

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

February 4, 2020

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

January 28, 2020

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, February 4, 2020 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 January 7, 2020 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of December 2019
 - C. Acceptance of Financial Audit for Fiscal Year 2019
- 3. Presentation by Rick Goldstein Recertification of Community Emergency Response**
- 4. Discussion on Golf Cart Regulations with HSCO Representative**
- 5. Engineer's Report**
- 6. Attorney's Report**
- 7. Manager's Report**
- 8. Field Manager's Report**
- 9. Audience Comments**
- 10. Supervisors' Requests**
- 11. Adjournment**

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

Sincerely,



Andrew P. Mendenhall, PMP/ct
Manager

cc:

Erin McCormick
Tonja Stewart
Christopher
Barrett Sonny
Whyte

Second Order of Business

2A.

<div> <div>Page 1</div> <div> <div>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</div> <div> <div>TRANSCRIPT OF: BOARD MEETING</div> <div> <div>DATE: January 7, 2020</div> <div>TIME: 4:00 p.m. - 6:25 p.m.</div> <div> <div>PLACE: Westchase Community Association Office</div> <div>10049 Parley Drive</div> <div>Tampa, Florida</div> </div> <div>REPORTED BY: Whitlie G. Cullipher</div> <div>Notary Public</div> <div>State of Florida at Large</div> </div> </div> </div> </div>	<div> <div>Agenda Page 5</div> <div>Page 3</div> <div> <div>INDEX</div> <div> <div>PAGE</div> <div> <div>Meeting called to order</div> <div>5</div> </div> <div> <div>Roll Call</div> <div>5</div> </div> <div> <div>Consent agenda</div> <div>5</div> </div> <div> <div>Motion to accept</div> <div>5</div> </div> <div> <div>(Motion passes)</div> <div>5</div> </div> <div> <div>Engineer's report</div> <div>6</div> </div> <div> <div>Millport Drive drainage improvement project</div> <div>7</div> </div> <div> <div>Motion to move forward with survey subject to an amount provided by engineering</div> <div>15</div> </div> <div> <div>(Motion passes)</div> <div>15</div> </div> <div> <div>Attorney's report</div> <div>15</div> </div> <div> <div>Motion to have legal review for any contract over \$25,000</div> <div>26</div> </div> <div> <div>(Motion passes)</div> <div>32</div> </div> <div> <div>Audience comments</div> <div>37</div> </div> <div> <div>Motion to instruct Westchase Staff to no longer communicate with Westlake Community Association</div> <div>66</div> </div> <div> <div>(Motion passes)</div> <div>66</div> </div> <div> <div>Motion to publish notice of an RFQ for landscape architects to submit qualifications</div> <div>122</div> </div> <div> <div>(Motion passes)</div> <div>122</div> </div> <div> <div>Manager's report</div> <div>122</div> </div> <div> <div>Field manager's report</div> <div>123</div> </div> <div> <div>Magnolia tree update</div> <div>123</div> </div> <div> <div>Motion to accept the seventy five ninety estimate for deep root injections</div> <div>129</div> </div> <div> <div>(Motion passes)</div> <div>129</div> </div> </div> </div> </div>
<div> <div>Page 2</div> <div> <div>APPEARANCES:</div> <div>WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</div> <div> <div>Jim Mills, Chairman</div> <div>Greg Chesney</div> <div>Matthew Lewis</div> <div>Brian Ross</div> <div>Forrest Baumhover</div> </div> <div>ALSO PRESENT:</div> <div>INFRAMARK:</div> <div>Andy Mendenhall, District Manager</div> <div>DISTRICT ATTORNEY:</div> <div>Erin McCormick</div> <div>WESTCHASE STAFF:</div> <div> <div>Doug Mays</div> <div>Sonny Whyte</div> </div> <div>DISTRICT ENGINEER:</div> <div>Robert Dvorak</div> </div> </div>	<div> <div>Page 4</div> <div> <div> <div>Motion to accept the proposal from Arete Industries for \$7,910</div> <div>141</div> </div> <div> <div>(Motion passes)</div> <div>142</div> </div> <div> <div>Supervisor's requests</div> <div>151</div> </div> <div> <div>Motion to adjourn</div> <div>155</div> </div> <div> <div>(Motion passes)</div> <div>156</div> </div> <div> <div>Adjournment</div> <div>156</div> </div> </div> </div>

<p style="text-align: right;">Page 5</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 7th 3 day of January, 2020, at the Westchase 4 Community Association Office, 10049 Parley 5 Drive, Tampa, Florida, beginning at 4:00 p.m., 6 reported by Whitlie G. Cullipher, Notary 7 Public in and for the State of Florida at 8 Large. 9 * * * * *</p> <p>10 CHAIRMAN MILLS: All right. It's 11 4 o'clock. Let's call the regular 12 January 7th meeting of the Westchase CDD to 13 order. Happy New Year to everybody. The 14 record should reflect that all supervisors are 15 here, as is district counsel, district manager, 16 and staff. Please start by joining me with the 17 Pledge of Allegiance. 18 (The Pledge of Allegiance was recited.) 19 CHAIRMAN MILLS: First item on the agenda 20 is the consent agenda, looking for approval of 21 the December 3rd meeting minutes and acceptance 22 of the November financial statements. And a 23 motion would be in order. 24 MR. LEWIS: Move for approval. 25 CHAIRMAN MILLS: Motion made by Matt.</p>	<p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 done, we will be able to put our proposed 2 improvements and develop a site plan and 3 finalize the site plan and get an RFP package 4 that we can send out to contractors for a bid. 5 CHAIRMAN MILLS: Okay. 6 MR. DVORAK: But the field work did get 7 done. The electric permit -- I know Erin is 8 probably going to talk about -- a little bit 9 more about this, but we took the -- the 10 electrician's site plan and developed an 11 improved site plan thinking that the -- the 12 main thing they were concerned with was having 13 access or showing access on the site plan so 14 that they could assign an address to it. And 15 that was part of it, but what we found out was 16 -- is that our site plan is going to need to 17 have a boundary survey. 18 So the parcel that we're -- we're going 19 to have our electric service installed, that 20 parcel will have to be accompanied -- or the 21 boundary survey will have to be part of the 22 site plan. 23 CHAIRMAN MILLS: Okay. 24 MR. DVORAK: And we didn't know that 25 before, until -- since the last meeting, and</p>
<p style="text-align: right;">Page 6</p> <p>1 MR. BAUMHOVER: Second. 2 CHAIRMAN MILLS: Seconded by Forrest. 3 All in favor. 4 (All board members signify in the 5 affirmative.) 6 CHAIRMAN MILLS: That passes five to 7 zero. 8 (The motion passes.) 9 CHAIRMAN MILLS: So on to engineer's 10 report. I see we have a full house, and I 11 understand some folks have joined us from down 12 the block this afternoon. So we will get to 13 that business as quickly as we can so that you 14 don't have to sit through the other eight hours 15 of our meeting. 16 So from -- 17 MR. DVORAK: I just -- I just had a 18 couple of updates from last month's meeting. 19 The Millport drainage improvement project, we 20 got our field surveyors out there and they did 21 all of the data collection on the field end. 22 The map -- the mapping work is underway this 23 week. 24 CHAIRMAN MILLS: Okay. 25 MR. DVORAK: As soon as the mapping is</p>	<p style="text-align: right;">Page 8</p> <p>1 now, we learned that we needed a boundary 2 survey. 3 CHAIRMAN MILLS: We do not have one 4 currently? 5 MR. DVORAK: We do not. 6 CHAIRMAN MILLS: Okay. 7 Mr. Ross? 8 MR. ROSS: Would there be one on file 9 with the county? 10 MR. DVORAK: Not that I'm aware. See, 11 what -- here is what happens. Like the 12 electrician is very knowledgeable, he's done a 13 lot of work in Westchase and what's happened in 14 the past is when he goes to do a project, 15 nearly everywhere that he's doing work, there's 16 been a past permit in that area. So what he 17 does is he'll meet with the county staff and 18 he'll modify an old permit and, you know, get 19 -- meet up with the guy, you know, the guy from 20 the county and they agree on what they're going 21 to do and off they go and they just amended it, 22 but it's already -- you know, all the 23 information is in a file somewhere. 24 On this particular parcel, they don't 25 have any. There's never been a boundary survey</p>

<p style="text-align: right;">Page 9</p> <p>1 in their file. So what they want is they want 2 to know exactly the limits of the parcel and 3 they want to know exactly where the pole is 4 going to go so that they have that data and, 5 you know, they get -- it's shown in -- in real 6 location kind of thing. 7 MR. ROSS: Wouldn't the original 8 developer have gotten a boundary survey in -- 9 in getting the development order and doing the 10 entire development survey? 11 MR. DVORAK: It's -- 12 MS. McCORMICK: This is the property that 13 we acquired, the Promise Drive property. 14 MR. ROSS: Oh, okay. My mistake. 15 CHAIRMAN MILLS: But it's still hard to 16 believe there's any piece of property without a 17 filed boundary to it. We don't know how much 18 property it is? 19 MS. McCORMICK: Well, no, we have a legal 20 description of the parcel -- 21 CHAIRMAN MILLS: Okay. 22 MS. McCORMICK: -- but the boundary 23 survey is something more specific that they 24 need for the permitting. 25 CHAIRMAN MILLS: Oh, okay. Okay.</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 I mean, a crew day for our guys is ten hours, 2 so -- you know, probably in the 2,000 to twenty 3 five hundred bucks for a field boundary survey. 4 CHAIRMAN MILLS: We need a motion to 5 approve that? 6 MS. McCORMICK: Are -- do you want to 7 just talk about the steps then once we get the 8 boundary survey? 9 MR. DVORAK: I can. 10 MS. McCORMICK: Because it -- because 11 ultimately, the goal here is not just access to 12 -- for the electrical pole on the Promise Drive 13 property, but to get the electrical from there 14 over to the lake where we're going to be 15 installing the nano bubbler. So we've got to 16 be able to get then -- once we get the pole 17 installed on the Promise Drive property, we've 18 got to be able to get -- 19 MR. DVORAK: Power over to the -- 20 MS. McCORMICK: -- power over to the 21 lake, which either is going to require 22 underground or aboveground and it's going to 23 require crossing some portion of the TECO 24 property. 25 MR. DVORAK: Correct. So that's the next</p>
<p style="text-align: right;">Page 10</p> <p>1 MR. DVORAK: Right. 2 MS. McCORMICK: It's got specific 3 requirements on it. 4 CHAIRMAN MILLS: Hmm? 5 MR. CHESNEY: I was just thinking, how 6 much is that going to cost? Is that a huge 7 deal? 8 MR. DVORAK: I'm guessing a couple of 9 days of the -- of the field guys. I don't know 10 how wooded it is because a lot of the time, 11 some time might be spent cutting line and 12 things like that, and I don't know how dense 13 the area is or anything like that, but for a 14 parcel -- how many acres is it, Erin? 15 MS. McCORMICK: 90 acres. I don't -- 16 MR. DVORAK: I mean, we're not -- we're 17 not doing topography and locating trees. 18 MS. McCORMICK: What's that? 19 MR. MAYS: I think it's like seven acres. 20 MS. McCORMICK: Oh, seven. Okay, yeah. 21 MR. DVORAK: We should be able to do the 22 field work in a couple of days, I would think. 23 MR. ROSS: It would be at least fifteen 24 hundred bucks, don't you think? 25 MR. DVORAK: It's -- probably a little --</p>	<p style="text-align: right;">Page 12</p> <p>1 step. The electrician is going to get the 2 county permit, you'll have your service on your 3 -- at the corner there and then we'll get power 4 across the TECO easement to the other lake for 5 the bubbler project. That's going to require 6 putting in what TECO wants us to put in in 7 terms of crossing. I believe it's probably 8 going to be some kind of underground conduit. 9 I can't imagine that they're going to -- you're 10 going to put overhead underneath other power 11 lines. That's not going to happen. So -- 12 CHAIRMAN MILLS: It's not likely, no. 13 MS. McCORMICK: Yeah, but TECO is also, I 14 think, going to -- when we talked to them about 15 either a crossing or the possibility of 16 acquiring that TECO property, then -- which is 17 ideally what we would like to do and then give 18 an easement back to TECO. 19 CHAIRMAN MILLS: Mm-hmm. 20 MS. McCORMICK: They're also going to 21 want a survey -- I have the requirements from 22 TECO about what needs to be included in that 23 drawing. 24 MR. DVORAK: Mm-hmm. 25 MS. McCORMICK: It's specific</p>

<p style="text-align: right;">Page 13</p> <p>1 requirements that TECO has. So it's going to 2 be not only the Promise Drive property, but 3 also getting the work done for the TECO 4 property. 5 MR. DVORAK: Right. 6 CHAIRMAN MILLS: Okay. 7 MR. LEWIS: And this doesn't -- getting 8 the survey done is not a -- required to get the 9 address for the property? 10 MR. DVORAK: No, it is not. 11 MR. LEWIS: It's for the permit to -- to 12 do -- 13 MR. DVORAK: It's for the permit. 14 MR. LEWIS: Okay. All right. 15 MR. DVORAK: Right. 16 CHAIRMAN MILLS: Okay. Mr. Ross. 17 MR. ROSS: I'm okay with going ahead and 18 moving to approve the cost of the survey 19 because I think there is going to be benefits 20 to us long term. So if that's appropriate. I 21 couldn't tell if you were suggesting that we 22 were -- should put -- 23 CHAIRMAN MILLS: I just want to make sure 24 that we're doing everything we can to expedite 25 this thing --</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 MS. McCORMICK: Or it could be by counsel 2 or the chair. I mean, I will review it and 3 then we can approve it. 4 CHAIRMAN MILLS: Okay. 5 MR. ROSS: Okay. That's my motion then. 6 MR. CHESNEY: Second. 7 CHAIRMAN MILLS: Okay. A motion and 8 seconded to move forward with the survey, 9 subject to an amount or an estimate provided by 10 engineering to myself and to counsel. So 11 proceed with that project. 12 Any further discussion? 13 (No response.) 14 CHAIRMAN MILLS: All in favor. 15 (All board members signify in the 16 affirmative.) 17 CHAIRMAN MILLS: Passes five to zero. 18 MR. DVORAK: That's it for now. 19 CHAIRMAN MILLS: Okay. So let's move to, 20 Erin, your attorney's report and let's tee it 21 up while everyone is here. 22 MS. McCORMICK: Okay, sure. Okay. So 23 yes, as we were talking about, the -- the 24 electrical is so that we're going to have 25 electric for the nano bubblers that are going</p>
<p style="text-align: right;">Page 14</p> <p>1 MR. ROSS: That's right. 2 MS. McCORMICK: Yeah, and I just want -- 3 CHAIRMAN MILLS: -- to plug in the 4 equipment that we need -- 5 MS. McCORMICK: Right. 6 CHAIRMAN MILLS: -- in the next 7 discussion. 8 MR. ROSS: Then if it's okay, I'll make 9 the motion to approve the -- the going forward 10 with the survey and incurring an expense not to 11 exceed \$2,500. Would that be more than 12 sufficient? 13 MR. DVORAK: I -- I just don't know. I 14 would hate to commit to anything without 15 knowing how -- how the vegetation is and things 16 like that. I -- I mean, and I am not a 17 surveyor. We have a surveyor. I could -- I 18 could provide that maybe by e-mail to you guys 19 and -- and, you know, when I talk to our 20 crew -- our crew guy -- 21 CHAIRMAN MILLS: So can we do the motion 22 subject to a number once he provides it? 23 Ms. McCORMICK: Yes. 24 MR. ROSS: Or can we do subject to 25 approval by counsel who will often be here --</p>	<p style="text-align: right;">Page 16</p> <p>1 to be for the lake that -- that we're 2 connecting to, and I've been working with Doug 3 on the nano bubbler with the contract that we 4 have with the contractor. 5 So there's a couple of things with that: 6 Doug had already signed the proposal for the 7 nano bubbler, and there has been a deposit that 8 was given and the nano bubbler has been 9 ordered, along with the -- I think the 10 generator that's going to be needed to operate 11 it. 12 And Doug, do you have any information 13 timing-wise about when that nano bubbler is 14 going to be here? I think we talked about like 15 the middle to end of January. 16 MR. MAYS: The middle of January is what 17 I was told. So we should be getting it between 18 the 10th and 15th is what he told me. 19 MS. McCORMICK: Okay. And it's actually 20 two nano bubblers, I think, from what Sonny was 21 telling me. 22 MR. MAYS: Yeah, what the board approved 23 last month was one that's considered a portable 24 one, that we're basically going to rent one of 25 them for a three-month period so we can run two</p>

<p style="text-align: right;">Page 17</p> <p>1 to make the cleanup happen a little quicker. 2 MS. McCORMICK: Okay. 3 MR. MAYS: So that one will be a portable 4 one and it'll be in a trailer, so we will have 5 put it in a location and it will also be 6 running off of a generator and then we will 7 have our permanent one that will run off the 8 generator, also, until we get the power on the 9 property over there and can run conventional 10 electric -- 11 MS. McCORMICK: Okay. 12 MR. MAYS: -- to it to get it going. So 13 yeah. 14 MS. McCORMICK: So they will both run off 15 the generator initially, though? 16 MR. MAYS: Yes. 17 MS. McCORMICK: Okay. And the total cost 18 for that is approximately \$26,000. So after 19 the proposal was signed, I had gone to Doug and 20 found out that there was not an actual -- we 21 didn't have like a formal contract with this 22 contractor. So the man that the district has 23 worked with in the past -- and he's done 24 several other nano bubblers for the district, 25 but I think as we touched on at the last CDD</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 entity; making sure we research the 2 corporation; insurance warrantees if there's an 3 issue. 4 So I wanted to bring that issue up with 5 the board and see if, you know -- if there is 6 some consensus about how we should move forward 7 with that going forward. 8 CHAIRMAN MILLS: Forrest. 9 MR. BAUMHOVER: I wanted to make sure I 10 understand. So instead of a proposal, which 11 is, "Here is the service, here is the price and 12 we agree to pay it," you would rather us make 13 our decisions based on a proposed contract that 14 has been at least reviewed by you and discussed 15 or like -- 16 MS. McCORMICK: Well, actually, the 17 proposal typically sets out the scope of work, 18 so that's usually all we need for the board to 19 approve it -- 20 MR. BAUMHOVER: Right. 21 MS. McCORMICK: -- but the contract 22 protects the district from the standpoint -- 23 that then we have a standard contract that 24 deals with things like insurance, warrantees, 25 you know, termination.</p>
<p style="text-align: right;">Page 18</p> <p>1 meeting, there's been some changes with the 2 corporate entity that is providing the nano 3 bubbler. 4 And so I -- I did some research, looked 5 up the company, and it's called Animaes 6 Industries, LLC. It's a Puerto Rican 7 corporation, which actually, based on the 8 Division of Corporation's records, has been 9 administratively dissolved. So Doug has, I 10 think, done some communication with Trevor. 11 I've got his information now to make sure that 12 we get the corporation reinstated, that the 13 insurance to the district is provided and the 14 name of the district and that we get a formal 15 contract executed. 16 But this kind of raised the issue more 17 broadly about when the district is approving 18 contracts, you know, I think it's important at 19 least that we identify for threshold amount or 20 for certain types of contracts, that we should 21 have a formal contract between the district and 22 the contractor and not just a proposal because 23 even if it's not a huge amount that we're 24 talking about, it still protects the district 25 from things like, you know, the corporate</p>	<p style="text-align: right;">Page 20</p> <p>1 MR. BAUMHOVER: But you want us to not -- 2 MS. McCORMICK: I want us to take that 3 proposal, attach it as an exhibit to the 4 contract and then sign a formal contract. 5 MR. BAUMHOVER: Right, so you would like 6 future -- so you would like future board 7 decisions to be made based off of an entire 8 contract that's been reviewed before it comes 9 to us to just say, "Yes, go ahead with this 10 proposal." 11 MS. McCORMICK: I -- 12 CHAIRMAN MILLS: My sense is the reverse, 13 that the proposal would come from staff for -- 14 MR. BAUMHOVER: Right, right. 15 CHAIRMAN MILLS: -- whatever piece of 16 equipment and we evaluate is there a dollar 17 threshold -- 18 MR. BAUMHOVER: Right. 19 CHAIRMAN MILLS: -- that should be 20 considered to go to a contract stage and then 21 we just let staff and counsel -- once we've 22 approved the proposal and the concept of 23 whatever they are working on -- to hammer out 24 the details. What happened here -- and, I 25 think, Mr. Ross, you brought it up last month</p>

<p style="text-align: right;">Page 21</p> <p>1 -- is we're dealing with some corporation that 2 legally doesn't exist. 3 MR. BAUMHOVER: So we gave approval to do 4 something without the details having ben 5 resolved first. 6 CHAIRMAN MILLS: So we're -- we've got 7 some exposure potentially -- 8 MR. BAUMHOVER: Right. 9 CHAIRMAN MILLS: -- that -- right -- on a 10 lot of fronts that we ought to be more diligent 11 about moving forward and -- 12 MR. BAUMHOVER: Right. 13 CHAIRMAN MILLS: -- do we do it case by 14 case, or do we kind of make it easy for staff 15 and counsel to say -- and I don't know what the 16 number is, but anything over X amount, we need 17 a little bit more than a proposal. 18 MR. BAUMHOVER: Absolutely. 19 CHAIRMAN MILLS: If it's the guys that 20 pull weeds at the front gate, go do your thing. 21 MR. BAUMHOVER: I understand. 22 CHAIRMAN MILLS: Right, okay. And so I 23 don't know -- and when I talked to Erin about 24 it, I said, "Well, let's review it and discuss 25 it and see what the board's sense is," and my</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 corporations have standard contracts that they 2 present to us and it's just a matter of you 3 reviewing it and okaying it. 4 For those mom-and-pop scenarios -- and I 5 think this kind of fits in that because -- I 6 think you touched upon one of the primary 7 issues is insurance and warranty. Does this 8 vendor have the financial and other resources, 9 the muscle, to service a warranty? I 10 personally have legitimate questions whether 11 they've got that muscle. They may have the 12 motivation, but they may not have the ability 13 to tap into that. 14 So if we came up with -- say a form 15 contract that you had some representations in 16 there that said this, this, the officers and 17 the directors, you know, whoever, the signor 18 represents, they've got the financial ability 19 to honor the warranty, service the warranty 20 timely. Whatever you decide is appropriate -- 21 MS. McCORMICK: Mm-hmm. 22 MR. ROSS: -- and then we can just say 23 the -- the proposal's attached hereto and 24 incorporated in the contract and that might 25 save us a bunch of legal time doing a contract</p>
<p style="text-align: right;">Page 22</p> <p>1 other feedback to her was that if this was 2 something that was of concern, rather than 3 handling it now at this late date -- because 4 we've been talking about this nano bubbler for 5 some time now trying to get this thing going -- 6 is let's standardize part of a process so that 7 if a proposal over X amount is approved by this 8 board, that automatically triggers that she 9 immediately goes to work on the contract side 10 of it or the -- whatever that district 11 protection that -- that she's looking for for 12 us is -- 13 MR. BAUMHOVER: Right. 14 CHAIRMAN MILLS: -- is in place and not 15 holding up whatever they are trying to do. 16 MR. BAUMHOVER: Okay. 17 CHAIRMAN MILLS: Does that make sense? 18 Brian. 19 MR. ROSS: It does make sense to me, and 20 I was going to add an additional overlay 21 suggestion. I think this problem primarily 22 would come up with what I'll call generically 23 mom-and-pops that we're doing business with. 24 MS. McCORMICK: Right. 25 MR. ROSS: I'm sure a lot of the larger</p>	<p style="text-align: right;">Page 24</p> <p>1 -- 2 MS. McCORMICK: Right. 3 MR. ROSS: -- by situation, by situation 4 and just do it, as you suggested, as an 5 exhibit -- 6 CHAIRMAN MILLS: It's more of template. 7 Right? 8 MR. ROSS: Or do a template, attach it, 9 and we'll be good to go. 10 MS. McCORMICK: Yeah. 11 CHAIRMAN MILLS: Mr. Chesney? 12 MR. CHESNEY: So I want to just go back 13 to the -- the vendor in question here. So they 14 were not the direct manufacturer of the 15 product, were they? They were the -- 16 MS. McCORMICK: No. 17 MR. CHESNEY: They are the -- they sold 18 it. Right? They were the -- 19 MR. MAYS: They -- 20 MR. CHESNEY: What's the word I'm looking 21 for? The -- they were reseller or -- 22 MR. MAYS: Supplier. 23 MR. CHESNEY: Yeah, supplier, but they 24 are not the manufacturer of the product. 25 MR. MAYS: Right.</p>

<p style="text-align: right;">Page 25</p> <p>1 MR. CHESNEY: So there are other vendors 2 that would come in. Obviously, it might not 3 have the same warranty that they talked about. 4 So what my -- my point is before we get down to 5 the brass tacks on, you know, what percentage 6 is that -- you know, that can happen whether or 7 not you have a contract or not. I mean, some 8 companies go out of business, and we don't want 9 to do anything too crazy to put a burden on 10 those, you know, those companies, but I'm -- 11 I'm open to having some type of threshold. 12 I'll even suggest my thoughts on thresholds, 13 like maybe 25,000. 14 MS. McCORMICK: Okay. 15 MR. CHESNEY: Because I mean, even the 16 three hours of legal work, you're looking at, 17 you know, eleven, twelve hundred dollars. I 18 don't even know what your hourly rate is 19 currently. So I mean, to do it for five 20 thousand dollar contracts seems excessive to 21 me. 22 CHAIRMAN MILLS: Right. Yeah, I was 23 thinking 20, 25. Somewhere in that area. 24 Any other thoughts? 25 Matt.</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 a comfort level -- right -- that there's a 2 little bit more behind who we're dealing with 3 at that level -- right -- rather than just -- 4 and to your point, Mr. Ross, than just, you 5 know, some guy showing up with a trunk full of 6 equipment and then we never see him again or 7 something. Right? 8 Andy, what's been your experience with 9 this? 10 MR. MENDENHALL: Yeah, no, I agree. I 11 guess my only question on this point is the 12 motion is for \$25,000 for legal review, and I 13 know -- I know we're kind of alluding to for 14 legal review with a contract created. Do we 15 want still the -- I mean, I would think to some 16 level in some case, you might want -- still 17 want legal review. Maybe not drafting a 18 contract, but -- 19 MR. CHESNEY: Well, I was going to say, 20 you know, that doesn't dissuade staff from 21 having legal review -- 22 MR. MENDENHALL: Okay. 23 MR. CHESNEY: -- for things that come up. 24 I mean, on anything, really. 25 MR. MENDENHALL: Absolutely, but to your</p>
<p style="text-align: right;">Page 26</p> <p>1 MR. LEWIS: I -- I actually had the same 2 number in my head as he was talking, so -- 3 before he said it. 4 MS. McCORMICK: Well, and this one is 5 kind of right in the bubble. So, you know, 6 some of the -- 7 CHAIRMAN MILLS: It's right on the nano 8 bubbler. 9 MS. McCORMICK: -- other -- right. 10 CHAIRMAN MILLS: All right. So is there 11 a motion? 12 MR. CHESNEY: Sure, I'll make the motion 13 that any contract or any vendor agreement over 14 \$25,000 needs to have legal review. 15 MR. BAUMHOVER: I'll second it. 16 CHAIRMAN MILLS: Seconded. Any other 17 discussion? 18 MR. LEWIS: I mean, Doug, do you have any 19 opinion about that? 20 MR. MAYS: That's about the number I was 21 thinking, too, since most of the stuff has been 22 just barely over 25,000 and Erin has requested 23 contracts on that number. I felt like 25,000 24 is the perfect number. 25 CHAIRMAN MILLS: I think it just gives us</p>	<p style="text-align: right;">Page 28</p> <p>1 point, Jim, I mean, it is very much in line 2 with what I see in other districts, including 3 the board that I'm on. You know, there's -- 4 whether the threshold is 25,000 or something 5 similar, there is -- there is the concern of 6 the burden on certain contractors for lower 7 contracts. 8 MR. CHESNEY: Yeah, I just wouldn't to -- 9 you want to order twenty five hundred dollars 10 in plants and then, you know, the plant guy -- 11 he has -- that's a low margin. He's probably 12 only making a couple of hundred bucks on twenty 13 five hundred dollars in plants -- 14 MR. MENDENHALL: Yep. 15 MR. CHESNEY: -- and to make him freak 16 out because of some contract will put us at a 17 disadvantage. 18 CHAIRMAN MILLS: Do we need a slight 19 modification to that? What if something comes 20 up and it's 22,000 and we want a contract 21 attached to it? Does this prevent us from 22 doing that? 23 MS. McCORMICK: I mean, I think 24 sometimes, it's going to be just be a judgment 25 call. Like for this, I just might have</p>

<p style="text-align: right;">Page 29</p> <p>1 questions for Doug. I know there's going to be 2 ongoing maintenance and work that's going to be 3 done by this contractor. It's not just 4 plunking down the nano bubbler, but then, you 5 know, over the first year, as part of their 6 contract, it includes the labor that they're 7 going to be doing to services and keep that 8 nano bubbler running. 9 So one of the questions that I had was, 10 "Okay. Well, what happens after that first 11 year? Are we going to have an ongoing 12 maintenance agreement with this contractor?" 13 And so I mean, I think what the board is 14 indicating gives us some general guidelines. 15 If it's, you know, 15 or \$20,000, I'm just 16 going to say, "Just sign the proposal and go 17 forward." If it's something that's kind of 18 close to that threshold but I've got some 19 questions, I'll go to Doug and Sonny and 20 hopefully they'll contact me and say, "Hey, do 21 you have any issues with this?" 22 CHAIRMAN MILLS: Okay. 23 MR. MAYES: Well, my other comment 24 there -- and also, it was, too, when it's over 25 my threshold, 5,000, I bring it to the board</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 antenna that we normally exercise and utilize 2 are excellent antennas. I think we're just 3 sort of sharpening a particular area, and I 4 don't want anybody to feel like now they got to 5 stop and question what they're doing. "Oh, my 6 God, am I doing this right?" I think keep 7 doing what we're doing and let's just fine-tune 8 one particular area. 9 CHAIRMAN MILLS: I think by defining some 10 parameters, it standardizes direction for staff 11 and counsel and it is a clearer path forward. 12 So rather than -- like I said, this came up 13 kind of after the fact, pretty late in the 14 process, and from my perspective, should have 15 been at the beginning of the process -- 16 right -- and I think that's all we're trying to 17 resolve. So -- 18 MR. ROSS: Good. 19 CHAIRMAN MILLS: All right. Motion on 20 the floor. 25,000 or more for contract 21 attachment. 22 Any further discussion? 23 (No response.) 24 CHAIRMAN MILLS: All in favor? 25 (All board members signify in the</p>
<p style="text-align: right;">Page 30</p> <p>1 for your approval anyway. 2 CHAIRMAN MILLS: Right. 3 MR. MAYES: Why not at that time when you 4 see what the project is and whatever it is, you 5 can make the decision on whether you want a 6 contract on it or not. 7 CHAIRMAN MILLS: Yeah, that's what I was 8 asking, was are we boxing ourselves in with the 9 motion that says 25 or more? 10 MR. BAUMHOVER: Well, if I heard the 11 motion correctly, it was anything above 25,000 12 get an automatic review, to anything between 13 five and 25,000 would just discussion and we -- 14 MR. CHESNEY: Or even 500. 15 CHAIRMAN MILLS: Subject to board 16 discretion. 17 MR. BAUMHOVER: We -- we discuss it then 18 and determine it. Okay. If that's the 19 motion -- 20 CHAIRMAN MILLS: Mr. Ross. 21 MR. ROSS: I just wanted to underscore 22 what I am hearing, that -- we're not 23 criticizing staff. I think they've done a 24 great job. I think we have great systems in 25 place, great people in place. I think the</p>	<p style="text-align: right;">Page 32</p> <p>1 affirmative.) 2 CHAIRMAN MILLS: That passes five to 3 zero. 4 MS. McCORMICK: Okay. And then -- so 5 also related to the pond where the nano bubbler 6 is going, I think everybody may have seen the 7 letter that we got from the counsel for 8 Townhomes of Westlake Community Association 9 regarding the midge fly issue, and it 10 references the fact that they are aware that 11 the district is proceeding with a nano bubbler, 12 but they are also making a demand of the 13 district that the midge fly treatment by 14 larvicide be continued. I know last year, 15 there were four larvicide treatments that were 16 done on the lake. My understanding is the 17 problem has persisted. 18 When I talked to the attorney today, you 19 know, she said that her understanding from the 20 residents was that the larvicide treatment had 21 been effective. So I know there is still -- 22 there is an issue now with the midge flies and 23 this would, typically, I think, be the season 24 when you would have less of the midge fly 25 issue.</p>

<p style="text-align: right;">Page 33</p> <p>1 So I told the attorney for the</p> <p>2 association that we were going to be meeting</p> <p>3 tonight and would discuss it and then I'd get</p> <p>4 back with her after the meeting today.</p> <p>5 CHAIRMAN MILLS: Okay. She is not here.</p> <p>6 Right? Is she present, the attorney?</p> <p>7 MS. McCORMICK: I don't think so, no.</p> <p>8 MR. MAYS: No.</p> <p>9 CHAIRMAN MILLS: Okay. So Doug, we're</p> <p>10 going to turn to you on the larvicide</p> <p>11 treatment.</p> <p>12 MR. MAYS: Mm-hmm.</p> <p>13 CHAIRMAN MILLS: What can you tell us</p> <p>14 about two things: the effectiveness of it, how</p> <p>15 long does it last, and what is the cost?</p> <p>16 MR. MAYS: The cost is 750 per treatment.</p> <p>17 We did four treatments. Some of the residents</p> <p>18 said that it seemed to have helped, but the</p> <p>19 information we gathered was it's not a</p> <p>20 solution, it's a temporary fix. I guess you</p> <p>21 can probably keep it going and try to just at</p> <p>22 least keep them down so they are not too bad.</p> <p>23 I walked the lake today. I checked the</p> <p>24 back of everybody's homes over there when we</p> <p>25 first started this, you could clearly see the</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 they do not do that.</p> <p>2 So with us pushing hard for the nano</p> <p>3 bubbler -- which I told you all that we were</p> <p>4 going to be able to get -- it looks like we've</p> <p>5 ran into some electrical issues and that's been</p> <p>6 the problem. So I didn't see a sense in</p> <p>7 continuing to spend \$750 every few weeks to do</p> <p>8 something that wasn't really going to help. We</p> <p>9 needed the weather to get cold, which you all</p> <p>10 see that.</p> <p>11 So anyway, I talked to A & B Aquatics</p> <p>12 today. He does have some of that chemical</p> <p>13 left. I also mentioned to -- I forget who it</p> <p>14 was. I think it might've been -- a guy named</p> <p>15 Randy. I'm not sure if he's here, but -- to</p> <p>16 see if your community was willing to pay part</p> <p>17 of it, but nobody wanted to step up there and</p> <p>18 help us pay for it. Just kind of seems weird</p> <p>19 that we're picking up the whole tab for</p> <p>20 something on a pond that you all gave us that</p> <p>21 was dirty. Not you all, excuse me, the</p> <p>22 developer or whoever it was, gave this</p> <p>23 community -- it was an unhealthy pond and we're</p> <p>24 getting stuck with the whole bill, this</p> <p>25 community is. And they did not want to make</p>
<p style="text-align: right;">Page 34</p> <p>1 problem. I mean, you couldn't walk through</p> <p>2 there and the backs of everybody's houses were</p> <p>3 covered with black dots all over the place. So</p> <p>4 I went there today to see what was going on and</p> <p>5 I ran through a small swarm of them but didn't</p> <p>6 see any attached to anybody's houses. I don't</p> <p>7 know if it happens at night or --</p> <p>8 (Audience interjects.)</p> <p>9 CHAIRMAN MILLS: Hold on, hold on, hold</p> <p>10 on. So this is a -- this is a public meeting</p> <p>11 with a reporter. So anybody that will ask to</p> <p>12 speak will need to give their name and address</p> <p>13 for the record. So I can't have five people,</p> <p>14 six, seven people shouting at once, please.</p> <p>15 Let the man finish and then as requested, I'll</p> <p>16 call on you. Okay?</p> <p>17 Thank you.</p> <p>18 Go ahead, Doug.</p> <p>19 MR. MAYS: And I am aware that it's cold</p> <p>20 and that does keep them down, but the</p> <p>21 information that we got was that the larvicide</p> <p>22 isn't a fix. It's not going to get rid of</p> <p>23 them. It's not going to kill the larvae that's</p> <p>24 growing. The fish won't even kill that type of</p> <p>25 larvae. They will attack mosquito larvae, but</p>	<p style="text-align: right;">Page 36</p> <p>1 you guys have to put the -- you were giving us</p> <p>2 a lake, so this board said, "We will take care</p> <p>3 of that. We will do that," but we are working</p> <p>4 out butts off to try and get that nano.</p> <p>5 As you've heard all the information --</p> <p>6 the engineer is telling you about the problems</p> <p>7 we're having with electrical. We can't even</p> <p>8 get an -- an address for the lot that we're</p> <p>9 trying to put the electric at. So I mean, we</p> <p>10 are working on it, but I -- you know, at \$750 a</p> <p>11 treatment, I just -- we're trying our best and</p> <p>12 that's pretty much all I can say about it.</p> <p>13 I -- I talked to A & B Aquatics today.</p> <p>14 He did say he does have some more chemical left</p> <p>15 if we would like to continue treating. So I</p> <p>16 told him I would ask the board if they would</p> <p>17 like to continue treating it, we'll go back to</p> <p>18 it, but I really think the cleanup of the pond</p> <p>19 is what's going to eventually get it done and</p> <p>20 the nano bubblers are the cleanup option.</p> <p>21 We've even approved two of them; one of</p> <p>22 them being a rental so that we can try to get</p> <p>23 it done faster. But again, the nano bubbler is</p> <p>24 coming from Moleaer, the company that builds</p> <p>25 them, and hopefully we will receive them -- I</p>

<p style="text-align: right;">Page 37</p> <p>1 just sent the vender a text to try to se if he 2 could give us some information on a date of 3 when they will be here. 4 CHAIRMAN MILLS: Anybody on the board 5 with comments? 6 MR. MAYS: So I'm aware it is the weather 7 that affects them. We've seen it on our 8 property, but we haven't had a single phone 9 call from Stonebridge or the community that's 10 on Sturbridge. I mean, we haven't -- none of 11 our residents are having issues, so it's on 12 that north end for some reason. 13 MS. DOLEY: Sturbridge. Sorry. 14 MR. MAYS: Sturbridge, yeah. It's over 15 there? You live on Sturbridge? 16 MS. DOLEY: Well, now it's Bayboro 17 Bridge, but -- 18 CHAIRMAN MILLS: Ma'am, your name and 19 address, please. 20 MR. MAYS: Correct. 21 MS. DOLEY: Sorry. Lynette Doley, 22 D-o-l-e-y. 9836 Bayboro Bridge Drive. 23 CHAIRMAN MILLS: Thank you. 24 So Doug, what's your recommendation? It 25 sounds like the nano bubbler with a generator</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 for you. You know, cooling off temperatures -- 2 cooler temperatures. Because typically, they 3 say they run through about August. These have 4 been running a long time because of our 5 unusually warm winter that we've had here. 6 That's not helping us, that's for sure. 7 CHAIRMAN MILLS: Robert, any experience 8 with this? 9 MR. DVORAK: I will be honest with you, I 10 had -- I have worked with a number of different 11 communities where this problem comes up and I 12 have yet -- yet to see an effective treatment 13 for these things. Okay? And the other strange 14 thing is they can show up suddenly and 15 unannounced and they can be gone next year and 16 you won't see them for ten years. They can 17 hang around for three or four years and then 18 you -- just all of a sudden, they disappear. 19 This is a natural phenomenon in Florida 20 on lakes and -- but in terms of treatment, I 21 haven't found any -- any system, any fish, any 22 type of chemical or anything -- come across 23 anything anywhere that is -- that someone would 24 stand by saying that they are going to get rid 25 of them. It just doesn't happen. They come</p>
<p style="text-align: right;">Page 38</p> <p>1 is within the next 15 to 30 days. 2 MR. MAYS: I'm hoping, yeah, the middle 3 of January, but before the end of January. 4 CHAIRMAN MILLS: Okay. So what is your 5 recommendation? You've been the closest to 6 this for us. What's -- 7 MR. MAYS: Well, even -- 8 CHAIRMAN MILLS: Obviously, we've been 9 put on notice -- right -- and there is a bunch 10 of people here that want to hear what we're 11 going to do. 12 MR. MAYS: Right. 13 CHAIRMAN MILLS: What can we do between 14 now and when you plug the -- turn the generator 15 on for those nano bubblers? 16 MR. MAYS: We can try a few more 17 treatments in the meantime before it comes to 18 see if it'll help it. 19 CHAIRMAN MILLS: Okay. 20 MR. MAYS: That's all we really can do. 21 CHAIRMAN MILLS: Okay. 22 MR. MAYS: I mean, the -- the studies 23 show -- the information that we have seen -- I 24 will tell you that it may have looked like it 25 worked, but it's really the weather that worked</p>	<p style="text-align: right;">Page 40</p> <p>1 and go like -- you know, like your rainfall 2 every year. Some years you get 60 inches, some 3 years you get 40. That is just the way it 4 works. I mean, these things show up and they 5 inhabit lakes and then they decide to move on 6 and that's all there is to it. 7 CHAIRMAN MILLS: Yeah. 8 MR. DVORAK: So I don't know, I'd be -- 9 and I'm not saying the nano bubbler won't make 10 the lake healthier. I know that for a fact. 11 It's probably a deep lake. It was used as a 12 parapet, and having some oxygenation down low 13 is going to help the health of the lake. So 14 I'm not necessarily, you know, in favor or 15 against that at all. I think that's a great -- 16 a great thing to do, but don't expect it to get 17 rid of, you know, the fly thing, I don't think. 18 CHAIRMAN MILLS: Okay. 19 Mr. Lewis. 20 MR. LEWIS: I might've missed this, but 21 how long do you think each treatment lasts? 22 Like is it a week or two? Is that -- any 23 guesstimate? 24 MR. MAYS: There is really no way of 25 saying because we've put them in after three</p>

<p style="text-align: right;">Page 41</p> <p>1 weeks and then we put it in after four weeks 2 and they really just sort of brought the midge 3 fly problem down. It really didn't really 4 eliminate them and make them disappear. 5 MR. LEWIS: Okay. 6 MR. MAYS: And I'd have to agree with 7 Robert on the nano bubbler. There is no 8 100 percent guarantee that that nano bubbler -- 9 it'll clean the pond up, which means the pond 10 is going to have more oxygen, which -- I don't 11 know if they know this, but we had to clean up 12 almost 3,000 fish on that south side of the 13 pond about a month ago because the oxygen level 14 on the south side of the pond was so low that 15 -- big fish, little fish, all kinds of fish 16 were dying from lack of oxygen. So that's what 17 this thing -- this nano bubbler will really do, 18 it'll make our pond healthy, but who knows if 19 the healthy pond is going to get rid of midge 20 flies. As you've heard from our engineer, 21 there is no guarantee on that, either. But the 22 guy who is supplying the nano bubbler, he 23 thinks it will. So -- 24 CHAIRMAN MILLS: Okay. Andy, what's been 25 your experience?</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 all took the time to come here -- and we 2 appreciate it. I mean, obviously, as hopefully 3 you've heard, this isn't something we've been 4 ignoring. We've been working on this for -- 5 literally since before, I think, we took over 6 ownership of that pond or lake and -- and it's 7 not been from lack of effort, just lack of 8 results. But since you all came out here, if 9 anyone has any comments or questions -- again, 10 I'll ask you to start with your name and 11 address clearly for the reporter and one at a 12 time. 13 Sir, in the back. 14 MR. ORNE: Yes, my name is Randy Orne. 15 Address is 9126 Fox Sparrow Road. I come here 16 as the president of the board of directors, so 17 I have a duty to my homeowners. Of course, as 18 you know, HOA -- our primary job is to ensure 19 value for our owners within the community. 20 Well, this issue is really bad, and if you 21 haven't lived in that area -- and I don't. It 22 doesn't affect me personally, but if you don't 23 live in that area and deal with that day in and 24 day out, having all these bugs at the 25 entrances, at the back, and in the garage, the</p>
<p style="text-align: right;">Page 42</p> <p>1 MR. MENDENHALL: My experience -- I echo 2 exactly what Robert said. I mean, I've been 3 doing this for 17 years and I've probably had 4 ten different districts that I've had varying 5 levels of midge problems and it really -- and 6 I've seen tons of different things tried. All 7 different types of chemicals. Not nano 8 bubblers. I haven't seen that one, but I have 9 seen aeration being used for the same -- the 10 concept of getting more oxygen in. 11 So the thought there was that the fish 12 would go lower as you got more oxygen. 13 Hopefully, that would take care of it. I 14 haven't seen anything that has really 15 eliminated them except for what I would assume 16 is natural process. They just sometimes just 17 disappear. 18 CHAIRMAN MILLS: Mm-hmm. 19 MR. MAYS: I believe they even had one of 20 you all's people come out and give you some 21 information on it. Like I believe one of your 22 lake people and give you some information on 23 it. I don't know -- I'm curious as to what he 24 told them. 25 CHAIRMAN MILLS: Okay. Well, since you</p>	<p style="text-align: right;">Page 44</p> <p>1 front door and the rear patio -- it's very bad. 2 I mean, bad on a lot of days. 3 And like Doug said -- and I want to 4 appreciate Doug for last year, being very 5 helpful with us working on the problem last 6 year. Very helpful. He come out answering 7 questions and being there to talk to our 8 residents, even though he didn't really have 9 to. But he's right, the cool weather did help. 10 So we didn't have much of a problem October, 11 November, December, but all of a sudden, we had 12 a little bit of a heat wave and they came right 13 out between Christmas and New Year's and it was 14 terrible. 15 Turning back, we had some people that 16 wanted to build up patio -- or sorry, screen 17 doors on their front doors, which are not 18 allowed, but we had to give them a temporary 19 fix because it was so bad that this lady took 20 us to court to sue us to make sure that she 21 could do that because we told her she couldn't 22 do it. So we had to go through and get a -- a 23 mediation and get that in her favor against our 24 -- our documents. 25 So this is a very serious problem. And</p>

<p style="text-align: right;">Page 45</p> <p>1 right now, if people tried to sell a house with 2 these midges all by the front door, having to 3 walk through that cloud, well, they're not 4 going to be very happy having to see that kind 5 of stuff. So it affects our values. 6 Same thing as far as, you know, disease. 7 I understand from -- the county says they're 8 not disease-prone animals or insects. They 9 can't do anything about it, but here is the 10 deal: We as the HOA have nothing to do at all 11 with the transfer of the pond from M/I Homes to 12 you guys. So we have no way to have any impact 13 on this, but unfortunately, it does affect us. 14 And my reasoning, I guess, as to why the bugs 15 come to our end is because most of the 16 prevailing winds come from south to north, so 17 it blows the bugs to our end of the property 18 and away from you guys. 19 I appreciate that you guys are doing your 20 due diligence with the nano bubbler, but we 21 have a problem now that needs to be solved now, 22 and the nano bubbler, I think even once it's 23 installed, will take time to oxygenate the 24 water and affect the water quality enough to 25 kill the larvae that produces midges.</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 So I appreciate what you've done so far, 2 I appreciate Doug being very -- very good 3 working with us, but we need for you guys to do 4 more in order to combat this problem that is -- 5 basically, you have a nuisance on a lake that 6 you guys own that is affecting us, and all 7 we're asking to do is for you guys to take care 8 of that nuisance for us. 9 CHAIRMAN MILLS: All right. I appreciate 10 that. And of course, kind of the frustration 11 for us -- right -- is it was, obviously, a 12 preexisting condition that we inherited from 13 the developer. Right? It -- it didn't happen 14 after we took over the pond and neglected it. 15 So -- go ahead, Forrest. 16 MR. BAUMHOVER: So when I look at this 17 letter -- I mean, I think the actual transfer 18 was before my time on the board, so maybe for 19 my benefit or the general public's benefit, 20 could -- could we get a little bit more -- or 21 can I get more of an explanation of why we 22 agreed to take from M/I Homes and not -- and 23 not have a couple of follow-up questions based 24 on that? 25 CHAIRMAN MILLS: Greg, do you want to</p>
<p style="text-align: right;">Page 46</p> <p>1 So here is the deal: Doing nothing is 2 not an option. Even if it doesn't have a 3 hundred percent effect, we actually would hope 4 that you guys would do your legal duty to -- to 5 cure this problem by either a commission of 6 larvicide, fogging to take care of bugs in the 7 air, larvicide to take care of the bugs that 8 are growing the larvae and maybe add some more 9 fish. The -- there is fish that you can add in 10 that will eat the larvae, but we had the bug 11 guy come out from our aquatics company and he 12 said he saw large clods of midges in that pond 13 that we're talking about. The one that's 14 adjacent to our property on our east side, he 15 said it was clear because it's a little 16 cleaner. 17 So all the bugs are coming from that area 18 and coming -- and hitting the south end of our 19 properties mainly, but because of winds in the 20 last few days being stronger, of course they've 21 been coming more on our property. So they go 22 more north into our property. So there is 23 people that are not near that south pond that 24 are getting infested by these midges because 25 they're just all over our property.</p>	<p style="text-align: right;">Page 48</p> <p>1 handle that? 2 MR. CHESNEY: Yeah, so the -- the main 3 reason we took over the lake is because one of 4 the -- as you know, one of the biggest things 5 that we deal with is -- is flood control and 6 where the water goes, and since we, generally, 7 in this area have -- I hate to say the most 8 resources, but we generally are familiar with 9 those types of issues and we have a 10 professional engineering staff, so it -- we 11 thought it made the most sense and that it 12 impacted our property, as well as M/I Homes, 13 for us to take that property over and 14 incorporate it into the water management 15 features that we already had in our community. 16 So that was the main motivating thing for it. 17 MR. BAUMHOVER: Right. What we would 18 have been -- are there other plausible options 19 that would have been -- 20 MR. CHESNEY: Well, I mean, other 21 plausible -- I'm not sure I follow your 22 question. 23 MR. BAUMHOVER: Well, I mean, like if we 24 said, "Hey, we're not going to assume the 25 management of this lake," what would have</p>

<p style="text-align: right;">Page 49</p> <p>1 happened during the course of that --</p> <p>2 MR. CHESNEY: Well, then we would have</p> <p>3 had a -- then M/I Homes would have had -- they</p> <p>4 would have been responsible for the lake, and</p> <p>5 then we would've potentially had some issues</p> <p>6 with, you know, the runoff. I mean, that's</p> <p>7 where a lot of the water in this area flows</p> <p>8 into that whole area. Not just the lake, but</p> <p>9 even the fields back there.</p> <p>10 MR. BAUMHOVER: Okay.</p> <p>11 CHAIRMAN MILLS: There is also some</p> <p>12 perimeter maintenance concerns on our side and</p> <p>13 we didn't control that.</p> <p>14 MR. CHESNEY: Yeah, right. I mean, and</p> <p>15 just since I -- I mean, we've already expended</p> <p>16 \$75,000 probably on this lake at least, plus</p> <p>17 some -- if you add in legal fees and some of</p> <p>18 the stuff, so I mean, you know, I understand</p> <p>19 you want us to do our job, but I think we are</p> <p>20 doing our job. I mean, we are expending the</p> <p>21 funds to maintain this lake. I mean, you know,</p> <p>22 \$75,000 is not a -- just throw in the wind sum</p> <p>23 of money for, you know, any organization.</p> <p>24 MR. BAUMHOVER: So I was going to ask in</p> <p>25 the -- because the conversation seems to --</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 threatened to be sued, don't we need to</p> <p>2 exercise some caution in what we say and how we</p> <p>3 go about it, et cetera? And I'll leave you</p> <p>4 with that and I will let you answer that.</p> <p>5 MR. CHESNEY: I apologize, too, if I</p> <p>6 missed -- oh, I saw letter. I thought Anne</p> <p>7 Hathorn was --</p> <p>8 MS. WHYTE: It went up this -- it went up</p> <p>9 first thing yesterday.</p> <p>10 MR. CHESNEY: Oh, okay. I missed that.</p> <p>11 CHAIRMAN MILLS: Chris, I'll get to you</p> <p>12 in a second.</p> <p>13 MR. CHESNEY: Gotcha.</p> <p>14 Erin, any thoughts?</p> <p>15 MS. McCORMICK: Yeah, I mean, my thought</p> <p>16 is that we should probably really focus on what</p> <p>17 we want to do going forward on the pond, and as</p> <p>18 I had indicated in my report initially, I did</p> <p>19 make contact with the attorney for the</p> <p>20 townhomes association and let her know that we</p> <p>21 were going to be discussing this at the meeting</p> <p>22 today and that I would follow up with her after</p> <p>23 the meeting. So I think that's probably the --</p> <p>24 the right focus to have at this point.</p> <p>25 MR. CHESNEY: Yeah.</p>
<p style="text-align: right;">Page 50</p> <p>1 seems to imply that we might do a lot of stuff</p> <p>2 and there's a non-zero chance that we'll</p> <p>3 still be here in a couple of months trying to</p> <p>4 figure out what the next step is. So at some</p> <p>5 point, I am going to ask the obvious question:</p> <p>6 Is there anything in that agreement that allows</p> <p>7 us or is it worth our while to go back to M/I</p> <p>8 Homes and say, "Hey, you gave us a turd here,</p> <p>9 and we" -- like is there anything legally that</p> <p>10 is permissible for us to -- to -- and then the</p> <p>11 second question I have is do we owe a response</p> <p>12 to this letter that we got from the attorney?</p> <p>13 MR. ROSS: Can I interject really quick?</p> <p>14 MS. McCORMICK: Sure, go ahead.</p> <p>15 MR. ROSS: For some reason, I missed this</p> <p>16 letter, but I have heard you describe it as a</p> <p>17 notice. I've heard someone from the audience</p> <p>18 talk about we're not honoring our legal duty.</p> <p>19 If this was other circumstance, I think Florida</p> <p>20 Statutes would say, "This is the kind of stuff</p> <p>21 you talk about in executive session," and --</p> <p>22 and I'm just cautioning your response. I'm not</p> <p>23 saying it's inappropriate question, I am not</p> <p>24 saying that I don't want to hear from</p> <p>25 everybody, but at some point, if we have been</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. BAUMHOVER: Yeah, that paragraph to</p> <p>2 me is a language --</p> <p>3 MR. CHESNEY: Yeah, thank you. I agree</p> <p>4 with you, Brian. We should just end this.</p> <p>5 Sorry.</p> <p>6 CHAIRMAN MILLS: Mr. Barrett.</p> <p>7 MR. BARRETT: One of the things that did</p> <p>8 occur and that kind of prompted this was</p> <p>9 Stonebridge flooded.</p> <p>10 MR. BAUMHOVER: No, I understand.</p> <p>11 CHAIRMAN MILLS: Sturbridge.</p> <p>12 MR. BARRETT: Sturbridge.</p> <p>13 MS. WHYTE: Stonebridge didn't, but</p> <p>14 Sturbridge did.</p> <p>15 MR. CHESNEY: And also the rec center</p> <p>16 fields.</p> <p>17 MR. BAUMHOVER: Right, I understand.</p> <p>18 CHAIRMAN MILLS: Yes, ma'am.</p> <p>19 MS. MANLEY: I am Debra Manley and I live</p> <p>20 at the townhomes of Westlake. My address is</p> <p>21 11424 Crowned Sparrow Lane. And I just -- I</p> <p>22 just wanted to say -- I think, you know, aside</p> <p>23 from this situation here of you guys getting</p> <p>24 the lake and the preexisting condition that it</p> <p>25 was in or potentially in, you know, we -- the</p>

<p style="text-align: right;">Page 53</p> <p>1 treatments at least brought the numbers down 2 because, you know, I couldn't even go out in my 3 -- on my back patio. And as Doug knows, I'm 4 out there all the time. He sees me and my dogs 5 and -- so I know he has been working hard. I 6 know you all have been working hard to try and 7 -- to try and help, but you know, I think we 8 need to persist in the treatments. 9 So -- because after -- I think it was the 10 second -- the second treatment when it was so 11 horrible last year, the numbers went way, way 12 down and, you know, they have been on the rise 13 again. I go outside when I work from home -- I 14 sit outside and work from home all day and in 15 the morning, it is almost the worst. I open 16 the door and they are everywhere. And then as 17 the day progresses, I think because it starts 18 to heat up, it -- they -- it gets a little 19 better. 20 So I just think that we -- you know, the 21 nano bubbler is wonderful and it was great that 22 Doug and the team were pursuing another means 23 to try and fix it, but we have to make sure in 24 between that, you know, there is some stop-gap 25 measures that, you know, people can be able to</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 CHAIRMAN MILLS: Doug, any -- 2 MR. MAYS: The dead vegetation? 3 MS. DOLEY: The dead vegetation, yeah. 4 MR. MAYS: We can't really tell if that's 5 it because they're not really over in that area 6 from what I'm understanding, but what we do 7 know has happened with the trees and what they 8 are causing is it's like turning into like bird 9 island. 10 MS. DOLEY: Oh, it's always been that 11 way. 12 MR. MAYS: It's full of birds and that's 13 what the -- that's why the nano bubbler company 14 tried to install that machine, too. It's not 15 necessarily just to clean the whole pond 16 because apparently -- and I ran the oxygen 17 levels with him. On the north side, they were 18 at an 8.0, which is good, but on the south 19 side, which is where we lost all the fish, it 20 was like 1.6 and they say that's because of all 21 the birds. 22 MS. DOLEY: Okay. 23 MR. MAYS: All the birds are doing their 24 business in the lake polluting the pond and -- 25 MS. DOLEY: Oh, okay.</p>
<p style="text-align: right;">Page 54</p> <p>1 live their lives and enjoy their property. And 2 then, you know, to what the board was saying, 3 you know, if people are selling, you know, you 4 can't have people open your back door and be 5 swarmed. 6 CHAIRMAN MILLS: Mm-hmm. 7 MS. MANLEY: And not only that, where the 8 vents are and things like that on the units, 9 you know, in the morning, I have to clean my 10 stove all day. They are just -- phewp. They 11 come in the vent and they're all over. 12 CHAIRMAN MILLS: Okay. Yes, ma'am? 13 MS. DOLEY: Lynette Doley, 9836 Bayboro 14 Bridge Drive. I was wondering if when we have 15 a storm, that island in the middle, almost half 16 the trees -- the little area, the one where all 17 the birds are, almost all the trees fall down 18 because they are decaying trees causing this. 19 Because that's when it kind of started around 20 that time. I've owned my home since '97 and 21 it's now a rental property and my renters want 22 to move. It is horrible. 23 CHAIRMAN MILLS: Okay. 24 MS. DOLEY: Could that be the issue, the 25 trees?</p>	<p style="text-align: right;">Page 56</p> <p>1 MR. MAYS: -- before we -- 2 MS. DOLEY: Is it just the age of the 3 pond or -- 4 MR. MAYS: Yes, a lot of it, because 5 before this community was -- before M/I Homes 6 developed this community, that was all cattle 7 pasture for years. Hundreds of cattle. The 8 Thomas Ranch. And we also think that there's a 9 lot of runoff from all the cow manure that was 10 in there that came into that pond, also. 11 So it just really has basically polluted 12 that lake, and you know what cow manure can do. 13 It will fertilize whatever is in -- you know, 14 wherever it's at, so we're thinking it may have 15 something to do with that, too. But if we can 16 get this nano bubbler going, both of them, and 17 maybe get the oxygen levels up, it will help 18 all of that stuff deteriorate. 19 So I don't know for sure how to answer 20 your question, if it is something because of 21 the decaying trees. That would be a very 22 expensive undertaking. And I don't even think 23 SWFWMD or EPC would allow us to go out there 24 and kill -- you know, remove all the dead 25 trees. You know, because they -- you saw what</p>

<p style="text-align: right;">Page 57</p> <p>1 happened when the cattails were even cut at the 2 back of the pond, which was our aquatics team 3 saying, "Hey, that cattail needs to go because 4 that's where the nano" -- or, "that's where the 5 midge flies are breeding." Well, the EPC told 6 us that wasn't necessarily true, either. So -- 7 but we had already done that. The midge flies 8 were here before the cattails even got cut down 9 anyway.</p> <p>10 So -- so I really can't answer that for 11 sure, but I bet you the EPC or SWFWMD would say 12 we're probably not allowed to touch that 13 island.</p> <p>14 MS. DOLEY: That makes sense.</p> <p>15 MR. MAYS: It's a bird habitat, you know?</p> <p>16 MS. DOLEY: Mm-hmm.</p> <p>17 CHAIRMAN MILLS: I'll come right back to 18 you, Mr. Ross.</p> <p>19 The gentleman in the back.</p> <p>20 MR. DRUMMER: Yes, Robert Drummer, 11412 21 Crowned Sparrow Lane. I'm the past president 22 of the HOA. I've been here for a number of 23 meetings when this first started. This 24 resident said she was there in 1997. I was 25 there 18 months prior to construction of my</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 saying, "Hey, you need to take it from us." So 2 I believe it was --</p> <p>3 MR. BARRETT: They -- actually M/I Homes 4 did actually offer it.</p> <p>5 MR. DRUMMER: And I'm saying someone 6 somewhere started that conversation and it was 7 about -- according to the transcripts, it was 8 about those people and the townhomes might try 9 to access the lake, there is flooding issues, 10 there are a number of other things, and that 11 seems to have started from within Westchase 12 based on the transcripts. I never saw anything 13 that said, "M/I Homes came us to and said, 14 'Please take this lake off of our hands,'" but 15 maybe that's something I missed.</p> <p>16 CHAIRMAN MILLS: Okay.</p> <p>17 MR. DRUMMER: And that could exist. But 18 that is trying to bring those folks that 19 weren't aware of everything up to speed. Those 20 are the things that I came to represent over 21 the last 18 months when -- or however long it's 22 been -- when this first started. I -- I just 23 wanted to bring those points out. And let me 24 -- I'll see if there's anything else in here. 25 The fish kill, I don't know what caused</p>
<p style="text-align: right;">Page 58</p> <p>1 unit, which is on the south side. That's when 2 we chose the lot. There were no midges then. 3 I was there almost every month and never saw 4 midges until six months after we moved in. 5 There is some other residents here that are my 6 neighbors that will -- I would assume, also, 7 attest to something very similar to that. I 8 think some of them moved in just before I did.</p> <p>9 I don't think the common work survives 10 for 30 years. That's why they have to reapply 11 fertilizer annually, but point taken, that that 12 could be perhaps why there is some pollution 13 in that lake.</p> <p>14 The CDD provides transcripts of your 15 previous meetings. They're online, or they 16 have been. I can't get to them right now, but 17 I've gotten to them in the past. There's a lot 18 of your discussion about why and how this lake 19 was taken, and it's there for anybody who wants 20 to take a look at it. I'm sure, based on 21 what I am hearing from this board, that you 22 might go into closed session and maybe you want 23 to look at that, those transcripts. But it was 24 apparent to me that this was taken from M/I 25 Homes. It wasn't M/I Homes coming in and</p>	<p style="text-align: right;">Page 60</p> <p>1 the fish kill, and I don't know if SWFWMD has 2 done anything about that. I do know that the 3 cattails were taken down -- or they were cut, 4 they weren't removed. They were cut and left 5 in place, which I don't know if that did much 6 to help the water quality, and I believe that 7 was done without a permit or approval. So 8 that's kind of where we are at.</p> <p>9 CHAIRMAN MILLS: Okay. Thank you. 10 Mr. Ross.</p> <p>11 MR. ROSS: I just put a grape in my 12 mouth. Excuse me. I want to first disclose -- 13 I know the attorney who wrote this letter, Anne 14 Hathorn. She has hired me to mediate cases for 15 her. She's an excellent attorney, but I just 16 wanted people to know that she has hired me to 17 work for her as a mediator. Is this letter 18 confidential?</p> <p>19 MS. McCORMICK: No.</p> <p>20 MR. ROSS: It can be shown to residents 21 that are --</p> <p>22 MS. McCORMICK: Yeah.</p> <p>23 MR. ROSS: Okay. My third comment is if 24 we're -- if it is permissible, I think we 25 should go into executive session and if it is</p>

<p style="text-align: right;">Page 61</p> <p>1 permissible, go into executive session after 2 this meeting is held today and just stay 3 another five minutes and we talk this through. 4 And if that is permissible, I'll make that 5 motion, and then I don't want to do that to the 6 exclusion of allowing any residents or whoever 7 is here to speak to the issue, just to be less 8 of a conversation and just more of them being 9 able to share whatever their concerns and 10 thoughts are. 11 MS. McCORMICK: Yeah, we -- we could not 12 do that today. We'd have to provide notice of 13 the meeting in advance. 14 MR. ROSS: I don't want to incur that 15 expense, but I will say that I think we have to 16 provide a response to this, and I'll be glad to 17 give you my own two cents about what that 18 response should be. 19 MR. CHESNEY: Well, someone might get 20 appointed to deal with the issue. That's 21 usually what we do with legal matters. 22 MR. ROSS: Okay. That was it. 23 CHAIRMAN MILLS: In the interim, any 24 board guidance or direction for Doug to breach 25 the gap between today and the nano bubbler</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 reasonable. 2 CHAIRMAN MILLS: Okay. 3 Yes, sir. 4 MR. DIPIANO: Steve Dipiano. I live at 5 Westlake Townhomes, 1436 Crowned Sparrow. I 6 just want you all to know, it is true what 7 Robert spoke of. When we moved here, that lake 8 was clean. We had no midges. When that lake 9 was taken over, we had no midges. Now we have 10 midges, and I'm getting vibes that you don't 11 want to really to step in and do 100 percent. 12 You try living with going out of your door and 13 getting swarms in your face or on your porch 14 all day like the other woman spoke of. It's 15 unbearable, and we need something done 16 short-term to get that amount of bugs down. As 17 soon as it get 80 degrees, they are swarming so 18 much you can't get in and out of your house. 19 CHAIRMAN MILLS: Okay. Thank you. 20 Yes, sir. 21 MR. ORNE: Randy Orne again, 9126 Fox 22 Sparrow Road. I would like to address the 23 comment about being neighborly. I get it. I 24 would rather do it that way, but I have an 25 obligation to my HOA to take action and based</p>
<p style="text-align: right;">Page 62</p> <p>1 installation? 2 Mr. Chesney. 3 MR. CHESNEY: Well, I think we've made 4 some efforts already. I think we have a plan 5 to get the lake remedied and, you know, I think 6 we should stick to the plan. I will say out 7 loud that I know starting a conversation -- and 8 this is the first time -- I mean, we've been 9 addressing this issues. Maybe I didn't 10 understand the severity of it, but to -- the 11 legal letter doesn't seem very neighborly. It 12 just kind of turns me off a little bit. Just a 13 strategy warning with you guys, but I think 14 that just sticking to the plan that we have is 15 -- is good. 16 CHAIRMAN MILLS: Well, he did indicate 17 that the aquatics guys still have some of the 18 treatment available. 19 MR. CHESNEY: Is he willing to discount 20 it any? I mean, did it buy it? Does he use it 21 anywhere else? You know I like a deal. That 22 stuff is expensive. 23 MR. MAYS: I can ask him that because he 24 did have some left over for some reason. 25 MR. CHESNEY: Yeah, I think that's</p>	<p style="text-align: right;">Page 64</p> <p>1 on conversations I have made, that you guys put 2 all your eggs in the nano bubbler and that is 3 great and it's going to work, I believe -- 4 MR. CHESNEY: Well, I -- 5 MS. ORNE: Let me finish, please. 6 MR. CHESNEY: Of course. I'm sorry. 7 MR. ORNE: But we have a problem right 8 now, and you guys got to understand that 9 Steve is one of about a dozen people that have 10 already -- you all are meeting for the same 11 problem. So something has got to be done and 12 not doing anything is not an -- an option here. 13 I mean, it is a nuisance and I would invite you 14 guys to come on over on a warm day and walk in 15 that back area and see these midges, how bad it 16 is. 17 And then people who are buying these bug 18 zappers, you will see at the bottom of the bug 19 zapper is piles and piles of bugs that are 20 being killed by the zapper, which is a minimal 21 effect on the number of bugs that are out 22 there. So it's a very serious issue, and I 23 would like to be neighborly, but at the end of 24 the day, I have an obligation to my HOA. 25 MR. CHESNEY: I understand that, and I</p>

<p style="text-align: right;">Page 65</p> <p>1 think my comment was more like -- I mean, you 2 could have written a letter to us. Having your 3 attorney changes the tone of the conversation. 4 So that's all I meant. I am going to go walk 5 out there. I've done it before in the last 6 couple of months and I've done it multiple 7 times in the last six months. So I mean, I am 8 aware of the issue and we have been -- like I 9 said -- expending a great deal of resources to 10 get it fixed. So -- 11 MR. LEWIS: I would support bridging the 12 gap with another treatment, as well. 13 CHAIRMAN MILLS: Okay. Any objection to 14 that? 15 (No response.) 16 MR. CHESNEY: Do you want to vote on it? 17 Maybe we don't need to vote on it. 18 CHAIRMAN MILLS: It's within Doug's 19 threshold. So -- 20 MR. CHESNEY: Okay. 21 MR. BAUMHOVER: We're trusting Doug's 22 judgment on this. 23 CHAIRMAN MILLS: Yep. 24 Mr. Ross, any thoughts? 25 MR. ROSS: When we conclude this</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 MR. CHESNEY: I've done this a million 2 times, I mean -- 3 CHAIRMAN MILLS: Wait a minute. The 4 reporter can't hear with everyone leaving. 5 Let's wait until they are all gone. 6 MS. WHYTE: Do you guys need Robert? 7 CHAIRMAN MILLS: No, feel free -- go kill 8 some midge flies. Thanks, Robert. 9 MR. MENDENHALL: Thanks, Robert. 10 CHAIRMAN MILLS: Okay. Who had a comment 11 up here? 12 Forrest. 13 MR. BAUMHOVER: So the question that, you 14 know, I think is fair for us to position on 15 behalf of the Westchase residents -- I mean, we 16 heard from an entire room of people who want us 17 to spend more of not their money to fix their 18 problem. So I think a possible solution is to 19 spend as much money as they want if they agree 20 to a special assessment. I mean, unless there 21 is a legitimate reason why this is a problem 22 that affects Westchase residents, but I see 23 like nothing that we do -- the tone of this is 24 going to be enough because they don't have to 25 look at balancing the budget.</p>
<p style="text-align: right;">Page 66</p> <p>1 discussion, I am going to make a motion, but 2 I'm going to wait until we are finished with 3 our discussion. 4 THE COURT: Okay. Any other comments 5 from the folks that are present on this issue? 6 (No response.) 7 CHAIRMAN MILLS: Okay. I think we're 8 done. 9 MR. ROSS: I move that we instruct our 10 staff to no longer communicate with 11 representatives with Westlake Community 12 Association, Inc., given that their lawyer has 13 threatened to sue us. 14 CHAIRMAN MILLS: Okay. Is there a 15 second? 16 MR. CHESNEY: I'll second it. 17 CHAIRMAN MILLS: Okay. All in favor. 18 (All board members signify in the 19 affirmative.) 20 CHAIRMAN MILLS: Passes five to zero. 21 Okay. Well, thanks for coming, folks. 22 We have been doing everything we can and we 23 will continue doing everything we can and 24 hopefully the things we have planned will -- 25 MR. BAUMHOVER: So the question --</p>	<p style="text-align: right;">Page 68</p> <p>1 If their HOA was having to pay these 2 bills, then they would probably be taking a 3 more cautious approach the way we are. And 4 I think that we owe it to the Westchase -- the 5 CDD -- the constituents of the CDD that we at 6 least publicly acknowledge our responsibility 7 to the people that pay their dues, that we're 8 literally spending money on a problem that does 9 not affect -- at least anyone that I have 10 noticed -- within our constituents. 11 MR. CHESNEY: One lady. 12 MS. WHYTE: No, it does affect 13 Stonebridge and Sturbridge. They have called 14 on certain occasions. Correct? 15 MR. MAYS: But not like the -- 16 MS. WHYTE: Yeah, but nowhere near where 17 they are. 18 MR. CHESNEY: Well, I mean, I agree with 19 you, though, Forrest. To me, we should 20 maintain the lake properly. That's what we 21 agreed to when we took over the lake, but, you 22 know, we don't have to answer to them on what 23 we do. So I agree with you on that part. I 24 mean -- 25 CHAIRMAN MILLS: Mr. Ross.</p>

<p style="text-align: right;">Page 69</p> <p>1 MR. ROSS: So that the record is clear --</p> <p>2 and I hope Greg would agree with this -- our</p> <p>3 staff, our expert has referenced that we are</p> <p>4 maintaining it properly; that we are utilizing</p> <p>5 the appropriate remedies to address this issue.</p> <p>6 So I would feel very comfortable articulating</p> <p>7 that, and I'm not suggesting let's make a</p> <p>8 mountain out of a molehill. I'm not saying be</p> <p>9 money stupid. If there's a relatively cheap</p> <p>10 step we could take, it may be well worth it --</p> <p>11 just in the spirit of neighborliness or</p> <p>12 something of that sort -- to engage in it, but</p> <p>13 I think we have to make a clear written</p> <p>14 response to Anne Hathorn. I think we need to</p> <p>15 say things such as, "Where is your evidence</p> <p>16 that we are" -- "that somehow our procedures</p> <p>17 are inadequate?"</p> <p>18 That, "What is the cause of this</p> <p>19 problem?"</p> <p>20 "Where is your expert's opinion letter?"</p> <p>21 "Where is the evidence that your property</p> <p>22 has not contributed to this problem, whether</p> <p>23 it's through rain runoff, through bringing in</p> <p>24 pesticides," whatever else it may be. I'm not</p> <p>25 looking to pick a battle, but I do feel like</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 started, but --</p> <p>2 CHAIRMAN MILLS: After we took possession</p> <p>3 of it?</p> <p>4 MR. MAYS: Yes, we had taken possession</p> <p>5 of it and --</p> <p>6 CHAIRMAN MILLS: But it's not like we</p> <p>7 neglected to do --</p> <p>8 MR. BAUMHOVER: Is the date on that</p> <p>9 letter of the agreement between Westlake and</p> <p>10 the CDD April 2018? Because I remember a lot</p> <p>11 more of the conversations being more recent</p> <p>12 than the date that's listed.</p> <p>13 MS. McCORMICK: I can look back and see</p> <p>14 when. Let me go look when the agreement was.</p> <p>15 MR. LEWIS: That seems about right to me.</p> <p>16 MR. CHESNEY: Yeah, because we had the</p> <p>17 hurry in closing.</p> <p>18 MS. McCORMICK: It was done April 17th,</p> <p>19 2018, and I --</p> <p>20 MR. BAUMHOVER: Okay.</p> <p>21 MS. McCORMICK: -- mean, it speaks to,</p> <p>22 you know, complying with the laws and the</p> <p>23 regulations in the permits. It doesn't address</p> <p>24 -- it doesn't address midge fly issues, which</p> <p>25 are not --</p>
<p style="text-align: right;">Page 70</p> <p>1 that letter was clearly a, "We're getting ready</p> <p>2 to sue you." And I'm sure it's in response to</p> <p>3 the demand of her residents, but it certainly</p> <p>4 was not a, "Let's get together and work out</p> <p>5 this problem together." And I think we need to</p> <p>6 cover ourselves and protect ourselves if for</p> <p>7 some reason they jump-start litigation because</p> <p>8 if they do, my position is one of five: It's</p> <p>9 going to be let's file a counterclaim. Let's</p> <p>10 look at how they are creating the problem, how</p> <p>11 they're contributing to the problem. Do we</p> <p>12 have issues of indemnification? Let's put</p> <p>13 their insurance carrier on notice, et cetera,</p> <p>14 et cetera, et cetera.</p> <p>15 So those are the kinds of things that --</p> <p>16 we need to come back with a harder fastball.</p> <p>17 MR. LEWIS: Well, I think some -- go</p> <p>18 ahead. Sorry.</p> <p>19 MR. MAYS: To the chin.</p> <p>20 CHAIRMAN MILLS: Doug, do we have any</p> <p>21 sense when this problem started? The one</p> <p>22 gentleman said it didn't happen until after we</p> <p>23 took the thing over. That's not been my</p> <p>24 understanding.</p> <p>25 MR. MAYS: It did, yeah, that's when it</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. BAUMHOVER: Right, right, right, and</p> <p>2 I was going to ask what our legal obligation is</p> <p>3 under the agreement.</p> <p>4 MR. CHESNEY: Yeah, I think -- and I</p> <p>5 remember because I remember the agreement very</p> <p>6 closely. And yeah, it's to maintain it</p> <p>7 according to whatever the rules are.</p> <p>8 MR. BAUMHOVER: Right, I understand.</p> <p>9 MR. CHESNEY: We don't have to set up a</p> <p>10 dock for them, we didn't have to trim the</p> <p>11 bushes for them like we did. That's why I was</p> <p>12 a little put out by the whole thing because I</p> <p>13 am thinking back -- especially they had two</p> <p>14 presidents. Both of -- that's the current</p> <p>15 president and the last president. So I mean,</p> <p>16 we trimmed their vegetation back so they had a</p> <p>17 better view, we -- there was some other stuff</p> <p>18 we did right when we took over that lake.</p> <p>19 MR. MAYS: Yeah, we applied all kinds of</p> <p>20 that stuff for the -- the weed that was going</p> <p>21 on the --</p> <p>22 MR. CHESNEY: Yeah, the weeds and stuff</p> <p>23 and I am like --</p> <p>24 MS. WHYTE: Hydrilla.</p> <p>25 MR. MAYS: Hydrilla, yeah.</p>

<p style="text-align: right;">Page 73</p> <p>1 MR. CHESNEY: So I guess, I didn't 2 realize -- I didn't understand that letter. I 3 thought it was just a resident's letter. I 4 didn't realize this was an attorney and I am 5 just like, "Have you lost your mind?" 6 MR. BAUMHOVER: But I mean, at what point 7 do we -- do we expect -- like today, it's midge 8 flies. Next month, it's going to be, "We want 9 a better dock," or, "We want you to fix the 10 dock." 11 At what point do we say, "Hey, look, 12 we'll do whatever you want, but" -- but we're 13 going to have to figure out what the money 14 situation looks like because that's not fair to 15 us. 16 MR. CHESNEY: Well, subject to our 17 residents, I think we should allow a water 18 scheme on the north part of the lake. 19 MR. ROSS: Well, but more to the point, 20 what happens if some expert comes in six months 21 from now and says, "Larvicide is the worst 22 thing to do for these ponds. It has some 23 poisonous effect, and if you let your dogs eat 24 the grass adjacent to a pond, you're on the" -- 25 MR. BAUMHOVER: And then we have</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 physical permit that we pay for with SWFWMD. 2 MR. ROSS: And they come out and inspect, 3 I would assume. 4 MS. WHYTE: Yes, they do. 5 CHAIRMAN MILLS: So there's some guidance 6 there and -- I don't know if limitations is the 7 right word, but some parameters around what we 8 can and can't do out there based on what SWFWMD 9 tells us. Right? 10 Mr. Barrett. 11 MR. BARRETT: Partly facetiously -- right 12 -- I live on a swampy area owned by the CDD and 13 at various times of the year, we get inundated 14 with mosquitoes. 15 MS. McCORMICK: Mm-hmm. 16 MR. BARRETT: Can I sue the CDD because 17 of my occasional mosquito problem? I mean, I'm 18 kind of being facetious, but I know that if a 19 tree falls from the CDD property onto mine at 20 my boundary, I am responsible for the tree. 21 Does the law say something similar about 22 insects or is it totally different? 23 MS. McCORMICK: No. I mean, we have to 24 comply with the laws, the regulations, and the 25 permits governing is that lake. We have A & B</p>
<p style="text-align: right;">Page 74</p> <p>1 Westchase residents coming after us. 2 MR. ROSS: Or anybody coming after us, 3 including their community. That's why I'm 4 saying that was just the wrong approach in 5 every respect. Let's let the experts handle 6 it, whether it's Robert or Doug or whatever 7 experts they have. I don't think we should be 8 jumping in the fray and say, "If you want us to 9 do larvicide, we'll do larvicide because it's 10 our legal duty." 11 Our legal duty is to do what our 12 documents say and engage in reasonable care 13 with regard to our property, and I've heard 14 nothing to suggest that we violated a legal 15 duty as that one gentleman suggested. I heard 16 nothing. When we have to state that in 17 writing, Erin, we've got to state it clearly 18 that we believe we've complied with all 19 agreements, regulations, laws, et cetera, and 20 if they have evidence to the contrary, provide 21 it to us. 22 CHAIRMAN MILLS: And hasn't SWFWMD been 23 involved in this? 24 MS. WHYTE: They had a project with 25 SWFWMD on that pond, but we actually have a</p>	<p style="text-align: right;">Page 76</p> <p>1 Aquatics, which is aquatics maintenance expert 2 that does that and -- you know, so that's what 3 we have been doing, and I think that's what our 4 requirements are to do. 5 CHAIRMAN MILLS: Sonny. 6 MS. WHYTE: Just for your information, 7 when that M/I Homes area was built up, the top 8 half -- phase one was completely level. So, 9 you know, to start with the second phase, Doug 10 and I were there regularly because it was 11 impacting some of our -- you know, our property 12 lines and stuff, so we watched it. They 13 brought in so much fill dirt. Like fill dirt. 14 Like it was truck load after -- they probably 15 filled it, I don't know, ten feet high. Maybe 16 more. It was -- I mean, there was fill dirt 17 everywhere and I have pictures and we 18 documented it. They graded the property line 19 up and all of that. So how do we know that 20 that -- you know, midges are -- as anyone will 21 contest. I've done my research on midge flies. 22 I know more than I care to know, but the point 23 is is that they go in cycles. 24 We have them here on our property, as 25 well. I've had them in my backyard, we've had</p>

<p style="text-align: right;">Page 77</p> <p>1 other areas in our community where we had midge 2 flies. They come, they go. They cycle. We 3 have millipedes, same thing. They come -- one 4 year, you have thousands of millipedes 5 everywhere and then they don't come back for 6 years. So you can't control mother nature. 7 And I've called -- fish won't -- the mosquito 8 fish will not go to those. I've called the 9 county, I've tried to get free minnows to -- 10 you know, they just won't do anything. 11 MR. BAUMHOVER: Well, Doug would just 12 have just to clean them up anyway. 13 MS. WHYTE: Well, that's part of it. But 14 anyway, just to let you know, I do have 15 pictures of where it was graded if anybody 16 wants to see them. We do have documentation on 17 all of that when that area was developed. 18 CHAIRMAN MILLS: Yeah, okay. 19 MR. MAYS: So I do have one question. We 20 do not want to -- definitely do not want to 21 continue the larvicide treatments? Because 22 what I -- you heard me ask them, is anybody -- 23 you know, are you going to pay for any of this 24 stuff, and nobody stepped up and said that, 25 either. So we would --</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 CHAIRMAN MILLS: -- level as opposed to 2 how they could have handled it. Right? 3 MR. CHESNEY: Yeah. 4 CHAIRMAN MILLS: Doug. 5 MR. MAYS: I did get a text from Trevor 6 from the company -- the owner of the company, 7 the nano bubblebers. He said it should be in 8 this Friday and we will start the install the 9 following week. 10 MR. BAUMHOVER: Just an observation -- 11 MR. MAYS: But yeah, do we need to wait 12 on the contract and all that good stuff with 13 Erin? 14 MS. McCORMICK: No, I mean, I think we 15 can get that to him tomorrow, but I would say 16 let's proceed with -- 17 CHAIRMAN MILLS: Plug it in. 18 MR. BAUMHOVER: And Doug, just to answer 19 -- or my perspective on do we do the 20 treatments; I think when our attorney goes to 21 talk with their attorney, her ability to say, 22 "Hey, we've explored this. We're going to go 23 ahead and do an additional treatment," will 24 help maybe facilitate a more collaborative 25 response. So for what it's worth.</p>
<p style="text-align: right;">Page 78</p> <p>1 MR. CHESNEY: Well, I think the consensus 2 of the board was that -- I mean, if you have 3 some extra, you can try it. 4 MR. MAYS: Okay. 5 MR. LEWIS: Yeah, I mean, to me, that's 6 the neighborly thing to do even though I agree 7 with, I think, the rest of the board on this 8 position, but get it through -- get the nano 9 bubbler working and let's see -- let's see what 10 it does. 11 MR. CHESNEY: And let them know that you 12 put it down. 13 MS. WHYTE: We're not allowed to 14 communicate. 15 MR. CHESNEY: Oh. 16 MR. LEWIS: Yeah, you can't talk to them. 17 MR. BARRETT: The rushed motion to cut 18 off communication, that actually was voted on 19 and passed, five to zero. 20 MR. CHESNEY: Well, that's not abnormal 21 when you have a lawyer and legal action. 22 CHAIRMAN MILLS: Yeah, which is the point 23 that several of you have made. It took it to a 24 different -- 25 MS. WHYTE: Level.</p>	<p style="text-align: right;">Page 80</p> <p>1 MS. McCORMICK: Maybe. 2 CHAIRMAN MILLS: And it certainly doesn't 3 hurt in the category of relations. Right? 4 MR. ROSS: I mean, nobody here said we 5 don't want to be good neighbors. 6 CHAIRMAN MILLS: Right. 7 MR. ROSS: Nobody has said that that's -- 8 MR. CHESNEY: No, we're saying that they 9 are not being good neighbors. 10 MR. BAUMHOVER: But Erin is the one 11 that's going to have to sit down and like hash 12 this out with their attorney. 13 CHAIRMAN MILLS: But you agree, does that 14 give us a little bit better position to say, 15 "We're doing this immediately. We've expedited 16 the nano bubbler. It's coming this week and it 17 will be in next week"? I mean, there is 18 nothing else we can do. Right? 19 MS. McCORMICK: Right. 20 CHAIRMAN MILLS: As opposed to, "No, 21 we're not going to do what you want just 22 because we don't want to." 23 MS. McCORMICK: Yeah. 24 MR. CHESNEY: Yeah, and they weren't 25 specific with what remedy they wanted.</p>

<p style="text-align: right;">Page 81</p> <p>1 CHAIRMAN MILLS: No, they said larvicide.</p> <p>2 MS. WHYTE: Larvicide and fogging.</p> <p>3 CHAIRMAN MILLS: Yeah.</p> <p>4 Matt.</p> <p>5 MR. LEWIS: Location of generators, where</p> <p>6 -- I can perceive that being a problem with</p> <p>7 noise. Where are you looking to put those?</p> <p>8 MR. MAYS: One of them will be on the</p> <p>9 southeast corner.</p> <p>10 MR. CHESNEY: I was thinking like a barge</p> <p>11 on the north side.</p> <p>12 MR. LEWIS: Okay.</p> <p>13 MR. MAYS: And the other one -- he would</p> <p>14 like to put it on the south end because that is</p> <p>15 the -- the lowest oxygen levels are on that</p> <p>16 end.</p> <p>17 CHAIRMAN MILLS: Okay.</p> <p>18 MR. CHESNEY: And you're going to rent</p> <p>19 those. Right?</p> <p>20 MR. MAYS: The second one is a rental and</p> <p>21 we're going to rent it for three months to try</p> <p>22 to get the lake cleaned and then hope the one</p> <p>23 does its thing.</p> <p>24 MR. CHESNEY: I meant the generators.</p> <p>25 MR. MAYS: Yeah, it's a rental generator.</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 noisy, so he's going to -- he's already</p> <p>2 insulated the trailer with noise-canceling</p> <p>3 insulation.</p> <p>4 MR. ROSS: Those are examples of being a</p> <p>5 good neighbor.</p> <p>6 MR. MAYS: Yes, exactly. And just so you</p> <p>7 know, I've seen a lot of attorney shows so I</p> <p>8 knew as soon as I got that letter, I'm not</p> <p>9 talking to you all no more. You taught me</p> <p>10 well.</p> <p>11 MS. MCCORMICK: He sent it to me right</p> <p>12 away.</p> <p>13 MR. MAYS: Between you and Erin, you guys</p> <p>14 have -- yeah.</p> <p>15 CHAIRMAN MILLS: Mr. Chesney.</p> <p>16 MR. CHESNEY: So when you -- I know I'm</p> <p>17 -- it's unusual I'm the one asking this, but do</p> <p>18 we have a -- a floater on our insurance policy?</p> <p>19 We don't have to list that equipment</p> <p>20 specifically? It's not subject to a dollar</p> <p>21 limit. Right?</p> <p>22 MR. MENDENHALL: I can check.</p> <p>23 MR. CHESNEY: Yeah.</p> <p>24 MR. MENDENHALL: I don't know the answer</p> <p>25 to that off the top of my head.</p>
<p style="text-align: right;">Page 82</p> <p>1 MR. CHESNEY: Okay. And you're buying</p> <p>2 the insurance on it. Right?</p> <p>3 MR. MAYS: Sure.</p> <p>4 MR. CHESNEY: Because I mean, I am kind</p> <p>5 of just concerned someone is going to steal it.</p> <p>6 MR. MAYS: Well, we're going to put a pad</p> <p>7 out there, a concrete pad with anchors so that</p> <p>8 we can chain it down pretty good. I know there</p> <p>9 is bolt cutters that can do that kind of stuff,</p> <p>10 too, but we've found a location that we think</p> <p>11 is a pretty good in that area that -- that's in</p> <p>12 a wooded area.</p> <p>13 MR. LEWIS: If you get complaints, I've</p> <p>14 had experience where if you put a sheet of</p> <p>15 plywood and direct it away, the noise will go</p> <p>16 with. So --</p> <p>17 MR. MAYS: The one is actually going to</p> <p>18 be a trailer that's insulated. So --</p> <p>19 MR. LEWIS: Oh, okay.</p> <p>20 MR. MAYS: Or what we will do is go rent</p> <p>21 or buy plants that we can use on the property</p> <p>22 and shield it temporarily, too, to keep that --</p> <p>23 try to keep some of the noise down, too,</p> <p>24 because that one may be on the side of the --</p> <p>25 our residents and we don't want it to be too</p>	<p style="text-align: right;">Page 84</p> <p>1 MR. CHESNEY: Sure. And I'm just</p> <p>2 generally concerned that we are going to have</p> <p>3 something sitting out there that now everyone</p> <p>4 is going to know about and we just pissed off a</p> <p>5 hundred people.</p> <p>6 MR. MENDENHALL: Yeah, I mean, I think</p> <p>7 that would be covered by some -- some of your</p> <p>8 general insurance, which is for property and --</p> <p>9 MR. CHESNEY: Well, but sometimes you</p> <p>10 have to list it within 30 days of installing</p> <p>11 it.</p> <p>12 MR. MENDENHALL: Yeah, I gotcha. I'll</p> <p>13 find out.</p> <p>14 MR. CHESNEY: I just wanted to make sure.</p> <p>15 I know there is some insurance stuff that I am</p> <p>16 supposed to help you with that I have not done,</p> <p>17 and I apologize.</p> <p>18 MS. WHYTE: It's okay. We'll get to that</p> <p>19 after.</p> <p>20 MR. CHESNEY: Yeah.</p> <p>21 MR. MAYS: Probably could do that anyway</p> <p>22 because we've got two of them that are exposed</p> <p>23 right on the main roads already that should be</p> <p>24 covered just in case.</p> <p>25 MR. CHESNEY: Yeah, but I mean, I have</p>

<p style="text-align: right;">Page 85</p> <p>1 never really worried about those because they</p> <p>2 literally -- I mean, they are right on</p> <p>3 Linebaugh. I don't know.</p> <p>4 MR. MAYS: One of them, yeah.</p> <p>5 CHAIRMAN MILLS: So was the Pilot Bank</p> <p>6 ATM.</p> <p>7 MR. CHESNEY: I didn't hear about that.</p> <p>8 MS. WHYTE: Mm-hmm.</p> <p>9 CHAIRMAN MILLS: You didn't hear about</p> <p>10 it?</p> <p>11 MR. CHESNEY: No, I wonder if it's the</p> <p>12 same guy that took the Oldsmar one.</p> <p>13 CHAIRMAN MILLS: Yeah, they think it</p> <p>14 probably is.</p> <p>15 MR. MENDENHALL: They think it is, yeah.</p> <p>16 MS. WHYTE: And the McDonald's one.</p> <p>17 McDonalds lost their ATM, but it was broken.</p> <p>18 They literally took a pickup truck and hauled</p> <p>19 it out of there, but it had been dead when --</p> <p>20 MR. CHESNEY: The Westchase McDonalds?</p> <p>21 MS. WHYTE: The Westchase McDonalds, and</p> <p>22 they had pulled it out of the glass -- out of</p> <p>23 the casing in the wall, but little did they</p> <p>24 know, the darn thing had no money in it and it</p> <p>25 was broken. Same as the -- same as the one in</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 --</p> <p>2 MR. MAYS: We have one that we've used</p> <p>3 for --</p> <p>4 MR. ROSS: Okay. Just whatever you</p> <p>5 think, I'll leave it up to you. And then the</p> <p>6 other thing is think about whether it makes</p> <p>7 sense to move that nano bubbler around. So if</p> <p>8 we put in one quadrant and it's doing dynamite,</p> <p>9 can we use it and move it to another quadrant?</p> <p>10 MR. MAYS: That's the reason for building</p> <p>11 one -- they're building one on a trailer</p> <p>12 because he feels like this idea that we've</p> <p>13 given him on our pond, he thinks he's going to,</p> <p>14 you know, rack it in with the -- moving the</p> <p>15 trailer temporarily, clean up the pond, move it</p> <p>16 to another location, clean up another pond. So</p> <p>17 he's already developed a trailer that's</p> <p>18 designed to move around. Portable, basically.</p> <p>19 MR. ROSS: Cool.</p> <p>20 CHAIRMAN MILLS: Mr. Chesney.</p> <p>21 MR. CHESNEY: Before we get off of this,</p> <p>22 usually when we have any potential litigation,</p> <p>23 we put a person on the board for this. So I'm</p> <p>24 looking at one of you two. Since they are</p> <p>25 threatening with the news, whoever likes to go</p>
<p style="text-align: right;">Page 86</p> <p>1 Westpark Village. One of the other shops had</p> <p>2 their safe taken right out of the wall.</p> <p>3 MR. CHESNEY: That is crazy. That's</p> <p>4 obviously the --</p> <p>5 MS. WHYTE: Like two years ago. Right?</p> <p>6 MR. CHESNEY: Oh, I thought this is all</p> <p>7 recently. I was thinking, "This is obviously a</p> <p>8 targeted group." Yeah, I went to work -- not</p> <p>9 to work. I went to the club one day and the</p> <p>10 whole road was closed on Tampa Road because it</p> <p>11 had -- whoever -- ATF, because they used</p> <p>12 explosives to try to dislodge it. It was</p> <p>13 crazy.</p> <p>14 CHAIRMAN MILLS: Yeah.</p> <p>15 Mr. Ross.</p> <p>16 MR. ROSS: Think about -- does it make</p> <p>17 sense at some point to buy a generator? I know</p> <p>18 we usually rent it and such, but are there</p> <p>19 enough situations that come up for emergency</p> <p>20 purposes where it would be great to have one on</p> <p>21 hand? I'll leave that up to you. I'm not</p> <p>22 looking for an answer now, but just give that</p> <p>23 some --</p> <p>24 MS. WHYTE: We have one.</p> <p>25 MR. ROSS: Okay. It just makes sense to</p>	<p style="text-align: right;">Page 88</p> <p>1 on TV.</p> <p>2 CHAIRMAN MILLS: I propose Mr. Ross</p> <p>3 handles this.</p> <p>4 MR. CHESNEY: Well, you can handle</p> <p>5 yourself pretty well on TV, I think.</p> <p>6 CHAIRMAN MILLS: Oh, man, I don't really</p> <p>7 want to deal with TV. I'll be out of town that</p> <p>8 day. Mr. Ross is here.</p> <p>9 MR. ROSS: If you want me to be the point</p> <p>10 person, I am happy to be.</p> <p>11 CHAIRMAN MILLS: Yeah, if you need help,</p> <p>12 let me know. So -- but back to your point and</p> <p>13 guidance to Erin, your response to this</p> <p>14 attorney needs to be pretty equally pointed --</p> <p>15 MS. McCORMICK: Right.</p> <p>16 CHAIRMAN MILLS: -- in terms of where</p> <p>17 we've been, what we're doing, what we've done.</p> <p>18 Right? Kind of counter some of the tone of</p> <p>19 that letter. I mean, what was your sense when</p> <p>20 you talked to her?</p> <p>21 MS. McCORMICK: She -- I mean, she was</p> <p>22 cordial. She, you know, said -- I told her</p> <p>23 that I was going to discuss it with the board.</p> <p>24 She said that she had heard that the larvicide</p> <p>25 treatments were effective and that the concern</p>

<p style="text-align: right;">Page 89</p> <p>1 of the residents was that the nano bubbler was 2 going to take a long time and they wanted the 3 larvicide treatments to continue. So I got the 4 impression that that's what they -- that's what 5 the goal was, was to have the larvicide 6 treatments continue. 7 CHAIRMAN MILLS: So I think if we do 8 that, it will potentially calm the flames a 9 little bit. 10 MR. CHESNEY: Can you imagine what it's 11 like living in that neighborhood? I mean, 12 obviously, they're talking about over some 13 front doors and stuff. You think we're bad, 14 they're -- 15 MS. WHYTE: I know somebody that lives in 16 there. 17 MR. CHESNEY: They are a little nutty. 18 And yes, I put it on the record. 19 CHAIRMAN MILLS: Great, they will be back 20 next month. 21 MR. CHESNEY: Well, that'll be all right. 22 CHAIRMAN MILLS: All right. 23 Anything else, Erin? 24 MS. McCORMICK: Yeah, I do have a couple 25 of things to talk about. So Matt and I and Al</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 put up some balloons, and then they're going to 2 take aerial pictures so that will show what 3 the cell tower is going to look like from 4 various points in the community, and those will 5 be available for the meeting that they have. 6 CHAIRMAN MILLS: When are they asking us 7 to have this meeting? 8 MS. McCORMICK: Well, so it's got to be 9 after 6:00 p.m. The rendering should be 10 available, Allen said, by January 17th. We 11 need 14 days' notice of the meeting, plus 12 probably a week to get it into the newspaper. 13 So -- 14 MR. CHESNEY: Well, can't we just change 15 our workshop time to 6:00 p.m.? 16 MS. McCORMICK: For the February 17 workshop? 18 MR. LEWIS: I think that's something that 19 we actually talked about, was just noticing a 20 time to -- to move back or -- 21 MR. CHESNEY: Yeah, so just push it back 22 to 6:00 p.m. for the January workshop. 23 MR. ROSS: Or have the workshop at 4:00 24 and then we take a break until 6:00 so we 25 don't --</p>
<p style="text-align: right;">Page 90</p> <p>1 and Louise met with the county between 2 Christmas New and New Year's to talk about the 3 cell tower, and there were a couple of the 4 people from the county staff that were there 5 that -- the assistant county attorney that I've 6 been working with, as well as somebody from the 7 parks department was there and another guy who 8 does like facilities that had experience with 9 cell towers. 10 They definitely would like the CDD to do 11 a meeting open to the public in the evening 12 hours, so post 6:00 p.m. or later to discuss 13 the cell tower, but -- and one of the things 14 that they said is that even if all the 15 Westchase residents are, you know, very 16 familiar with us at this point, we want to make 17 sure if there's other people outside of the 18 Westchase Community, that they also have an 19 opportunity to speak to it. 20 They also asked for renderings to be done 21 and Allen said that they could do this, that 22 Vertex could do this, and he e-mailed me since 23 then -- he and I have been talking, and he is 24 planning on having somebody from their company 25 be on the site like the end of this week and</p>	<p style="text-align: right;">Page 92</p> <p>1 MS. McCORMICK: So the January workshop 2 is set for January 21st. I don't think you 3 would -- that would give you enough time to get 4 it in the newspaper at this point. 5 MR. MENDENHALL: I could probably -- 6 MS. McCORMICK: They have specific -- 7 they're going to want us to post signs and have 8 a specifically worded advertisement in the 9 newspaper about what this public meeting is 10 going to be about. So we couldn't just rely on 11 the public workshop. I know it's already -- 12 MR. BAUMHOVER: Kind of like the county 13 does when they have their -- 14 MS. McCORMICK: Right. 15 MR. CHESNEY: Can we move our workshop 16 then one week later or something like that? 17 CHAIRMAN MILLS: Or just go to the 18 February date. 19 MR. ROSS: Yeah, do it after our regular 20 meeting, the 4th. 21 CHAIRMAN MILLS: Well, let's do it on the 22 18th of February. 23 MR. ROSS: I'm thinking if we did our 24 meeting on the 4th and we just wrapped up and 25 we all drove over to library.</p>

<p style="text-align: right;">Page 93</p> <p>1 MR. CHESNEY: What about the 18th? Let's 2 just say that there might be something else 3 that -- 4 MS. McCORMICK: Sonny, I e-mailed you. 5 Is the library available in the evening? 6 MS. WHYTE: I have not checked. You 7 wanted to make sure that you had the ability to 8 talk to the board first and Allen -- if Allen 9 was available. 10 MS. McCORMICK: Right. 11 MS. WHYTE: You had indicated to me the 12 28th and 29th, so I was waiting for direction 13 tonight to go see if the library is available. 14 MR. CHESNEY: Sure, the 28th. 15 MS. WHYTE: Once you guys tell me, then 16 I'll check. 17 MR. BAUMHOVER: Our meetings last two 18 hours anyway. 19 CHAIRMAN MILLS: Forrest, what's that? 20 MR. BAUMHOVER: I mean, our meetings 21 normally last two hours anyway. 22 MR. CHESNEY: Or do they have to be at 23 the library is what you're saying? 24 MS. McCORMICK: It has to be some place 25 that's just accessible to the public, so I</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 would just do our normal 4 o'clock to whenever. 2 MS. WHYTE: Yeah, but we would have to 3 have more space for -- 4 MS. McCORMICK: Yeah, we're going to need 5 more space. They're going to have people from 6 the county that are going to attend and in case 7 there is -- 8 MS. WHYTE: Yeah, well, I can check the 9 library. 10 CHAIRMAN MILLS: I mean, I think the 11 February 18th for -- 12 MR. BAUMHOVER: Yeah, if the library 13 wasn't an option, then maybe the HOA or -- 14 MS. WHYTE: Or I was going to say, I can 15 go up to the HOA office or the Women's Tennis 16 Center. That is probably -- but then again, I 17 don't know what their programs look like and I 18 don't know what nights they are free. But 19 usually, those are easily accessible for us. 20 MR. BARRETT: They generally want you out 21 of there when their staff hours close, whenever 22 that is. 23 MR. BAUMHOVER: Yeah, that's after 24 7 o'clock because they have -- 25 MR. CHESNEY: If this makes any</p>
<p style="text-align: right;">Page 94</p> <p>1 thought that the library would be a good site, 2 you know, because it's easily available if 3 they're open that late. 4 MS. WHYTE: As far as I know, they are. 5 MS. McCORMICK: Okay. 6 MS. WHYTE: So here is the thing: As Jim 7 indicated, does it have to be like -- can we do 8 it on the February 18th meeting? 9 CHAIRMAN MILLS: Yeah, I mean, my travel 10 schedule for the next few week is already full, 11 too. 12 MS. WHYTE: Yeah, and we have some 13 insurance stuff that we need to discuss, and I 14 was going to request a meeting in the near 15 future on that to be discussed. 16 CHAIRMAN MILLS: Let's see if everyone is 17 available to -- 18 MR. BAUMHOVER: I was actually looking to 19 see if we could -- if there is some reason we 20 wouldn't be able to attach this with the 21 6 o'clock start date at the end of regularly 22 scheduled CDD meeting. 23 MS. WHYTE: We'd have to move our 24 meeting. 25 MR. BAUMHOVER: No, for February, we</p>	<p style="text-align: right;">Page 96</p> <p>1 difference, there is potentially -- it might 2 not happen, but potentially, there might be 3 some -- some business to come before the board 4 that would be most appropriate to come before 5 the board in a workshop setting. So I -- I 6 would like to set it up as a workshop that 7 begins at -- you know, in conjunction with a 8 workshop. It can begin at 5:00 and then we say 9 the cell phone conversation will begin at 6:00, 10 but at 5:00, it would be useful to have 11 workshop time. 12 MS. WHYTE: We need one. 13 MR. BAUMHOVER: Okay. If there is enough 14 on an agenda where we could attach it to -- 15 MR. CHESNEY: This is something that you 16 will definitely want -- if it comes -- you 17 would want it to happen in a workshop setting 18 first before anything else. 19 MR. BAUMHOVER: Hmm. Sounds like 20 something we might be planning for February. 21 MS. WHYTE: Now you've got me intrigued. 22 MR. CHESNEY: No, I'm not going to -- 23 CHAIRMAN MILLS: Okay. Mr. Ross? 24 MR. ROSS: Not to interrupt his comments, 25 but separate, assuming we're working towards a</p>

<p style="text-align: right;">Page 97</p> <p>1 date, I can't figure out if the cart is coming 2 before the horse. Are we meeting with the 3 county so that we're making representations as 4 to what our board is okay with when we haven't 5 yet voted on what we're okay with? 6 MS. McCORMICK: Are we -- we're not 7 meeting with the county, we're meeting a -- 8 we're having a workshop for -- or we're having 9 a meeting so that the public can come and 10 express or what -- how they feel about doing a 11 cell tower within Glenduff Park at the 12 location that we have identified in the RFP. 13 And, you know, we're going to have some 14 exhibits that show what that cell tower would 15 look like. 16 Now, I understand there is specifics of 17 the cell tower that are still -- we're still 18 working on negotiating through the lease, but 19 this is to get comment from the public about 20 whether or not this -- 21 MR. ROSS: So -- yeah, but on that before 22 I give up the floor, I thought you said it was 23 the county who was asking us to do this meeting 24 and the county will be present at the meeting? 25 MS. McCORMICK: They would just have</p>	<p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 five us of deciding that and then find out that 2 200 people speaking on behalf of surrounding 3 communities are categorically opposed to a cell 4 phone tower in that park. 5 MR. ROSS: That makes sense to me. 6 CHAIRMAN MILLS: The details of which we 7 can hammer out after the fact, but if 200 8 people show up and say, "We can't wait for a 9 cell tower," the county's comfort level becomes 10 okay to proceed. 11 MS. McCORMICK: Right. 12 CHAIRMAN MILLS: So if 200 people show up 13 and say, "Not in my backyard," then they're 14 going to have an issue with the county park use 15 within our interlocal agreement. 16 MR. ROSS: So you're not anticipating 17 that the conversation will evolve into things 18 such as aesthetics, the appearance, whether 19 it's the tree format or the whatever format. 20 CHAIRMAN MILLS: That's not my 21 anticipation. There might be people that say, 22 "Hey, I'd like to see you do this or I'd like 23 to see you do that." 24 MR. LEWIS: Hold on, I -- I was at the 25 meeting with Erin -- if you don't mind -- and</p>
<p style="text-align: right;">Page 98</p> <p>1 probably some staff people that would be 2 attending the meeting, but the board would be 3 conducting the meeting. 4 MR. ROSS: I gotcha, but again, I'm going 5 back to if they're asking us to hold the 6 meeting to make sure we make statements or 7 agreements or promises or representations to 8 the public when were not in a position to yet 9 do that, I feel like are we misleading 10 somebody? That it would seem that we first 11 have to have some sort of preliminary okay, 12 approval, or whatever because what the reality 13 is is we'll show up at this meeting and someone 14 from Vertex is going to make a proposal, "This 15 is what we're thinking about." 16 MS. McCORMICK: Mm-hmm. 17 MR. ROSS: You're going to be thinking, 18 "Yeah, that is what we're thinking about," but 19 it may be that once we get together, the board, 20 we'll say, "Ugh, hate that. Don't want to do 21 that." 22 CHAIRMAN MILLS: Well, my sense of what 23 the county is looking for -- and correct me if 24 I'm wrong -- is that because it's going into 25 the park potentially, that they don't want the</p>	<p style="text-align: right;">Page 100</p> <p>1 so I am totally agreeing with what he just 2 said. That was my take from the meeting we had 3 with the county last week and it -- the 4 rendering is just a rendering just to -- 5 "Hey," you know, it will give people a scale or 6 a perspective of what a tower will look like in 7 the back side of that parking lot. That's it. 8 Nobody is -- I don't anticipate -- I mean, I 9 can't say that somebody won't ask about a tree 10 or a sequoia or whatever the heck they want -- 11 but I really don't think -- and this is simply, 12 to me, like checking a box for the county's 13 sake for us to get -- 14 MR. BAUMHOVER: My concern is the check 15 in the box. If it's a check in the box, why 16 does the county have to send representatives 17 during nonworking hours to -- 18 MR. LEWIS: I don't know if they have to. 19 I think that they just want -- 20 MS. McCORMICK: Yeah, I don't think they 21 said they would definitely, but they said 22 likely they would have somebody attend because 23 they're going to be taking this to the board to 24 say, you know, we are -- 25 MR. BAUMHOVER: Right, but if the county</p>

<p style="text-align: right;">Page 101</p> <p>1 were treating this like a check in the block 2 and we publicly noticed it and we could go 3 about -- I mean, the initial effort back in 4 December -- Erin, right -- was you kind of 5 lining up all the things that we have done in 6 the good will expressed to the community and 7 then saying, "Is this good enough," and the 8 county is saying, "Well, no, we need you to do 9 this one more thing, but now we feel like we 10 may or may not need to send someone to" -- so 11 like what -- if it were just a check in the 12 block, we could schedule it on terms, make -- 13 you know, do whatever and then we would be able 14 to be confident like, "Okay. We did that," 15 and, you know, here is the report and we're 16 doing this. 17 But if -- I'm just wondering like how 18 much reinventing the wheel we're going to do 19 when we get to the point where the county came 20 and then there is some discourse, but the 21 county person comes back and says, "Well," you 22 know, "my recollection from the events is 23 completely different from what the CDD wanted," 24 and now we're micromanaged. 25 CHAIRMAN MILLS: Well, my take on that,</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 meeting they were just trying to say, "Hey, we 2 have other cell towers on other county parks," 3 and they just want to make sure that things are 4 not going to go astray. 5 MR. BAUMHOVER: Okay. 6 MR. LEWIS: And to you guys's, you know, 7 questioning, I think you are trying to protect 8 that from happening. 9 MR. ROSS: I apologize. 10 MR. LEWIS: No, no need to. 11 MR. ROSS: It took me a minute for the 12 light bulb to go off, but I was going to say 13 exactly what you said. That's what's going on. 14 CHAIRMAN MILLS: That's what's going on. 15 Nobody is going to stand in front of the BOCC 16 and the first question that one of the 17 commissioners asks is, "Were you at this 18 meeting?" and he or she says, "No." Shew. 19 They're -- they're former employees. 20 MR. ROSS: Right. 21 MR. LEWIS: The one -- the one thing that 22 they did kind of -- kind of dwell on was the 23 landscaping, the aesthetics, and I told him how 24 -- you know, this board is very particular and 25 we have fantastic grounds manager. And I said</p>
<p style="text-align: right;">Page 102</p> <p>1 Forrest, is -- and the point you just made is 2 probably the most important one. If county 3 staff has to go before the BOCC, I wouldn't 4 want to be a county staff member standing in 5 front of the BOCC and speaking about something 6 that I didn't personally hear and observe 7 myself. Right? I mean you don't do that. 8 Right? You have to be able to say to the 9 commissioners, "I attended this meeting out in 10 Westchase and 200 people showed up. Yeah, five 11 didn't like it, but they can't wait for this." 12 Right? 13 MR. LEWIS: Yeah, and that's actually 14 something that we could -- 15 CHAIRMAN MILLS: Or zero show up and then 16 we're okay. 17 MR. BAUMHOVER: Well, that would be good 18 for us as a CDD to have known about from the 19 county like six months ago. Right? 20 MR. LEWIS: Well, we -- with that, I 21 agree. I think we all agree and that was kind 22 of a -- I think that's what Erin's put a lot of 23 work into, but I -- you know, I think we were a 24 little bit defensive at first, but I think we 25 got our point across and we understood from the</p>	<p style="text-align: right;">Page 104</p> <p>1 -- and Erin brought up the point that we are 2 basically going to take ownership of that 3 because they very concerned that we were just 4 going to throw up chain-link fence and maybe a 5 couple bits of pine straw, and I said that is 6 -- "I can assure you that is not going to 7 happen." 8 CHAIRMAN MILLS: Right. 9 MR. LEWIS: So I think that made them 10 feel a little bit better. 11 CHAIRMAN MILLS: Good. All right. 12 MS. McCORMICK: I mean, honestly, I've 13 been wondering where Vertex is at this point 14 because, you know, I gave them this very like 15 -- very protective of the CDD lease and option 16 agreement and then Allen came to the meeting 17 with the county. So he certainly understands 18 that this is not an easy project that he's 19 getting in the middle of, but they're still -- 20 they're still proceeding and he was good about 21 saying that he's going to do this, you know, 22 balloon rendering quickly so that we can get 23 the meeting scheduled as soon as possible. 24 MR. LEWIS: I did have one follow-up from 25 the meeting. They were talking about those</p>

<p style="text-align: right;">Page 105</p> <p>1 signs on who would -- they almost seemed like</p> <p>2 we were going to provide those, but did you</p> <p>3 follow up with that?</p> <p>4 MS. McCORMICK: Well, I wanted to give</p> <p>5 Nancy the information about when we're going to</p> <p>6 schedule this for and then talk to her about</p> <p>7 exactly what's going to be on the notice, as</p> <p>8 well as the signs. So they -- they have signs</p> <p>9 that they use for public meetings, but they</p> <p>10 want it to be very clear that this is the CDD</p> <p>11 that is having this meeting, not the county</p> <p>12 that is hosting it. So I mean, we may have to</p> <p>13 get some signage and make --</p> <p>14 MS. WHYTE: We can get those done easily.</p> <p>15 MS. McCORMICK: And -- so did we decide</p> <p>16 on the definite time and date?</p> <p>17 CHAIRMAN MILLS: I am proposing 6 o'clock</p> <p>18 on February 18th at the library.</p> <p>19 MS. McCORMICK: Okay.</p> <p>20 MR. CHESNEY: Well, yeah, for the meeting</p> <p>21 is fine, but I would -- in conjunction, like I</p> <p>22 said --</p> <p>23 MS. McCORMICK: At the library.</p> <p>24 MR. CHESNEY: We should have the workshop</p> <p>25 -- if we're going to combine it with workshop,</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 for the workshop.</p> <p>2 MR. CHESNEY: So that needs to be at</p> <p>3 6:00.</p> <p>4 CHAIRMAN MILLS: That can be at 6:00.</p> <p>5 Right.</p> <p>6 MR. CHESNEY: So if we do it -- I guess</p> <p>7 my question is -- I shouldn't have been so</p> <p>8 confusing -- are we going to do it on the 18th?</p> <p>9 CHAIRMAN MILLS: That's my proposal.</p> <p>10 MR. CHESNEY: Yeah, and then we don't</p> <p>11 need to do anything else because we have</p> <p>12 already advertised the 18th. So we show up at</p> <p>13 4:00 --</p> <p>14 MR. MENDENHALL: Well, you have to</p> <p>15 advertise separately.</p> <p>16 CHAIRMAN MILLS: Advertise separately</p> <p>17 than the county --</p> <p>18 MS. McCORMICK: Yeah.</p> <p>19 MR. CHESNEY: No, I understand, but then</p> <p>20 we don't have to do anything about the</p> <p>21 workshop.</p> <p>22 MR. MENDENHALL: Oh, correct.</p> <p>23 MS. McCORMICK: Because that's from 4:00</p> <p>24 to 5:00 --</p> <p>25 MR. CHESNEY: Yeah, yeah.</p>
<p style="text-align: right;">Page 106</p> <p>1 then --</p> <p>2 MS. WHYTE: We have a 4 o'clock workshop</p> <p>3 and then the 6 o'clock meeting?</p> <p>4 MR. CHESNEY: That's a long time. I was</p> <p>5 thinking of 5 o'clock. I don't think we need</p> <p>6 that much time.</p> <p>7 MS. WHYTE: Okay.</p> <p>8 MR. LEWIS: That works for me.</p> <p>9 MR. BAUMHOVER: Yeah, okay.</p> <p>10 MS. WHYTE: But we advertised 4 o'clock.</p> <p>11 Correct?</p> <p>12 CHAIRMAN MILLS: No, we advertised 6</p> <p>13 o'clock.</p> <p>14 MS. WHYTE: For our workshops?</p> <p>15 MR. MENDENHALL: For the workshops, we</p> <p>16 advertise for 6 o'clock a lot of times.</p> <p>17 MS. WHYTE: For our workshops, we</p> <p>18 advertise --</p> <p>19 MR. MENDENHALL: So in this</p> <p>20 advertisement, we would just --</p> <p>21 MR. BAUMHOVER: Change it to 5:00.</p> <p>22 MR. MENDENHALL: Well, we --</p> <p>23 MS. McCORMICK: Well, we -- you know, we</p> <p>24 can only do -- the advertisement about the cell</p> <p>25 tower needs to be a separate advertisement, not</p>	<p style="text-align: right;">Page 108</p> <p>1 MS. McCORMICK: -- rather than at 5:00.</p> <p>2 MR. CHESNEY: Right.</p> <p>3 MR. MENDENHALL: I have a meeting on the</p> <p>4 18th. I don't know if my attendance is --</p> <p>5 MR. CHESNEY: No, just board members</p> <p>6 would be good and it might not even happen. We</p> <p>7 might just all go down to McDivot's and have a</p> <p>8 few beers while we wait for the 6 o'clock.</p> <p>9 MR. LEWIS: I'll bring Uno.</p> <p>10 MR. BAUMHOVER: That sounds like</p> <p>11 something the county --</p> <p>12 MS. McCORMICK: I do want to make sure</p> <p>13 that Allen is going to be available for the</p> <p>14 February 18th meeting.</p> <p>15 CHAIRMAN MILLS: Okay.</p> <p>16 MS. McCORMICK: He didn't give me any</p> <p>17 times that he wasn't available. But yeah,</p> <p>18 maybe if the board can approve that, but then</p> <p>19 authorize in the event that he's not available,</p> <p>20 that I can coordinate with the chair about an</p> <p>21 alternate time.</p> <p>22 CHAIRMAN MILLS: Okay. Do we need a</p> <p>23 motion for --</p> <p>24 MR. LEWIS: Do we need a motion for that?</p> <p>25 MS. McCORMICK: No.</p>

<p style="text-align: right;">Page 109</p> <p>1 CHAIRMAN MILLS: No.</p> <p>2 Mr. Ross.</p> <p>3 MR. ROSS: Maybe you could look at</p> <p>4 updating us on -- or refreshing our memories</p> <p>5 about where we are in the cell towers and all</p> <p>6 of that. I don't remember all the details, I</p> <p>7 just know we put a lot of time and effort. We</p> <p>8 talked about different locations, we talked</p> <p>9 about maybe taking part of the parking or not,</p> <p>10 but if you've got an e-mail or a document that</p> <p>11 sort of summarizes everything and you can</p> <p>12 circulate that, that would be great.</p> <p>13 MS. McCORMICK: Sure, yep.</p> <p>14 MR. BARRETT: Maybe you can put a really</p> <p>15 big bug zapper on the top of it.</p> <p>16 CHAIRMAN MILLS: Stop.</p> <p>17 MR. ROSS: We're going to have all the</p> <p>18 midge flies lifted up and --</p> <p>19 MR. LEWIS: If you need anything from me</p> <p>20 on putting that together or maybe you already</p> <p>21 have something, I don't know, but just let me</p> <p>22 know.</p> <p>23 MS. McCORMICK: Okay.</p> <p>24 CHAIRMAN MILLS: What else we got?</p> <p>25 MS. McCORMICK: Cell tower -- and, oh,</p>	<p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 There is -- what I see is there's a few</p> <p>2 different ways that this could be done. We</p> <p>3 could get a landscape architect that would put</p> <p>4 together a plan and then that would be part of</p> <p>5 the RFP process. We could have Sonny and Doug</p> <p>6 make their recommendations about what should be</p> <p>7 done on the monument signs and include that as</p> <p>8 part of the RFP or we could just be very</p> <p>9 nonspecific; identify the locations where we</p> <p>10 have monument signs throughout the community.</p> <p>11 The fact that we're looking for like a</p> <p>12 consistent, uniformity plan throughout the</p> <p>13 community that will be easy maintenance and let</p> <p>14 them -- then let these sign companies come in</p> <p>15 and make proposals on it.</p> <p>16 So -- so any of those three are options,</p> <p>17 but they are definitely different. You know, I</p> <p>18 think at this point, we're not talking about</p> <p>19 doing any lighting upgrades, but certainly, if</p> <p>20 we brought a landscape architect in, that would</p> <p>21 be something we might want them to make</p> <p>22 recommendations about.</p> <p>23 It doesn't seem like anybody thinks that</p> <p>24 the monuments themselves really need a lot of</p> <p>25 work except, you know, maybe in a few cases.</p>
<p style="text-align: right;">Page 110</p> <p>1 the monument sign RFP that -- I mean, you can</p> <p>2 maybe talk about that if you want to, Sonny.</p> <p>3 In your report -- but I did drive around with</p> <p>4 Sonny and look at signage and she did some</p> <p>5 great outreach to the Tampa Palms CDD, who went</p> <p>6 through an RFP process for the review of their</p> <p>7 monuments and signage and lighting in that</p> <p>8 community.</p> <p>9 They -- it was a huge project. It was</p> <p>10 like an \$800,000 project that they did out</p> <p>11 there, but they -- for that project, they used</p> <p>12 a landscape architect for the RFP and, you</p> <p>13 know, Sonny has now gone through and identified</p> <p>14 all the locations where we have monument signs</p> <p>15 throughout the community.</p> <p>16 When she just toured me through a little</p> <p>17 bit -- you know, I understand exactly what she</p> <p>18 is saying about we've got different signs all</p> <p>19 over the place. So I think we need some</p> <p>20 direction about whether or not we're just going</p> <p>21 to do an RFP for the facings on these signs or</p> <p>22 maybe there's a couple of areas where we would</p> <p>23 ask them to come in and look at whether or not</p> <p>24 like they want to change the topper on the</p> <p>25 monument sign.</p>	<p style="text-align: right;">Page 112</p> <p>1 So it's just the faces that -- that is what</p> <p>2 I've heard from the board so far that they want</p> <p>3 to do. So maybe we just go with the idea of</p> <p>4 just identifying the locations, doing an RFP,</p> <p>5 and let the companies themselves come in and</p> <p>6 make specific proposals.</p> <p>7 CHAIRMAN MILLS: Matt.</p> <p>8 MR. LEWIS: I mean, I guess I like the</p> <p>9 idea of doing that last suggestion. I mean, I</p> <p>10 don't know -- I guess we can discuss it, but I</p> <p>11 don't know that we -- that I want to see any</p> <p>12 monuments changed physically. I mean, I think</p> <p>13 the consistency is there. I think we're just</p> <p>14 looking to maybe upgrade the signage.</p> <p>15 CHAIRMAN MILLS: Sonny and Doug, you've</p> <p>16 done some work on this. What are you guys</p> <p>17 thinking?</p> <p>18 MR. MAYS: I mean --</p> <p>19 MS. WHYTE: You go first.</p> <p>20 MR. MAYS: You won't like my answer.</p> <p>21 MR. CHESNEY: Yeah, Doug goes cheap.</p> <p>22 MR. MAYS: That's exactly -- I think they</p> <p>23 are fine the way they are.</p> <p>24 CHAIRMAN MILLS: Okay, great. Sonny,</p> <p>25 what do you think?</p>

<p style="text-align: right;">Page 113</p> <p>1 Thanks, Doug. At least -- if you're</p> <p>2 nothing else, you are predictable.</p> <p>3 MS. WHYTE: As Erin indicated, we drove</p> <p>4 around today because -- to explain to her that</p> <p>5 we have maybe about two or three -- well, I</p> <p>6 would say probably ten signs that are same,</p> <p>7 which have the curvature on the standard signs,</p> <p>8 which we have on our main entrances. Then we</p> <p>9 have the same ones in Woodbay, Bennington,</p> <p>10 Glenfield, you know, they have the -- the</p> <p>11 linear signs and then we have the curvature</p> <p>12 signs and then we have the signs in Ayrshire</p> <p>13 that is on white column and it has a little</p> <p>14 bowling ball on top, if you want to call it</p> <p>15 that. They have smaller signs at -- you know,</p> <p>16 their signs are about like this. None of the</p> <p>17 signs are exactly the same, so to change</p> <p>18 drastically would be extremely expensive.</p> <p>19 The original plan was, as I indicated,</p> <p>20 just changing the front signs at</p> <p>21 recommendation, which I did look at the</p> <p>22 proposal again and it was just under \$26,000</p> <p>23 for the two entrance signs on Sheldon and</p> <p>24 Linebaugh, which would be granite with 24-carat</p> <p>25 gold leafing.</p>	<p style="text-align: right;">Agenda Page 33 Page 115</p> <p>1 MS. WHYTE: I know. There is no</p> <p>2 recommendation. Ask Erin. Erin doesn't like</p> <p>3 it, either.</p> <p>4 MR. BAUMHOVER: So if I hear you --</p> <p>5 MS. McCORMICK: It depends on how much</p> <p>6 money you want to spend.</p> <p>7 MR. BAUMHOVER: It sounds like to get the</p> <p>8 right answer, you would recommend hiring a</p> <p>9 landscape architect, except for the fact that</p> <p>10 it can be very expensive if they redesign</p> <p>11 everything.</p> <p>12 What if -- what if a landscape architect</p> <p>13 -- what if we hired one to help us, you know,</p> <p>14 actually form the RFP, you know, with guidance</p> <p>15 on what we really want to do. I mean, we kind</p> <p>16 of know what we want, and the landscape</p> <p>17 architect would probably help us develop the</p> <p>18 RFP so that people that give us proposals</p> <p>19 are -- you know, they are closer to what we</p> <p>20 want than if we just try to do this. I mean,</p> <p>21 would technical guidance help us on drafting</p> <p>22 that?</p> <p>23 MS. McCORMICK: I mean, I think the</p> <p>24 landscape architect's purpose would be to come</p> <p>25 in and provide construction drawings and what</p>
<p style="text-align: right;">Page 114</p> <p>1 It's hard to determine what you want to</p> <p>2 do. A landscape architect would probably be a</p> <p>3 really good idea; a very expensive idea because</p> <p>4 depending on what you want to do -- if you're</p> <p>5 going to hire a landscape architect to design</p> <p>6 your -- or change or come up with designs for</p> <p>7 your community and for different aspects, you</p> <p>8 can then -- of course, as going back to when we</p> <p>9 had Neal do an original design for us, it was</p> <p>10 upgrade the signs and put landscaping lighting,</p> <p>11 up lighting to everywhere in the community on</p> <p>12 the monument signs and then, of course, adding</p> <p>13 some plantings, which we'd already started to</p> <p>14 change out as -- as directed.</p> <p>15 So putting lighting can be extremely</p> <p>16 expensive. Doug, am I correct?</p> <p>17 MR. MAYS: Oh, yes.</p> <p>18 MS. WHYTE: Because we don't have</p> <p>19 electrical anywhere, except for maybe about</p> <p>20 five or six areas, and mainly, those are all</p> <p>21 the main entrances.</p> <p>22 MR. BAUMHOVER: So --</p> <p>23 MS. WHYTE: So it becomes a challenge.</p> <p>24 CHAIRMAN MILLS: Okay. That wasn't</p> <p>25 really a recommendation.</p>	<p style="text-align: right;">Page 116</p> <p>1 you want to do at each of the locations.</p> <p>2 MR. BAUMHOVER: Oh, but would not give</p> <p>3 like technical advice on what we could use to</p> <p>4 construct an RFP? I mean, because if -- if we</p> <p>5 don't really want to reinvent the wheel, maybe</p> <p>6 they take a cursory look at everything that</p> <p>7 we're looking at and they are better able to</p> <p>8 put that into the RFP than we would if we took</p> <p>9 one supervisor and had them, you know -- or --</p> <p>10 MR. MENDENHALL: If I can weigh in</p> <p>11 here --</p> <p>12 CHAIRMAN MILLS: Go ahead.</p> <p>13 MR. MENDENHALL: The board that I sat on</p> <p>14 probably about eight years ago, we hired a</p> <p>15 landscape architect to help us redo all of our</p> <p>16 signs. The community was about 20 years old.</p> <p>17 So redo all of our signs, as well as we had a</p> <p>18 -- a perimeter wall, basically, that had</p> <p>19 different areas that had decorative features</p> <p>20 and stuff. Definitely more expensive. It was</p> <p>21 very helpful, but the process was -- in this</p> <p>22 particular case -- that the landscape architect</p> <p>23 came in, obviously met with the board -- our</p> <p>24 board in a workshop setting, kind of drew out</p> <p>25 our ideas, then took that away and came back</p>

<p style="text-align: right;">Page 117</p> <p>1 with, "Okay. From what you've told me, here's 2 some ideas I came up with." And it dealt with 3 materials, scheme design, that sort of stuff. 4 And ultimately, at least in that 5 particular case, she did develop a set of 6 specifications that, once we agreed to it, that 7 went out to the different contractors. 8 Definitely more expensive, but it was very 9 helpful. She had -- I -- I can only speak for 10 myself on the board, I don't know anything 11 about decorative design or anything like that, 12 but I will say for a community that did not 13 have a big budget, it turned out very well. 14 And in addition, at least in that 15 particular case, the plan that she gave us -- I 16 don't live there anymore, but they are still 17 implementing features of it that -- 18 MR. BAUMHOVER: Did you leave because of 19 the signs? 20 MR. MENDENHALL: You know, to be honest 21 with you, as soon as I left, the signs were 22 done and they started doing -- as they got to 23 their next budget season, they did kind of the 24 like the next phase, so it really -- it did 25 work out really well for them in that</p>	<p style="text-align: right;">Agenda Page 34 Page 119</p> <p>1 is if we limit the ambition and the scope of 2 what we really want to do and we're able to 3 kind of focus the -- the landscape architect on 4 really what we want to do, not reinventing the 5 wheel, but, you know, preservation or, you know 6 -- you know, at a lower level, maybe that's how 7 we control the expense of having the architect 8 coming in the first place. I mean, is that -- 9 MR. MENDENHALL: Yeah, that's accurate 10 and probably also one of the -- the biggest 11 impacts that I saw out of it was -- comparing 12 it to other projects and other projects that 13 I've seen from this role is it really gave us a 14 much, much better apples-to-apples comparison 15 once those bids came in because, you know, 16 typically in projects where we have big ideas 17 and we say, "Well, let's just put it out with 18 some kind of cursory RFP components," you get 19 back so many difference things. And us not 20 being experts in maybe materials or in 21 longevity of the materials themselves, it's 22 hard to make those decisions, and the prices 23 really can be all over the board; whereas that 24 did kind of at least fine-tune it so little bit 25 so the bids were kind of clustering, but at the</p>
<p style="text-align: right;">Page 118</p> <p>1 particular case. 2 MR. CHESNEY: Well, if I can just add to 3 that, I actually like that idea because the 4 other thing it does is it gives you flexibility 5 on how many signs you do at a time because you 6 have the -- you put it out, you've decided on a 7 landscape architect, and then you have a set of 8 specs. So you might decide to do four signs 9 this year, you might decide to do 12 next 10 year, but you already have your specs for each 11 sign. So I think that's a great idea. 12 MR. MENDENHALL: That was probably one of 13 the best things about it because like I said, 14 this was a very small community, only 600 15 homes, small budget, but there was a number of 16 phases that were developed out of this project. 17 And so, for example, in the past six months, 18 they have started putting facia stone on the 19 different monuments, which was just -- at that 20 time, you know, three or four years ago, it 21 was, "Well, we don't have the money for it," 22 but they have the plans and so now they were 23 able to put it in place. 24 MR. BAUMHOVER: And that was along the 25 lines of what I was thinking. I -- my thought</p>	<p style="text-align: right;">Page 120</p> <p>1 very least, even if they -- even the outliers, 2 you knew that they were all kind of the same 3 idea, the same type of materials, those sorts 4 of things. 5 CHAIRMAN MILLS: Right. 6 MR. CHESNEY: So Forrest, are you making 7 a motion that we go that route? 8 MR. BAUMHOVER: I -- 9 MR. CHESNEY: I mean, it's -- 10 CHAIRMAN MILLS: And while you're 11 thinking about that, how does that affect us 12 from an RFP perspective? If we were to do -- 13 as Greg said -- four this year, twelve next 14 year, six the next year, does that put us into 15 any RFP issues? 16 MS. McCORMICK: So if we're going to hire 17 a landscape architect, then I guess then -- 18 then we would go through the process of maybe 19 having that -- like doing an RF -- request for 20 -- 21 MR. CHESNEY: Q. 22 MS. McCORMICK: Yeah, an RFQ for the 23 landscape architect to select the architect 24 that we're going to use, have them come up with 25 the plans for the project and then, you know,</p>

<p style="text-align: right;">Page 121</p> <p>1 we can just piecemeal it and do parts of it 2 that we want to do parts of it. 3 CHAIRMAN MILLS: Okay. 4 MR. MENDENHALL: Your landscape 5 architect, as well, as part of the 6 requirements, you can have them come up with 7 approximate costs, those sorts of things, so 8 you will know ahead of time, you know, if you 9 want to phase it and you tell them, you know, 10 we want A through F done, they can give you 11 ideas of costs and then you can start figuring 12 out, "Okay. What do we want to do in one year, 13 two years, five years," that sort of thing. 14 MR. CHESNEY: I wasn't trying to put you 15 on the spot, I was just -- that's changing the 16 scope of what we had asked for, and I think 17 that's a good idea to go for the landscape 18 architect. 19 MR. BAUMHOVER: So I think that if I were 20 to make -- well, I'm drafting the motion 21 verbally, so you know, something along the 22 lines of a motion to -- what would be the next 23 step, have an RFQ, or would we -- 24 MS. McCORMICK: Yeah, so we would just 25 publish notice of a Request For Qualifications,</p>	<p style="text-align: right;">Agenda Page 35 Page 123</p> <p>1 MR. MENDENHALL: I didn't have anything 2 else of all the various items we have 3 discussed. So -- 4 CHAIRMAN MILLS: Okay. Field managers, 5 what do we got? 6 MR. MAYES: In Dropbox, you saw the 7 proposal from Davie on some magnolia tree 8 issues that we're having in West Park Village 9 along Cavendish. In the last few -- I guess 10 it's been a couple of years, I have been 11 noticing some of them deteriorating, so I had 12 their arborist come out and look at the 13 property, check the magnolias, see what he 14 thought. He had a couple of recommendations. 15 Unfortunately, Paul put the bid together wrong. 16 When he put it together -- when you read it, it 17 almost reads like they're going to replace -- 18 they are proposing to replace ten bad 19 irreversible magnolias that will not be able to 20 take a deep root fertilization. It wouldn't do 21 it any good, so he recommends the removal of 22 them. Ten of them and replace those ten with 23 65-gallon magnolias, which is a pretty good 24 magnolia, so it's not so odd looking. 25 But he didn't put a price down for that,</p>
<p style="text-align: right;">Page 122</p> <p>1 have a landscape architects submit their 2 statements of qualifications to us and then 3 have the board review that. If you wanted to 4 meet with the individual landscape architects, 5 you could do that at a meeting and then select 6 one. 7 MR. BAUMHOVER: At a future meeting? 8 MS. McCORMICK: Right. 9 MR. BAUMHOVER: So moved. 10 MR. CHESNEY: Second. 11 CHAIRMAN MILLS: Okay. Any other 12 discussion? 13 (No response.) 14 MR. BAUMHOVER: Thank you. That was 15 pretty much rolling off the tip of my tongue, I 16 guess. 17 MS. McCORMICK: Okay. 18 CHAIRMAN MILLS: Well said, folks. All 19 in favor. 20 Opposed. 21 Four to one. 22 Okay. Anything else? 23 MS. McCORMICK: That's it for right now. 24 CHAIRMAN MILLS: All right. Thank you. 25 Manager's report? Andy, what do you got?</p>	<p style="text-align: right;">Page 124</p> <p>1 so he -- he gave me a price today for it. So 2 if we were to replace those ten magnolias -- 3 which I don't think we should do right now. I 4 want to just investigate it a little bit more, 5 but you'll see where he did give us a proposal 6 for seventy five hundred and ninety dollars to 7 do the deep root fertilization. 8 I have seen the deep root fertilization 9 work on trees before, that's why I asked him to 10 bring his guy here to do it, to get it done, 11 put us a proposal, and that's for, I believe, 12 69 magnolias that he feels that need it. 13 You'll see on the last page where it looks like 14 he is talking about a T and M, time and 15 materials, \$65 per hour for what they call root 16 pruning, and that's due to the way they were 17 originally installed. There was a lot of 18 girdling, which means the roots were not -- 19 they were bound when they put in the ground. 20 They didn't release either the sack that they 21 were put in or -- so the roots -- and I think a 22 lot of it has to do with being in a sidewalk 23 area. You restricted its growth area. 24 So -- but I talked with Paul. He feels 25 like he can -- we can do that inhouse. If we</p>

<p style="text-align: right;">Page 125</p> <p>1 had to do it, he estimates it takes two to four 2 hours on each tree. So if you put \$130 on each 3 tree times 60 trees, that gets pricey, too. 4 CHAIRMAN MILLS: Mm-hmm. 5 MR. MAYS: So I don't recommend that at 6 this time, either, but I would like to 7 recommend the seventy five ninety for the deep 8 root fertilization for those magnolias so we 9 can start getting them in better shape. And I 10 want to talk to different vendors because we 11 have a tree vendor that we use ourselves that 12 may be able to give a better price because 13 obviously, he gets his price from the -- and 14 then he jacks it up a little bit to cover some 15 additional costs. We can go straight to our 16 nursery and they will install for them us. So 17 I want to get a price on that first, but for 18 now, I would like to see if the board is 19 interested in doing the deep root 20 fertilization. 21 MR. BAUMHOVER: Question, because I saw 22 on page one the reference to ten severely 23 deteriorating trees and it says, "We will 24 remove them and replace them with 65 gallon 25 magnolias," but that, obviously, is not part of</p>	<p style="text-align: right;">Agenda Page 36 Page 127</p> <p>1 what you're saying we can do inhouse? 2 MR. MAYS: We can do that inhouse. 3 MR. ROSS: We've got the skill set. 4 MR. MAYS: Yes. 5 MR. ROSS: Are all of the trees on 6 district land? 7 MS. WHYTE: They are county roads. 8 MR. MAYS: They're on the county 9 easement, which they're the trees that we've 10 always maintained through the years, so they're 11 part of the trees that we've always had to 12 maintain. So I don't think they're on district 13 land, but they are on the easements. 14 MR. ROSS: So is it for us to do that 15 work? 16 MS. McCORMICK: Yes. 17 MR. ROSS: Okay. I know you're a tree 18 guy and I don't want you to misunderstand my 19 question, but to me, this is a significant 20 event that we've had near 70 trees develop this 21 girdling problem, and so what I would ask of 22 you is that you are intimately involved at 23 least in the initial phase. Like you go out 24 and you eyeball it yourself, you eyeball it in 25 terms of drawing the conclusion as to what</p>
<p style="text-align: right;">Page 126</p> <p>1 the seventy five ninety cost. 2 MR. MAYS: Right. 3 MR. BAUMHOVER: I don't see a cost in 4 there, so is that addressed in this? 5 MR. MAYS: No, and that's why I had him 6 write up an addition proposal, which I have. 7 We didn't have time to get it to -- 8 MR. BAUMHOVER: Oh, okay. I got it, I 9 got it, I got it. Okay. All right. I just 10 wanted to make sure I understood that. 11 MR. MAYS: Yeah, we didn't have time to 12 put it on the Dropbox. 13 MR. BAUMHOVER: Okay. So the seventy 14 five ninety is what you were looking -- 15 MR. MAYS: That is what I recommended for 16 -- 17 CHAIRMAN MILLS: It's for 69 root 18 fertilizations. Right? 19 MR. MAYS: Correct, deep root 20 fertilization. 21 MR. BAUMHOVER: Right, I'm just reading 22 the letter and kind of making sure I put it 23 together. Okay. 24 CHAIRMAN MILLS: Mr. Ross. 25 MR. ROSS: So what they call phase two is</p>	<p style="text-align: right;">Page 128</p> <p>1 caused the girdling. Is it, in fact, the 2 sidewalks, is it something else, et cetera, et 3 cetera, because I think that's important as we 4 go forward because I don't think this is going 5 to be the end of the problem. So I would ask 6 that of you. Those are my only comments and 7 questions. 8 CHAIRMAN MILLS: Matt. 9 MR. LEWIS: Doug, from your experience, 10 how long does it take to see results? 11 MR. MAYS: On deep root fertilization? 12 MR. LEWIS: Yeah. 13 MR. MAYS: We should see results within 14 six months. Fertilization programs, deep root, 15 yeah, you'll start to see the trees greening up 16 a little bit more, a little growth on the 17 plant. That'll start showing whether it's 18 really getting into it or not. He's got -- 19 those ten, he recommends not doing it to them 20 because he doesn't think that it's going to 21 show any results, but I'm still thinking about 22 getting him to do at least one of them so we 23 can kind of see if it does or not. I don't 24 know, there's different opinions on everything 25 in this industry, so I think it would be worth</p>

<p style="text-align: right;">Page 129</p> <p>1 doing a 70th tree and let's see what it does. 2 CHAIRMAN MILLS: Okay. 3 MR. BAUMHOVER: I'll make a motion to 4 accept the seventy five ninety estimate to do 5 the deep root injections. 6 MR. CHESNEY: Second. 7 CHAIRMAN MILLS: Seconded by Greg. 8 Any discussion? 9 (No response.) 10 CHAIRMAN MILLS: All in favor. 11 Five to zero. 12 What else you got? 13 MR. MAYS: And at this time, I would say 14 I guess that would be -- since we have a 15 contract with Davie to do this stuff, we don't 16 need to write a separate contract or something 17 like that, Erin? 18 MS. McCORMICK: No, we can just -- yeah, 19 you can just do it under the original contract. 20 MR. MAYS: Okay. I mean, which I've been 21 way under that threshold so I want to start 22 turning that up. 23 CHAIRMAN MILLS: Yep, good. 24 MR. MAYS: I really didn't have -- what 25 else did I have? I know we -- you say us out</p>	<p style="text-align: right;">Agenda Page 37 Page 131</p> <p>1 discussion about whether they were going to 2 split voting members and all that stuff, that's 3 all well and good, but there was one reference 4 to other bridges villages that don't have a 5 monument, and I'm not aware of any. 6 MR. CHESNEY: Wakes Bridge is -- 7 CHAIRMAN MILLS: Wakes Bridge does not 8 have a monument. Is it a separately assessed 9 CDD? 10 MR. CHESNEY: No, no -- 11 MS. WHYTE: It does. 12 MR. BARRETT: No, no, Wakes Bridge -- 13 MR. CHESNEY: Yeah, it's on there. Yeah, 14 because the lady hit it. Remember? 15 MS. WHYTE: Oh, yeah, it's right there in 16 the corner. 17 MR. BARRETT: Oh, oh, I'm thinking it's 18 opposite the pond. 19 MS. WHYTE: It's when you're driving in, 20 it's right on the pond right there. The sign 21 says Wakes Bridge because I actually went to 22 look at it because I didn't even know it was 23 there. 24 MR. CHESNEY: Bridgeton maybe, is there 25 one there?</p>
<p style="text-align: right;">Page 130</p> <p>1 there working. I don't know if you saw us, but 2 we worked on the monument area for Greendale. 3 We've got that cleared. The stakes are back 4 up, temporary stakes are back up. Now we are 5 working on, I believe, getting the NOC -- 6 Notice of Commencement -- on that to get that 7 wall started. So I think that's -- 8 MR. MENDENHALL: It's been sent out. 9 MS. WHYTE: They were all sent out? 10 MR. MENDENHALL: Yes, exactly. 11 MR. WHYTE: That's all they needed. 12 MR. MENDENHALL: So -- 13 MR. MAYS: Because we are getting a few 14 residents obviously -- you've probably seen it 15 all over Facebook. You know, they didn't like 16 the idea of putting those one by twos up there 17 and having me hang some paper Greendale signs 18 on it. I don't know why, but anyway -- that's 19 really I got. 20 CHAIRMAN MILLS: Are there other -- are 21 there -- and I saw the comments, but it's been 22 -- and Chris, maybe you can help. Greendale is 23 listed as a separately assessed village under 24 the CDD, which is what drove the original 25 discussion of this, and I know there was some</p>	<p style="text-align: right;">Page 132</p> <p>1 MR. BARRETT: Baybridge has one. 2 MR. MAYS: It's on the corner of 3 Bridgeton and Leitner Bridge. 4 MR. CHESNEY: Oh. 5 CHAIRMAN MILLS: So you know, my point is 6 if there is another -- because we talked about 7 this initially. Right? If a village has an 8 identity and assessed separate line item -- 9 MR. BARRETT: Does Hartford, Jim? 10 CHAIRMAN MILLS: Yeah. 11 MS. WHYTE: Yeah, it has one instead of 12 two. 13 CHAIRMAN MILLS: Yeah. If there is 14 another one that has that qualification, then 15 we ought to address that, as well. I certainly 16 didn't intend to single out Greendale, but to 17 my knowledge in all the years I've lived here, 18 it was the only one that had the line item 19 assessed. If it wasn't listed and only 20 Greenmont was listed, then there is then no -- 21 then that's a different story. 22 My recollection is -- and you guys have 23 been here a long time -- Greenmont -- where the 24 Greenpointe begins was the end of the Greens 25 initially and the Greenpointe development was</p>

<p style="text-align: right;">Page 133</p> <p>1 an afterthought --</p> <p>2 MR. CHESNEY: Right.</p> <p>3 CHAIRMAN MILLS: -- to bring smaller</p> <p>4 homes into the Greens. So therefore, some of</p> <p>5 the architecture there, the columns that lead</p> <p>6 down the Green leading into Greenmont, that</p> <p>7 was the end of the Greens. Right? But somehow</p> <p>8 along the way -- and it was before my time, but</p> <p>9 maybe it was always that way. Greendale is</p> <p>10 specifically identified with 55 homes as an</p> <p>11 assessed village. You know, an assessed --</p> <p>12 MR. CHESNEY: Yeah, and I would caution</p> <p>13 you on looking too much into the line items</p> <p>14 because over the years, what happened is we</p> <p>15 didn't do any of that and then we did that.</p> <p>16 Like we went and assessed, you know, for gates</p> <p>17 and specific things, and then quite frankly,</p> <p>18 since Bill left, I have largely been ignoring</p> <p>19 all of that. So those just because it's a line</p> <p>20 item has nothing to do with whether or not</p> <p>21 there should be a monument there or not.</p> <p>22 CHAIRMAN MILLS: Okay.</p> <p>23 MR. CHESNEY: Or if there was even ever</p> <p>24 intended to be a monument there or not.</p> <p>25 CHAIRMAN MILLS: Well, there is intended</p>	<p style="text-align: right;">Agenda Page 38 Page 135</p> <p>1 they couldn't get an ambulance or fire truck</p> <p>2 down the roads and stuff like that. So they've</p> <p>3 been working with the county.</p> <p>4 So the county -- Mike Flick sent me the</p> <p>5 report and I said, "Okay. This is great," you</p> <p>6 know, "you're going to add additional signs,"</p> <p>7 and he said, "Yep," and I thought, "But we</p> <p>8 just finished." So I spoke to Rick and these</p> <p>9 are the signs to -- that they're bringing in.</p> <p>10 They're going to install them on the -- what is</p> <p>11 it called -- a U channel. Is that what it's</p> <p>12 called? You know, the metal ones that they --</p> <p>13 that Hillsborough County puts in and they just</p> <p>14 -- yeah, the steel. They're going to install</p> <p>15 them and the reason for that is -- he said to</p> <p>16 me -- I said, "Well, can I order the posts and</p> <p>17 I can get everything done and then we'll</p> <p>18 install it and you just give us what we need,"</p> <p>19 and he said, "If we install, they can survey it</p> <p>20 and if there is no utilities, nothing, you can</p> <p>21 put them right in the same dirt. Let us put in</p> <p>22 ours and then you guys put in your" -- "you can</p> <p>23 take them back out and have them installed</p> <p>24 directly in the same spot."</p> <p>25 So this is the proposal that has the</p>
<p style="text-align: right;">Page 134</p> <p>1 to be one now.</p> <p>2 MS. WHYTE: It was on the --</p> <p>3 MR. CHESNEY: Right.</p> <p>4 MR. MAYS: Are you satisfied with the</p> <p>5 leveling of --</p> <p>6 CHAIRMAN MILLS: Yeah. I didn't get a</p> <p>7 chance to look at it closely, but hopefully the</p> <p>8 angle of that in -- enclave. What do that call</p> <p>9 that?</p> <p>10 MR. MAYS: Inverted.</p> <p>11 CHAIRMAN MILLS: Inverted will be</p> <p>12 properly positioned. Right?</p> <p>13 Mr. Ross.</p> <p>14 MR. ROSS: We had materials about West</p> <p>15 Park Village signs. Were we supposed to talk</p> <p>16 about that?</p> <p>17 MR. MAYS: Sonny's got that.</p> <p>18 MR. ROSS: Oh, I'm sorry.</p> <p>19 CHAIRMAN MILLS: Okay. Sonny.</p> <p>20 MS. WHYTE: The proposal that's in there,</p> <p>21 we just replaced all of the signs in West Park</p> <p>22 Village. The GAC committee went ahead and</p> <p>23 worked with Hillsborough County to add</p> <p>24 additional signage for safety reasons due to</p> <p>25 the fact that there was an issue that -- where</p>	<p style="text-align: right;">Page 136</p> <p>1 additional of what is going in in the near</p> <p>2 future in West Park Village, and that will then</p> <p>3 unify the whole community again with any</p> <p>4 additional -- you know, hopefully there won't</p> <p>5 be any more additional signs that they're going</p> <p>6 to put in.</p> <p>7 MR. ROSS: Okay. What I would ask of you</p> <p>8 -- because I'm a lawyer who can be difficult,</p> <p>9 and I apologize. But when I read that this was</p> <p>10 for safety purposes and the GAC was involved in</p> <p>11 that decision making -- and I don't mean to</p> <p>12 undermine the GAC's wonderful efforts, but to</p> <p>13 me, that's a liability issue and it's very,</p> <p>14 very important that we document who made the</p> <p>15 decision as to what kind of signs and where the</p> <p>16 signs are located.</p> <p>17 MS. WHYTE: Hillsborough County.</p> <p>18 MR. ROSS: I'm just saying that needs to</p> <p>19 be documented and including to the extent that</p> <p>20 we have liability insurance out there, we may</p> <p>21 want to circle them in. I'm not telling you</p> <p>22 how to do your job, I am just sharing with you</p> <p>23 that that's how I reacted to reading the</p> <p>24 materials; that people who are involved are</p> <p>25 very well intended and making very good</p>

<p style="text-align: right;">Page 137</p> <p>1 decisions, but we just need to make sure we are 2 dotting our Is and crossing our Ts. And then 3 I also was going to ask did we incur an 4 expense in regard to our efforts installing the 5 signs, and if so, how is that expense being 6 allocated? 7 MS. WHYTE: Well, these -- we haven't -- 8 the proposal is there. The seventy one hundred 9 is -- 10 CHAIRMAN MILLS: Seventy nine hundred. 11 MS. WHYTE: Seventy nine hundred is an 12 expense for the West Park Village residents, 13 along with what they have incurred with when we 14 did the full change-out and the last -- we 15 finished last year. 16 MR. ROSS: Now, would that be assessed to 17 all the residential unit owners and the 18 commercial property owners in West Park 19 Village? 20 MS. WHYTE: That would be a question for 21 Allen and probably Marian. I can certainly ask 22 that question because I think equally everybody 23 shares, if I'm not mistaken. 24 MR. MENDENHALL: Mm-hmm. Yep. 25 MS. WHYTE: So I would say so, but I</p>	<p style="text-align: right;">Agenda Page 39 Page 139</p> <p>1 they are doing is they don't want to inundate 2 them with signs right away because then there 3 will be fines according to them. They are 4 going to do the striping first and leave that 5 sit for a period of time and then add the 6 additional signage, and I would presume the GAC 7 will put it out into the community. 8 MR. BAUMHOVER: So I -- if I understand 9 the way you walked me through this process is 10 the county is going to install signs and then 11 this vendor is going to then remove the signs 12 and -- 13 MS. WHYTE: No, they will be put out and 14 taken in the same day. 15 MR. BAUMHOVER: Got it, but there is 16 going to be an initial installation process, so 17 if I'm just a bystander observing this, "Hey, 18 signs are put in, they are done," and then at 19 some point, you know, not connected to what the 20 county is doing, someone is coming in and doing 21 -- so, you know, instead of letting two 22 different parties create the story of, "This is 23 what the county is going to do," and then we 24 kind of say, "Well, now that the county has 25 done that," making sure that the residents are</p>
<p style="text-align: right;">Page 138</p> <p>1 would have to verify with our accountant. 2 MR. ROSS: Okay. Thank you. 3 MS. WHYTE: Okay. And I will certainly 4 -- if anyone is interested -- the county has -- 5 Hillsborough County -- again, steps are the GAC 6 -- the -- take the recommendation from the 7 residents, they then send with the Hillsborough 8 County people, and it was the head engineer 9 that came up, and it went through the whole 10 county process about this, and it's the county 11 that sent the signs and they are the ones 12 recommending it. We -- it's just a matter of 13 we're adjusting the decorative posts, that's 14 all we're doing, but I will certainly speak to 15 Erin and make sure that we are covered. 16 CHAIRMAN MILLS: What notifications are 17 being made to the residents about these new 18 traffic? 19 MS. WHYTE: That's the GAC. That's 20 something that Hillsborough County -- when I 21 spoke to Mike Flick, the curves there by the 22 restaurants right out in the front -- and I'll 23 -- I'll send them off. I'll put them in 24 Dropbox tomorrow for him next month so you can 25 view them. They are designs and stuff. What</p>	<p style="text-align: right;">Page 140</p> <p>1 kind of uniformly informed that this is an 2 entire plan. This is the county's involvement, 3 we will then have -- because there will be 4 people that see the channel metal and go, 5 "Well, that's messed up." If -- they won't ask 6 those questions if they know that that's step 7 one of a plan that encompasses a whole -- 8 MS. WHYTE: Okay. What I'll do is talk 9 to Rick, get Rick to put it out, but my intent 10 was we tonight to -- if you guys agree, we 11 approve it, I'll let Rick know we've got the 12 approval, she can order the parts. Everything 13 will be sort of -- as soon as everything goes 14 in, the idea is to get it on the schedule to 15 have it swapped out immediately so that there 16 isn't that transition. 17 MR. BAUMHOVER: Okay. 18 MS. WHYTE: But I will certainly with 19 Rick if the board approves it. 20 CHAIRMAN MILLS: Okay. 21 MR. CHESNEY: So moved. 22 CHAIRMAN MILLS: Is there a second? 23 MR. LEWIS: I'll second. 24 CHAIRMAN MILLS. Mr. Barrett. 25 MR. BARRETT: The gap has been submitting</p>

<p style="text-align: right;">Page 141</p> <p>1 regular reports out, and so I don't -- and I 2 didn't know how specific it is to what you've 3 seen and then also on the Facebook Westchase 4 neighborhood news, he -- 5 MS. WHYTE: He's been very verbal. 6 MR. ROSS: Yeah, but just to be clear, my 7 concern is related, of course, but different. 8 My experience is if you switch out a sign, a 9 driver doesn't particularly notice that a sign 10 has changed, you're talking about the 11 aesthetics of it. I'm talking about the legal 12 exposure and they -- they don't -- I've always 13 known there was no stop sign here, they've 14 always known parking is okay. 15 MS. WHYTE: That's the county. 16 MR. ROSS: That's why I was asking the 17 question. It was not unusual that you'll have 18 auto accidents after you do a sign change-out. 19 We just need to be ready for it. 20 MS. WHYTE: It's a five-way stop sign. 21 It's a five-way corner with five stop signs. 22 It's crazy. 23 CHAIRMAN MILLS: Okay. So we have a 24 motion and second to accept the proposal from 25 Arete Industries for \$7,910 to install the</p>	<p style="text-align: right;">Agenda Page 40 Page 143</p> <p>1 back or does he just want -- 2 MS. WHYTE: Well, they have -- they have 3 a -- I think, if I am not mistaken -- and I 4 looked at the numbers -- it was like 29,000, 5 but they do have the road assessments and all 6 of the other stuff they spent, they have a -- 7 it says they have a cash fund unassessed of 8 13,000. 9 MR. CHESNEY: Do they want to do it 10 themselves? Because the only reason I ask this 11 is at times, people are a lot more careful. 12 We've agreed and -- but we've actually done the 13 contract and -- 14 MS. WHYTE: I think Charlie wants to do 15 it. He's actually just going to replace what 16 the existing is, which is a regular mailbox 17 with a gold flag and it has to be soldered so 18 he has to -- he asked if we had somebody we 19 could recommend or if we knew a company that 20 would weld it on to the -- not soldering, 21 excuse me, welding it onto the posts because 22 they do have decorative posts. He's actually 23 only asking us for a \$5,000 balance from that 24 account to use towards that. 25 MR. CHESNEY: Oh, I don't know.</p>
<p style="text-align: right;">Page 142</p> <p>1 newly required signs in West Park Village. Any 2 further discussion? 3 (No response.) 4 CHAIRMAN MILLS: All in favor. 5 Passes five to zero. 6 MS. WHYTE: Thank you. 7 CHAIRMAN MILLS: What else you got, 8 Sonny? 9 MS. WHYTE: I had a phone call today from 10 Charlie Jester. He is the property manager 11 for Saville Rowe and also a resident of Saville 12 Rowe. He is in the process of changing up the 13 mailboxes in his community, and, of course, in 14 the past, he's approached the board to see 15 whether or not -- because they have a \$13,000 16 fund balance and they were wondering whether or 17 not he could have \$5,000 towards his mailboxes. 18 I said I would ask the board. 19 MR. CHESNEY: Okay. Just before -- we 20 have done this before, so I just wanted to -- 21 MS. WHYTE: That's why he asked. 22 MR. CHESNEY: Before everyone goes, 23 "Grrr." 24 MS. WHYTE: That's why he asked. 25 MR. CHESNEY: Does he want to get it paid</p>	<p style="text-align: right;">Page 144</p> <p>1 MS. WHYTE: I don't know if -- I said I 2 would ask. 3 MR. CHESNEY: Normally, we just do it 4 like. 5 MR. MENDENHALL: Yeah, because if they're 6 doing it, but we're paying for it, we have to 7 have all the -- 8 MR. CHESNEY: Yeah, like Radcliff, we -- 9 you know, we did all the signs in there even 10 though technically we weren't responsible for 11 those. 12 MS. WHYTE: And we assessed them. 13 MR. CHESNEY: And we did the mailboxes, 14 actually, in there, too. 15 MS. WHYTE: Mm-hmm. 16 MR. MENDENHALL: Maybe -- I mean, does he 17 have a recommended vendor that he could forward 18 the information and then -- 19 MS. WHYTE: I could ask that question. 20 He wanted to know whether or not there was any 21 ability to use any of the fund balance in their 22 account. 23 MR. MENDENHALL: Because that might be 24 the way to approach it, have them submit, 25 essentially, a proposal which would include</p>

<p style="text-align: right;">Page 145</p> <p>1 whoever they are looking at and then the same 2 time, the board can consider it and -- you 3 know, they would get what they want because 4 they are using the vendor they are selecting. 5 And assuming the funds were able to be used. 6 MR. ROSS: Yeah, so what I am hearing is 7 the answer to the question is yes, depending on 8 the proposal that's given to us. So we -- 9 there is precedent, I am hearing you say, that 10 we've done that in the past, made funds 11 balances available, so it's a positive 12 response, but the devil's in the details. 13 MS. WHYTE: Okay. My understanding is 14 that he was planning on buying the mailboxes 15 and then hiring a contractor. 16 MR. ROSS: I think the bad news is -- 17 MS. WHYTE: That's not an option. 18 MR. ROSS: -- that's not possible. 19 MS. WHYTE: Okay. I will go back to him 20 and let him know that. 21 CHAIRMAN MILLS: Does he have WCA -- 22 MR. MENDENHALL: It would be cheaper for 23 us to buy him, also. No sales tax with the 24 CDD. 25 MS. WHYTE: Okay.</p>	<p style="text-align: right;">Agenda Page 41 Page 147</p> <p>1 we use the fund balance for something like 2 this. Now, we can do it if we undertake and he 3 submits the supplier. 4 MR. BAUMHOVER: And what I'm asking is 5 would it require a motion for us to allow kind 6 of staff level work to continue through the 7 month of January so that we don't sit here and 8 wait for the Saville Rowe report in February to 9 take the next step. 10 MR. MENDENHALL: I think you -- you 11 probably still need that only because -- unless 12 you just want to blanket authorize not to 13 exceed X amount, assuming the plans are -- 14 MR. BAUMHOVER: Not to exceed an amount 15 and then -- at the very least, if it waits 16 until February, there's a more well-developed 17 plan of, "Hey, this is what we want to do 18 collectively between Saville Rowe and staff. 19 We just need board approval." I mean, I don't 20 want to do this research in February if we can 21 kind of get it done this month. 22 MR. MENDENHALL: I think there are -- 23 that majority of those components can be 24 figured out by the time we come to the February 25 meeting, I would think.</p>
<p style="text-align: right;">Page 146</p> <p>1 CHAIRMAN MILLS: Does he have WCA 2 approval to change them? 3 MS. WHYTE: I would presume he would do 4 that himself. 5 CHAIRMAN MILLS: I'm just wondering if he 6 does already. 7 MS. WHYTE: I don't think he does yet. 8 CHAIRMAN MILLS: Okay. Because that 9 would be a requirement. 10 MS. WHYTE: Well, yes, but he didn't 11 indicate to me that he did. 12 MR. BAUMHOVER: So if he just wants to 13 use the money -- 14 MS. WHYTE: To fund it. Okay. The other 15 thing I have -- just to give you a heads up -- 16 MR. BAUMHOVER: Well, I was going to ask 17 do we need -- like if he says, "Yeah, I just 18 want to use the money and if the CDD wants to 19 take care of it," then do we need to wait a 20 month for you to give us a report back and for 21 us to give you permission to go ahead and work 22 through that? I mean, \$5,000 is beneath your 23 threshold. So -- 24 MS. WHYTE: It's at our threshold, but 25 the question is is whether or not we could even</p>	<p style="text-align: right;">Page 148</p> <p>1 CHAIRMAN MILLS: Well, and the other 2 thing is if he doesn't have WCA approval yet, 3 it's not going to happen by next month anyway. 4 MR. BAUMHOVER: Right, right, but that's 5 all stuff that we wouldn't be giving on my -- 6 we would be giving him an opportunity to kind 7 of develop this into what he really wants and 8 we would be willing to work with him on that. 9 MR. BARRETT: There's been Saville Rowe 10 mailbox guideline change, unless he is 11 replacing them exactly the same. 12 MS. WHYTE: Replacing them exactly the 13 same. 14 MR. BARRETT: Oh, okay. 15 MS. WHYTE: And one other thing is the 16 GAC committee is working on something called -- 17 hold on, I got to say it right -- CERT; it is a 18 Community Emergency Response Team. They are 19 going to -- and they are still in the planning 20 stages. For those who do know about it or 21 don't, they are going to propose -- put this 22 committee together at their board meeting, 23 which I believe is on Thursday, and they are 24 going to ask for approval for that, and what 25 they want to do in the future, there will be --</p>

<p style="text-align: right;">Page 149</p> <p>1 as I indicated to him, he would need to come 2 and speak to you and give you a rundown of what 3 they are planning on doing and what they want 4 to do, and they are going to need participation 5 from Hillsborough County. Hillsborough County 6 is going to get involved in this, as well as 7 the CDD and as well as the community. It's an 8 overall for community event for emergency -- 9 before the first responders come in in case of 10 an event. 11 CHAIRMAN MILLS: Okay. 12 MR. CHESNEY: Don't we already have an 13 emergency plan that we had to file with the 14 county? 15 MS. WHYTE: Not like this, not like this. 16 This is going beyond -- Doug and I went to a 17 couple of hurricane meetings with the county a 18 few years ago, and it was a great plan. I 19 really -- it's almost like a county plan and, 20 basically, it means, you know, depending on how 21 far they take it -- Rick's explanation is that 22 if you have somebody in your community that is 23 disabled, wheelchair or is on oxygen or is 24 on -- you know, needs special treatment, the 25 community -- we would have a record of it, they</p>	<p style="text-align: right;">Agenda Page 42 Page 151</p> <p>1 a heads up -- he will probably come and speak 2 to us if it goes through at their board -- at 3 their board meeting and talk to you about it 4 and explain the gist of it, and then you can 5 determine whether or not we want to be involved 6 in it and if a board member wants to be 7 involved or if you want the staff to be 8 involved or however you want to handle it. 9 MR. CHESNEY: So this is a nationwide 10 thing? 11 MS. WHYTE: Yeah, it's big. It's big. 12 CHAIRMAN MILLS: Okay. 13 MS. WHYTE: So -- and that is all I have 14 got for now unless you have questions for me. 15 CHAIRMAN MILLS: Okay. 16 Audience comments. 17 (No response.) 18 CHAIRMAN MILLS: Nope. Supervisor's 19 requests. 20 Mr. Lewis. 21 MR. LEWIS: I don't have anything. 22 CHAIRMAN MILLS: Mr. Ross. 23 MR. ROSS: Clarification, canceled 24 January workshop? 25 CHAIRMAN MILLS: Yes.</p>
<p style="text-align: right;">Page 150</p> <p>1 would communicate with the county and they 2 would already know that we have 50 families 3 that need to go into a special-needs shelter 4 from our community alone. This is the kind of 5 information that they are trying to accumulate 6 and work with the community so that we're 7 somewhere -- 8 MR. CHESNEY: I thought we had to file a 9 report that had like Doug's information to 10 contact him and then we had a one backhoe and 11 two tractors and -- 12 MS. WHYTE: No, we don't have anything 13 like that with the county. 14 MR. BAUMHOVER: What you're saying is 15 that this folds under the county's plans so 16 that it's then the county trying to get it all 17 -- 18 MS. WHYTE: Yeah, it sort of layers down 19 from Hillsborough County from the state to the 20 county to this to this to the communities. So 21 we've incorporated -- and again, I don't know 22 all the aspects of it, but it is called CERT, 23 Community Emergency Response Team, and it is 24 even before the first responders come in. 25 So I did ask Rick if -- just to give you</p>	<p style="text-align: right;">Page 152</p> <p>1 MR. ROSS: February workshop is on 2 starting at 4:00 and we should anticipate going 3 to say at least 6:30 or 7:00? 4 CHAIRMAN MILLS: Well, 6 o'clock is the 5 cell tower meeting. 6 MR. ROSS: But we kept the workshop at 7 4:00, so that's what I'm saying, we will start 8 at 4:00 and we should anticipate going until 9 6:30 or 7:00. 10 CHAIRMAN MILLS: Well, we should 11 anticipate going to 6:00 and then you are 12 initiating the cell tower meeting. 13 MR. ROSS: That's what I meant. 14 Collectively, we will be here. 15 MR. CHESNEY: Hold on, that's why I kept 16 looking at you on the timing. I said the 17 workshop setting, so a -- 18 CHAIRMAN MILLS: Hold on, guys. One at a 19 time. 20 THE REPORTER: Can you repeat what you 21 were saying? I apologize. 22 MR. CHESNEY: I don't know that I'm 23 supposed to. So -- 24 MS. McCORMICK: Okay. Well, there is an 25 issue to be discussed at -- in a workshop</p>

<p style="text-align: right;">Page 153</p> <p>1 setting, and I guess the question is, do we 2 want to do it at a January workshop? I will 3 not be at it, I won't be in town for it. 4 MR. CHESNEY: I don't think that Erin has 5 to. Like I said -- well, like I was alluding 6 to earlier, we don't know that it will actually 7 come to fruition -- 8 MS. McCORMICK: Mm-hmm. 9 MR. CHESNEY: -- but it would be 10 something that would come before the board that 11 we've -- that Erin and I feel would be most 12 appropriate to come to the board in a workshop 13 setting. 14 MR. BAUMHOVER: Well -- 15 MR. CHESNEY: If it came. 16 MR. BAUMHOVER: -- it sounds like you 17 kind of gave the answer to whether we do it in 18 January or February if you and Erin need to do 19 it and Erin won't be here in January. 20 MS. McCORMICK: I don't need to be there 21 for it. 22 MR. CHESNEY: No, no, what I am saying is 23 that if not, it'll -- 24 MR. BAUMHOVER: Oh, got it. 25 MR. CHESNEY: -- wait another month and</p>	<p style="text-align: right;">Agenda Page 43 Page 155</p> <p>1 MS. McCORMICK: Right. 2 CHAIRMAN MILLS: -- so many days notice? 3 MR. MENDENHALL: Nope. 4 MR. CHESNEY: Okay. I will not be here 5 the 21st. So -- but I still think we plan the 6 cell tower workshop for February 18th. 7 MS. McCORMICK: For the February 18th, 8 right. 9 CHAIRMAN MILLS: Okay. 10 MR. CHESNEY: And I think Sonny has 11 something for the February workshop in addition 12 to the cell tower. 13 MS. WHYTE: Yeah, I do, and that may take 14 us a while, too. By the way, I didn't hear 15 back from them today. So -- 16 CHAIRMAN MILLS: Okay. Anything else, 17 Mr. Ross? 18 MR. ROSS: No, sir. Thank you. 19 CHAIRMAN MILLS: Forrest. 20 MR. BAUMHOVER: I have nothing. 21 CHAIRMAN MILLS: Mr. Chesney. 22 MR. CHESNEY: No. 23 CHAIRMAN MILLS: Okay. Happy New Year, 24 everybody. A motion to adjourn would be 25 appropriate.</p>
<p style="text-align: right;">Page 154</p> <p>1 at least the party that wants to present it, 2 wants to do it soon, but -- 3 MR. MENDENHALL: If that's your only 4 potential January workshop item, we could 5 always cancel the workshop if it doesn't come 6 to fruition by the 18th or whatever date it 7 was. 8 MR. CHESNEY: Okay. So my suggestion is 9 we give it until the 18th before you cancel it. 10 MR. ROSS: So we should keep the January 11 workshop on the calendar? 12 MS. McCORMICK: Right, keep it on. 13 MR. CHESNEY: Until the 18th. 14 MR. ROSS: Okay. I was just looking for 15 clarification. 16 MR. BAUMHOVER: The good news is you will 17 find out -- 18 CHAIRMAN MILLS: And how much time do we 19 need to cancel the -- 20 MS. McCORMICK: Well, it -- 21 CHAIRMAN MILLS: One at a time, guys. 22 MS. McCORMICK: Well, it can be canceled 23 at any time before the meeting. 24 CHAIRMAN MILLS: Okay. So we don't have 25 to have --</p>	<p style="text-align: right;">Page 156</p> <p>1 MR. CHESNEY: So moved. 2 CHAIRMAN MILLS: Second. 3 MR. LEWIS: Second. 4 CHAIRMAN MILLS: All in favor? Meeting 5 is adjourned. 6 MR. CHESNEY: And it might be appropriate 7 to put on the record -- since the guy actually 8 reads the record -- that, you know, we're also 9 considering maybe a third cell tower back on 10 the -- behind Westchase Elementary. 11 MR. BARRETT: That's fake news. 12 MR. CHESNEY: I know. Sorry, I had to. 13 Okay. 14 (At 6:25 p.m., all proceedings were 15 concluded.) 16 17 18 19 20 21 22 23 24 25</p>

1 REPORTER'S CERTIFICATE

2
3 STATE OF FLORIDA:

4 COUNTY OF HILLSBOROUGH:

5
6 I, Whitlie Cullipher, certify that I was
7 authorized to and did stenographically report the
8 foregoing proceedings and that the transcript is a
9 true and complete record of my stenographic notes.10 I further certify that I am not a relative,
11 employee, attorney or counsel of any of the
12 parties, nor am I a relative or employee of any of
13 the parties' attorney or counsel connected with the
14 action, nor am I financially interested in the
15 action.16 DATED January 27, 2020.
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2B.

**Westchase
Community Development District**

*Financial Report
December 31, 2019*

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

December 31, 2019

Balance Sheet
December 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)
ASSETS									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Other Funds	4,846,081	345,580	30,806	36,889	36,369	810	551,652	75,507	61,648
Investments:									
Certificates of Deposit - 12 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 15 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	\$ 4,852,470	\$ 349,208	\$ 34,849	\$ 36,909	\$ 36,369	\$ 810	\$ 559,077	\$ 76,307	\$ 80,248
LIABILITIES									
Accounts Payable	\$ 140,653	\$ 186	\$ -	\$ -	\$ -	\$ -	\$ 15,293	\$ 3,300	\$ -
Accrued Expenses	1,307	451	1,430	25	-	-	4,038	431	8,123
Sales Tax Payable	36	-	-	-	-	-	21	-	-
Deposits	6,000	-	-	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	147,996	637	1,430	25	-	-	19,352	3,731	8,123

Balance Sheet
December 31, 2019

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	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	649,632	6,932	4,372	1,888	1,285	-	63,497	3,184	-
Reserves - Erosion Control	60,000	-	-	-	-	-	-	-	-
Reserves - Roadways	502,031	76,365	-	12,093	9,296	-	233,256	32,899	-
Unassigned:	3,486,422	261,646	25,004	22,883	25,788	810	235,547	35,693	53,525
TOTAL FUND BALANCES	\$ 4,704,474	\$ 348,571	\$ 33,419	\$ 36,884	\$ 36,369	\$ 810	\$ 539,725	\$ 72,576	\$ 72,125
TOTAL LIABILITIES & FUND BALANCES	\$ 4,852,470	\$ 349,208	\$ 34,849	\$ 36,909	\$ 36,369	\$ 810	\$ 559,077	\$ 76,307	\$ 80,248

Balance Sheet
December 31, 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,507,682	\$ 2,507,682
Due From Other Funds	21,281	211,869	-	7,514	-	-	-	6,226,006
Investments:								
Certificates of Deposit - 12 Months	-	-	-	-	-	275,608	345,083	620,691
Certificates of Deposit - 15 Months	-	-	-	-	-	-	346,644	346,644
Certificates of Deposit - 24 Months	-	-	-	-	-	421,207	945,917	1,367,124
Certificates of Deposit - 36 Months	-	-	-	-	-	-	107,253	107,253
Certificates of Deposit - 6 Months	-	-	-	-	-	-	342,426	342,426
Money Market Account	-	-	-	-	-	-	1,626,229	1,626,229
Reserve Fund	-	-	34,000	-	-	-	-	34,000
Revenue Fund	-	-	269,479	-	449,391	-	-	718,870
Deposits	-	-	-	-	-	-	-	40,905
TOTAL ASSETS	\$ 21,281	\$ 211,869	\$ 303,479	\$ 7,514	\$ 449,391	\$ 696,815	\$ 6,221,234	\$ 13,937,830
LIABILITIES								
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159,432
Accrued Expenses	395	-	-	-	-	-	-	16,200
Sales Tax Payable	-	-	-	-	-	-	-	57
Deposits	-	-	-	-	-	-	-	6,000
Due To Other Funds	-	-	-	-	4,771	-	6,221,235	6,226,006
TOTAL LIABILITIES	395	-	-	-	4,771	-	6,221,235	6,407,695

Balance Sheet
December 31, 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
<u>FUND BALANCES</u>								
Nonspendable:								
Deposits	-	-	-	-	-	-	-	40,905
Restricted for:								
Debt Service	-	-	303,479	7,514	444,620	-	-	755,613
Capital Projects	-	-	-	-	-	696,815	-	696,815
Assigned to:								
Operating Reserves	1,289	3,932	-	-	-	-	-	736,011
Reserves - Erosion Control	-	-	-	-	-	-	-	60,000
Reserves - Roadways	9,385	96,360	-	-	-	-	-	971,685
Unassigned:	10,212	111,577	-	-	-	-	(1)	4,269,106
TOTAL FUND BALANCES	\$ 20,886	\$ 211,869	\$ 303,479	\$ 7,514	\$ 444,620	\$ 696,815	\$ (1)	\$ 7,530,135
TOTAL LIABILITIES & FUND BALANCES	\$ 21,281	\$ 211,869	\$ 303,479	\$ 7,514	\$ 449,391	\$ 696,815	\$ 6,221,234	\$ 13,937,830

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

ACCOUNT DESCRIPTION	DEC-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 322	\$ 957	\$ 3,000	31.90%
Special Assmnts- Tax Collector	1,948,146	2,420,596	2,697,061	89.75%
Special Assmnts- Delinquent	486	486	-	0.00%
Special Assmnts- Discounts	(77,731)	(96,923)	(107,884)	89.84%
Other Miscellaneous Revenues	-	5	-	0.00%
Pavilion Rental	415	3,458	4,000	86.45%
TOTAL REVENUES	1,871,638	2,328,579	2,596,177	89.69%

EXPENDITURES**Administration**

P/R-Board of Supervisors	1,000	2,800	19,000	14.74%
FICA Taxes	77	214	1,454	14.72%
ProfServ-Engineering	-	8,863	36,000	24.62%
ProfServ-Legal Services	9,994	25,624	90,000	28.47%
ProfServ-Mgmt Consulting Serv	9,446	28,337	113,349	25.00%
ProfServ-Recording Secretary	700	1,841	11,000	16.74%
Auditing Services	3,500	3,500	7,592	46.10%
Postage and Freight	150	258	1,200	21.50%
Insurance - General Liability	-	32,707	39,104	83.64%
Printing and Binding	-	153	600	25.50%
Legal Advertising	-	512	6,500	7.88%
Misc-Assessmnt Collection Cost	37,418	46,483	50,525	92.00%
Misc-Credit Card Fees	14	92	350	26.29%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	62,299	151,559	377,499	40.15%

Flood Control/Stormwater Mgmt

Contracts-Lake and Wetland	9,833	29,500	118,000	25.00%
Contracts-Fountain	500	1,255	7,020	17.88%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	15,991	88,793	28,000	317.12%
R&M-Fountain	660	994	3,000	33.13%
Total Flood Control/Stormwater Mgmt	26,984	120,542	171,020	70.48%

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

ACCOUNT DESCRIPTION	DEC-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	15,848	47,692	198,246	24.06%
Payroll-Benefits	4,158	20,423	62,454	32.70%
Payroll - Overtime	1,629	5,078	17,500	29.02%
Payroll - Bonus	3,500	10,500	35,883	29.26%
FICA Taxes	2,178	6,715	28,221	23.79%
Contracts-Police	8,653	28,071	145,000	19.36%
Contracts-Other Services	1,630	4,890	19,560	25.00%
Contracts-Landscape	46,434	136,669	562,608	24.29%
Contracts-Mulch	73,796	73,796	147,592	50.00%
Contracts-Plant Replacement	18,542	18,542	70,959	26.13%
Contracts-Road Cleaning	1,392	2,784	11,135	25.00%
Contracts-Security Alarms	168	333	641	51.95%
Contracts-Pest Control	48	144	540	26.67%
Contracts-Other Landscape	-	480	5,760	8.33%
Fuel, Gasoline and Oil	-	2,331	13,000	17.93%
Communication - Teleph - Field	323	1,675	5,000	33.50%
Utility - General	1,768	5,817	23,275	24.99%
Utility - Reclaimed Water	420	1,177	10,000	11.77%
Insurance - General Liability	-	3,123	3,743	83.44%
R&M-General	1,269	4,755	42,500	11.19%
R&M-Equipment	-	1,748	8,000	21.85%
R&M-Grounds	7,647	15,166	110,184	13.76%
R&M-Irrigation	12,707	22,744	65,000	34.99%
R&M-Sidewalks	-	7,195	15,616	46.07%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	4,567	4,567	32,500	14.05%
Misc-Holiday Decor	1,311	7,816	10,000	78.16%
Misc-Taxes (Streetlights)	-	34,076	35,670	95.53%
Misc-Contingency	1,375	4,965	5,000	99.30%
Office Supplies	40	110	3,500	3.14%
Cleaning Services	-	-	1,680	0.00%
Op Supplies - General	1,331	1,466	6,000	24.43%
Op Supplies - Uniforms	-	-	600	0.00%
Supplies - Misc.	-	141	600	23.50%
Subscriptions and Memberships	-	1,100	400	275.00%
Conference and Seminars	-	-	1,000	0.00%
Total Right of Way	210,734	476,089	1,705,367	27.92%

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

ACCOUNT DESCRIPTION	DEC-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	2,901	4,036	17,000	23.74%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	2,100	1,500	140.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Misc-Internet Services	612	1,224	7,391	16.56%
Impr - Park	-	-	312,200	0.00%
Total Common Area	3,513	7,360	342,291	2.15%
TOTAL EXPENDITURES	303,530	755,550	2,596,177	29.10%
Excess (deficiency) of revenues				
Over (under) expenditures	1,568,108	1,573,029	-	0.00%
Net change in fund balance	<u>\$ 1,568,108</u>	<u>\$ 1,573,029</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		3,131,445	3,131,445	
FUND BALANCE, ENDING		<u>\$ 4,704,474</u>	<u>\$ 3,131,445</u>	

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

ACCOUNT DESCRIPTION	DEC-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 28	\$ 81	\$ 125	64.80%
Special Assmnts- Tax Collector	41,711	51,827	57,746	89.75%
Special Assmnts- Discounts	(1,666)	(2,076)	(2,310)	89.87%
Gate Bar Code/Remotes	-	259	-	0.00%
TOTAL REVENUES	40,073	50,091	55,561	90.15%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	801	995	1,155	86.15%
Misc-Credit Card Fees	-	8	15	53.33%
Total Administration	801	1,003	1,170	85.73%
Right of Way				
Communication - Teleph - Field	435	1,019	2,831	35.99%
Electricity - Streetlighting	451	1,369	8,585	15.95%
Insurance - General Liability	-	1,387	1,662	83.45%
R&M-General	-	3,508	19,700	17.81%
R&M-Gate	720	2,389	6,340	37.68%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	1,606	9,672	54,391	17.78%
TOTAL EXPENDITURES	2,407	10,675	55,561	19.21%
Excess (deficiency) of revenues				
Over (under) expenditures	37,666	39,416	-	0.00%
Net change in fund balance	\$ 37,666	\$ 39,416	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		309,155	309,155	
FUND BALANCE, ENDING		\$ 348,571	\$ 309,155	

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

ACCOUNT DESCRIPTION	DEC-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 3	\$ 7	\$ 40	17.50%
Special Assmnts- Tax Collector	13,127	16,311	18,174	89.75%
Special Assmnts- Discounts	(524)	(653)	(727)	89.82%
TOTAL REVENUES	12,606	15,665	17,487	89.58%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	252	313	363	86.23%
Total Administration	252	313	363	86.23%
Right of Way				
R&M-Streetlights	1,430	4,472	17,124	26.12%
Total Right of Way	1,430	4,472	17,124	26.12%
TOTAL EXPENDITURES	1,682	4,785	17,487	27.36%
Excess (deficiency) of revenues				
Over (under) expenditures	10,924	10,880	-	0.00%
Net change in fund balance	\$ 10,924	\$ 10,880	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		22,539	22,539	
FUND BALANCE, ENDING		\$ 33,419	\$ 22,539	

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

ACCOUNT DESCRIPTION	DEC-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 4	\$ 11	\$ 42	26.19%
Special Assmnts- Tax Collector	2,775	3,448	3,842	89.74%
Special Assmnts- Discounts	(111)	(138)	(154)	89.61%
TOTAL REVENUES	2,668	3,321	3,730	89.03%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	53	66	77	85.71%
Misc-Credit Card Fees	-	-	5	0.00%
Total Administration	53	66	82	80.49%
Right of Way				
Communication - Teleph - Field	150	450	1,980	22.73%
Insurance - General Liability	-	370	444	83.33%
R&M-General	-	-	1,500	0.00%
R&M-Gate	635	1,615	3,619	44.63%
R&M-Streetlights	25	74	500	14.80%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	810	2,509	9,886	25.38%
TOTAL EXPENDITURES	863	2,575	9,968	25.83%
Excess (deficiency) of revenues Over (under) expenditures	1,805	746	(6,238)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(6,238)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(6,238)	0.00%
Net change in fund balance	\$ 1,805	\$ 746	\$ (6,238)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		36,138	36,138	
FUND BALANCE, ENDING		\$ 36,884	\$ 29,900	

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

ACCOUNT DESCRIPTION	DEC-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 3	\$ 8	\$ 10	80.00%
Special Assmnts- Tax Collector	5,025	6,243	6,956	89.75%
Special Assmnts- Discounts	(201)	(250)	(278)	89.93%
TOTAL REVENUES	4,827	6,001	6,688	89.73%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	96	120	139	86.33%
Total Administration	96	120	139	86.33%
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	96	120	6,688	1.79%
Excess (deficiency) of revenues				
Over (under) expenditures	4,731	5,881	-	0.00%
Net change in fund balance	<u>\$ 4,731</u>	<u>\$ 5,881</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		30,488	30,488	
FUND BALANCE, ENDING		<u>\$ 36,369</u>	<u>\$ 30,488</u>	

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

ACCOUNT DESCRIPTION	DEC-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 41	\$ 122	\$ 500	24.40%
Special Assmnts- Tax Collector	217,148	269,809	300,625	89.75%
Special Assmnts- Discounts	(8,671)	(10,810)	(12,026)	89.89%
Gate Bar Code/Remotes	244	618	-	0.00%
TOTAL REVENUES	208,762	259,739	289,099	89.84%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	4,170	5,180	6,012	86.16%
Misc-Credit Card Fees	8	20	120	16.67%
Total Administration	4,178	5,200	6,132	84.80%
Right of Way				
Contracts-Security Services	15,293	44,950	160,000	28.09%
Contracts-Pest Control	20	60	240	25.00%
Communication - Teleph - Field	174	523	3,000	17.43%
Insurance - General Liability	-	713	855	83.39%
R&M-General	39	10,751	21,760	49.41%
R&M-Gate	310	310	10,000	3.10%
R&M-Streetlights	4,038	12,548	52,000	24.13%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	19,874	69,855	291,967	23.93%
TOTAL EXPENDITURES	24,052	75,055	298,099	25.18%
Excess (deficiency) of revenues Over (under) expenditures	184,710	184,684	(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	\$ 184,710	\$ 184,684	\$ (9,000)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		355,041	355,041	
FUND BALANCE, ENDING		\$ 539,725	\$ 346,041	

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

ACCOUNT DESCRIPTION	DEC-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 7	\$ 20	\$ 80	25.00%
Special Assmnts- Tax Collector	11,858	14,734	16,417	89.75%
Special Assmnts- Discounts	(474)	(590)	(658)	89.67%
TOTAL REVENUES	11,391	14,164	15,839	89.42%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	228	283	328	86.28%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	228	283	338	83.73%
Right of Way				
Contracts-Plant Replacement	3,300	3,300	-	0.00%
Communication - Teleph - Field	125	374	1,450	25.79%
Insurance - General Liability	-	288	345	83.48%
R&M-General	-	-	1,000	0.00%
R&M-Gate	-	-	3,800	0.00%
R&M-Streetlights	431	1,374	5,800	23.69%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	3,856	5,336	15,501	34.42%
TOTAL EXPENDITURES	4,084	5,619	15,839	35.48%
Excess (deficiency) of revenues				
Over (under) expenditures	7,307	8,545	-	0.00%
Net change in fund balance	<u>\$ 7,307</u>	<u>\$ 8,545</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		64,031	64,031	
FUND BALANCE, ENDING		<u>\$ 72,576</u>	<u>\$ 64,031</u>	

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

ACCOUNT DESCRIPTION	DEC-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1	\$ 2	\$ 300	0.67%
Special Assmnts- Tax Collector	85,960	106,806	119,005	89.75%
Special Assmnts- Discounts	(3,432)	(4,279)	(4,760)	89.89%
TOTAL REVENUES	82,529	102,529	114,545	89.51%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	1,651	2,051	2,380	86.18%
Total Administration	1,651	2,051	2,380	86.18%
Right of Way				
R&M-Streetlights	8,123	25,271	99,900	25.30%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	8,123	25,271	112,165	22.53%
TOTAL EXPENDITURES	9,774	27,322	114,545	23.85%
Excess (deficiency) of revenues				
Over (under) expenditures	72,755	75,207	-	0.00%
Net change in fund balance	<u>\$ 72,755</u>	<u>\$ 75,207</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		(3,082)	(3,082)	
FUND BALANCE, ENDING		<u>\$ 72,125</u>	<u>\$ (3,082)</u>	

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

ACCOUNT DESCRIPTION	DEC-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 2	\$ 5	\$ 90	5.56%
Special Assmnts- Tax Collector	5,618	6,980	7,777	89.75%
Special Assmnts- Discounts	(224)	(280)	(310)	90.32%
TOTAL REVENUES	5,396	6,705	7,557	88.73%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	108	134	156	85.90%
Total Administration	108	134	156	85.90%
Right of Way				
R&M-Streetlights	395	1,232	4,999	24.64%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	395	1,232	7,401	16.65%
TOTAL EXPENDITURES	503	1,366	7,557	18.08%
Excess (deficiency) of revenues				
Over (under) expenditures	4,893	5,339	-	0.00%
Net change in fund balance	<u>\$ 4,893</u>	<u>\$ 5,339</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		15,547	15,547	
FUND BALANCE, ENDING		<u>\$ 20,886</u>	<u>\$ 15,547</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2019

ACCOUNT DESCRIPTION	DEC-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 19	\$ 56	\$ 150	37.33%
Special Assmnts- Tax Collector	19,226	23,889	26,617	89.75%
Special Assmnts- Discounts	(768)	(957)	(1,065)	89.86%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	18,477	23,053	25,702	89.69%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	369	459	532	86.28%
Misc-Credit Card Fees	-	-	25	0.00%
Total Administration	369	459	557	82.41%
Right of Way				
Communication - Teleph - Field	-	115	1,150	10.00%
Insurance - General Liability	-	291	349	83.38%
R&M-General	-	-	4,401	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	277	1,376	5,000	27.52%
Misc-Internet Services	115	230	1,272	18.08%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	392	2,012	25,145	8.00%
TOTAL EXPENDITURES	761	2,471	25,702	9.61%
Excess (deficiency) of revenues				
Over (under) expenditures	17,716	20,582	-	0.00%
Net change in fund balance	\$ 17,716	\$ 20,582	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		191,287	191,287	
FUND BALANCE, ENDING		\$ 211,869	\$ 191,287	

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

ACCOUNT DESCRIPTION	DEC-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 122	\$ 433	\$ -	0.00%
Special Assmnts- Tax Collector	127,056	157,869	175,900	89.75%
Special Assmnts- Discounts	(5,073)	(6,325)	(7,036)	89.89%
TOTAL REVENUES	122,105	151,977	168,864	90.00%
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	4,289	3,717	115.39%
Misc-Assessmnt Collection Cost	2,440	3,031	3,518	86.16%
Total Administration	2,440	7,320	8,235	88.89%
Debt Service				
Principal Debt Retirement	-	-	110,000	0.00%
Interest Expense	-	7,988	15,975	50.00%
Total Debt Service	-	7,988	125,975	6.34%
TOTAL EXPENDITURES	2,440	15,308	134,210	11.41%
Excess (deficiency) of revenues Over (under) expenditures	119,665	136,669	34,654	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	34,654	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	34,654	0.00%
Net change in fund balance	\$ 119,665	\$ 136,669	\$ 34,654	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		166,810	166,810	
FUND BALANCE, ENDING		\$ 303,479	\$ 201,464	

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

ACCOUNT DESCRIPTION	DEC-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 154	\$ 541	\$ -	0.00%
Special Assmnts- Tax Collector	243,422	302,455	337,000	89.75%
Special Assmnts- Discounts	(9,720)	(12,118)	(13,480)	89.90%
TOTAL REVENUES	233,856	290,878	323,520	89.91%
EXPENDITURES				
Administration				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	4,771	4,771	4,337	110.01%
Misc-Assessmnt Collection Cost	4,674	5,807	6,740	86.16%
Total Administration	9,445	10,578	12,277	86.16%
Debt Service				
Principal Debt Retirement	-	-	455,000	0.00%
Interest Expense	-	9,669	19,338	50.00%
Total Debt Service	-	9,669	474,338	2.04%
TOTAL EXPENDITURES	9,445	20,247	486,615	4.16%
Excess (deficiency) of revenues Over (under) expenditures	224,411	270,631	(163,095)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(163,095)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(163,095)	0.00%
Net change in fund balance	\$ 224,411	\$ 270,631	\$ (163,095)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		173,989	173,989	
FUND BALANCE, ENDING		\$ 444,620	\$ 10,894	

**Westchase
Community Development District**

Supporting Schedules

December 31, 2019

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

Date Received	Net Amount Received	Interest/ Discount Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND				
					001 General Fund Assessments	002 Harbor Links Fund Assessments	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments
Assessments Levied				\$ 3,767,120 100%	\$ 2,697,061 71.59%	\$ 57,746 1.53%	\$ 18,174 0.48%	\$ 3,842 0.10%	\$ 6,956 0.18%
11/05/19	\$45,845	\$2,382	\$936	\$49,163	\$35,198	\$754	\$237	\$50	\$91
11/15/19	245,405	10,428	5,008	260,841	186,749	3,998	1,258	266	482
11/22/19	329,177	13,996	6,718	349,891	250,504	5,363	1,688	357	646
12/06/19	2,423,332	103,026	49,456	2,575,814	1,844,148	39,485	12,427	2,627	4,756
12/12/19	136,840	5,627	2,793	145,259	103,998	2,227	701	148	268
TOTAL	3,180,599	135,458	64,910	3,380,968	2,420,596	51,827	16,311	3,448	6,243
% COLLECTED				89.75%	89.75%	89.75%	89.75%	89.75%	89.75%
TOTAL O/S **				386,152	276,465	5,919	1,863	394	713

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2020**

		ALLOCATION BY FUND					
Date Received	102 The Greens Fund Assessments	103 Stonebridge Fund Assessments	104 West Park Village Fund Assessments	105 West Park Village Fund Assessments	106 Vineyards Fund Assessments	254 DS 2000 Fund Assessments	257 DS 2007-3 Fund Assessments
Assessment \$	300,625 7.98%	\$ 16,417 0.44%	\$ 119,005 3.16%	\$ 7,777 0.21%	\$ 26,617 0.71%	\$ 175,900 4.67%	\$ 337,000 8.95%
11/05/19	\$3,923	\$214	\$1,553	\$101	\$347	\$2,296	\$4,398
11/15/19	20,816	1,137	8,240	538	1,843	12,180	23,334
11/22/19	27,922	1,525	11,053	722	2,472	16,338	31,301
12/06/19	205,556	11,225	81,371	5,318	18,200	120,274	230,428
12/12/19	11,592	633	4,589	300	1,026	6,783	12,995
TOTAL	269,809	14,734	106,806	6,980	23,889	157,869	302,455
% COLLECTED	89.75%	89.75%	89.75%	89.75%	89.75%	89.75%	89.75%
TOTAL O/S	30,816	1,683	12,199	797	2,728	18,031	34,545

Cash & Investment Report
December 31, 2019

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
CLEARING FUND					
Public Funds Checking		n/a	CenterState Bank	n/a	2,507,682 (3)
Certificate of Deposit-8199	8-06-17	5/6/2020	CenterState Bank	0.50%	170,789
Certificate of Deposit-9344	1-20-17	1/20/2020	CenterState Bank	0.50%	171,637
			6 months Subtotal		342,426
Certificate of Deposit-5019	5-18-17	5/18/2020	CenterState Bank	1.00%	345,083
			12 months Subtotal		345,083
Certificate of Deposit-3719	6-19-17	9/19/2020	CenterState Bank	2.40%	346,644
			15 months Subtotal		346,644
Certificate of Deposit-1416	7-20-16	7/20/2020	CenterState Bank	1.25%	314,685
Certificate of Deposit-8473	5-18-16	5/18/2020	CenterState Bank	1.25%	315,906
Certificate of Deposit-1530	6-19-16	6/19/2020	CenterState Bank	1.25%	315,326
			24 months Subtotal		945,917
Certificate of Deposit-3385	5-18-15	5/18/2021	CenterState Bank	2.01%	35,815
Certificate of Deposit-6423	6-19-15	6/19/2021	CenterState Bank	2.01%	35,776
Certificate of Deposit-4544	7-20-15	7/20/2021	CenterState Bank	2.01%	35,663
			36 months Subtotal		107,253
Money Market Account	5-07-12	n/a	CenterState Bank	0.31%	1,626,229
			Subtotal		6,221,234
DEBT SERVICE FUNDS					
Series 2000 Reserve Account			U.S. Bank	n/a	34,000 (1)
Series 2000 Revenue Account			U.S. Bank	n/a	269,479 (1)
Series 2007-3 Revenue Account			U.S. Bank	n/a	449,391 (1)
			Subtotal		752,870
UNINSURABLE ASSETS					
Certificate of Deposit 12 mo-4426	5-18-17	5/18/2020	CenterState Bank	1.00%	275,608 (2)
Certificate of Deposit 24 mo-1338	5-18-16	5/18/2020	CenterState Bank	1.25%	421,207 (2)
			Subtotal		696,815
			Total	\$	7,670,919

(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.

(3) Excess funds were moved to the Money Market Account on 1/17/20.



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

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

Account Number:
Statement Date: 1/01/20
Checks/Items Enclosed: 42

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SUMMARY OF ALL ACCOUNTS

CHECKING 2,569,298.30

PUBLIC FUNDS BUS ANALYSIS WESTCHASE COMMUNITY DEVELOPMENT DISTRICT Acct

Beginning Balance	12/01/19	774,804.42	
Deposits / Misc Credits	12	2,561,398.75	
Withdrawals / Misc Debits	64	766,904.87	
** Ending Balance	12/31/19	2,569,298.30	**
Service Charge		.00	
Minimum Balance		699,651	
Enclosures		42	

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
12/03	96.80		Square Inc/191203P2
12/06	2,423,332.23		HLLS TAX LICENS/DIST ID449 WESTCHASE
12/10	9.64		Square Inc/191210P2
12/12	137,373.34		HLLS TAX LICENS/DIST ID451 WESTCHASE
12/12	33.99		Square Inc/191212P2
12/16	72.95		Square Inc/191216P2
12/19	33.99		Square Inc/191219P2
12/20	96.80		Square Inc/191220P2
12/23	9.54		Square Inc/191223P2



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

1/01/20

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
12/24	130.79		Square Inc/191224P2
12/27	33.99		Square Inc/191227P2
12/31	174.69		Square Inc/191231P2

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
12/03		840.22	HC-WATER/INTERNET
12/04		3,922.10	043000093443444 WESTCHASE COMMUNITY DE CARD ASSETS/PAYMENT
12/06		9,616.15	ACCOUNT,BILLING ACH Batch Offset Debit WESTCHASE COMMUN/invoice
12/10		738.80	WESTCHASE COMMUNITY DE ACH Batch Offset Debit
12/12		9,778.74	WESTCHASE COMMUN/board WESTCHASE COMMUNITY DE ACH Batch Offset Debit
12/12		2,357.24	WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE ACH Batch Offset Debit
12/12		153.00	WESTCHASE COMMUN/bonus WESTCHASE COMMUNITY DE IRS/USATAXPYMT
12/13		1,410.52	WESTCHASE COMMUNITY DE IRS/USATAXPYMT



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

1/01/20

MISCELLANEOUS DEBITS			
Date	Deposits	Withdrawals	Activity Description
12/13		147.03	FLA DEPT REVENUE/C01 WESTCHASE COMMU
12/16		3,204.75	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
12/16		173.50	VERIZON WIRELESS/PAYMENTS 0000000024226654000001
12/16		38.19	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
12/16		25.08	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
12/16		21.69	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
12/16		20.48	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
12/16		19.45	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
12/20		1,594.87	BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD
12/20		150.80	PAYMNT FOR LOWES/LOWESTLPAY 99006370961
12/26		17,096.56	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
12/26		8,780.20	ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
12/27		2,945.39	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
12/27		781.20	HC-WATER/INTERNET 043000098020742 WESTCHASE COMMUNITY DE



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

1/01/20

CHECKS								
* indicates skip in check numbers								
Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
12/05	9615	385.00	12/23	9684	184.70	12/18	9698	450.00
12/04	9633*	140.85	12/17	9685	9,833.33	12/17	9699	15,086.60
12/03	9667*	68.00	12/24	9686	167.70	12/23	9700	554.79
12/12	9669*	266.70	12/23	9687	3,109.86	12/17	9701	5,590.00
12/05	9672*	69,893.79	12/18	9688	940.00	12/19	9702	3,077.00
12/10	9673	7,200.00	12/19	9689	92,899.67	12/19	9703	1,036.59
12/10	9675*	1,041.71	12/17	9690	9,221.43	12/18	9704	68.00
12/11	9676	3,799.83	12/20	9691	44.28	12/24	9705	3,205.00
12/11	9677	15.35	12/17	9692	830.00	12/17	9706	146,093.59
12/12	9679*	980.00	12/18	9693	3,500.00	12/17	9707	288,971.11
12/18	9680	1,630.00	12/18	9694	1,641.00	12/19	9708	15,575.00
12/10	9681	893.09	12/17	9695	5,272.50	12/26	9709	2,100.00
12/11	9682	32.59	12/19	9696	2,095.85	12/26	9710	1,140.00
12/10	9683	579.00	12/18	9697	2,500.00	12/24	9711	975.00

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
12/03	773,993.00	12/12	3,222,948.26	12/20	2,609,989.69
12/04	769,930.05	12/13	3,221,390.71	12/23	2,606,149.88
12/05	699,651.26	12/16	3,217,960.52	12/24	2,601,932.97
12/06	3,113,367.34	12/17	2,737,061.96	12/26	2,572,816.21
12/10	3,102,924.38	12/18	2,726,332.96	12/27	2,569,123.61
12/11	3,099,076.61	12/19	2,611,682.84	12/31	2,569,298.30

WESTCHASE
Community Development District

Payment Register by Fund
For the Period from 12/1/19 to 12/31/19
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND (001) - 001								
001	9674	12/05/19	FELIX & SON SOD, INC.	8256	RMV & INSTALL SOD	R&M-Grounds	546037-53901	\$2,265.25
001	9675	12/05/19	FIRST CLEARING LLC	112919	6534-2106 PD 11/29/19	Deferred Compensation-Current	235000	\$1,041.71
001	9676	12/05/19	FLORIDA MUNICIPAL INS. TRUST	FH0754-120119	DEC HLTH INSURANCE	Payroll-Benefits	512010-53901	\$3,799.83
001	9677	12/05/19	FLORIDA U.C. FUND	76445-101719	Griffith Unemployment thru p/e 9.30.19	Payroll-Benefits	512010-53901	\$15.35
001	9680	12/05/19	OLM INC	35599	11/21/19 LANDSCAPE INSPCT	Contracts-Other Services	534033-53901	\$1,630.00
001	9681	12/05/19	PALMDALE OIL COMPANY, INC	1252579	FUEL ACCOUNT 80180172	Fuel, Gasoline and Oil	540004-53901	\$893.09
001	9682	12/05/19	QUALITY POWER	467209	THROTTLE; CHAIN SPKT; AIR FLTR	R&M-Equipment	546022-53901	\$32.59
001	9683	12/05/19	RICHARD LEE REPORTING	7203	11/5/19 MTG RECORDED	ProfServ-Recording Secretary	531036-51301	\$579.00
001	9685	12/12/19	A & B AQUATICS	2021448	DEC AQUATIC MAINT/POND CLNG	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	9686	12/12/19	ADT SECURITY SERVICES INC	739980660 ACH	12/11/19-02/29/20 SECURITY MONITOR	Contracts-Security Alarms	534090-53901	\$167.70
001	9687	12/12/19	AG OUTSHINES LLC	001111	Pressure Wash Exterior Walls, Monuments, Pillars	R&M-Walls and Signage	546106-53901	\$3,109.86
001	9688	12/12/19	AVENTURA NURSERY	40466	30 OLEANDERS - DELIVERED	R&M-Grounds	546037-53901	\$940.00
001	9689	12/12/19	DAVEY TREE EXPERT CO	914056885	OCT LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$43,800.67
001	9689	12/12/19	DAVEY TREE EXPERT CO	914214092	NOV LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$46,434.00
001	9689	12/12/19	DAVEY TREE EXPERT CO	914214497	11/26 Clean & Rpr homes engulfed with sand.	R&M-Irrigation	546041-53901	\$2,665.00
001	9690	12/12/19	ERIN MCCORMICK LAW PA	10379	10/25 - 11/22/19 General Counsel	ProfServ-Legal Services	531023-51401	\$9,221.43
001	9691	12/12/19	FED EX	6-850-20429.	OCT/NOV POSTAGE	Postage and Freight	541006-51301	\$44.28
001	9692	12/12/19	FOUNTAIN DESIGN GROUP INC	19767A	NOV-JAN QTRLY FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$255.00
001	9692	12/12/19	FOUNTAIN DESIGN GROUP INC	19770A	HOLIDAY LIGHTS FOR FOUNTAINS	R&M-Fountain	546032-53801	\$575.00
001	9693	12/12/19	GRAU & ASSOCIATES	18922	AUDIT FYE 9/30/19	Auditing Services	532002-51301	\$3,500.00
001	9694	12/12/19	HILLSBOROUGH COUNTY	37949	11/11/19-11/30/19 SECURITY	Contracts-Police	534031-53901	\$1,641.00
001	9695	12/12/19	JMT	3-148149	GEN ENGINEERING THRU 11/23/19	ProfServ-Engineering	531013-51501	\$5,272.50
001	9697	12/12/19	PETE'S TREE	710658	TRIM/REMOVALS/STUMP GRINDS	12/5	546037-53901	\$2,500.00
001	9698	12/12/19	RAP ELECTRIC LLC	1133	WIRE REPLACED @MONUMENT SIGN	R&M-General	546001-53901	\$450.00
001	9700	12/12/19	SITE ONE LANDSCAPE SUPPLY	96263531-001	6 NODE 100 CONTROLLERS	R&M-Irrigation	546041-53901	\$566.11
001	9700	12/12/19	SITE ONE LANDSCAPE SUPPLY	96263531-001	6 NODE 100 CONTROLLERS	early pymt discount	546041-53901	(\$11.32)
001	9701	12/12/19	ULTRA UNDERGROUND CONTRACTORS	1391	trenching for irrigation on Countryway	R&M-Irrigation	546041-53901	\$5,590.00
001	9702	12/13/19	DAVEY TREE EXPERT CO	914136237	10/24/19 IRRG RPRS; FLWR BED INSTALL	OCT IRRIGATION	546041-53901	\$1,102.00
001	9702	12/13/19	DAVEY TREE EXPERT CO	914136237	10/24/19 IRRG RPRS; FLWR BED INSTALL	FLOWER BED INSTALLED	546037-53901	\$1,975.00
001	9703	12/13/19	FIRST CLEARING LLC	121319	6534-2106 P/D 12/13/19	Deferred Compensation-Current	235000	\$1,036.59
001	9704	12/13/19	HUGHES EXTERMINATORS INC	36344427	OFFICE PEST CONTROL 12/10	Contracts-Pest Control	534125-53901	\$48.00
001	9705	12/13/19	TRAPEZE SOFTWARE GROUP INC	664-11872	10/7/19 - 70% progress:Insurance Appraisal Svc	Misc-Contingency	549900-53901	\$3,205.00
001	9708	12/18/19	TREVOR KAMM	WESCH0004	PAYMENT #1 LAKE REMEDIATION	1st installment	546019-53901	\$15,575.00
001	9709	12/19/19	GRIFF'S MULCH SERVICE	18789	Mulch for Firehouse Trail/Bainbridge Walking Trail	R&M-Grounds	546037-57208	\$2,100.00
001	9711	12/19/19	VALERIE HELLER ROMAS	001 - 2019	DESIGN & CREATE XMAS WRTHS	Misc-Holiday Decor	549027-53901	\$975.00
001	9712	12/31/19	DAVEY TREE EXPERT CO	914219419	DEC LANDSCAPE MAINT	monthly landscape	534050-53901	\$46,434.00
001	9713	12/31/19	FIRST CLEARING LLC	122719	ACCT# 6534-2106 P/D 12/27/19	Deferred Compensation-Current	235000	\$1,040.72
001	9716	12/31/19	OLM INC	35707	12/19/19 LANDSCAPE INSPECTION	Contracts-Other Services	534033-53901	\$1,630.00
001	9718	12/31/19	USA SERVICES	USA3508	12/17/19 MECHANICAL SWEEPING	Contracts-Road Cleaning	534080-53901	\$1,391.88
001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	1.BJ's	546001-53901	(\$27.11)
001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	2.ESRI GIS Renewal	554001-53901	\$1,100.00
001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	3.BALSAM HILL wreaths	549027-53901	\$788.40
001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	4.ULINE new message Board Glenclyff	546001-57208	\$305.09
001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	5.AMAZON Trash grabbers	546001-53901	\$37.58
001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	6.AMAZON batteries	546001-53901	\$14.44

WESTCHASE
Community Development District

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001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	7.BJS Christmas balls for Garland	549027-53901	\$204.93
001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	8.1AND1	551002-53901	\$9.99
001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	9.1AND1	551002-53901	\$5.00
001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	10.SAMS cleaning supplies	546001-53901	\$54.16
001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	11.AMAZON decorations supplies & Ribbon	549027-53901	\$607.34
001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	12.AUTOZONE	546001-53901	\$23.98
001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	13.WAWA	540004-53901	\$52.40
001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	14.WAWA	540004-53901	\$13.01
001	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	15.AUTOZONE	546001-53901	\$34.99
001	DD3961	12/06/19	INFRAMARK, LLC - ACH	46529	NOV 2019 MNGT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,445.75
001	DD3961	12/06/19	INFRAMARK, LLC - ACH	46529	NOV 2019 MNGT FEES	Postage and Freight	541006-51301	\$37.50
001	DD3961	12/06/19	INFRAMARK, LLC - ACH	46529	NOV 2019 MNGT FEES	Printing and Binding	547001-51301	\$132.90
001	DD3986	12/10/19	BOCC - ACH WATER	111919-0000 ACH	10/10/19-11/06/19 UTILITY SRVCS	Utility - General	543001-53901	\$412.93
001	DD3986	12/10/19	BOCC - ACH WATER	111919-0000 ACH	10/10/19-11/06/19 UTILITY SRVCS	Utility - Reclaimed Water	543028-53901	\$383.65
001	DD3987	12/10/19	BRIGHT HOUSE NETWORKS LLC-ACH	120119-1601 ACH	11/30-12/29/19 0050844716-01	Communication - Teleph - Field	541005-53901	\$169.97
001	DD3987	12/10/19	BRIGHT HOUSE NETWORKS LLC-ACH	120119-1601 ACH	11/30-12/29/19 0050844716-01	WPV	549031-57208	\$204.00
001	DD3987	12/10/19	BRIGHT HOUSE NETWORKS LLC-ACH	120119-1601 ACH	11/30-12/29/19 0050844716-01	Radcliff	549031-57208	\$204.00
001	DD3987	12/10/19	BRIGHT HOUSE NETWORKS LLC-ACH	120119-1601 ACH	11/30-12/29/19 0050844716-01	Baybridge	549031-57208	\$204.00
001	DD3988	12/19/19	TECO - ACH	120519-0710 ACH	10/19-11/18/19 UTILITY SRVCS	Utility - General	543001-53901	\$1,350.31
001	DD3989	12/13/19	TECO - ACH	112219 ACH	10/19/19-11/18/19 ELEC UTILITY SRVC	Utility - General	543001-53901	\$124.89
001	DD3990	12/13/19	VERIZON FLORIDA LLC - ACH	9842765749 ACH	10/24-11/23/19 242266540-00001	Communication - Teleph - Field	541005-53901	\$173.50
001	DD3991	12/18/19	LOWE'S	120219-0961 ACH	LOWES CC PURCH THRU 12/2/19	R&M-General	546001-53901	\$150.80
001	DD4026	12/27/19	BOCC - ACH WATER	121319-0000ACH	11/6/19-12/12/19 WATER UTILITY SRVCS	Utility - General	543001-53901	\$321.64
001	DD4026	12/27/19	BOCC - ACH WATER	121319-0000ACH	11/6/19-12/12/19 WATER UTILITY SRVCS	Utility - Reclaimed Water	543028-53901	\$420.14
							Fund Total	\$240,284.75

GENERAL FUND - HARBOR LINKS (002) - 002

002	9673	12/05/19	CENTRAL CONCRETE PRODUCTS	4227	SIDEWALK GRIND/RPLCMNTS/RPRS	Sidewalks 12026 Brewster	546001-53901	\$300.00
002	9696	12/12/19	MO'ZART DESIGNS	19-4653	Hrbr Links/Radcliff-Exit Side Hinge Rplcd	R&M-Gate	546034-53901	\$1,460.85
002	9710	12/19/19	MO'ZART DESIGNS	19-4681	INSTALL NEW MTR BRUSHES	R&M-Gate	546034-53901	\$553.34
002	9715	12/31/19	MO'ZART DESIGNS	19-4690	12/19 PEABODY/Entry Slave Limit Cams	R&M-Gate	546034-53901	\$167.00
002	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	16. Balsam hill Holiday decor	546001-53901	\$394.20
002	DD3956	12/04/19	CARD SERVICES CENTER - ACH	110819-0566 ACH	10/11/19-11/08/19 CC PURCH	17. Amazon bows and decorations for wreaths	546001-53901	\$303.70
002	DD3987	12/10/19	BRIGHT HOUSE NETWORKS LLC-ACH	120119-1601 ACH	11/30-12/29/19 0050844716-01	Peabody	541005-53901	\$124.62
002	DD3987	12/10/19	BRIGHT HOUSE NETWORKS LLC-ACH	120119-1601 ACH	11/30-12/29/19 0050844716-01	Radcliff	541005-53901	\$124.62
002	DD3988	12/19/19	TECO - ACH	120519-0710 ACH	10/19-11/18/19 UTILITY SRVCS	Electricity - Streetlighting	543013-53901	\$465.75
							Fund Total	\$3,894.08

GENERAL FUND - THE ENCLAVE (003) - 003

003	DD3988	12/19/19	TECO - ACH	120519-0710 ACH	10/19-11/18/19 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$1,521.09
							Fund Total	\$1,521.09

WESTCHASE
Community Development District

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Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - SAVILLE ROW (004) - 004

004	9679	12/05/19	MO'ZART DESIGNS	19-4650	Saville Row/Rplc Battery Backup	R&M-Gate	546034-53901	\$980.00
004	9696	12/12/19	MO'ZART DESIGNS	19-4655	SR-INSTALL EXIT GATE HINGES	R&M-Gate	546034-53901	\$635.00
004	DD3987	12/10/19	BRIGHT HOUSE NETWORKS LLC-ACH	120119-1601 ACH	11/30-12/29/19 0050844716-01	Communication - Teleph - Field	541005-53901	\$149.97
004	DD3988	12/19/19	TECO - ACH	120519-0710 ACH	10/19-11/18/19 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$24.71
Fund Total								\$1,789.68

GENERAL FUND - THE GREENS (102) - 102

102	9673	12/05/19	CENTRAL CONCRETE PRODUCTS	4227	SIDEWALK GRIND/RPLCMNTS/RPRS	sidewalk replacement and grinding	546001-53901	\$6,900.00
102	9699	12/12/19	SECURITAS SECURITY	E4514358	11/1-11/30/19 SECURITY - THE GREENS	requested additional parol of 10/31 Jerry & Jim	534037-53901	\$14,619.35
102	9699	12/12/19	SECURITAS SECURITY	E4514358	11/1-11/30/19 SECURITY - THE GREENS	R&M-General	546001-53901	\$467.25
102	9704	12/13/19	HUGHES EXTERMINATORS INC	36380050	GREENS GH PEST CONTROL 12/10	Contracts-Pest Control	534125-53901	\$15.00
102	9704	12/13/19	HUGHES EXTERMINATORS INC	36380051	GREENS RODENT CONTROL 12/10	Contracts-Pest Control	534125-53901	\$5.00
102	9710	12/19/19	MO'ZART DESIGNS	19-4678	GATE REPRS-The Greens	R&M-Gate	546034-53901	\$310.00
102	9714	12/31/19	HARDSCAPES 2, INC.	20-01991	PROJECT WC2996 GREENDALE MONUMENT	survey for the Greendale sign	546001-53901	\$3,900.00
102	DD3986	12/10/19	BOCC - ACH WATER	111919-0000 ACH	10/10/19-11/06/19 UTILITY SRVCS	R&M-General	546001-53901	\$43.64
102	DD3987	12/10/19	BRIGHT HOUSE NETWORKS LLC-ACH	120119-1601 ACH	11/30-12/29/19 0050844716-01	Communication - Teleph - Field	541005-53901	\$174.23
102	DD3988	12/19/19	TECO - ACH	120519-0710 ACH	10/19-11/18/19 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$4,251.44
102	DD4026	12/27/19	BOCC - ACH WATER	121319-0000ACH	11/6/19-12/12/19 WATER UTILITY SRVCS	R&M-General	546001-53901	\$39.42
Fund Total								\$30,725.33

GENERAL FUND - STONEBRIDGE (103) - 103

103	DD3987	12/10/19	BRIGHT HOUSE NETWORKS LLC-ACH	120119-1601 ACH	11/30-12/29/19 0050844716-01	Communication - Teleph - Field	541005-53901	\$124.62
103	DD3988	12/19/19	TECO - ACH	120519-0710 ACH	10/19-11/18/19 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$470.05
Fund Total								\$594.67

GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104) - 104

104	DD3988	12/19/19	TECO - ACH	120519-0710 ACH	10/19-11/18/19 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$8,594.91
Fund Total								\$8,594.91

GENERAL FUND - WEST PARK VILLAGE (324-C5) (105) - 105

105	DD3988	12/19/19	TECO - ACH	120519-0710 ACH	10/19-11/18/19 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$418.30
Fund Total								\$418.30

WESTCHASE
Community Development District

Payment Register by Fund
For the Period from 12/1/19 to 12/31/19
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - VINEYARDS (106) - 106

106	9710	12/19/19	MO'ZART DESIGNS	19-4681	INSTALL NEW MTR BRUSHES	R&M-Gate	546034-53901	\$276.66
106	DD3987	12/10/19	BRIGHT HOUSE NETWORKS LLC-ACH	120119-1601 ACH	11/30-12/29/19 0050844716-01	Misc-Internet Services	549031-53901	\$114.84
Fund Total								\$391.50

SERIES 2000 DEBT SERVICE FUND - 254

254	9706	12/13/19	WESTCHASE CDD	121119-SER 2000	TRF FY20 DS ASSMNTS	Due From Other Funds	131000	\$146,093.59
Fund Total								\$146,093.59

SERIES 2007-3 DEBT SERVICE FUND - 257

257	9707	12/13/19	WESTCHASE CDD	121119-SER 2007-3	TRF FY20 DS ASSMNTS	Due From Other Funds	131000	\$288,971.11
257	9717	12/31/19	U.S. BANK NA	5528181	SERIES 2007-3 / FY20 Trustee Fees	ProfServ-Trustee Fees	531045-51301	\$4,770.63
Fund Total								\$293,741.74

CLEARING FUND - 800

800	9684	12/10/19	BRIAN M. ROSS	PAYROLL	December 10, 2019 Payroll Posting			\$184.70
800	DD3962	12/10/19	GREGORY L. CHESNEY	PAYROLL	December 10, 2019 Payroll Posting			\$184.70
800	DD3963	12/10/19	JAMES P. MILLS	PAYROLL	December 10, 2019 Payroll Posting			\$184.70
800	DD3964	12/10/19	MATTHEW W. LEWIS	PAYROLL	December 10, 2019 Payroll Posting			\$184.70
800	DD3965	12/10/19	FORREST D. BAUMHOVER	PAYROLL	December 10, 2019 Payroll Posting			\$184.70
800	DD3966	12/12/19	KRISTIAN GUNDERSEN	PAYROLL	December 12, 2019 Payroll Posting			\$531.20
800	DD3967	12/12/19	PATRICK J. MCLANE	PAYROLL	December 12, 2019 Payroll Posting			\$426.05
800	DD3968	12/12/19	DOUGLAS R. MAYS	PAYROLL	December 12, 2019 Payroll Posting			\$2,210.00
800	DD3969	12/12/19	SONJA WHYTE	PAYROLL	December 12, 2019 Payroll Posting			\$1,360.91
800	DD3970	12/12/19	LIVAN SOTO VIEGO	PAYROLL	December 12, 2019 Payroll Posting			\$1,391.40
800	DD3971	12/12/19	DANIEL P. HAWKINS	PAYROLL	December 12, 2019 Payroll Posting			\$409.90
800	DD3972	12/12/19	DANIEL R. WOOLLEY	PAYROLL	December 12, 2019 Payroll Posting			\$320.73
800	DD3973	12/12/19	CRISTIAN A. GUABA	PAYROLL	December 12, 2019 Payroll Posting			\$1,253.40
800	DD3974	12/12/19	CHAD E. FRISCO	PAYROLL	December 12, 2019 Payroll Posting			\$470.98
800	DD3975	12/12/19	KATHERINE A. LAMB	PAYROLL	December 12, 2019 Payroll Posting			\$221.64
800	DD3976	12/12/19	RYAN I. BRONSON	PAYROLL	December 12, 2019 Payroll Posting			\$187.55
800	DD3977	12/12/19	JASON C. BECKMAN	PAYROLL	December 12, 2019 Payroll Posting			\$166.23
800	DD3979	12/12/19	JOSEPH H. MAURER	PAYROLL	December 12, 2019 Payroll Posting			\$249.34
800	DD3980	12/12/19	MICHAEL F. MANN	PAYROLL	December 12, 2019 Payroll Posting			\$579.41
800	DD3982	12/12/19	DOUGLAS R. MAYS	PAYROLL	December 12, 2019 Payroll Posting			\$841.87
800	DD3983	12/12/19	SONJA WHYTE	PAYROLL	December 12, 2019 Payroll Posting			\$841.87
800	DD3984	12/12/19	LIVAN SOTO VIEGO	PAYROLL	December 12, 2019 Payroll Posting			\$336.75
800	DD3985	12/12/19	CRISTIAN A. GUABA	PAYROLL	December 12, 2019 Payroll Posting			\$336.75
800	DD3993	12/26/19	KRISTIAN GUNDERSEN	PAYROLL	December 26, 2019 Payroll Posting			\$458.89

WESTCHASE
Community Development District

Payment Register by Fund
For the Period from 12/1/19 to 12/31/19
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
800	DD3994	12/26/19	PATRICK J. MCLANE	PAYROLL	December 26, 2019 Payroll Posting			\$83.11
800	DD3995	12/26/19	DOUGLAS R. MAYS	PAYROLL	December 26, 2019 Payroll Posting			\$2,210.00
800	DD3996	12/26/19	SONJA WHYTE	PAYROLL	December 26, 2019 Payroll Posting			\$1,390.90
800	DD3997	12/26/19	LIVAN SOTO VIEGO	PAYROLL	December 26, 2019 Payroll Posting			\$1,366.07
800	DD3998	12/26/19	DANIEL P. HAWKINS	PAYROLL	December 26, 2019 Payroll Posting			\$385.19
800	DD3999	12/26/19	DANIEL R. WOOLLEY	PAYROLL	December 26, 2019 Payroll Posting			\$291.08
800	DD4000	12/26/19	CRISTIAN A. GUABA	PAYROLL	December 26, 2019 Payroll Posting			\$1,217.24
800	DD4001	12/26/19	CHAD E. FRISCO	PAYROLL	December 26, 2019 Payroll Posting			\$401.72
800	DD4002	12/26/19	JASON C. BECKMAN	PAYROLL	December 26, 2019 Payroll Posting			\$110.82
800	DD4003	12/26/19	JAMES M. SCHNEIDER	PAYROLL	December 26, 2019 Payroll Posting			\$387.87
800	DD4004	12/26/19	JOSEPH H. MAURER	PAYROLL	December 26, 2019 Payroll Posting			\$166.23
800	DD4005	12/26/19	MICHAEL F. MANN	PAYROLL	December 26, 2019 Payroll Posting			\$311.08
Fund Total								\$21,839.68

Total Cks Paid	\$749,889.32
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**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2019**

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Westchase Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Westchase Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 27, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

January 27, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Westchase Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$15,949,319.
- The change in the District's total net position in comparison with the prior fiscal year was \$566,510, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$5,198,525, an increase of \$452,695 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for deposits, restricted for debt service and capital projects, assigned to reserves and projects, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment (maintenance), and culture and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)Fund Financial Statements (Continued)Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains four governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service 2000, debt service 2007, and capital projects funds, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2019	2018
Current and other assets	\$ 5,348,006	\$ 4,914,630
Capital assets, net of depreciation	11,445,507	11,892,797
Total assets	16,793,513	16,807,427
Current liabilities	164,194	194,618
Long-term liabilities	680,000	1,230,000
Total liabilities	844,194	1,424,618
Net position		
Net investment in capital assets	10,765,507	10,662,797
Restricted	1,030,416	982,733
Unrestricted	4,153,396	3,737,279
Total net position	\$ 15,949,319	\$ 15,382,809

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2019	2018
Revenues:		
Program revenues:		
Charges for services	\$ 3,880,021	\$ 4,096,001
Capital grants and contributions	7,971	4,961
General revenues:		
Unrestricted investment earnings	33,492	22,320
Total revenues	3,921,484	4,123,282
Expenses:		
General government	385,721	447,327
Physical environment	2,883,843	2,752,876
Culture and recreation	35,082	35,261
Interest	50,328	83,529
Total expenses	3,354,974	3,318,993
Change in net position	566,510	804,289
Net position - beginning	15,382,809	14,578,520
Net position - ending	\$ 15,949,319	\$ 15,382,809

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2019 was \$3,354,974. The costs of the District's activities were primarily funded by program revenues, which decreased from the prior year. The decrease is the result of the District paying off the Series 2007-2 Bonds in the prior year thereby eliminating assessments in the current fiscal year. Program revenues were comprised primarily of assessments for both fiscal years. In total, expenses, including depreciation, increased from the prior fiscal year. The majority of the increase was the result of an increase in repair and maintenance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.

CAPITAL ASSETS AND DEBT ADMINISTRATIONCapital Assets

At September 30, 2019, the District had \$23,118,998 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$11,673,491 has been taken, which resulted in a net book value of \$11,445,507. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2019, the District had \$680,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEARS BUDGETS AND OTHER EVENTS

The District anticipates that the general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Westchase Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida 33071.

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

	Governmental Activities
ASSETS	
Cash	\$ 2,157,353
Investments	2,087,323
Due from other government	31,120
Deposits	40,905
Restricted assets:	
Investments	1,031,305
Capital assets:	
Non-depreciable	6,864,655
Depreciable, net	4,580,852
Total assets	<u>16,793,513</u>
LIABILITIES	
Accounts payable and accrued expenses	130,443
Deposits	6,000
Wages payable	13,038
Accrued interest payable	14,713
Non-current liabilities:	
Due within one year	565,000
Due in more than one year	115,000
Total liabilities	<u>844,194</u>
NET POSITION	
Net investment in capital assets	10,765,507
Restricted for debt service	333,600
Restricted for capital projects	696,816
Unrestricted	4,153,396
Total net position	<u>\$ 15,949,319</u>

See notes to the financial statements

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense)</u>
		<u>Charges</u>	<u>Capital</u>	<u>Revenue and</u>
		<u>for</u>	<u>Grants and</u>	<u>Changes in Net</u>
		<u>Services</u>	<u>Contributions</u>	<u>Position</u>
				<u>Governmental</u>
				<u>Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 385,721	\$ 385,721	\$ -	\$ -
Physical environment	2,883,843	2,805,639	7,971	(70,233)
Culture and recreation	35,082	30,314	-	(4,768)
Interest on long-term debt	50,328	658,347	-	608,019
Total governmental activities	<u>3,354,974</u>	<u>3,880,021</u>	<u>7,971</u>	<u>533,018</u>
General revenues:				
Unrestricted investment earnings				<u>33,492</u>
Total general revenues				<u>33,492</u>
Change in net position				<u>566,510</u>
Net position - beginning				<u>15,382,809</u>
Net position - ending				<u><u>\$ 15,949,319</u></u>

See notes to the financial statements

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019**

	Major Funds				Total
	General	Debt Service 2000	Debt Service 2007	Capital Projects	Governmental Funds
ASSETS					
Cash	\$ 2,148,120	\$ 1,500	\$ 7,733	\$ -	\$ 2,157,353
Investments	2,087,323	164,940	169,549	696,816	3,118,628
Due from other government	25,810	1,370	3,940	-	31,120
Due from other funds	-	-	1,281	-	1,281
Deposits	40,905	-	-	-	40,905
Total assets	<u>\$ 4,302,158</u>	<u>\$ 167,810</u>	<u>\$ 182,503</u>	<u>\$ 696,816</u>	<u>\$ 5,349,287</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable and accrued expenses	\$ 128,443	\$ 1,000	\$ 1,000	\$ -	\$ 130,443
Deposits	6,000	-	-	-	6,000
Wages payable	13,038	-	-	-	13,038
Due to other funds	1,281	-	-	-	1,281
Total liabilities	<u>148,762</u>	<u>1,000</u>	<u>1,000</u>	<u>-</u>	<u>150,762</u>
Fund balances:					
Nonspendable:					
Deposits	40,905	-	-	-	40,905
Restricted for:					
Debt service	-	166,810	181,503	-	348,313
Capital projects	-	-	-	696,816	696,816
Assigned to:					
Operating reserves	736,011	-	-	-	736,011
Roadway projects	971,685	-	-	-	971,685
Erosion Control	60,000	-	-	-	60,000
Unassigned:	2,344,795	-	-	-	2,344,795
Total fund balances	<u>4,153,396</u>	<u>166,810</u>	<u>181,503</u>	<u>696,816</u>	<u>5,198,525</u>
Total liabilities and fund balances	<u>\$ 4,302,158</u>	<u>\$ 167,810</u>	<u>\$ 182,503</u>	<u>\$ 696,816</u>	<u>\$ 5,349,287</u>

See notes to the financial statements

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2019**

Fund balance - governmental funds \$ 5,198,525

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	23,118,998	
Accumulated depreciation	<u>(11,673,491)</u>	11,445,507

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(14,713)	
Bonds payable	<u>(680,000)</u>	<u>(694,713)</u>
Net position of governmental activities		<u><u>\$ 15,949,319</u></u>

See notes to the financial statements

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Major Funds				Total
	General	Debt Service 2000	Debt Service 2007	Capital Projects	Governmental Funds
REVENUES					
Assessments	\$ 3,191,360	\$ 169,369	\$ 487,229	\$ -	\$ 3,847,958
Interest	33,492	696	1,053	7,971	43,212
Miscellaneous revenue	30,314	-	-	-	30,314
Total revenues	3,255,166	170,065	488,282	7,971	3,921,484
EXPENDITURES					
Current:					
General government	367,414	6,735	11,572	-	385,721
Physical environment	2,359,431	-	-	-	2,359,431
Culture and recreation	35,082	-	-	-	35,082
Debt service:					
Principal	-	115,000	435,000	-	550,000
Interest	-	23,608	37,825	-	61,433
Capital outlay	77,122	-	-	-	77,122
Total expenditures	2,839,049	145,343	484,397	-	3,468,789
Excess (deficiency) of revenues over (under) expenditures	416,117	24,722	3,885	7,971	452,695
Fund balances - beginning	3,737,279	142,088	177,618	688,845	4,745,830
Fund balances - ending	\$ 4,153,396	\$ 166,810	\$ 181,503	\$ 696,816	\$ 5,198,525

See notes to the financial statements

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$ 452,695
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	84,722
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(532,012)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	550,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>11,105</u>
Change in net position of governmental activities	<u><u>\$ 566,510</u></u>

See notes to the financial statements

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Westchase Community Development District ("District") was created on January 9, 1991 by Ordinance 91-1 of the Board of County Commissioners of Hillsborough County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. In a prior fiscal year, the District and Westchase East Community Development District passed resolutions allowing actions to be taken to merge the Districts. Pursuant to the agreement, Westchase Community Development District is the surviving District and assumed all indebtedness of, and received title to all property owned by Westchase East Community Development District.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement* focus and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. For debt service, certain amounts are collected at lot closings as advance payments and are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments, and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund 2000

The debt service fund is used to account for the accumulation of resources for the payment of principal and interest on long-term debt, Series 2000.

Debt Service Fund 2007

The debt service fund is used to account for the accumulation of resources for the payment of principal and interest on long-term debt, Series 2007.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure and replacement of uninsurable assets within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity****Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements	10 - 30
Buildings	15 - 40
Infrastructure	15 - 40
Machinery and equipment	10 - 15

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)**Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)****Fund Equity/Net Position (Continued)**

The District uses restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal agreements that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the District would first use committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS**Deposits**

The District's cash balances including certificates of deposit as shown below were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**Investments**

The District's investments were held as follows at September 30, 2019:

	Amortized	Credit Risk	Maturities
U.S. Bank N.A. Open Commercial Paper	\$ 334,489	S&P A-1+	Open ended
Certificate of Deposit - 6 months	170,789	N/A	05/06/20
Certificate of Deposit - 6 months	171,637	N/A	07/20/20
Certificate of Deposit - 12 months	275,608	N/A	05/18/20
Certificate of Deposit - 12 months	345,083	N/A	05/18/20
Certificate of Deposit - 15 months	346,644	N/A	09/19/20
Certificate of Deposit - 24 months	421,208	N/A	05/18/20
Certificate of Deposit - 24 months	314,685	N/A	07/20/20
Certificate of Deposit - 24 months	315,906	N/A	05/18/20
Certificate of Deposit - 24 months	315,326	N/A	06/19/20
Certificate of Deposit - 36 months	35,815	N/A	05/18/21
Certificate of Deposit - 36 months	35,775	N/A	06/19/21
Certificate of Deposit - 36 months	35,663	N/A	07/20/21
Total Investments	<u>\$ 3,118,628</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and improvements	\$ 6,864,655	\$ -	\$ -	\$ 6,864,655
Total capital assets, not being depreciated	6,864,655	-	-	6,864,655
Capital assets, being depreciated				
Infrastructure	9,902,279	-	-	9,902,279
Buildings	523,807	-	-	523,807
Improvements other than buildings	5,567,602	23,950	-	5,591,552
Machinery and equipment	202,856	60,772	(26,923)	236,705
Total capital assets, being depreciated	16,196,544	84,722	(26,923)	16,254,343
Less accumulated depreciation for:				
Infrastructure	(7,000,771)	(335,437)	-	(7,336,208)
Buildings	(284,898)	(21,724)	-	(306,622)
Improvements other than buildings	(3,787,381)	(155,854)	-	(3,943,235)
Machinery and equipment	(95,352)	(18,997)	26,923	(87,426)
Total accumulated depreciation	(11,168,402)	(532,012)	26,923	(11,673,491)
Total capital assets, being depreciated, net	5,028,142	(447,290)	-	4,580,852
Governmental activities capital assets, net	\$11,892,797	\$ (447,290)	\$ -	\$11,445,507

Depreciation expense was charged to the physical environment function/program.

NOTE 6 – LONG-TERM LIABILITIES**Series 2000**

On August 1, 2000 the District issued \$1,740,000 of Capital Improvement Revenue Bonds, Series 2000 due on May 1, 2021 with a fixed interest rate of 7.1%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2002 through May 1, 2021.

The Series 2000 Bonds are subject to redemption at the option of the District prior to their maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District used excess reserves and prepaid \$15,000 of the Series 2000 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

Series 2007

On April 25, 2007, the District issued \$9,275,000 of Special Assessment Revenue Refunding Bonds, Series 2007 consisting of \$2,070,000 Term Bonds Series 2007-1 due on May 1, 2017 with a fixed interest rates of 3.5% - 4%, \$2,515,000 Term Bonds Series 2007-2 due on May 1, 2018 with fixed interest rates of 3.5% - 4%, and \$4,690,000 Term Bonds Series 2007-3 due on May 1, 2020 with fixed interest rates of 3.5% - 4.25%. The Bonds were issued to refund the outstanding balances of the Series 1995 1997, and 1998 Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2008 through their respective maturity dates. The 2007-2 Bonds were paid off during the prior fiscal year.

NOTE 6 – LONG-TERM LIABILITIES (Continued)**Series 2007 (Continued)**

The Series 2007-3 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture provides for a surety bond to be obtained in place of funding for the Debt Service Reserve Fund (the "Reserve Fund"). The Debt Service Reserve Fund Surety Bond constitutes a Debt Service Reserve Fund Insurance Policy under the Bond Indenture. The District has obtained the required bonding which has a market value of \$466,900 and is in compliance with the reserve requirement.

In addition, the Bond Indenture has certain other restrictions and requirements including the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements at September 30, 2019.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2000	\$ 340,000	\$ -	\$ (115,000)	\$ 225,000	\$ 110,000
Series 2007	890,000	-	(435,000)	455,000	455,000
Total Bonds payable	<u>\$ 1,230,000</u>	<u>\$ -</u>	<u>\$ (550,000)</u>	<u>\$ 680,000</u>	<u>\$ 565,000</u>

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	565,000	35,314	600,314
2021	115,000	8,166	123,166
Total	<u>\$ 680,000</u>	<u>\$ 43,480</u>	<u>\$ 723,480</u>

NOTE 7 – RETIREMENT PLAN

The District maintains individual retirement accounts for employees who meet a certain pay requirement. The District's required contribution is 2% of the total salaries of qualified participants. Total salaries of qualified participants for the fiscal year ended September 30, 2019 were \$217,433. Employer contributions for the period were \$4,349.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims have not exceeded commercial insurance coverage over the past three years.

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 3,182,638	\$ 3,191,360	\$ 8,722
Interest	4,337	33,492	29,155
Other revenue	4,000	30,314	26,314
Total revenues	<u>3,190,975</u>	<u>3,255,166</u>	<u>64,191</u>
EXPENDITURES			
Current:			
General government	382,119	367,414	14,705
Physical environment	2,420,506	2,359,431	60,935
Culture and recreation	30,091	35,082	(4,991)
Capital outlay	319,500	77,122	242,378
Total expenditures	<u>3,152,216</u>	<u>2,839,049</u>	<u>313,027</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 38,759</u>	416,117	<u>\$ 377,218</u>
 Fund balance - beginning		<u>3,737,279</u>	
 Fund balance - ending		<u>\$ 4,153,396</u>	

See notes to required supplementary information

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2019.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Westchase Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Westchase Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 27, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

January 27, 2020



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Westchase Community Development District
Hillsborough County, Florida

We have examined Westchase Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Westchase Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

January 27, 2020



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Westchase Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Westchase Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated January 27, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 27, 2020, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Westchase Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Westchase Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

January 27, 2020

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2018.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.