the moral
12 police." Right?

13 MR. CHESNEY: He's not infallible.

14 CHAIRMAN MILLS: He wasn't?

15 MR. CHESNEY: (Inaudible)

16 CHAIRMAN MILLS: Well, thank you. I'll
17 take that inference then.

18 MR. CHESNEY: Well, I mean, my
19 suggestion is that you should have this guy on
20 camera and give it to the sheriff and say --

21 MR. MAYS: And see what they'll do.

22 MR. CHESNEY: -- "Arrest this guy."

23 MS. WHYTE: We've given them to them.

24 MR. BAUMHOVER: The second question is,
25 I mean, if we know who these people are, and

1 is there evidence that they -- like have the
 2 cameras actually caught them defacing the
 3 property?
 4 MR. MAYS: You catch them skateboarding,
 5 is what you catch them. When I go over there
 6 and check the benches, the next day, you know,
 7 there is a little bit of paint on them from
 8 their skateboards, not tore up, but they are
 9 marking them up.
 10 MR. BAUMHOVER: Nothing that is like,
 11 "Oh, I saw them break this" --
 12 MR. MAYS: We've had to do one repair
 13 over there, but most of the time we're picking
 14 up glass or -- broken bottles, things like
 15 that, that kind of stuff.
 16 And from what we're hearing from some of
 17 the residents, mostly what we're getting is
 18 feedback they're just being a little --
 19 MS. WHYTE: Obnoxious.
 20 MR. MAYS: -- little jerks and rude to
 21 the residents.
 22 MR. LUIACONI: Well, they're not little.
 23 They're now 15 and 16. Okay.
 24 MR. MAYS: The residents are a little
 25 intimidated.

1 MR. BAUMHOVER: Are they Westchase
 2 residents?
 3 MR. LUIACONI: No. Most of these kids
 4 live across the tracks. They come with their
 5 bicycles. Well, now they're coming with
 6 their car, driving over.
 7 CHAIRMAN MILLS: So why don't you just
 8 provide some footage to the sheriff's
 9 department.
 10 MR. MAYS: I'll talk to --
 11 CHAIRMAN MILLS: And they can issue a no
 12 trespassing for these guys.
 13 MR. MAYS: That's what we'll have to do.
 14 CHAIRMAN MILLS: Then they have
 15 enforcement rights -- right? -- because
 16 then --
 17 MR. MAYS: Yes.
 18 MR. LUIACONI: Excuse me. I interrupted
 19 you. They came last Saturday and came in and
 20 tore our pool up, I mean, tore it to shreds.
 21 They broke the bridge up. They tore seats up.
 22 They went in the bathroom and defaced the
 23 bathrooms.
 24 The guard there tried to get with them,
 25 and they kind of muscled him. Left -- he

1 left, and they came back and did even more
 2 damage. So they don't live here.
 3 They come in -- they come in over the
 4 outside area, and they know when people, when
 5 they leave. The office leaves. That's when
 6 they come.
 7 I mean, they know when the people are
 8 there, in West Park Village there. They know
 9 the times to come when there's nobody. That's
 10 when they do it, so --
 11 CHAIRMAN MILLS: Okay.
 12 MR. MAYS: It's the same thing with
 13 maintenance guys. They pull up, they see the
 14 white trucks, they take off -- leave as soon
 15 as maintenance got everything locked up.
 16 CHAIRMAN MILLS: Why not get with the
 17 resource officer and see what options he's
 18 got. My thought is no trespassing is the
 19 first step. Right?
 20 If we have to post "No Skateboarding" to
 21 give them some ability --
 22 MR. CHESNEY: I think there already is.
 23 CHAIRMAN MILLS: Is there?
 24 MR. CHESNEY: I'm trying to remember
 25 what we wrote on the sign. We didn't write

1 "Skateboarding"?
 2 MS. WHYTE: No. I don't think we have
 3 it written on there. I'll have to look at it.
 4 MR. LUIACONI: I think, Sonny, when I
 5 talked to you, you told me they were going to
 6 put signs up for the bikes and skateboards in
 7 that area there.
 8 MS. WHYTE: I'll have to check on that.
 9 We're going to have signage --
 10 MR. ROSS: We need an address of these
 11 kids.
 12 MS. WHYTE: Well, one in particular that
 13 we know of, that's the gentleman that harassed
 14 people in the Bridges, at Baybridge Park that
 15 day --
 16 MR. LUIACONI: That's Jack, yes, ma'am.
 17 MS. WHYTE: Yes. We had a battle or
 18 two, the deputies -- he is a resident. He
 19 lives in the apartments. Yeah. So he's a
 20 West Park Village --
 21 MR. ROSS: Write a letter, asking the
 22 property owner to reimburse us for the damages
 23 caused by --
 24 (Multiple speakers speaking
 25 simultaneously.)

1 CHAIRMAN MILLS: One at a time, please.
 2 Kim is trying to record this.
 3 MR. ROSS: I was just saying that if we
 4 wanted to, we could send a demand letter to
 5 the parents saying that their child was on our
 6 property and caused damage, and we want
 7 reimbursement for it.
 8 I'm not saying that's the best PR move
 9 that we want to do as a board, but that
 10 certainly would get somebody's attention. I
 11 know as a boy being a rascal when I was
 12 growing up, you brought my dad into it, you
 13 know, it changed the conversation.
 14 MR. MAYS: Unfortunately we heard the
 15 opposite with this kid. His parents --
 16 MR. LUIACONI: His dad has come over and
 17 he says his kid doesn't do anything wrong,
 18 so --
 19 CHAIRMAN MILLS: Well, then that's a
 20 matter for the sheriffs to handle.
 21 MR. ROSS: Or a letter from a lawyer,
 22 sometimes --
 23 MR. BAUMHOVER: If there's a dad, then
 24 the sheriff conversation is with the dad.
 25 MR. LUIACONI: One of the kids came over

1 last week and told me he knows the kids -- the
 2 fountain in the area over there, they put suds
 3 in it a couple weeks ago.
 4 And mostly these kids I know them and
 5 talk to them, you know, "Who did it?" They
 6 took pictures and took it to school and showed
 7 everybody. It's costing you guys money. But
 8 they think it's a joke.
 9 These kids think it's a joke to take and
 10 break all of this stuff. You know, taking
 11 pictures of it and showing it to everybody,
 12 that's their big deal.
 13 CHAIRMAN MILLS: There's the proof they
 14 did it. Okay. Thank you, sir.
 15 Audience comments. Mr. Argus.
 16 MR. ARGUS: Thank you. Two items.
 17 Going back to the street trees, somebody said
 18 we don't have jurisdiction over the
 19 commercial. What about -- is it called
 20 Whitmarsh, the road that we own around the
 21 7-Eleven?
 22 MR. CHESNEY: I believe that's the name,
 23 yes.
 24 MR. ARGUS: Yeah. Do we control the
 25 trees along the road we own?

1 MR. CHESNEY: I would imagine since we
 2 own the road.
 3 MR. ARGUS: I think we need a commercial
 4 policy, I would think, but I will leave it to
 5 you all.
 6 The second thing I want to bring up is
 7 it's my understanding that the Florida
 8 legislation session is over. I was wondering
 9 if there are any changes in the Florida law
 10 that the CDD needs to be aware of.
 11 MS. McCORMICK: I'm aware of one
 12 legislation specifically related to community
 13 development districts that was adopted.
 14 It really affects new CDDs that are
 15 being established. It changes the process so
 16 that when you're setting up a CDD initially,
 17 you can designate property that is not going
 18 to initially be in the CDD, but is going to be
 19 brought into the CDD at a later point in time.
 20 And the county can review that and
 21 approve it, and it basically doesn't go
 22 through the process of, you know, having to
 23 add new property to the CDD. That can be
 24 quite a cumbersome process if you identify it
 25 up front, but that wouldn't have any effect on

1 this CDD because we would have had it
 2 designated at the time the CDD was formed.
 3 And there was some legislation that was
 4 dealing with public notice requirements for
 5 CDDs. That was some interesting legislation,
 6 but it didn't get adopted this session. And
 7 that's what I've heard. Have you heard of
 8 anything else?
 9 MR. MENDENHALL: And I don't know the
 10 status of it, but I've heard there was one
 11 about public commentary, meetings, having to
 12 respond to each one.
 13 MS. McCORMICK: Yeah, I don't think that
 14 that was adopted.
 15 MR. MENDENHALL: Yeah, I didn't hear
 16 anything about it being adopted. I heard it
 17 was something that was proposed and just a
 18 more intensive response to every public item
 19 was being proposed, so --
 20 MR. CHESNEY: That, I would have liked
 21 to have known about ahead of time, so we could
 22 have written a letter against it.
 23 MS. McCORMICK: I mean, I was tracking
 24 it. It didn't look like it was going
 25 anywhere.

1 But the legislative session just ended
 2 last week, so, you know, if there is anything
 3 else that is specifically related to CDDs that
 4 has some bearing on the things that we deal
 5 with, I'll bring back to you at next month's
 6 meeting.
 7 CHAIRMAN MILLS: Fair enough. Anything
 8 else?
 9 MR. ARGUS: That's it.
 10 CHAIRMAN MILLS: Mr. Barrett.
 11 MR. BARRETT: Thank you. With a
 12 contractor potentially changing next year, one
 13 of the things that happens every time we
 14 change contractors is we get dinged when the
 15 new contractor comes in because there are all
 16 sorts of things they find with irrigation.
 17 It might really be in our interest to
 18 just hire a third-party irrigation consultant
 19 just to kind of come through and assess what
 20 the -- because that's a \$50,000 bill every
 21 time we change a contractor.
 22 One of the things I'd also ask -- and I
 23 have been meaning to mention this, and I keep
 24 forgetting, and I'm just remembering it now,
 25 so I'm not trying to sideswipe you with this

1 -- one of the things when I'm running through
 2 the community, I think there is a tendency
 3 over time especially for mulch beds on slopes
 4 to grow, and I think you see it like on
 5 Montague Street by Chesney's side of Montague
 6 Street by the fence.
 7 You see it, like the mulch bed is pretty
 8 close to the fence, and then at other times
 9 like it's not a straight line, and then it
 10 just dips to the sidewalk, and it looks really
 11 uneven.
 12 And then the other place I kind of
 13 noticed it, so I'm thinking this probably
 14 exists elsewhere, is when you come out of
 15 Baybridge Park and you look up at the hill
 16 going up to Linebaugh Avenue, some of the
 17 mulch beds for those pines are like halfway
 18 down the slope now.
 19 So I'm just wondering if some of that
 20 might need kind of re-sodding, and maybe that
 21 should be looked at and addressed before the
 22 contractor changes again. That's all. Thank
 23 you.
 24 CHAIRMAN MILLS: Some of those might be
 25 areas where trees used to be.

1 MR. MAYS: A lot of times that's a
 2 possibility.
 3 CHAIRMAN MILLS: Right? Certainly on
 4 Gretna Green where we used to have the three
 5 and three, and we lost three of them. It's
 6 probably still a bed there, but nothing in it.
 7 Right?
 8 MR. MAYS: Yeah. We've been trying to
 9 sod some of those. That did come up on the
 10 last inspection. Along the hill, he's talking
 11 about there, the Baybridge tunnel. I'll get
 12 with Paul and address that stuff.
 13 CHAIRMAN MILLS: In the category that
 14 Mr. Ross talks about all the time, we also
 15 have residents complaining about places where
 16 there is no mulch. So there's always three
 17 sides to each issue. Right?
 18 MR. BAUMHOVER: A quick question.
 19 CHAIRMAN MILLS: Yes.
 20 MR. BAUMHOVER: To address Chris's first
 21 question about our contractor, OLM.
 22 CHAIRMAN MILLS: OLM.
 23 MR. BAUMHOVER: Is the irrigation their
 24 like purview? Is that something that they
 25 could do?

1 MR. CHESNEY: Yes.
 2 CHAIRMAN MILLS: Yes. Irrigation is
 3 part of the landscape contract.
 4 MR. BAUMHOVER: Is that something where
 5 we would ask them to do kind of a separate
 6 scope of work, and then technical assistance
 7 on --
 8 MR. CHESNEY: yeah. So I understand
 9 what he's saying, and I think the best way to
 10 deal with that is we'll have OLM come in when
 11 we do that specs, and we can bring it up,
 12 because -- I don't remember the particulars,
 13 but we ended up just -- what we had was a
 14 dispute between two contractors.
 15 We had a contractor that said, "We've
 16 been doing everything according to our
 17 contract." And we had a new one that has to
 18 accept the irrigation system that said, "We
 19 won't accept it unless you do this, this and
 20 this."
 21 And we took it upon ourselves to just do
 22 this, this and this, and made those changes.
 23 So OLM would be the best person to ask those
 24 questions.
 25 MR. BAUMHOVER: if that's within the

1 purview, so we can kind of have a --
 2 MR. MAYS: It's not something checked on
 3 the inspection. They don't go around and say,
 4 "Hey, let's turn a zone off."
 5 MR. BAUMHOVER: Right. I mean, however
 6 you propose to maybe put referee on what --
 7 MR. CHESNEY: I think that you're asking
 8 -- maybe I misunderstood you. OLM would be
 9 the one that could do that, say, "No. It
 10 looks fine," or at least get in between the
 11 two of them.
 12 MR. MENDENHALL: Mediator.
 13 MR. BAUMHOVER: Correct.
 14 MR. CHESNEY: Mediator.
 15 MS. McCORMICK: No. We have been. We
 16 have had to do that.
 17 MR. BAUMHOVER: And that's your
 18 question, Chris, is kind of like making sure
 19 we have --
 20 MR. BARRETT: And I'll just nudge you
 21 into more correct territory. There's really
 22 no go-between because that new contractor
 23 doesn't come on and cite the deficiencies
 24 until after the old contract is done and
 25 they've left town.

1 So it's not like there can be any -- I
 2 mean, because you're -- you could try to
 3 withhold money from them, but then that's just
 4 another dispute, so --
 5 MR. CHESNEY: I think that's what we
 6 had --
 7 MR. MENDENHALL: I thought we had a
 8 grace period last time.
 9 MR. CHESNEY: Yeah, there's a grace
 10 period, because I think Mark wanted to
 11 withhold money from the former contractor, and
 12 I convinced him it's not worth the effort.
 13 MR. BARRETT: But it's a lot of money to
 14 change bidders.
 15 CHAIRMAN MILLS: Certainly we can factor
 16 a turnover period for outgoing and incoming,
 17 if that's the case, are in agreement on the
 18 status of the condition of the property.
 19 MR. BAUMHOVER: They don't have like a
 20 joint inspection or anything like that?
 21 MR. MENDENHALL: That's kind of like
 22 what we did. I'm just thinking back. That's
 23 what we did last time.
 24 We had this time period between when one
 25 was leaving, and the other one wasn't. They

1 met and -- didn't they all meet and kind of go
 2 over everything, and that's when the list was
 3 generated of things that needed to be fixed,
 4 then it came back to the board and was
 5 discussed, if I remember correctly.
 6 MR. MAYS: My understanding is -- well,
 7 the way I remember it is, is once they've been
 8 awarded the contract, they send their
 9 irrigation tech out.
 10 He starts looking at the system, seeing
 11 what's right and not. He comes up with what
 12 Chris had said, a cost.
 13 MR. MENDENHALL: Prior to the other
 14 company leaving.
 15 MR. MAYS: Yeah.
 16 MR. MENDENHALL: Yeah.
 17 MR. CHESNEY: Yes, that's -- I think OLM
 18 would be the best figure all that out.
 19 MR. BAUMHOVER: Right. Yeah. I mean,
 20 they should be able to help us establish what
 21 the time line looks like.
 22 CHAIRMAN MILLS: Supervisor requests.
 23 Mr. Ross, you seem to have been busy. You
 24 must have retired.
 25 MR. ROSS: I'll withdraw Items A and B

1 given our discussion earlier today and all
 2 that. People work hard on those issues, and
 3 I'll stay out of the way.
 4 But, C, I've drafted a motion, and I
 5 think it's been circulated. And so I make that
 6 motion.
 7 MR. CHESNEY: Second.
 8 MS. McCORMICK: C, which one is that?
 9 MR. ROSS: I'm withdrawing the bit about
 10 the street tree plan and the sidewalks.
 11 MR. CHESNEY: This just says, come up
 12 with a plan and clear it and fence it. I
 13 thought you were supposed to fence it a long
 14 time ago, but --
 15 CHAIRMAN MILLS: So since it's been
 16 moved and seconded, we're open for discussion.
 17 So the only question I have about this
 18 -- I love the idea. We've talked about it
 19 before -- what's Plan B if no residents want
 20 to go out there and plant?
 21 Are we looking at just using it as a
 22 district nursery as Doug has talked about in
 23 the past?
 24 MR. ROSS: In my motion, what I
 25 included, was the concept of a district

1 nursery.

2 CHAIRMAN MILLS: Okay.

3 MR. ROSS: But back to the original
4 assumption that no resident wants to do it. I
5 have concluded some additional users beyond
6 just residents.

7 I mention scout troops. I believe they
8 would be interested based on my experiences as
9 a boy. And I believe the elementary school
10 wants -- a vision was laid out for them. I
11 think they also would be interested in it. So
12 I think there would be users beyond the
13 3500 --

14 CHAIRMAN MILLS: I'm going to play
15 devil's advocate. What if we build it and no
16 one comes? Right? Then what do we do with
17 it? Right?

18 So, hopefully, it will get used and
19 embraced and all the things that are aspiring
20 it to be. But I just want to be sure that we
21 have our eyes open to, what if we threw a
22 party and nobody came? Right?

23 MR. ROSS: Sure.

24 CHAIRMAN MILLS: And if it suffices, as
25 worst case scenario, that it becomes a

1 then we wouldn't have to do any kind of
2 rezoning. But I think if we're going to move
3 forward on this, the next step is to talk with
4 staff at the county to see if any rezoning is
5 going to be required.

6 And I really thought about that this
7 morning, because I was over at the board of
8 county commissioners, and there was a dog park
9 that was constructed in a community, and the
10 neighborhood objected.

11 So then after it was built, they were
12 going in and asking for zoning on that
13 property.

14 CHAIRMAN MILLS: So assuming that the
15 motion on the table passes, then we'll return
16 to you to flesh all that out.

17 MS. McCORMICK: Yeah.

18 CHAIRMAN MILLS: All right.

19 MR. BAUMHOVER: The one, I guess,
20 question, though, I guess to ask, just if this
21 becomes, counter to your point, too popular
22 and starts to -- parking starts to impede on
23 the elementary school, I would just want to
24 identify the partnership, like in Paragraph
25 Two, with the elementary school should at

1 district nursery usage area and that's
2 acceptable, then that's fine. Right? Yes.

3 MS. McCORMICK: Yeah. I was going to
4 raise an issue related to this. I think it's
5 a great idea. I think that we should be -- we
6 need to make sure what we need to do with
7 respect to the zoning on this parcel to allow
8 us to use it as like a plant nursery or for a
9 community garden.

10 And I was looking at the land
11 development code to see what category this
12 would fit in, because it's really kind of
13 agriculture uses, but I'm not sure --

14 MR. CHESNEY: Did the zoning change?
15 Did they end up getting a zoning change?

16 MS. McCORMICK: Yeah, got a rezoning --
17 there was a rezoning for 20 townhomes on that
18 property, so that's what the current zoning
19 is.

20 And, you know, farms are allowed within
21 agricultural districts, but private
22 recreational -- like private community
23 recreational uses are allowed in all
24 districts.

25 So if we can fit within that category,

1 least address any concerns that they might
2 have that -- what if this program impedes on
3 their parking, because Westchase Elementary
4 does have parking constraints? But we can
5 probably flesh all that out.

6 CHAIRMAN MILLS: Greg.

7 MR. CHESNEY: I mean, from my reading of
8 this, you just want to begin the process, get
9 it moving forward.

10 MR. ROSS: Yes. Uh-huh.

11 MR. CHESNEY: Since we talked about it,
12 I think a pole barn, which would be
13 recreational, for scout units would be heavily
14 utilized because there are not enough places
15 to meet, and especially like Webelos dens and
16 things like, where they can do their outdoor
17 activities. And a community garden obviously
18 is recreational activity.

19 So, yes, that's all. I just want to
20 make sure I understood what I was seconding.

21 MR. ROSS: We're not going to be
22 planting tomorrow, no.

23 CHAIRMAN MILLS: Well, so but to that
24 point, Item Five addresses some effective
25 immediately actions, too. Are those in

1 conflict with the potential zoning clearances?

2 MR. ROSS: I think the only one that
3 would be, myself, is the running of the water
4 lines. That may need to be put on a back
5 burner, but clearing the land and --

6 CHAIRMAN MILLS: Yeah. No. I have no
7 issues with --

8 MR. ROSS: Yeah, if you want me to amend
9 the motion to delete that, I'm happy to do
10 that.

11 MR. MAYS: I think water would be one of
12 the easier things to get. I wonder where we
13 get electric from, too. Set a pump out there.

14 CHAIRMAN MILLS: But the issue is not
15 water supply. The issue is, are there any
16 zoning complications at all?

17 MS. McCORMICK: Uh-huh.

18 CHAIRMAN MILLS: And does that impact us
19 running water there?

20 MR. MAYS: Okay.

21 CHAIRMAN MILLS: That's all. And if we
22 aren't, we're fine. But I think to her point
23 about the example about the dog park, we don't
24 want to do anything and find out after the
25 fact that it wasn't something we could do.

1 fencing proposal. We own a lot of land back
2 there now, and so I would just like to see
3 what we're fencing and not fencing.

4 But, once again, I think this motion is
5 just to get the ball started.

6 MR. ROSS: Yeah. I'm not looking to cut
7 short any normal protocol that we go through.
8 The normal process would be to bring back a
9 bid on a fence. Certainly I want you to do it
10 the right way. That wasn't my intention to do
11 an end-around.

12 MR. MAYS: It seems like there's a
13 certain type of fence that we had to put back
14 there.

15 MS. WHYTE: It was supposed to be a
16 brick wall, Erin.

17 MS. McCORMICK: You're talking about on
18 Promise --

19 MR. CHESNEY: I don't know if that was
20 required.

21 MR. ROSS: That needs to be fenced back
22 there.

23 MS. WHYTE: That's what we were talking
24 about, is Promise Lane, enclosing that in,
25 because of dumping on it.

1 MR. ROSS: I'll withdraw that from the
2 motion. That would be prudent based on the
3 conversation.

4 CHAIRMAN MILLS: Okay.

5 MR. CHESNEY: Yeah. So --

6 CHAIRMAN MILLS: Second that.

7 MR. CHESNEY: I mean, my only other
8 comment is, so are you talking about the
9 fencing included, because I thought we were
10 under an obligation to have it fenced anyhow,
11 or did we think that the current fencing was
12 suitable?

13 MR. ROSS: I haven't talked to Doug about
14 it in a while, but I know sometime ago there
15 was some issue about whether folks were going
16 in and out, where people using -- I think is
17 it the Stockbridge community, that they would
18 cut through that to get to it?

19 MR. MAYS: Yeah.

20 MR. ROSS: But I think most people would
21 be in favor of firming up a secure fence,
22 making sure that folks couldn't go in and out
23 as walkers, and then no vehicles would be
24 coming in. So I think it's a positive.

25 MR. CHESNEY: I would like to see the

1 MS. McCORMICK: Right. Right. Well,
2 there was an agreement for a stucco wall
3 there, but I think that's different than what
4 we're talking about regarding fencing.

5 MR. CHESNEY: I don't think that that's
6 forcible.

7 MR. MAYS: Okay.

8 CHAIRMAN MILLS: All in favor.

9 (All board members signify in the
10 affirmative.)

11 MR. CHESNEY: Now you got me doubting
12 myself.

13 CHAIRMAN MILLS: You seconded it.
14 (Motion passes.)

15 MR. CHESNEY: I know. I mean, now I
16 start thinking about all these things, but I
17 agree in principle with what he wants to do,
18 so --

19 MS. McCORMICK: Let me ask one question.
20 Are we -- I don't know what the motion is. I
21 was looking for it. But is it to include like
22 a nursery where we would be growing plants for
23 being planted throughout the community?

24 CHAIRMAN MILLS: Yes.

25 MS. McCORMICK: It is. To include that.

1 Okay. I think that may affect the zoning
2 issue.
3 MR. CHESNEY: Some of the other issues
4 we've talked about -- or some of the things,
5 if you recall, we talked about a pole barn, we
6 talked about a community garden, which we
7 don't have here in Westchase.
8 MS. McCORMICK: So basically we want to
9 make sure that we have the option to use it
10 for all of these different purposes. Okay.
11 CHAIRMAN MILLS: Right.
12 MR. LEWIS: You know what. I do have a
13 question. I probably should ask this. Is
14 there -- do we need to clear anything? Do we
15 know what in terms of usable land or --
16 MR. ROSS: Again, I'll defer to our
17 staff, whatever -- you know, they're going to
18 have to do a feasibility --
19 MR. CHESNEY: There's probably -- what?
20 -- seven and a half acres, and probably three
21 is truly usable. Would you say -- am I
22 guesstimating correctly? It's been a long
23 time since I looked at that.
24 MR. MAYS: It's an open parcel, so three
25 is probably a good estimate.

1 MR. CHESNEY: Yeah. So if you want to
2 use any more than that, you have to do
3 clearing.
4 MR. LEWIS: Okay. Just curious.
5 MS. McCORMICK: You wouldn't be doing
6 any clearing without getting permit. Right?
7 MR. MAYS: We don't even mow it back
8 there. We don't want people coming on it
9 right now. So we try to make it unattractive,
10 so to speak.
11 CHAIRMAN MILLS: Okay.
12 MR. ROSS: I did have another supervisor
13 item.
14 CHAIRMAN MILLS: Yes, sir.
15 MR. ROSS: I had circulated something --
16 I don't know who's seen it -- I call it "A
17 Five-Year Vision and Action Plan."
18 I just wanted to be clear that I'm not
19 expecting all this to be done right away. I
20 am just kind of sharing with staff as I
21 usually do. This is under supervisor
22 requests.
23 If you all can figure out how to do some
24 of this stuff in the next one year, two years,
25 three years, four years, five year, that would

1 be dynamite. That's all I was --
2 MS. WHYTE: We're working on some of the
3 stuff already.
4 MR. ROSS: Okay.
5 CHAIRMAN MILLS: All right. Mr. Lewis.
6 MR. LEWIS: I don't have anything today.
7 CHAIRMAN MILLS: Forrest.
8 MR. BAUMHOVER: No.
9 MR. ROSS: Nothing else.
10 CHAIRMAN MILLS: Greg.
11 MR. CHESNEY: Motion to adjourn.
12 CHAIRMAN MILLS: That would be
13 appropriate.
14 CHAIRMAN MILLS: Is there a motion?
15 MR. CHESNEY: Yes. Motion to adjourn.
16 MR. LEWIS: Second.
17 CHAIRMAN MILLS: All in favor.
18 (All board members signify in the
19 affirmative, and the motion passes.)
20 (At 6:45 p.m., the meeting adjourns.)
21
22
23
24
25

1 REPORTER'S CERTIFICATE
2 STATE OF FLORIDA:
3 COUNTY OF HILLSBOROUGH:
4 I, Kimberly Ann Roberts, certify that I was
5 authorized to and did stenographically report the
6 foregoing proceedings and that the transcript is a
7 true and complete record of my stenographic notes.
8 I further certify that I am not a
9 relative, employee, attorney or counsel of any of
10 the parties, nor am I a relative or employee of any
11 of the parties' attorney or counsel connected with
12 the action, nor am I financially interested in the
13 action.
14 DATED May 28, 2019.
15
16
17
18
19
20 _____
21 James P. Mills
22
23
24
25

2B.

**Westchase
Community Development District**

Financial Report

April 30, 2019

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

April 30, 2019

Balance Sheet

April 30, 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)	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)
ASSETS									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Other Funds	4,070,844	329,574	27,035	36,838	30,152	810	489,301	68,143	26,962
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	18,600
TOTAL ASSETS	\$ 4,077,233	\$ 333,202	\$ 31,078	\$ 36,858	\$ 30,152	\$ 810	\$ 496,726	\$ 68,943	\$ 45,562
LIABILITIES									
Accounts Payable	\$ 66,868	\$ 541	\$ 1,521	\$ 88	\$ -	\$ -	\$ 19,196	\$ 477	\$ 8,626
Accrued Expenses	1,560	-	-	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	68,428	541	1,521	88	-	-	19,196	477	8,626

Balance Sheet

April 30, 2019

ACCOUNT DESCRIPTION	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
ASSETS								
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 228,407	\$ 228,407
Due From Other Funds	17,781	189,983	4,527	7,514	13,022	-	-	5,312,486
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	-	-	-	-	-	-	3,021,916	3,021,916
Reserve Fund	-	-	34,000	-	-	-	-	34,000
Revenue Fund	-	-	236,480	-	603,940	-	-	840,420
Deposits	-	-	-	-	-	-	-	40,905
TOTAL ASSETS	\$ 17,781	\$ 189,983	\$ 275,007	\$ 7,514	\$ 616,962	\$ 688,845	\$ 5,312,488	\$ 12,229,144
LIABILITIES								
Accounts Payable	\$ 418	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,854
Accrued Expenses	-	-	-	-	-	-	-	1,560
Due To Other Funds	-	-	-	-	-	-	5,312,486	5,312,486
TOTAL LIABILITIES	418	119	-	-	-	-	5,312,486	5,411,900

Balance Sheet

April 30, 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)	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)
FUND BALANCES									
Nonspendable:									
Deposits	6,389	3,628	4,043	20	-	-	7,425	800	18,600
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:	2,790,365	261,009	21,142	27,628	25,735	810	231,474	55,689	18,336
TOTAL FUND BALANCES	\$ 4,008,805	\$ 332,661	\$ 29,557	\$ 36,770	\$ 30,152	\$ 810	\$ 477,530	\$ 68,466	\$ 36,936
TOTAL LIABILITIES & FUND BALANCES	\$ 4,077,233	\$ 333,202	\$ 31,078	\$ 36,858	\$ 30,152	\$ 810	\$ 496,726	\$ 68,943	\$ 45,562

Balance Sheet

April 30, 2019

ACCOUNT DESCRIPTION	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	-	-	-	-	-	-	-	40,905
Restricted for:								
Debt Service	-	-	275,007	7,514	616,962	-	-	899,483
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:	9,940	159,350	-	-	-	-	2	3,601,480
TOTAL FUND BALANCES	\$ 17,363	\$ 189,864	\$ 275,007	\$ 7,514	\$ 616,962	\$ 688,845	\$ 2	\$ 6,817,244
TOTAL LIABILITIES & FUND BALANCES	\$ 17,781	\$ 189,983	\$ 275,007	\$ 7,514	\$ 616,962	\$ 688,845	\$ 5,312,488	\$ 12,229,144

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	APR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 579	\$ 3,235	\$ 3,000	107.83%
Interest - Tax Collector	162	945	-	0.00%
Special Assmnts- Tax Collector	70,881	2,658,427	2,699,509	98.48%
Special Assmnts- Discounts	(13)	(100,834)	(107,980)	93.38%
Other Miscellaneous Revenues	-	8,584	-	0.00%
Pavilion Rental	900	8,317	4,000	207.93%
TOTAL REVENUES	72,509	2,578,674	2,598,529	99.24%

EXPENDITURES**Administration**

P/R-Board of Supervisors	800	8,400	13,000	64.62%
FICA Taxes	61	643	995	64.62%
ProfServ-Engineering	1,430	15,974	36,000	44.37%
ProfServ-Legal Services	5,929	47,511	90,000	52.79%
ProfServ-Mgmt Consulting Serv	9,296	65,072	108,198	60.14%
ProfServ-Recording Secretary	1,040	6,669	11,000	60.63%
Auditing Services	-	7,500	7,592	98.79%
Postage and Freight	49	402	1,200	33.50%
Insurance - General Liability	-	35,549	39,381	90.27%
Printing and Binding	-	417	600	69.50%
Legal Advertising	816	1,330	6,500	20.46%
Misc-Assessmnt Collection Cost	1,417	51,152	53,990	94.74%
Misc-Credit Card Fees	30	328	350	93.71%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	110	550	20.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	20,868	241,232	369,631	65.26%

Flood Control/Stormwater Mgmt

Contracts-Lake and Wetland	9,083	68,833	118,000	58.33%
Contracts-Fountain	500	4,010	7,020	57.12%
R&M-Aquascaping	3,075	6,064	15,000	40.43%
R&M-Drainage	1,500	22,147	28,000	79.10%
R&M-Fountain	95	707	3,000	23.57%
Total Flood Control/Stormwater Mgmt	14,253	101,761	171,020	59.50%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	APR-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	107,612	178,145	60.41%
Payroll-Benefits	3,950	39,430	62,454	63.13%
Payroll - Overtime	1,573	11,336	17,500	64.78%
Payroll - Bonus	-	13,495	33,652	40.10%
FICA Taxes	2,013	15,204	25,954	58.58%
Contracts-Police	10,527	75,707	180,000	42.06%
Contracts-Other Services	1,630	11,410	19,560	58.33%
Contracts-Landscape	43,801	306,605	525,608	58.33%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	17,831	35,484	52,960	67.00%
Contracts-Road Cleaning	2,784	8,351	8,351	100.00%
Contracts-Security Alarms	-	481	641	75.04%
Contracts-Pest Control	48	486	576	84.38%
Contracts-Other Landscape	480	3,360	6,843	49.10%
Fuel, Gasoline and Oil	1,224	7,638	11,917	64.09%
Communication - Teleph - Field	1,431	3,767	11,600	32.47%
Utility - General	2,391	13,887	32,000	43.40%
Utility - Reclaimed Water	354	2,393	15,000	15.95%
Insurance - General Liability	-	3,403	3,770	90.27%
R&M-General	1,514	24,235	42,500	57.02%
R&M-Equipment	125	4,325	20,000	21.63%
R&M-Grounds	14,880	122,630	128,300	95.58%
R&M-Irrigation	2,849	40,406	65,000	62.16%
R&M-Sidewalks	-	950	17,000	5.59%
R&M-Signage	-	820	6,000	13.67%
R&M-Walls and Signage	7,923	14,981	32,500	46.10%
Misc-Holiday Decor	-	12,493	10,000	124.93%
Misc-Hurricane Expense	-	14,625	-	0.00%
Misc-Taxes (Streetlights)	-	35,670	34,084	104.65%
Misc-Contingency	-	-	5,000	0.00%
Office Supplies	25	277	3,500	7.91%
Cleaning Services	140	980	1,680	58.33%
Op Supplies - General	398	5,369	6,000	89.48%
Op Supplies - Uniforms	-	408	600	68.00%
Supplies - Misc.	-	141	600	23.50%
Subscriptions and Memberships	19	19	400	4.75%
Conference and Seminars	-	-	1,000	0.00%
Capital Outlay	-	7,130	-	0.00%
Total Right of Way	133,283	1,019,304	1,708,287	59.67%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	APR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	4,235	9,075	17,000	53.38%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	440	1,500	29.33%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Misc-Internet Services	613	4,290	7,391	58.04%
Impr - Park	-	16,708	319,500	5.23%
Total Common Area	4,848	30,513	349,591	8.73%
TOTAL EXPENDITURES	173,252	1,392,810	2,598,529	53.60%
Excess (deficiency) of revenues				
Over (under) expenditures	(100,743)	1,185,864	-	0.00%
Net change in fund balance	<u>\$ (100,743)</u>	<u>\$ 1,185,864</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		2,822,941	2,822,941	
FUND BALANCE, ENDING		<u>\$ 4,008,805</u>	<u>\$ 2,822,941</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	APR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 50	\$ 276	\$ 125	220.80%
Special Assmnts- Tax Collector	1,655	62,065	63,005	98.51%
Special Assmnts- Discounts	(1)	(4,346)	(4,653)	93.40%
Capital Improvement	1,400	52,523	53,319	98.51%
Gate Bar Code/Remotes	-	294	-	0.00%
TOTAL REVENUES	3,104	110,812	111,796	99.12%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	61	2,205	2,326	94.80%
Misc-Credit Card Fees	-	9	15	60.00%
Total Administration	61	2,214	2,341	94.57%
Right of Way				
Communication - Teleph - Field	240	1,785	2,831	63.05%
Electricity - Streetlighting	445	3,357	8,585	39.10%
Insurance - General Liability	-	1,511	1,674	90.26%
R&M-General	-	9,958	19,700	50.55%
R&M-Gate	96	3,540	6,340	55.84%
1st Quarter Operating Reserves	-	-	1,733	0.00%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	781	20,151	56,136	35.90%
TOTAL EXPENDITURES	842	22,365	58,477	38.25%
Excess (deficiency) of revenues Over (under) expenditures	2,262	88,447	53,319	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	53,319	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	53,319	0.00%
Net change in fund balance	\$ 2,262	\$ 88,447	\$ 53,319	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		244,214	244,214	
FUND BALANCE, ENDING		\$ 332,661	\$ 297,533	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	APR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 5	\$ 26	\$ 40	65.00%
Special Assmnts- Tax Collector	477	17,903	18,174	98.51%
Special Assmnts- Discounts	-	(679)	(727)	93.40%
TOTAL REVENUES	482	17,250	17,487	98.64%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	10	344	363	94.77%
Total Administration	10	344	363	94.77%
Right of Way				
R&M-Streetlights	1,521	10,637	17,124	62.12%
Total Right of Way	1,521	10,637	17,124	62.12%
TOTAL EXPENDITURES	1,531	10,981	17,487	62.80%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,049)	6,269	-	0.00%
Net change in fund balance	<u>\$ (1,049)</u>	<u>\$ 6,269</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		23,288	23,288	
FUND BALANCE, ENDING		<u>\$ 29,557</u>	<u>\$ 23,288</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	APR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 8	\$ 42	\$ 42	100.00%
Special Assmnts- Tax Collector	101	3,785	3,842	98.52%
Special Assmnts- Discounts	-	(144)	(154)	93.51%
Gate Bar Code/Remotes	-	98	-	0.00%
TOTAL REVENUES	109	3,781	3,730	101.37%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	2	73	77	94.81%
Misc-Credit Card Fees	-	1	5	20.00%
Total Administration	2	74	82	90.24%
Right of Way				
Communication - Teleph - Field	150	1,050	1,980	53.03%
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	25	183	500	36.60%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	175	3,497	9,209	37.97%
TOTAL EXPENDITURES	177	3,571	9,291	38.44%
Excess (deficiency) of revenues				
Over (under) expenditures	(68)	210	(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	\$ (68)	\$ 210	\$ (5,561)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		36,560	36,560	
FUND BALANCE, ENDING		\$ 36,770	\$ 30,999	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	APR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 5	\$ 27	\$ 10	270.00%
Special Assmnts- Tax Collector	183	6,852	6,956	98.50%
Special Assmnts- Discounts	-	(260)	(278)	93.53%
TOTAL REVENUES	188	6,619	6,688	98.97%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	4	132	139	94.96%
Total Administration	4	132	139	94.96%
Right of Way				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	1,549	0.00%
Total Right of Way	-	-	6,549	0.00%
TOTAL EXPENDITURES	4	132	6,688	1.97%
Excess (deficiency) of revenues				
Over (under) expenditures	184	6,487	-	0.00%
Net change in fund balance	<u>\$ 184</u>	<u>\$ 6,487</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		23,665	23,665	
FUND BALANCE, ENDING		<u>\$ 30,152</u>	<u>\$ 23,665</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	APR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 73	\$ 404	\$ 500	80.80%
Special Assmnts- Tax Collector	7,896	296,139	300,625	98.51%
Special Assmnts- Discounts	(1)	(11,233)	(12,025)	93.41%
Gate Bar Code/Remotes	70	1,023	-	0.00%
TOTAL REVENUES	8,038	286,333	289,100	99.04%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	158	5,698	6,012	94.78%
Misc-Credit Card Fees	12	36	120	30.00%
Total Administration	170	5,734	6,132	93.51%
Right of Way				
Contracts-Security Services	14,366	88,282	160,000	55.18%
Contracts-Pest Control	20	140	240	58.33%
Communication - Teleph - Field	176	1,201	3,000	40.03%
Insurance - General Liability	-	773	856	90.30%
R&M-General	2,172	37,472	21,760	172.21%
R&M-Gate	631	2,424	10,000	24.24%
R&M-Streetlights	4,293	30,064	52,000	57.82%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	21,658	160,356	291,968	54.92%
TOTAL EXPENDITURES	21,828	166,090	298,100	55.72%
Excess (deficiency) of revenues				
Over (under) expenditures	(13,790)	120,243	(9,000)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(9,000)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(9,000)	0.00%
Net change in fund balance	\$ (13,790)	\$ 120,243	\$ (9,000)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		357,287	357,287	
FUND BALANCE, ENDING		\$ 477,530	\$ 348,287	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	APR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 12	\$ 65	\$ 80	81.25%
Special Assmnts- Tax Collector	431	16,174	16,419	98.51%
Special Assmnts- Discounts	-	(613)	(657)	93.30%
Gate Bar Code/Remotes	-	98	-	0.00%
TOTAL REVENUES	443	15,724	15,842	99.26%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	9	311	328	94.82%
Misc-Credit Card Fees	-	2	10	20.00%
Total Administration	9	313	338	92.60%
<u>Right of Way</u>				
Communication - Teleph - Field	120	826	1,450	56.97%
Insurance - General Liability	-	314	348	90.23%
R&M-General	-	650	1,000	65.00%
R&M-Gate	-	405	3,800	10.66%
R&M-Streetlights	477	3,310	5,800	57.07%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	597	5,505	15,504	35.51%
TOTAL EXPENDITURES	606	5,818	15,842	36.73%
Excess (deficiency) of revenues				
Over (under) expenditures	(163)	9,906	-	0.00%
Net change in fund balance	\$ (163)	\$ 9,906	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		58,560	58,560	
FUND BALANCE, ENDING		\$ 68,466	\$ 58,560	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	APR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1	\$ 4	\$ 300	1.33%
Special Assmnts- Tax Collector	3,126	117,229	119,005	98.51%
Special Assmnts- Discounts	(1)	(4,446)	(4,760)	93.40%
TOTAL REVENUES	3,126	112,787	114,545	98.47%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	63	2,256	2,380	94.79%
Total Administration	63	2,256	2,380	94.79%
Right of Way				
R&M-Streetlights	8,635	63,573	99,900	63.64%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	8,635	63,573	112,165	56.68%
TOTAL EXPENDITURES	8,698	65,829	114,545	57.47%
Excess (deficiency) of revenues				
Over (under) expenditures	(5,572)	46,958	-	0.00%
Net change in fund balance	<u>\$ (5,572)</u>	<u>\$ 46,958</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		(10,022)	(10,022)	
FUND BALANCE, ENDING		<u>\$ 36,936</u>	<u>\$ (10,022)</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	APR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 3	\$ 16	\$ 90	17.78%
Special Assmnts- Tax Collector	204	7,661	7,777	98.51%
Special Assmnts- Discounts	-	(291)	(310)	93.87%
TOTAL REVENUES	207	7,386	7,557	97.74%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	4	147	156	94.23%
Total Administration	4	147	156	94.23%
Right of Way				
R&M-Streetlights	418	3,110	4,999	62.21%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	418	3,110	7,401	42.02%
TOTAL EXPENDITURES	422	3,257	7,557	43.10%
Excess (deficiency) of revenues				
Over (under) expenditures	(215)	4,129	-	0.00%
Net change in fund balance	<u>\$ (215)</u>	<u>\$ 4,129</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		13,234	13,234	
FUND BALANCE, ENDING		<u>\$ 17,363</u>	<u>\$ 13,234</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	APR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 34	\$ 188	\$ 150	125.33%
Special Assmnts- Tax Collector	699	26,220	26,617	98.51%
Special Assmnts- Discounts	-	(995)	(1,065)	93.43%
Gate Bar Code/Remotes	35	133	-	0.00%
TOTAL REVENUES	768	25,546	25,702	99.39%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	14	505	532	94.92%
Misc-Credit Card Fees	1	2	25	8.00%
Total Administration	15	507	557	91.02%
Right of Way				
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	-	834	5,000	16.68%
Misc-Internet Services	119	768	1,272	60.38%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	119	1,917	25,145	7.62%
TOTAL EXPENDITURES	134	2,424	25,702	9.43%
Excess (deficiency) of revenues				
Over (under) expenditures	634	23,122	-	0.00%
Net change in fund balance	\$ 634	\$ 23,122	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		166,742	166,742	
FUND BALANCE, ENDING		\$ 189,864	\$ 166,742	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	APR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 66	\$ 336	\$ -	0.00%
Special Assmnts- Tax Collector	4,620	173,275	175,900	98.51%
Special Assmnts- Discounts	(1)	(6,572)	(7,036)	93.41%
TOTAL REVENUES	4,685	167,039	168,864	98.92%
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	3,717	3,717	100.00%
Misc-Assessmnt Collection Cost	92	3,334	3,518	94.77%
Total Administration	92	7,051	8,235	85.62%
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	92	34,121	137,375	24.84%
Excess (deficiency) of revenues Over (under) expenditures	4,593	132,918	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	\$ 4,593	\$ 132,918	\$ 31,489	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		142,089	142,089	
FUND BALANCE, ENDING		\$ 275,007	\$ 173,578	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2019

ACCOUNT DESCRIPTION	APR-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 146	\$ 573	\$ -	0.00%
Special Assmnts- Tax Collector	13,291	498,466	506,017	98.51%
Special Assmnts- Discounts	(3)	(18,907)	(20,241)	93.41%
TOTAL REVENUES	13,434	480,132	485,776	98.84%
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	266	9,591	10,120	94.77%
Total Administration	266	14,362	15,657	91.73%
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	266	33,275	488,482	6.81%
Excess (deficiency) of revenues Over (under) expenditures	13,168	446,857	(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	\$ 13,168	\$ 446,857	\$ (2,706)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		170,105	170,105	
FUND BALANCE, ENDING		\$ 616,962	\$ 167,399	

**Westchase
Community Development District**

Supporting Schedules

April 30, 2019

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

					ALLOCATION BY FUND					
Date Received	Net Amount Received	Interest/ Discount Amount	Collection Costs	Gross Amount Received	001 General Fund Assessments	002 Harbor Links Fund Assessments	002 Harbor Links Fund Capital Imrov.	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
04/08/19	102,846	20	2,099	104,965	70,881	1,655	1,400	477	101	183
TOTAL	3,711,651	149,319	75,748	3,936,719	2,658,427	62,065	52,523	17,903	3,785	6,852
% COLLECTED					99%	99%	99%	99%	99%	99%
TOTAL O/S				59,636	40,272	940	796	271	57	104

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

		ALLOCATION BY FUND					
Date	102 The Greens	103 Stonebridge	104 West Park Village	105 West Park Village	106 Vineyards	254 DS 2000	257 DS 2007-3
Received	Fund	Fund	Fund	Fund	Fund	Fund	Fund
	Assessments	Assessments	Assessments	Assessments	Assessments	Assessments	Assessments
Assessmer \$	300,625	\$ 16,419	\$ 119,005	\$ 7,777	\$ 26,617	\$ 175,900	\$ 506,017
	7.52%	0.41%	2.98%	0.19%	0.67%	4.40%	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
04/08/19	7,896	431	3,126	204	699	4,620	13,291
TOTAL	296,139	16,174	117,229	7,661	26,220	173,275	498,466
% COLLECTE	99%	99%	99%	99%	99%	99%	99%
TOTAL O/	4,486	245	1,776	116	397	2,625	7,551

Cash & Investment Report
April 30, 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	228,407
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	0.31%	3,021,916
			Subtotal		5,312,487
DEBT SERVICE FUNDS					
Series 2000 Reserve Account			U.S. Bank	n/a	34,000 (1)
Series 2000 Revenue Account			U.S. Bank	n/a	236,480 (1)
Series 2007-3 Revenue Account			U.S. Bank	n/a	603,940 (1)
			Subtotal		874,420
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	\$	6,875,753

(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. 04-19
Statement Date 4/30/2019

G/L Balance (LCY)	228,407.41	Statement Balance	246,568.45
G/L Balance	228,407.41	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	246,568.45
Subtotal	228,407.41	Outstanding Checks	18,161.04
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	228,407.41	Ending Balance	228,407.41
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
4/5/2019	Payment	9324	BRIAN M. ROSS	184.70	0.00	184.70
4/19/2019	Payment	9351	USA SERVICES	6,959.40	0.00	6,959.40
4/24/2019	Payment	DD3654	Payment of Invoice 021620	204.34	0.00	204.34
4/26/2019	Payment	9354	BRIAN M. ROSS	184.70	0.00	184.70
4/26/2019	Payment	9355	AVENTURA NURSERY	406.50	0.00	406.50
4/26/2019	Payment	9356	HUGHES EXTERMINATORS INC	68.00	0.00	68.00
4/26/2019	Payment	9357	QUALITY POWER	124.98	0.00	124.98
4/26/2019	Payment	9358	TIMES PUBLISHING CO	684.00	0.00	684.00
4/26/2019	Payment	9359	TREVOR KAMM	2,395.00	0.00	2,395.00
4/30/2019	Payment	9361	A & B AQUATICS	680.00	0.00	680.00
4/30/2019	Payment	9362	BAKER COMMERCIAL LANDSCAPING	480.00	0.00	480.00
4/30/2019	Payment	9363	BCI INTEGRATED SOLUTIONS	2,220.00	0.00	2,220.00
4/30/2019	Payment	9364	GRAINGER	19.65	0.00	19.65
4/30/2019	Payment	9365	MO'ZART DESIGNS	2,081.00	0.00	2,081.00
4/30/2019	Payment	9366	RUBBER SURFACING SPECIALISTS, INC.	450.00	0.00	450.00
4/30/2019	Payment	9367	VERIZON FLORIDA LLC	703.94	0.00	703.94
4/30/2019	Payment	DD3617	Payment of Invoice 021527	120.13	0.00	120.13
Total Outstanding Checks.....				18,161.04		18,161.04



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

Page: 1

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

Account Number:
Statement Date: 4/30/19
Checks/Items Enclosed: 39

49

SUMMARY OF ALL ACCOUNTS

CHECKING 246,568.45

PUBLIC FUNDS BUS ANALYSIS	WESTCHASE COMMUNITY DEVELOPMENT DISTRICT	Acct
Beginning Balance	4/01/19	332,672.72
Deposits / Misc Credits	14	104,241.07
Withdrawals / Misc Debits	69	190,345.34
** Ending Balance	4/30/19	246,568.45 **
Service Charge		.00
Minimum Balance		246,568
Enclosures		39

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
4/03	96.35		Square Inc/190403P2
4/05	96.35		Square Inc/190405P2
4/08	102,845.90		HLLS TAX LICENS/DIST 413 WESTCHASE
4/08	68.07		Square Inc/190408P2
4/09	72.22		Square Inc/190409P2
4/11	96.35		Square Inc/190411P2
4/12	34.04		Square Inc/190412P2
4/15	72.22		Square Inc/190415P2
4/17	72.94		Square Inc/190417P2



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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

Account Number:

Statement Date:

4/30/19

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
4/19	162.44		HLLS TAX LICENS/DIST190331 WESTCHASE
4/23	193.60		Square Inc/190423P2
4/24	72.94		Square Inc/190424P2
4/29	97.25		Square Inc/190429P2
4/30	260.40		Square Inc/190430P2

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
4/01		3,205.61	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
4/01		204.34	BRIGHT HOUSE NET/CABLE TV *WESTCHASE
4/01		149.97	BRIGHT HOUSE NET/CABLE TV WESTCHASE CDD SEVILLE
4/01		119.77	BRIGHT HOUSE NET/CABLE TV *WESTCHASE
4/04		10,179.63	ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
4/04		118.51	BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD
4/05		9,388.25	ACH Batch Offset Debit WESTCHASE COMMUN/invoice WESTCHASE COMMUNITY DE



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

4/30/19

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
4/05		2,505.09	CARD ASSETS/PAYMENT ACCOUNT,BILLING
4/05		738.80	ACH Batch Offset Debit WESTCHASE COMMUN/board
4/05		154.97	WESTCHASE COMMUNITY DE BRIGHT HOUSE NET/CABLE TV
4/08		3,365.60	WESTCHASE *CDD IRS/USATAXPYMT
4/08		153.00	WESTCHASE COMMUNITY DE IRS/USATAXPYMT
4/09		175.03	WESTCHASE COMMUNITY DE BRIGHT HOUSE NET/CABLE TV
4/15		160.29	WESTCHASE CDD THE *GRE ADT SECURITY SER/ADTPAPACH
4/15		39.24	295952927 WESTCHASE CDD SAMS BRC/PAYMENT
4/17		145.51	6046002021607378 FLA DEPT REVENUE/C01
4/17		39.65	WESTCHASE COMMU TECO/PEOPLE GAS/UTILITYBIL
4/17		24.87	WESTCHASE COMMUNITY AS TECO/PEOPLE GAS/UTILITYBIL
4/17		20.04	WESTCHASE COMMUNITY AS TECO/PEOPLE GAS/UTILITYBIL
4/17		19.41	WESTCHASE COMMUNITY AS TECO/PEOPLE GAS/UTILITYBIL
4/18		9,093.36	WESTCHASE COMMUNITY AS ACH Batch Offset Debit
4/19		634.40	WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE TECO/PEOPLES GAS/UTILITYPMT
			PAYER NAME

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

4/30/19

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
4/22		3,064.10	IRS/USATAXPYMT
4/23		16,827.26	WESTCHASE COMMUNITY DE TECO/PEOPLE GAS/UTILITYBIL
4/26		554.10	WESTCHASE COMM DEV DIS ACH Batch Offset Debit
4/29		204.34	WESTCHASE COMMUN/board WESTCHASE COMMUNITY DE BRIGHT HOUSE NET/CABLE TV
4/29		122.40	WESTCHASE *CDD IRS/USATAXPYMT
4/29		119.77	WESTCHASE COMMUNITY DE BRIGHT HOUSE NET/CABLE TV
4/29		119.77	WESTCHASE CDD HARBOR * BRIGHT HOUSE NET/CABLE TV
4/30		204.34	WESTCHASE CDD HARBOR * BRIGHT HOUSE NET/CABLE TV *WESTCHASE

CHECKS

* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
4/01	9311	1,194.00	4/08	9322	75.00	4/22	9333	1,306.00
4/08	9312	480.00	4/26	9323	2,500.00	4/18	9335*	480.00
4/01	9313	177.89	4/12	9325*	11.76	4/18	9336	4,000.00
4/01	9314	150.00	4/09	9326	3,602.10	4/17	9337	11,515.08
4/03	9315	68.00	4/15	9327	10,583.33	4/16	9338	9,603.43
4/01	9316	559.26	4/22	9328	3,900.00	4/16	9339	2,525.00
4/01	9318*	250.00	4/18	9329	2,294.89	4/22	9340	873.00
4/01	9319	200.28	4/15	9330	845.28	4/18	9341	1,953.00
4/05	9320	332.46	4/17	9331	2,383.64	4/17	9342	59.00
4/05	9321	8.90	4/24	9332	889.00	4/17	9343	630.50



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
Statement Date: 4/30/19

CHECKS								
* indicates skip in check numbers								
Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
4/25	9344	1,630.00	4/17	9347	500.00	4/30	9350	43,800.67
4/18	9345	554.79	4/18	9348	14,793.33	4/30	9352*	1,031.07
4/15	9346	1,936.20	4/22	9349	304.75	4/30	9353	492.31

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
4/01	326,461.60	4/12	398,413.78	4/23	297,805.63
4/03	326,489.95	4/15	384,921.66	4/24	296,989.57
4/04	316,191.81	4/16	372,793.23	4/25	295,359.57
4/05	303,159.69	4/17	357,528.47	4/26	292,305.47
4/08	402,000.06	4/18	324,359.10	4/29	291,836.44
4/09	398,295.15	4/19	323,887.14	4/30	246,568.45
4/11	398,391.50	4/22	314,439.29		

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 4/1/19 to 4/30/19

(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	9320	04/05/19	Employee	DANIEL R. HEFFRON	PAYROLL	April 05, 2019 Payroll Posting			\$332.46
Check	9321	04/02/19	Vendor	CHOO-CHOO LAWN EQUIP INC	215800	5 QTY/ SYRINGES-140	R&M-Equipment	001-546022-53901	\$8.90
Check	9322	04/02/19	Vendor	MASAFUMI KOBAYASHI	032019	RFND 3/16/19 PARK RESERVATION	Pavilion Rental	369942	\$75.00
Check	9323	04/02/19	Vendor	PETE'S TREE	273319	TREE & STUMP REMOVAL	R&M-Grounds	001-546037-53901	\$2,500.00
Check	9324	04/05/19	Employee	BRIAN M. ROSS	PAYROLL	April 05, 2019 Payroll Posting			\$184.70
Check	9325	04/04/19	Vendor	FED EX	6-500-81512	3/11/19 POSTAGE (LED LIGHT)	Postage and Freight	001-541006-51301	\$11.76
Check	9326	04/04/19	Vendor	FLORIDA MUNICIPAL INS. TRUST	FH0754-040119	APR HLTH INSURANCE	Payroll-Benefits	001-512010-53901	\$3,602.10
Check	9327	04/09/19	Vendor	A & B AQUATICS	2020027	APR AQUATIC MAINT/POND CLNG	Contracts-Lake and Wetland	001-534021-53801	\$9,833.33
Check	9327	04/09/19	Vendor	A & B AQUATICS	2020040	APRIL MIDGE FLY TREATMENT	midge flies treatment #4	001-534021-53801	\$750.00
Check	9328	04/09/19	Vendor	ADA SITE COMPLIANCE LLC	610	COMPLIANCE SHIELD	website	001-552001-53901	\$3,900.00
Check	9329	04/09/19	Vendor	AG OUTSHINES LLC	001013	PRESSURE WASHING SDWKLS/WALLS	R&M-Walls and Signage	001-546106-53901	\$2,294.89
Check	9330	04/09/19	Vendor	FIRST CLEARING LLC	040519	6534-2106 P/D 4/5/19	Deferred Compensation-Current	235000	\$845.28
Check	9331	04/09/19	Vendor	MO'ZART DESIGNS	19-4095	10 TRANSMITTERS-STONEBRIDGE	R&M-Gate	103-546034-53901	\$333.64
Check	9331	04/09/19	Vendor	MO'ZART DESIGNS	19-4118	MONTAQUE ORNMNTL FENCE RPR	fence repair/tree	001-546001-53901	\$1,355.00
Check	9331	04/09/19	Vendor	MO'ZART DESIGNS	19-4114	HL/PEABODY RPLC EXIT GATE HNGS	R&M-Gate	002-546034-53901	\$695.00
Check	9332	04/09/19	Vendor	SOUTHERN RECREATION, INC.	9361	INSTL ANIMAL SPRING/FROG RIDER	R&M-General	001-546001-57208	\$889.00
Check	9333	04/12/19	Vendor	A SUPERIOR	6379	MONTAGUE WOMENS RSTRM W/C	clogged drains due to Wipes	001-546001-57208	\$306.00
Check	9333	04/12/19	Vendor	A SUPERIOR	6384	REBUILD 8 LAVATORY FAUCETS	R&M-General	001-546001-57208	\$1,000.00
Check	9334	04/12/19	Vendor	ADT SECURITY SERVICES INC		***Voided Voided****			\$0.00
Check	9335	04/12/19	Vendor	BAKER COMMERCIAL LANDSCAPING	TPA501059	APR LANDSCAPE/IRR/FERT/PEST	CVS Burger King Applebees	001-534135-53901	\$480.00
Check	9336	04/12/19	Vendor	C & C PAINTING CONTRACTORS,INC	7539	25 ENTRANCE SIGNS PAINTING	24 monument signs	001-546106-53901	\$4,000.00
Check	9337	04/12/19	Vendor	DAVEY TREE EXPERT CO	913439248	MARCH 2019 LAND & IRRIG MAINT	various enhancements	001-546037-53901	\$7,115.08
Check	9337	04/12/19	Vendor	DAVEY TREE EXPERT CO	913439248	MARCH 2019 LAND & IRRIG MAINT	various irrigation repair	001-546041-53901	\$4,400.00
Check	9338	04/12/19	Vendor	ERIN McCORMICK LAW PA	10310	3/4/19-4/2/19 GEN COUNSEL	ProfServ-Legal Services	001-531023-51401	\$9,603.43
Check	9339	04/12/19	Vendor	FEDERATED SECURITY	58932	RADCLIFF-INSTL NEW DVR/CAMERAS	new DVR & HD	002-546001-53901	\$2,450.00
Check	9339	04/12/19	Vendor	FEDERATED SECURITY	78932	RADCLIFF/PRGRM PHONES TO CAMER	program cellphones to cameras	002-546001-53901	\$75.00
Check	9340	04/12/19	Vendor	FLORIDA PLAYSTRUCTURES	4033	6 CARTRIDGE ELEMENTS	R&M-Aquascaping	001-546006-53801	\$873.00
Check	9341	04/12/19	Vendor	HILLSBOROUGH COUNTY	36157	MARCH 2019 SECURITY SERVICES	Contracts-Police	001-534031-53901	\$1,953.00
Check	9342	04/12/19	Vendor	MINUTEMAN PRESS	27851	1000 BUSINESS CARDS-SONNY	Op Supplies - General	001-552001-53901	\$59.00
Check	9343	04/12/19	Vendor	MO'ZART DESIGNS	19-4035	GREENS 2 BARRIER GATE ARMS	R&M-Gate	102-546034-53901	\$490.00
Check	9343	04/12/19	Vendor	MO'ZART DESIGNS	19-4131	GREENS RPLC CLUTCH KEY- 'EXIT'	R&M-Gate	102-546034-53901	\$140.50
Check	9344	04/12/19	Vendor	OLM INC	34456	3/28/19 LANDSCAPE INSPECTION	Contracts-Other Services	001-534033-53901	\$1,630.00
Check	9345	04/12/19	Vendor	SITE ONE LANDSCAPE SUPPLY	89834187-001	6 NODE 100 CONTROLLERS	R&M-Irrigation	001-546041-53901	\$566.11
Check	9345	04/12/19	Vendor	SITE ONE LANDSCAPE SUPPLY	89834187-001	6 NODE 100 CONTROLLERS	DISC OF \$11.32	001-546041-53901	(\$11.32)
Check	9346	04/12/19	Vendor	STANTEC CONSULTING SERVICES INC	1494832	GEN ENGINEERING P/E 3/22/19	ProfServ-Engineering	001-531013-51501	\$1,936.20
Check	9347	04/12/19	Vendor	TRIANGLE POOL SERVICE	7928	MARCH FNTN/SPLASH PAD MAINT	Contracts-Fountain	001-534023-53801	\$500.00
Check	9348	04/12/19	Vendor	SECURITAS SECURITY	E4327603	MARCH SECURITY-THE GREENS	Contracts-Security Services	102-534037-53901	\$14,807.73
Check	9348	04/12/19	Vendor	SECURITAS SECURITY	5030337-ADJ	PE 1/31/19 SECURITY CREDIT	Contracts-Security Services	102-534037-53901	(\$14.40)

WESTCHASE

Community Development District

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For the Period from 4/1/19 to 4/30/19

(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	9349	04/19/19	Employee	DANIEL R. HEFFRON	PAYROLL	April 19, 2019 Payroll Posting			\$304.75
Check	9350	04/19/19	Vendor	DAVEY TREE EXPERT CO	913442407	APR LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$43,800.67
Check	9351	04/19/19	Vendor	USA SERVICES	391607	OCT 2018 STREET SWEEP	Contracts-Road Cleaning	001-534080-53901	\$1,391.88
Check	9351	04/19/19	Vendor	USA SERVICES	389057	AUG 2018 STREET SWEEP	Contracts-Road Cleaning	001-534080-53901	\$1,391.88
Check	9351	04/19/19	Vendor	USA SERVICES	398293	MAR 2019 STREET SWEEP	Contracts-Road Cleaning	001-534080-53901	\$1,391.88
Check	9351	04/19/19	Vendor	USA SERVICES	397540	FEB 2019 STREET SWEEP	Contracts-Road Cleaning	001-534080-53901	\$1,391.88
Check	9351	04/19/19	Vendor	USA SERVICES	394091	DEC 2018 STREET SWEEP	Contracts-Road Cleaning	001-534080-53901	\$1,391.88
Check	9352	04/24/19	Vendor	FIRST CLEARING LLC	041919	6534-2106 P/D 4/19/19	Deferred Compensation-Current	235000	\$1,031.07
Check	9353	04/24/19	Vendor	PALMDALE OIL COMPANY, INC	1138503	04/11/19 FUEL ACCT 80180172	310 Gallon	001-540004-53901	\$916.71
Check	9353	04/24/19	Vendor	PALMDALE OIL COMPANY, INC	033119	CREDIT BALANCE	Fuel, Gasoline and Oil	001-540004-53901	(\$424.40)
Check	9354	04/26/19	Employee	BRIAN M. ROSS	PAYROLL	April 26, 2019 Payroll Posting			\$184.70
Check	9355	04/26/19	Vendor	AVENTURA NURSERY	38256	56 PLANTS- 3/23/19	R&M-Grounds	001-546037-53901	\$406.50
Check	9356	04/26/19	Vendor	HUGHES EXTERMINATORS INC	34051932	4/17/19 GREENS PEST CONTROL	Contracts-Pest Control	102-534125-53901	\$15.00
Check	9356	04/26/19	Vendor	HUGHES EXTERMINATORS INC	34051933	4/17/19 GREENS RODENT CONTROL	Contracts-Pest Control	102-534125-53901	\$5.00
Check	9356	04/26/19	Vendor	HUGHES EXTERMINATORS INC	34001207	4/17/19 OFFICE PEST CONTROL	Contracts-Pest Control	001-534125-53901	\$48.00
Check	9357	04/26/19	Vendor	QUALITY POWER	43772	POLE SAW REPAIR	R&M-Equipment	001-546022-53901	\$124.98
Check	9358	04/26/19	Vendor	TIMES PUBLISHING CO	768544	4/13/19 RFQ ENGINEERING	Legal Advertising	001-548002-51301	\$684.00
Check	9359	04/26/19	Vendor	TREVOR KAMM	WESTCH-0001	***Voided Voided****			\$0.00
Check	9361	04/30/19	Vendor	A & B AQUATICS	2020073	3 YR EPC LAKE PRMT FEE	Permit to maintain lake# 120	001-546006-53801	\$680.00
Check	9362	04/30/19	Vendor	BAKER COMMERCIAL LANDSCAPING	TPA500741	FEB LANDSCAPE/IRR/FERT/PEST	Past Due February Invoice	001-534135-53901	\$480.00
Check	9363	04/30/19	Vendor	BCI INTEGRATED SOLUTIONS	34180	Glenciff/Instl new camera	Glenciff Replacement	001-546001-57208	\$1,285.00
Check	9363	04/30/19	Vendor	BCI INTEGRATED SOLUTIONS	34171	BAYBRIDGE RPR CAMERAS	R&M-General	001-546001-57208	\$935.00
Check	9364	04/30/19	Vendor	GRAINGER	9142161208	DOUBLE COATED TAPE	R&M-General	001-546001-53901	\$19.65
Check	9365	04/30/19	Vendor	MO'ZART DESIGNS	19-4088	GREENS FENCE RPR/MODIFICATION	fence repair caused by Wetland Trees	102-546001-53901	\$2,081.00
Check	9366	04/30/19	Vendor	RUBBER SURFACING SPECIALISTS, INC.	INV-0184	BAYBRDG-EPDM Patchwork	repair Baybridge park bouncy frog	001-546001-57208	\$450.00
Check	9367	04/30/19	Vendor	VERIZON FLORIDA LLC - ACH	9826764242	***Voided Voided****			\$0.00
ACH	DD3548	04/04/19	Employee	KRISTIAN GUNDERSEN	PAYROLL	April 04, 2019 Payroll Posting			\$603.52
ACH	DD3549	04/04/19	Employee	PATRICK J. MCLANE	PAYROLL	April 04, 2019 Payroll Posting			\$475.46
ACH	DD3550	04/04/19	Employee	KRISTOPHER D. KATZER	PAYROLL	April 04, 2019 Payroll Posting			\$307.46
ACH	DD3551	04/04/19	Employee	DOUGLAS R. MAYS	PAYROLL	April 04, 2019 Payroll Posting			\$2,237.91
ACH	DD3552	04/04/19	Employee	SONJA WHYTE	PAYROLL	April 04, 2019 Payroll Posting			\$1,396.71
ACH	DD3553	04/04/19	Employee	LIVAN SOTO VIEGO	PAYROLL	April 04, 2019 Payroll Posting			\$1,628.37
ACH	DD3554	04/04/19	Employee	DANIEL P. HAWKINS	PAYROLL	April 04, 2019 Payroll Posting			\$458.89
ACH	DD3555	04/04/19	Employee	DANIEL R. WOOLLEY	PAYROLL	April 04, 2019 Payroll Posting			\$142.85
ACH	DD3556	04/04/19	Employee	CRISTIAN A. GUABA	PAYROLL	April 04, 2019 Payroll Posting			\$882.31
ACH	DD3557	04/04/19	Employee	JOSHUA M. MCCARTHY	PAYROLL	April 04, 2019 Payroll Posting			\$166.23
ACH	DD3558	04/04/19	Employee	ROBERT M. DEMAR	PAYROLL	April 04, 2019 Payroll Posting			\$327.23
ACH	DD3559	04/04/19	Employee	CHAD E. FRISCO	PAYROLL	April 04, 2019 Payroll Posting			\$498.69
ACH	DD3560	04/04/19	Employee	KATHERINE A. LAMB	PAYROLL	April 04, 2019 Payroll Posting			\$166.23
ACH	DD3561	04/04/19	Employee	RYAN I. BRONSON	PAYROLL	April 04, 2019 Payroll Posting			\$555.31
ACH	DD3562	04/04/19	Employee	JASON C. BECKMAN	PAYROLL	April 04, 2019 Payroll Posting			\$332.46

WESTCHASE Community Development District

Payment Register by Bank Account

For the Period from 4/1/19 to 4/30/19

(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	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	1.land1.com	001-551002-53901	\$9.99
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	2.autozone-oil & filter	001-540004-53901	\$67.97
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	3.raynor shine debris removal	001-546037-53901	\$1,025.00
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	4.racetrac-F250 gas	001-540004-53901	\$50.00
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	5.foxs feed depot-gate	001-546001-57208	\$159.99
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	6.racetrac-tools gas	001-540004-53901	\$13.00
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	7.racetracF250 gas	001-540004-53901	\$43.15
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	8.batteries plus-backup battery	001-551002-51301	\$109.99
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	9.racetracF250 gas	001-540004-53901	\$58.25
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	10.racetracTools gas	001-540004-53901	\$13.00
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	11.racetracF250 gas	001-540004-53901	\$67.67
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	12.doorking-peabody server	002-546034-53901	\$37.95
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	13.doorking-Radcliff server	002-546034-53901	\$47.95
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	14.felix sod-pallet of sod	001-546037-57208	\$220.00
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	15.racetracF250 gas	001-540004-53901	\$68.25
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	16.citgo-Tractor gas	001-540004-53901	\$42.93
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	17.affordable septic-pump tank	001-546001-53901	\$250.00
ACH	DD3564	04/04/19	Vendor	CARD SERVICES CENTER - ACH	031019-0566 ACH	2/8/19-3/10/19 MC PURCHASES	18.felix sod	001-546037-57208	\$220.00
ACH	DD3565	04/05/19	Employee	GREGORY L. CHESNEY	PAYROLL	April 05, 2019 Payroll Posting			\$184.70
ACH	DD3566	04/05/19	Employee	JAMES P. MILLS	PAYROLL	April 05, 2019 Payroll Posting			\$184.70
ACH	DD3567	04/05/19	Employee	MATTHEW W. LEWIS	PAYROLL	April 05, 2019 Payroll Posting			\$184.70
ACH	DD3568	04/05/19	Employee	FORREST D. BAUMHOVER	PAYROLL	April 05, 2019 Payroll Posting			\$184.70
ACH	DD3569	04/05/19	Vendor	INFRAMARK, LLC - ACH	39525 ACH	MARCH 2019 MANAGEMENT FEES	Postage and Freight	001-541006-51301	\$30.50
ACH	DD3569	04/05/19	Vendor	INFRAMARK, LLC - ACH	39525 ACH	MARCH 2019 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$9,296.00
ACH	DD3569	04/05/19	Vendor	INFRAMARK, LLC - ACH	39525 ACH	MARCH 2019 MANAGEMENT FEES	Printing and Binding	001-547001-51301	\$61.75
ACH	DD3572	04/12/19	Vendor	ADT SECURITY SERVICES INC	031319-52927	QTRTRY MONITORING 3/1-5/31/19	Contracts-Security Alarms	001-534090-53901	\$160.29
ACH	DD3573	04/18/19	Employee	KRISTIAN GUNDERSEN	PAYROLL	April 18, 2019 Payroll Posting			\$311.08
ACH	DD3574	04/18/19	Employee	PATRICK J. MCLANE	PAYROLL	April 18, 2019 Payroll Posting			\$598.79
ACH	DD3575	04/18/19	Employee	KRISTOPHER D. KATZER	PAYROLL	April 18, 2019 Payroll Posting			\$141.23
ACH	DD3576	04/18/19	Employee	DOUGLAS R. MAYS	PAYROLL	April 18, 2019 Payroll Posting			\$2,159.91
ACH	DD3577	04/18/19	Employee	SONJA WHYTE	PAYROLL	April 18, 2019 Payroll Posting			\$1,367.38
ACH	DD3578	04/18/19	Employee	LIVAN SOTO VIEGO	PAYROLL	April 18, 2019 Payroll Posting			\$1,296.88
ACH	DD3579	04/18/19	Employee	DANIEL P. HAWKINS	PAYROLL	April 18, 2019 Payroll Posting			\$385.19
ACH	DD3580	04/18/19	Employee	DANIEL R. WOOLLEY	PAYROLL	April 18, 2019 Payroll Posting			\$438.89
ACH	DD3581	04/18/19	Employee	CRISTIAN A. GUABA	PAYROLL	April 18, 2019 Payroll Posting			\$1,139.59
ACH	DD3582	04/18/19	Employee	JOSHUA M. MCCARTHY	PAYROLL	April 18, 2019 Payroll Posting			\$110.82
ACH	DD3583	04/18/19	Employee	ROBERT M. DEMAR	PAYROLL	April 18, 2019 Payroll Posting			\$166.23
ACH	DD3584	04/18/19	Employee	CHAD E. FRISCO	PAYROLL	April 18, 2019 Payroll Posting			\$166.23
ACH	DD3585	04/18/19	Employee	RICKY E. BROCK, JR	PAYROLL	April 18, 2019 Payroll Posting			\$229.34
ACH	DD3586	04/18/19	Employee	KATHERINE A. LAMB	PAYROLL	April 18, 2019 Payroll Posting			\$166.23
ACH	DD3587	04/18/19	Employee	RYAN I. BRONSON	PAYROLL	April 18, 2019 Payroll Posting			\$83.11

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 4/1/19 to 4/30/19

(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	DD3588	04/18/19	Employee	JASON C. BECKMAN	PAYROLL	April 18, 2019 Payroll Posting			\$332.46
ACH	DD3589	04/26/19	Employee	GREGORY L. CHESNEY	PAYROLL	April 26, 2019 Payroll Posting			\$184.70
ACH	DD3590	04/26/19	Employee	JAMES P. MILLS	PAYROLL	April 26, 2019 Payroll Posting			\$184.70
ACH	DD3591	04/26/19	Employee	MATTHEW W. LEWIS	PAYROLL	April 26, 2019 Payroll Posting			\$184.70
ACH	DD3592	04/01/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	072027101031219 ACH	3/17-4/16/19 VINEYARD GH	Misc-Internet Services	106-549031-53901	\$118.51
ACH	DD3593	04/06/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	065055401031719 ACH	3/22-4/21/19 GREENS GATE	Communication - Teleph - Field	102-541005-53901	\$175.03
ACH	DD3594	04/02/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	045714001031319 ACH	3/18-4/17/19 OFFICE INTERNET	Communication - Teleph - Field	001-541005-53901	\$154.97
ACH	DD3595	04/16/19	Vendor	TAMPA ELECTRIC - ACH	032619-ACH	TECO 2/21-3/22/19 ACH 4.16.19	Utility - General	001-543001-53901	\$103.97
ACH	DD3596	04/18/19	Vendor	TAMPA ELECTRIC - ACH	74746-041819	CONVINIENCE FEE	R&M-Streetlights	104-546095-53901	\$8.95
ACH	DD3611	04/18/19	Vendor	TAMPA ELECTRIC - ACH	040419-0710 ACH	TECO 2/20-3/20/19 ACH 4.18.19	Utility - General	001-543001-53901	\$1,172.76
ACH	DD3611	04/18/19	Vendor	TAMPA ELECTRIC - ACH	040419-0710 ACH	TECO 2/20-3/20/19 ACH 4.18.19	Electricity - Streetlighting	002-543013-53901	\$464.42
ACH	DD3611	04/18/19	Vendor	TAMPA ELECTRIC - ACH	040419-0710 ACH	TECO 2/20-3/20/19 ACH 4.18.19	R&M-Streetlights	004-546095-53901	\$25.77
ACH	DD3611	04/18/19	Vendor	TAMPA ELECTRIC - ACH	040419-0710 ACH	TECO 2/20-3/20/19 ACH 4.18.19	R&M-Streetlights	003-546095-53901	\$1,514.19
ACH	DD3611	04/18/19	Vendor	TAMPA ELECTRIC - ACH	040419-0710 ACH	TECO 2/20-3/20/19 ACH 4.18.19	R&M-Streetlights	102-546095-53901	\$4,256.66
ACH	DD3611	04/18/19	Vendor	TAMPA ELECTRIC - ACH	040419-0710 ACH	TECO 2/20-3/20/19 ACH 4.18.19	R&M-Streetlights	103-546095-53901	\$467.31
ACH	DD3611	04/18/19	Vendor	TAMPA ELECTRIC - ACH	040419-0710 ACH	TECO 2/20-3/20/19 ACH 4.18.19	R&M-Streetlights	104-546095-53901	\$8,511.82
ACH	DD3611	04/18/19	Vendor	TAMPA ELECTRIC - ACH	040419-0710 ACH	TECO 2/20-3/20/19 ACH 4.18.19	R&M-Streetlights	105-546095-53901	\$416.35
ACH	DD3611	04/18/19	Vendor	TAMPA ELECTRIC - ACH	040419-0710 ACH	TECO 2/20-3/20/19 ACH 4.18.19	SECUIRTY DEPOSIT	001-543001-53901	(\$2.02)
ACH	DD3612	04/18/19	Vendor	TAMPA ELECTRIC - ACH	032619-4746	7/7/17-03/06/19 8810 LINEBAUGH	Meter on Linebaugh corner of Sheldon southside	001-543001-53901	\$625.45
ACH	DD3613	04/24/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	045720701040819 ACH	4/7/19-5/6/19 PEABODY GH	Communication - Teleph - Field	002-541005-53901	\$119.77
ACH	DD3614	04/24/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	045720801040819 ACH	4/7/19-5/6/19 RADCLIFF GH	Communication - Teleph - Field	002-541005-53901	\$119.77
ACH	DD3615	04/27/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	070300001041119 ACH	4/10-5/9/19 GLENCLIFF INTERNET	Misc-Internet Services	001-549031-57208	\$204.34
ACH	DD3617	04/30/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	064930101041419 ACH	04/13-05/12/19 STONEBRIDGE GH	Communication - Teleph - Field	103-541005-53901	\$120.13
ACH	DD3641	04/29/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	070300101041319 ACH	4/12-5/11/19 WPV INTERNET	Misc-Internet Services	001-549031-57208	\$204.34
ACH	DD3653	04/15/19	Vendor	SAM'S CLUB - ACH	032519-7378 ACH	SAMS:3.13.19 Cleaning Supplies	R&M-General	001-546001-57208	\$39.24
ACH	DD3654	04/24/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	0702377010740819 ACH	4/6/19-5/7/19 BAYBRIDGE INTERNET	Misc-Internet Services	001-549031-57208	\$204.34
Account Total									\$191,603.01

Total Amount Paid	\$191,603.01
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Sixth Order of Business

6A.

RESOLUTION 2019-3

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR
2019/2020 AND SETTING A PUBLIC HEARING THEREON
PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2019/2020; a copy of which is attached hereto, and

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

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

1. The budget proposed by the District Manager for Fiscal Year 2019/2020 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: August 6, 2019

Hour: 4:00 p.m.

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

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

Adopted this 4th day of June, 2019.

James P. Mills
Chairman

Andrew P. Mendenhall, PMP
Secretary

WESTCHASE
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2020

Version 3 - Proposed Budget
(Updated on 5/24/19)

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 APR-2019	MAY- SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 2,566	\$ 15,309	\$ 3,000	\$ 3,235	\$ 4,529	\$ 7,764	\$ 3,000
Interest - Tax Collector	398	626	-	945	-	945	-
Special Assmnts- Tax Collector	2,741,385	2,701,118	2,699,509	2,658,427	41,082	2,699,509	2,697,128
Special Assmnts- Delinquents	497	-	-	-	-	-	-
Special Assmnts- Discounts	(96,974)	(96,457)	(107,980)	(100,834)	-	(100,834)	(107,885)
Other Miscellaneous Revenues	13,024	4,832	-	8,584	-	8,584	-
Pavilion Rental	10,177	12,380	4,000	8,317	-	8,317	4,000
TOTAL REVENUES	2,671,073	2,637,808	2,598,529	2,578,674	45,611	2,624,285	2,596,243
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	10,800	16,800	13,000	8,400	5,000	13,400	19,000
FICA Taxes	826	1,285	995	643	383	1,026	1,454
ProfServ-Engineering	23,346	33,301	36,000	15,974	15,570	31,544	36,000
ProfServ-Legal Services	70,668	108,085	90,000	47,511	42,489	90,000	90,000
ProfServ-Mgmt Consulting Serv	104,843	108,093	108,198	65,072	46,480	111,552	113,349
ProfServ-Recording Secretary	11,018	10,480	11,000	6,669	4,331	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	402	798	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	1,330	3,334	4,664	6,500
Misc-Assessmnt Collection Cost	36,178	33,730	53,990	51,152	822	51,974	50,589
Misc-Credit Card Fees	156	523	350	328	234	562	350
Misc-Contingency	3,006	-	100	-	-	-	100
Office Supplies	304	70	550	110	79	189	550
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	311,910	363,074	369,631	241,232	119,779	361,011	377,563
Flood Control/Stormwater Mgmt							
Contracts-Lake and Wetland	100,000	106,000	118,000	68,833	49,167	118,000	118,000
Contracts-Fountain	4,020	7,520	7,020	4,010	3,010	7,020	7,020
R&M-Aquascaping	35,141	8,650	15,000	6,064	8,936	15,000	15,000
R&M-Drainage	22,372	9,600	28,000	22,147	5,853	28,000	28,000
R&M-Fountain	2,330	2,284	3,000	707	2,293	3,000	3,000
R&M-Lake Erosion	42,776	-	-	-	-	-	-
Total Flood Control/Stormwater Mgmt	206,639	134,054	171,020	101,761	69,259	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	MAY-	PROJECTED	BUDGET
	FY 2017	FY 2018	FY 2019	APR-2019	SEP-2019	FY 2019	FY 2020
Right of Way							
Payroll-Salaries	193,487	188,282	178,145	107,612	81,194	188,806	198,246
Payroll-Benefits	61,030	60,185	62,454	39,430	23,024	62,454	62,454
Payroll - Overtime	19,569	19,265	17,500	11,336	6,164	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	15,204	6,683	21,887	28,221
Contracts-Police	136,075	145,227	180,000	75,707	54,076	129,783	180,000
Contracts-Other Services	19,320	19,560	19,560	11,410	8,150	19,560	19,560
Contracts-Landscape	528,509	532,358	525,608	306,605	219,003	525,608	525,608
Contracts-Mulch	147,592	147,592	147,592	73,796	73,796	147,592	147,592
Contracts-Plant Replacement	35,306	52,959	52,960	35,484	17,653	53,137	52,959
Contracts-Road Cleaning	6,959	6,959	8,351	8,351	2,784	11,135	11,135
Contracts-Security Alarms	641	481	641	481	160	641	641
Contracts-Pest Control	576	556	576	486	240	726	540
Contracts-Other Landscape	-	5,760	6,843	3,360	2,400	5,760	5,760
Fuel, Gasoline and Oil	9,714	12,085	11,917	7,638	5,456	13,094	13,000
Communication - Teleph - Field	8,739	4,984	11,600	3,767	7,833	11,600	11,600
Utility - General	22,409	24,142	32,000	13,887	9,919	23,806	23,275
Utility - Reclaimed Water	9,868	8,887	15,000	2,393	6,494	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	24,235	18,265	42,500	42,500
R&M-Equipment	5,676	5,984	20,000	4,325	15,675	20,000	20,000
R&M-Grounds	134,962	133,193	128,300	122,630	87,593	210,223	110,200
R&M-Irrigation	69,189	92,797	65,000	40,406	28,861	69,267	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	14,981	10,701	25,682	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	277	3,223	3,500	3,500
Cleaning Services	854	2,240	1,680	980	-	980	1,680
Op Supplies - General	1,803	2,689	6,000	5,369	3,835	9,204	6,000
Op Supplies - Uniforms	236	1,030	600	408	291	699	600
Supplies - Misc.	-	272	600	141	459	600	600
Subscriptions and Memberships	150	249	400	19	381	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	1,019,304	721,544	1,740,848	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 APR-2019	PROJECTED MAY- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
Common Area							
R&M-General	2,356	22,478	17,000	9,075	6,482	15,557	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	4,290	3,080	7,370	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	30,513	14,822	45,335	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	1,392,810	925,403	2,318,213	2,596,243
Excess (deficiency) of revenues							
Over (under) expenditures	56,653	334,453	-	1,185,864	(879,792)	306,072	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	-	1,185,864	(879,792)	306,072	0
FUND BALANCE, BEGINNING	2,416,901	2,482,614	2,822,941	2,822,941	-	2,822,941	3,129,013
FUND BALANCE, ENDING	\$ 2,482,614	\$ 2,822,941	\$ 2,822,941	\$ 4,008,805	\$ (879,792)	\$ 3,129,013	\$ 3,129,013

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 3,129,013
Net Change in Fund Balance - Fiscal Year 2020	0
Reserves - Fiscal Year 2020 Additions	-
Total Funds Available (Estimated) - 9/30/20	3,129,013

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	<u>1,217,481</u>
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Total Unassigned (undesignated) Cash	<u>\$ 1,911,532</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, \$5.50 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.

WESTCHASE

Community Development District

General Fund - 001

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 APR-2019	PROJECTED MAY- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 1,411	\$ 1,045	\$ 125	\$ 276	\$ 197	\$ 473	\$ 125
Special Assmnts- Tax Collector	66,436	66,483	63,005	62,065	940	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	52,523	796	53,319	-
Gate Bar Code/Remotes	258	533	-	294	-	294	-
TOTAL REVENUES	117,196	117,102	111,796	110,812	1,933	112,745	55,561
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,562	1,557	2,326	2,205	35	2,240	1,155
Misc-Credit Card Fees	10	13	15	9	6	15	15
Total Administrative	1,572	1,570	2,341	2,214	41	2,255	1,170
<i>Right of Way</i>							
Communication - Teleph - Field	2,608	2,815	2,831	1,785	1,180	2,965	2,831
Electricity - Streetlighting	5,752	6,048	8,585	3,357	2,398	5,755	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	7,113	17,071	19,700
R&M-Gate	27,099	12,452	6,340	3,540	2,800	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	20,151	13,490	33,641	54,391
TOTAL EXPENDITURES	38,934	42,205	58,477	22,365	13,531	35,896	55,561
Excess (deficiency) of revenues							
Over (under) expenditures	78,262	74,897	53,319	88,447	(11,598)	76,849	-
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	88,447	(11,598)	76,849	-
FUND BALANCE, BEGINNING	91,055	169,317	244,214	244,214	-	244,214	321,063
FUND BALANCE, ENDING	\$ 169,317	\$ 244,214	\$ 297,533	\$ 332,661	\$ (11,598)	\$ 321,063	\$ 321,063

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 321,063
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	15,273
Total Funds Available (Estimated) - 9/30/20	336,336

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

Deposits	3,628
Subtotal	<u>3,628</u>

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	<u>100,302</u>

Total Allocation of Available Funds	103,930
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Total Unassigned (undesignated) Cash	\$ 232,405
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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 APR-2019	PROJECTED MAY- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 1,719	\$ 233	\$ 40	\$ 26	19	\$ 45	\$ 40
Special Assmnts- Tax Collector	18,183	18,174	18,174	17,903	271	18,174	18,174
Special Assmnts- Discounts	(643)	(649)	(727)	(679)	-	(679)	(727)
TOTAL REVENUES	19,259	17,758	17,487	17,250	290	17,540	17,487
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	240	236	363	344	5	349	363
Total Administrative	240	236	363	344	5	349	363
<i>Right of Way</i>							
R&M-Streetlights	17,873	18,283	17,124	10,637	7,598	\$ 18,235	17,124
Total Right of Way	17,873	18,283	17,124	10,637	7,598	18,235	17,124
TOTAL EXPENDITURES	18,113	18,519	17,487	10,981	7,603	18,584	17,487
Excess (deficiency) of revenues							
Over (under) expenditures	1,146	(761)	-	6,269	(7,314)	(1,045)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	1,146	(761)	-	6,269	(7,314)	(1,045)	-
FUND BALANCE, BEGINNING	22,903	24,049	23,288	23,288	-	23,288	22,243
FUND BALANCE, ENDING	\$ 24,049	\$ 23,288	\$ 23,288	\$ 29,557	\$ (7,314)	\$ 22,243	\$ 22,243

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 22,243
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	-
Total Funds Available (Estimated) - 9/30/20	22,243

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	\$ 13,828
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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 APR-2019	PROJECTED MAY- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 104	\$ 208	\$ 42	\$ 42	\$ 30	\$ 72	\$ 42
Special Assmnts- Tax Collector	13,940	9,166	3,842	3,785	57	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	3,781	87	3,868	3,731
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	184	119	77	73	1	74	77
Misc-Credit Card Fees	1	1	5	1	4	5	5
Total Administrative	185	120	82	74	5	79	82
<i>Right of Way</i>							
Communication - Teleph - Field	1,589	1,958	1,980	1,050	750	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	183	317	500	500
Reserve - Roadways	-	-	1,843	-	-	-	1,843
Total Right of Way	7,377	6,566	9,209	3,497	4,326	7,823	9,886
TOTAL EXPENDITURES	7,562	6,686	9,291	3,571	4,331	7,902	9,968
Excess (deficiency) of revenues Over (under) expenditures	6,022	2,426	(5,561)	210	(4,244)	(4,034)	(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)	210	(4,244)	(4,034)	(6,237)
FUND BALANCE, BEGINNING	28,112	34,134	36,560	36,560	-	36,560	32,526
FUND BALANCE, ENDING	\$ 34,134	\$ 36,560	\$ 30,999	\$ 36,770	\$ (4,244)	\$ 32,526	\$ 26,289

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 32,526
Net Change in Fund Balance - Fiscal Year 2020	(6,237)
Reserves - Fiscal Year 2020 Additions	1,843
Total Funds Available (Estimated) - 9/30/20	28,131

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	\$ 15,023
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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 APR-2019	PROJECTED MAY- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 48	\$ 75	\$ 10	\$ 27	\$ 19	\$ 46	\$ 10
Special Assmnts- Tax Collector	6,960	6,956	6,956	6,852	104	6,956	6,956
Special Assmnts- Discounts	(246)	(248)	(278)	(260)	-	(260)	(278)
TOTAL REVENUES	6,762	6,783	6,688	6,619	123	6,742	6,688
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	92	90	139	132	2	134	139
Total Administrative	92	90	139	132	2	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	132	5,002	5,134	6,688
Excess (deficiency) of revenues Over (under) expenditures	6,670	6,693	-	6,487	(4,879)	1,608	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	6,670	6,693	-	6,487	(4,879)	1,608	-
FUND BALANCE, BEGINNING	10,302	16,972	23,665	23,665	-	23,665	25,273
FUND BALANCE, ENDING	\$ 16,972	\$ 23,665	\$ 23,665	\$ 30,152	\$ (4,879)	\$ 25,273	\$ 25,273

Exhibit "E"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 25,273
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	1,549
Total Funds Available (Estimated) - 9/30/20	26,822

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>\$ 19,307</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 APR-2019	PROJECTED MAY- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 537	\$ 2,334	\$ 500	\$ 404	\$ 289	\$ 693	\$ 500
Special Assmnts- Tax Collector	307,543	300,624	300,625	296,139	4,486	300,625	300,625
Special Assmnts- Discounts	(10,877)	(10,735)	(12,025)	(11,233)	-	(11,233)	(12,025)
Gate Bar Code/Remotes	3,224	2,527	-	1,023	-	1,023	-
TOTAL REVENUES	300,427	294,750	289,100	286,333	4,775	291,108	289,100
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	4,058	3,906	6,012	5,698	90	5,788	6,012
Misc-Credit Card Fees	92	70	120	36	26	62	120
Total Administrative	4,150	3,976	6,132	5,734	115	5,849	6,132
<i>Right of Way</i>							
Contracts-Security Services	157,274	164,216	160,000	88,282	63,059	151,341	160,000
Contracts-Pest Control	280	200	240	140	100	240	240
Communication - Teleph - Field	2,208	1,986	3,000	1,201	858	2,059	3,000
Insurance - General Liability	777	777	856	773	-	773	855
R&M-General	42,153	49,747	21,760	37,472	8,478	45,950	21,760
R&M-Gate	20,017	8,737	10,000	2,424	6,313	8,737	10,000
R&M-Streetlights	50,928	52,107	52,000	30,064	21,474	51,538	52,000
Reserve - Roadways	-	-	44,112	-	-	-	44,112
Total Right of Way	273,637	277,770	291,968	160,356	100,282	260,638	291,967
TOTAL EXPENDITURES	277,787	281,746	298,100	166,090	100,397	266,487	298,100
Excess (deficiency) of revenues Over (under) expenditures	22,640	13,004	(9,000)	120,243	(95,623)	24,620	(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)	120,243	(95,623)	24,620	(9,000)
FUND BALANCE, BEGINNING	321,643	344,283	357,287	357,287	-	357,287	381,907
FUND BALANCE, ENDING	\$ 344,283	\$ 357,287	\$ 348,287	\$ 477,530	\$ (95,623)	\$ 381,907	\$ 372,907

Exhibit "F"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 381,907
Net Change in Fund Balance - Fiscal Year 2020	(9,000)
Reserves - Fiscal Year 2020 Additions	44,112
Total Funds Available (Estimated) - 9/30/20	417,020

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	\$ 80,489
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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 APR-2019	PROJECTED MAY- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 1,604	\$ 348	\$ 80	\$ 65	\$ 46	\$ 111	\$ 80
Special Assmnts- Tax Collector	22,851	16,463	16,419	16,174	245	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	15,724	291	15,917	15,840
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	306	214	328	311	5	316	328
Misc-Credit Card Fees	2	6	10	2	1	3	10
Total Administrative	308	220	338	313	6	319	338
<i>Right of Way</i>							
Communication - Teleph - Field	1,285	1,406	1,450	826	590	1,416	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	289	694	3,800
R&M-Streetlights	5,688	5,777	5,800	3,310	2,364	5,674	5,800
Reserve - Roadways	-	-	3,106	-	-	-	3,106
Total Right of Way	8,282	11,539	15,504	5,505	3,594	9,099	15,502
TOTAL EXPENDITURES	8,590	11,759	15,842	5,818	3,600	9,418	15,840
Excess (deficiency) of revenues							
Over (under) expenditures	15,536	4,693	-	9,906	(3,308)	6,500	-
Net change in fund balance	15,536	4,693	-	9,906	(3,308)	6,500	-
FUND BALANCE, BEGINNING	38,331	53,867	58,560	58,560	-	58,560	65,060
FUND BALANCE, ENDING	\$ 53,867	\$ 58,560	\$ 58,560	\$ 68,466	\$ (3,308)	\$ 65,060	\$ 65,060

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 65,060
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	3,106
Total Funds Available (Estimated) - 9/30/20	68,166

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	\$ 49,187
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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 APR-2019	PROJECTED MAY- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 350	\$ 1,131	\$ 300	\$ 4	\$ 3	\$ 7	\$ 300
Special Assmnts- Tax Collector	114,060	119,005	119,005	117,229	1,776	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	112,787	1,779	114,566	168,162
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,505	1,546	2,380	2,256	36	2,292	3,497
Total Administrative	1,505	1,546	2,380	2,256	36	2,292	3,497
<i>Right of Way</i>							
R&M-Streetlights	98,644	103,489	99,900	63,573	45,409	108,982	110,000
Capital Outlay	-	130,679	-	-	-	-	-
Reserve - Roadways	-	2,499	12,265	-	-	-	12,265
Total Right of Way	98,644	236,667	112,165	63,573	45,409	108,982	122,265
TOTAL EXPENDITURES	100,149	238,213	114,545	65,829	45,445	111,274	125,762
Excess (deficiency) of revenues Over (under) expenditures	10,227	(122,327)	-	46,958	(43,666)	3,292	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)	-	46,958	(43,666)	3,292	42,400
FUND BALANCE, BEGINNING	102,078	112,305	(10,022)	(10,022)	-	(10,022)	(6,730)
FUND BALANCE, ENDING	\$ 112,305	\$ (10,022)	\$ (10,022)	\$ 36,936	\$ (43,666)	\$ (6,730)	\$ 35,670

Exhibit "H"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ (6,730)
Net Change in Fund Balance - Fiscal Year 2020	42,400
Reserves - Fiscal Year 2020 Additions	12,265
Total Funds Available (Estimated) - 9/30/20	47,935

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	\$ 961
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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 APR-2019	PROJECTED MAY- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 437	\$ 128	\$ 90	\$ 16	\$ 11	\$ 27	\$ 90
Special Assmnts- Tax Collector	7,850	7,847	7,777	7,661	116	7,777	7,958
Special Assmnts- Discounts	(277)	(280)	(310)	(291)	-	(291)	(318)
TOTAL REVENUES	8,010	7,695	7,557	7,386	127	7,513	7,730
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	103	102	156	147	2	149	159
Total Administrative	103	102	156	147	2	149	159
<i>Right of Way</i>							
R&M-Streetlights	4,889	5,028	4,999	3,110	2,221	5,331	4,999
Capital Outlay	-	6,878	-	-	-	-	-
Reserve - Roadways	-	-	2,402	-	-	-	2,571
Total Right of Way	4,889	11,906	7,401	3,110	2,221	5,331	7,570
TOTAL EXPENDITURES	4,992	12,008	7,557	3,257	2,224	5,481	7,730
Excess (deficiency) of revenues							
Over (under) expenditures	3,018	(4,313)	-	4,129	(2,096)	2,033	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	3,018	(4,313)	-	4,129	(2,096)	2,033	-
FUND BALANCE, BEGINNING	14,529	17,547	13,234	13,234	-	13,234	15,267
FUND BALANCE, ENDING	\$ 17,547	\$ 13,234	\$ 13,234	\$ 17,363	\$ (2,096)	\$ 15,267	\$ 15,267

Exhibit "I"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 15,267
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	2,571
Total Funds Available (Estimated) - 9/30/20	17,838

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>\$ 5,441</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 APR-2019	PROJECTED MAY- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 433	\$ 883	\$ 150	\$ 188	\$ 134	\$ 322	\$ 150
Special Assmnts- Tax Collector	37,285	26,617	26,617	26,220	397	26,617	26,617
Special Assmnts- Discounts	(1,319)	(951)	(1,065)	(995)	-	(995)	(1,065)
Gate Bar Code/Remotes	267	459	-	133	-	133	-
TOTAL REVENUES	36,666	27,008	25,702	25,546	531	26,077	25,702
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	492	346	532	505	8	513	532
Misc-Credit Card Fees	6	12	25	2	1	3	25
Total Administrative	498	358	557	507	9	516	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	768	549	1,317	1,272
Reserve - Roadways	-	-	9,973	-	-	-	9,973
Total Right of Way	36,470	5,414	25,145	1,917	12,116	14,033	25,145
TOTAL EXPENDITURES	36,968	5,772	25,702	2,424	12,125	14,549	25,702
Excess (deficiency) of revenues Over (under) expenditures	(302)	21,236	-	23,122	(11,594)	11,528	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(302)	21,236	-	23,122	(11,594)	11,528	-
FUND BALANCE, BEGINNING	145,808	145,506	166,742	166,742	-	166,742	178,270
FUND BALANCE, ENDING	\$ 145,506	\$ 166,742	\$ 166,742	\$ 189,864	\$ (11,594)	\$ 178,270	\$ 178,270

Exhibit "J"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 178,270
Net Change in Fund Balance - Fiscal Year 2020	-
Reserves - Fiscal Year 2020 Additions	9,973
Total Funds Available (Estimated) - 9/30/20	188,243

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>\$ 137,783</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 APR-2019	PROJECTED MAY- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 269	\$ 381	\$ -	\$ 336	\$ -	\$ 336	\$ -
Special Assmnts- Tax Collector	175,986	175,899	175,900	173,275	2,625	175,900	175,900
Special Assmnts- Discounts	(6,224)	(6,281)	(7,036)	(6,572)	-	(6,572)	(7,036)
TOTAL REVENUES	170,031	169,999	168,864	167,039	2,625	169,664	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	3,334	53	3,387	3,518
Total Administrative	7,039	7,002	8,235	7,051	1,053	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	34,121	112,590	146,711	134,210
Excess (deficiency) of revenues Over (under) expenditures	11,457	(5,196)	31,489	132,918	(109,965)	22,953	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	132,918	(109,965)	22,953	34,654
FUND BALANCE, BEGINNING	135,828	147,285	142,089	142,089	-	142,089	165,042
FUND BALANCE, ENDING	\$ 147,285	\$ 142,089	\$ 173,578	\$ 275,007	\$ (109,965)	\$ 165,042	\$ 199,696

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 APR-2019	PROJECTED MAY- SEP-2019	TOTAL PROJECTED FY 2019	ANNUAL BUDGET FY 2020
REVENUES							
Interest - Investments	\$ 366	\$ 557	\$ -	\$ 573	\$ -	\$ 573	\$ -
Special Assmnts- Tax Collector	506,267	506,017	506,017	498,466	7,551	506,017	337,000
Special Assmnts- Discounts	(17,905)	(18,070)	(20,241)	(18,907)	-	(18,907)	(13,480)
TOTAL REVENUES	488,728	488,504	485,776	480,132	7,551	487,683	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	9,591	151	9,742	6,740
Total Administrative	11,550	11,212	15,657	14,362	1,351	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	33,275	455,263	488,538	486,615
Excess (deficiency) of revenues Over (under) expenditures	4,715	6,829	(2,706)	446,857	(447,712)	(855)	(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)	446,857	(447,712)	(855)	(163,095)
FUND BALANCE, BEGINNING	158,561	163,276	170,105	170,105	-	170,105	169,250
FUND BALANCE, ENDING	\$ 163,276	\$ 170,105	\$ 167,399	\$ 616,962	\$ (447,712)	\$ 169,250	\$ 6,156

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%

6B.



Craig Latimer
Supervisor of Elections

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

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GOVERNOR'S
STERLING
AWARD
RECIPIENT

April 19, 2019

Andrew P. Mendenhall
Westchase CDD
2634 Cypress Ridge Boulevard, Suite 102
Wesley Chapel, FL 33544

Dear Andrew P. Mendenhall,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2019, listed below.

Community Development District	Number of Registered Electors
Westchase CDD	7957

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

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

Respectfully,

Enjoli White
Candidate Services Liaison