

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

NOVEMBER 5, 2019

Westchase Community Development District

Inframark, Infrastructure Management Services

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

October 29, 2019

Board of Supervisors
Westchase Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Westchase Community Development District will be held on Tuesday, November 5, 2019 at **4:00 p.m.** at the **Westchase Community Association Office, 10049 Parley Drive, Tampa, Florida.** Following is the advance agenda for this meeting:

1. Roll Call
2. Consent Agenda
 - A. Approval of the October 1, 2019 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of September 2019
 - C. Motion Assigning Fund Balance for Fiscal Year 2019
3. Discussion of Tree Policy
4. Engineer's Report
5. Attorney's Report
6. Manager's Report
7. Field Manager's Report
8. Audience Comments
9. Supervisors' Requests
10. Adjournment

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

Sincerely,



Andrew P. Mendenhall, PMP/sd
Manager

cc: Erin McCormick
Tonja Stewart
Christopher Barrett
Sonny Whyte

2A.

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: October 1, 2019

TIME: 4:04 p.m. - 5:10 p.m.

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

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

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APPEARANCES:
WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT BOARD MEMBERS:

Greg Chesney, Vice Chairman
Matthew Lewis
Brian Ross
Forrest Baumhover

ALSO PRESENT:

INFRAMARK:
Andy Mendenhall, District Manager
DISTRICT ATTORNEY:
Erin McCormick

WESTCHASE STAFF:

Doug Mays
Sonny Whyte

DISTRICT ENGINEER:

Steve Brietic

1 The transcript of Westchase Community
2 Development District Board Meeting, on the 1st day
3 of October, 2019, at the Westchase Community
4 Association Office, 10049 Parley Drive, Tampa,
5 Florida, beginning at 4:04 p.m., reported by
6 Kimberly Ann Roberts, Notary Public in and for the
7 State of Florida at Large.

8 * * * * *

9 CHAIRMAN CHESNEY: Hello, my name is
10 Greg Chesney. I would like to call to order
11 the Westchase Community Development District
12 Board meeting, October 1st meeting.

13 Can the record reflect that Jim Mills is
14 absent? The remaining board members are here.

15 If everyone would like to join me in the
16 Pledge.

17 (The Pledge of Allegiance was recited.)

18 CHAIRMAN CHESNEY: All right. So
19 fortunately I don't think we have a super --
20 let me go a little out of order here because
21 we're going to try and do a complete -- so we
22 have our engineer here.

23 MR. BRIETIC: Yes.

24 CHAIRMAN CHESNEY: There you are. Okay.
25 So why don't you -- I'm going to ask you some

<p style="text-align: right;">Page 5</p> <p>1 questions. But is there anything you would 2 like to say first? 3 MR. BRIETIC: I'll give my report. I'm 4 filling in for Robert. Robert is out of town. 5 It's going to overlap a little bit with what 6 Doug's report probably is going to have. 7 CHAIRMAN CHESNEY: Why don't you just 8 start? Right? 9 MR. BRIETIC: Okay. Sure. So the first 10 thing is Doug and Sonny forwarded us the 11 proposal for Pond 51 for that bank repair. 12 CHAIRMAN CHESNEY: Okay. 13 MR. BRIETIC: I don't know if you guys 14 have a copy of that. 15 MS. WHYTE: Yeah. 16 MR. BRIETIC: So I was able to meet 17 Doug, the contractor, and Sonny; took a look 18 at it -- what was that? Monday? -- 19 MR. MAYS: Yeah. 20 MR. BRIETIC: -- and kind of walked the 21 area. So this particular spot -- I don't know 22 if you guys are familiar with it. It's very 23 viewable from the road. It's The Villages 24 bank line there. 25 MR. MAYS: The Vineyards.</p>	<p style="text-align: right;">Page 7</p> <p>1 I don't think they got a proposal back 2 over to them yet for the reduced linear 3 footage, and maybe I suggested some changes in 4 the language -- 5 CHAIRMAN CHESNEY: Okay. 6 MR. BRIETIC: -- of the proposal. But 7 contingent on that, I think -- I think it's 8 just fine, and it's warranted. 9 CHAIRMAN CHESNEY: Okay. Any questions 10 on that? 11 MR. LEWIS: What was the reduced 12 footage? 13 MR. BRIETIC: I think we reduced it by 14 almost 80 feet, so it was somewhere in 660, 15 670 range. And we had a wheel, and Doug 16 wheeled it off, so -- 17 MR. LEWIS: And remind me, the Biomass, 18 was that the one like they did at Wycliff and 19 a couple others where they had the blanket and 20 filled it with dirt and filled it back -- 21 MR. MAYS: Yes. We went back to the 22 Geowebbing, like they did on Pond 58 behind 23 West Park Village and like they did on the 24 pond over here behind Greencrest. I believe 25 it's 37.</p>
<p style="text-align: right;">Page 6</p> <p>1 CHAIRMAN CHESNEY: The Vineyards. 2 MR. BRIETIC: Or Vineyards. I'm sorry. 3 And so I don't have a -- I think it checks all 4 the boxes as far as a priority for bank 5 repair. 6 It's definitely a safety issue, and then 7 on top of that, you've got those existing 8 trees that are on that shoreline that are 9 getting dangerously close. 10 I'm not sure who put this survey -- 11 those survey markers there that probably were 12 indicators of where that slope was supposed to 13 be, and you can definitely see, you know, in 14 some areas a little less, maybe it's two or 15 three feet, but in the major areas, especially 16 where the new boardwalk that was just 17 constructed at the north end of it, and those 18 trees, I mean, we're talking, you know, six, 19 seven, eight feet of erosion. 20 CHAIRMAN CHESNEY: Okay. 21 MR. BRIETIC: So I think -- what we did 22 was, we rewalked it with the contractor, kind 23 of went over some guidelines of what we would 24 like to see, and produced the linear footage 25 that's on the original proposal.</p>	<p style="text-align: right;">Page 8</p> <p>1 MR. BRIETIC: You're saying Flexamat? 2 MR. MAYS: What did I say? 3 MR. BRIETIC: You said Geoweb. 4 MR. MAYS: Geoweb. Yeah. Flexamat, 5 it's a better product. It's a little more 6 pricey, but it's lasting a lot longer, and 7 Steven has seen it on other properties, too, 8 and he's dealt with Biomass before also. 9 So it's kind of a high-end price. If 10 the board is ready to get going on it 11 immediately, they've got time available, which 12 they'll tell you they're hard to get, to pin 13 down. 14 So even that high-end bid, we know it's 15 going to be less than, if the board wanted to 16 approve some sort of not to exceed, that 17 one. 18 CHAIRMAN CHESNEY: Well, the current 19 repair is 7839. Is that correct? No. That's 20 the crosswalk. Sorry. 21 MS. WHYTE: Seventy seven -- what is it, 22 Doug? The original invoice was seventy -- 23 MR. MAYS: 74 -- 24 MS. WHYTE: -- 74,000 and some odd -- 25 MR. MAYS: -- 74,442.</p>

<p style="text-align: right;">Page 9</p> <p>1 CHAIRMAN CHESNEY: There it is. I have 2 78,442. And that is -- how many feet is that? 3 It doesn't say -- 4 MR. BAUMHOVER: That was 740 linear 5 feet. 6 CHAIRMAN CHESNEY: Okay. And you 7 reduced it by 80, so like 12 percent. So it 8 should be 12 percent less than that 9 approximately. 10 MR. BRIETIC: Yeah. My calculator says 11 it should be like 68,000, if they hold the 12 linear footage price. 13 MR. MAYS: But after going over it also, 14 too, some of the areas, I see then two to 15 three feet of repair work. Some of them are 16 about eight feet of repair. So I think -- I 17 know easily it will come down, you know, 18 easily 12 percent, so -- but like I said, it's 19 just up to you guys how you want to handle it, 20 if you want to get it started. 21 You know how hard it has been to pin 22 down Biomass, and right now, they're ready to 23 go to work. 24 CHAIRMAN CHESNEY: Do you have still 25 have a --</p>	<p style="text-align: right;">Page 11</p> <p>1 in that price range, and then the added cost 2 that is going to be extra to doing the 3 Flexamat type of repair. There is just a 4 lot of fill-in areas, which adds a lot of 5 cost. 6 So, you know, it's up to you guys. If 7 you want to try to explore that, we can do 8 that. 9 CHAIRMAN CHESNEY: Okay. That was my 10 question. 11 MR. LEWIS: Okay. I was just going to 12 make a motion to move forward with the 13 proposal, maybe not to exceed for \$70,000, for 14 the repair. 15 CHAIRMAN CHESNEY: Do I have a second? 16 MR. BAUMHOVER: I'll second so that we 17 can discuss it. 18 CHAIRMAN CHESNEY: Okay. Hold on. 19 If you'd like to comment on this, if you 20 would stand up, state your name and your 21 address, please. 22 MS. ADAMSON: Yeah. I'm Lynn Adamson 23 from The Vineyards. I'm the president of the 24 HOA over there. That's why I'm here. Do you 25 need my address or just the village?</p>
<p style="text-align: right;">Page 10</p> <p>1 MR. LEWIS: I don't have any questions. 2 I was just going to make a motion, but I think 3 Forrest didn't -- 4 MR. BAUMHOVER: Chris Barrett actually 5 had a question. 6 CHAIRMAN CHESNEY: I had one question 7 first. So I had some questions originally on 8 using Biomass versus some of these other 9 vendors. Like our previous engineer, it 10 seemed like we got the same contractors -- 11 MR. BRIETIC: Sure. 12 CHAIRMAN CHESNEY: -- but that's -- do 13 you agree with that decision, that contractor? 14 MR. BRIETIC: I've worked with Biomass 15 on a number of projects, I mean, very similar 16 to this one, almost exactly. 17 So I don't have a problem with the 18 contractor, but if you guys want to get 19 additional bids, there are a number of 20 companies that do the same work and are 21 reputable and I can -- you know, I have worked 22 with, and probably going to be a comparable 23 price. 24 Honestly, Flexamat, it's going to run 25 -- no matter who you use, they're going to be</p>	<p style="text-align: right;">Page 12</p> <p>1 CHAIRMAN CHESNEY: We always ask for the 2 address, yes. 3 MS. ADAMSON: Okay. Yeah. It's 9106 4 Crystal Common Way. 5 My question -- am I -- 6 CHAIRMAN CHESNEY: Sure. 7 MS. ADAMSON: -- excuse me. My question 8 is, you went from 740 linear feet down to 650, 9 670. Is there a reason why you wouldn't 10 consider the whole thing, and what part of the 11 shoreline are you excluding? 12 MR. BRIETIC: Sure. So the part that 13 was going to be excluded is going to be all 14 the way to the north, which is even further 15 north than the boardwalk that was just 16 constructed. 17 The bank is -- first of all, it's well 18 wide enough to maintain. Like a mower came up 19 through there and it's well away from the 20 boardwalk where there was no safety risk as 21 far as people walking in that area. Really, 22 there's no reason why it should be over there. 23 MS. ADAMSON: We do have our Easter egg 24 hunts over there. 25 MR. BRIETIC: Oh, you do. Okay. Well,</p>

<p style="text-align: right;">Page 13</p> <p>1 the other would be that it's heavily planted</p> <p>2 already, and there are really no signs</p> <p>3 where -- that's not been eroded as that much,</p> <p>4 but, you know, if that is an area to be --</p> <p>5 that you want to --</p> <p>6 MS. ADAMSON: Plentier.</p> <p>7 MR. BRIETIC: Yeah. I mean, that's --</p> <p>8 we can add it. It will -- you know, it will</p> <p>9 almost look the same. It will just have a</p> <p>10 little bit of it. That's one of those areas</p> <p>11 that a very tiny bit that will be added.</p> <p>12 But, yeah, that would be -- that would</p> <p>13 be totally fine if we added that. It's just</p> <p>14 that section, I think. But all -- we went the</p> <p>15 whole length, all the way down to where that</p> <p>16 tree is kind of growing up, and then the whole</p> <p>17 way down past the boardwalk, and then there is</p> <p>18 actually -- if you walk it, you will notice</p> <p>19 right away where there's a really big cut-out</p> <p>20 right next to the boardwalk. That's kind of</p> <p>21 where we were talking right there, so --</p> <p>22 MS. ADAMSON: Okay.</p> <p>23 CHAIRMAN CHESNEY: Mr. Argus.</p> <p>24 MR. ARGUS: Thank you.</p> <p>25 CHAIRMAN CHESNEY: You have to state</p>	<p style="text-align: right;">Page 15</p> <p>1 Biomass looked at it, too, we all agreed that</p> <p>2 we saw no evidence of erosion on that end, and</p> <p>3 it's all the way out to where the property</p> <p>4 line is.</p> <p>5 CHAIRMAN CHESNEY: Mr. Ross.</p> <p>6 MR. ROSS: I think this is the first</p> <p>7 project we worked with you, and I was curious,</p> <p>8 what would be the extent of your involvement?</p> <p>9 Would you be out there every day looking at</p> <p>10 the work, just at the back end signing off?</p> <p>11 Could you elaborate a little bit?</p> <p>12 MR. BRIETIC: So we don't have -- it's</p> <p>13 really up to you guys. I know that Doug and</p> <p>14 Sonny are here, you know, every day, and it's</p> <p>15 really close to them. Obviously they can all</p> <p>16 see.</p> <p>17 It would be -- I think that, you know,</p> <p>18 it would save you guys some money, too, we</p> <p>19 don't have to be out there every day. I think</p> <p>20 what's important for us to be there is just --</p> <p>21 maybe just a pre-construction meeting, just to</p> <p>22 go over where they're going to be tearing</p> <p>23 stuff up or where they want to stage their</p> <p>24 equipment or whatever they want to do for</p> <p>25 that.</p>
<p style="text-align: right;">Page 14</p> <p>1 your name and address.</p> <p>2 MR. ARGUS: Oh. Bob Argus. The --</p> <p>3 several years ago we repaired part of the</p> <p>4 shoreline at The Vineyards. Is this in the</p> <p>5 same area, or is this a different area?</p> <p>6 MR. MAYS: It's further north. We</p> <p>7 repaired it, that area south, probably about</p> <p>8 only 200 feet. That's why that area there</p> <p>9 probably only needs about two to three feet of</p> <p>10 repair.</p> <p>11 MR. ARGUS: And most of it we repaired</p> <p>12 earlier is --</p> <p>13 MR. MAYS: We haven't repaired anything</p> <p>14 since that first repair, like I say almost 200</p> <p>15 feet that first year I was here in 2005.</p> <p>16 MR. ARGUS: And that's holding up?</p> <p>17 MR. MAYS: Yes, except for a couple of</p> <p>18 feet. We didn't put any Flexamat, we just</p> <p>19 put just dirt and sod.</p> <p>20 CHAIRMAN CHESNEY: Okay. Do you have</p> <p>21 any further questions? Did you have</p> <p>22 something, Doug?</p> <p>23 MR. MAYS: No. But the reason we</p> <p>24 dropped that 80 feet also was we went -- after</p> <p>25 Steven looked at it, I looked at it again, and</p>	<p style="text-align: right;">Page 16</p> <p>1 Maybe I don't -- I don't know how</p> <p>2 Biomass has been doing with you, but do they</p> <p>3 just send a final invoice, or do they do like</p> <p>4 a progress invoice?</p> <p>5 MS. WHYTE: No. They do a final --</p> <p>6 MR. BRIETIC: I can't imagine this</p> <p>7 project taking more than a week.</p> <p>8 MS. WHYTE: They do a final invoice</p> <p>9 only, and Doug does walk through it with them.</p> <p>10 MR. BRIETIC: Yeah. So that would be</p> <p>11 the only time that we would come out is if</p> <p>12 they submitted a payout in between and do a</p> <p>13 review.</p> <p>14 MS. WHYTE: No.</p> <p>15 MR. BRIETIC: But I think that the last</p> <p>16 part of it would be me and Doug goes out</p> <p>17 before they sod it to make sure that we're</p> <p>18 okay with the extent of the bank, and we --</p> <p>19 and Doug is perfectly capable of monitoring</p> <p>20 them as far as working.</p> <p>21 And then what we would want to do is</p> <p>22 just sign off on what they've done before they</p> <p>23 put the sod down and have like a little punch-</p> <p>24 list meeting.</p> <p>25 And then after that, it would just be,</p>

<p style="text-align: right;">Page 17</p> <p>1 you know, one last look and close it out.</p> <p>2 MR. ROSS: Thank you.</p> <p>3 MR. CHESNEY: That sounds good.</p> <p>4 Mr. Barrett, did you have a comment?</p> <p>5 I'm sorry.</p> <p>6 MR. BARRETT: Was this like a sudden</p> <p>7 thing or --</p> <p>8 MR. MAYS: Oh, no. It's one of them</p> <p>9 that I have been monitoring for years. But</p> <p>10 two months ago, the community of The</p> <p>11 Vineyards, Ms. Adamson asked me to come to one</p> <p>12 of their meetings and discuss it with the</p> <p>13 residents, tell them what we have and options</p> <p>14 that are out there and what they would need to</p> <p>15 do themselves.</p> <p>16 So I went to that meeting, attended it,</p> <p>17 and we discussed it, and I told them that,</p> <p>18 yes, it looked like it was time that we needed</p> <p>19 to go ahead and -- this will be the next</p> <p>20 erosion repair that we do for this year --</p> <p>21 fiscal year coming.</p> <p>22 MR. BAUMHOVER: I do have one question.</p> <p>23 CHAIRMAN CHESNEY: Sure.</p> <p>24 MR. BAUMHOVER: Are there any other, you</p> <p>25 know, erosion-type issues that involve</p>	<p style="text-align: right;">Page 19</p> <p>1 MS. WHYTE: Contract for Biomass?</p> <p>2 MS. McCORMICK: If not, we can easily</p> <p>3 put one -- put this together in a contract,</p> <p>4 but I would definitely recommend that we do</p> <p>5 that rather than just going with the proposal</p> <p>6 that's provided by the contractor.</p> <p>7 MS. WHYTE: Okay. I'll send you the</p> <p>8 proposal once I get the final proposal. I'll</p> <p>9 pass it on to you.</p> <p>10 MS. McCORMICK: Okay. It's not on --</p> <p>11 well, I guess --</p> <p>12 MS. WHYTE: We haven't gotten it yet,</p> <p>13 because they modified it yesterday, and they</p> <p>14 were expecting to send it back last night, but</p> <p>15 we didn't receive it. I don't recollect us</p> <p>16 doing that.</p> <p>17 CHAIRMAN CHESNEY: So we're going to</p> <p>18 bring that up on --</p> <p>19 MR. MENDENHALL: Just to be clear, is it</p> <p>20 Biomass or Griffin Civil?</p> <p>21 MS. WHYTE: As far as I know, the</p> <p>22 proposal reads Biomass.</p> <p>23 MR. BRIETIC: So the way it was</p> <p>24 explained to me is that -- I asked the same</p> <p>25 question --</p>
<p style="text-align: right;">Page 18</p> <p>1 residents or like associations that you're</p> <p>2 maybe earlier in this process with that they</p> <p>3 have kind of reached out for help, but we're</p> <p>4 not this far along yet?</p> <p>5 MR. MAYS: We have no others that are</p> <p>6 affecting residents. We have one more that's</p> <p>7 affecting a section of Linebaugh Avenue, which</p> <p>8 is the south side of the same pond, but we opt</p> <p>9 to do obviously one project per year.</p> <p>10 MR. BAUMHOVER: Right.</p> <p>11 MR. MAYS: You know, the board puts</p> <p>12 aside -- I believe it's \$60,000 is what we've</p> <p>13 got in the budget each year for it. This</p> <p>14 exceeds it a little bit, but we saved a little</p> <p>15 bit from last year on it. So, you know, it's</p> <p>16 time to go ahead and take care of this one.</p> <p>17 CHAIRMAN CHESNEY: Erin, did you have a</p> <p>18 comment?</p> <p>19 MS. McCORMICK: I was going to say, for</p> <p>20 Doug and Sonny to know, I think last time we</p> <p>21 did this, we put it in a district contract, so</p> <p>22 we've already, I think, got that put together,</p> <p>23 and we just want to make sure that we do that</p> <p>24 this time as opposed to just signing the</p> <p>25 proposal.</p>	<p style="text-align: right;">Page 20</p> <p>1 MS. WHYTE: Biomass is the proposal.</p> <p>2 MR. BRIETIC: -- Biomass -- is that --</p> <p>3 so there has been a transition in the company</p> <p>4 to get -- to kind of do away with Biomass to</p> <p>5 and become Griffin Brothers, but they still</p> <p>6 have both kind of going.</p> <p>7 MS. WHYTE: Yeah.</p> <p>8 MR. BRIETIC: Jerry, he wears a Griffin</p> <p>9 Brothers' shirt, but everything still says</p> <p>10 Biomass, and I think what has happened is they</p> <p>11 have done a transition in the company to be</p> <p>12 doing a little bit larger work, and that's</p> <p>13 what Griffin Brothers is ultimately starting</p> <p>14 to become, but they have so much history</p> <p>15 within the CDDs that they deal with as</p> <p>16 Biomass, that they're kind of -- it's hard to</p> <p>17 pull away from it, I guess, knowing the name</p> <p>18 and so on and so forth, but I think that's the</p> <p>19 reason for it, but --</p> <p>20 CHAIRMAN CHESNEY: So Griffin Brothers</p> <p>21 down in south Florida? Is that the</p> <p>22 contractor? They bought Biomass?</p> <p>23 MR. MENDENHALL: Griffin -- so I don't</p> <p>24 know too many details. That's kind of at a</p> <p>25 high level what I understood also.</p>

<p style="text-align: right;">Page 21</p> <p>1 But Griffin Civil, I think, was the 2 other name they were using, so which is -- 3 basically Biomass is the Griffin family, so 4 they just renamed it. 5 So, no, probably not another company 6 buying them. They were just rebranding. So 7 it's a family business, and I understand that 8 there's some business -- 9 MR. BRIETIC: Their father died about 10 probably -- I want to say about nine months 11 ago or something like that. 12 MR. MENDENHALL: Yes. 13 MR. BRIETIC: And they kind of 14 transitioned out of that. I mean, I don't 15 know -- 16 MR. CHESNEY: Okay. 17 MR. MENDENHALL: Just some other things 18 I can talk to staff offline about. 19 CHAIRMAN CHESNEY: Yeah. 20 We have a motion. Any further 21 discussion on the motion? All in -- yeah. 22 MR. ROSS: We need to make sure we 23 incorporate the comments of our engineer. You 24 said you had some tweaks to it? 25 MR. BRIETIC: Sure. Yeah. What we'll</p>	<p style="text-align: right;">Page 23</p> <p>1 Biomass as well to get a proposal for just to 2 replace the decking. I think this is 3 something that, you know, hadn't been done for 4 a while as well. 5 We talked with another contractor that 6 we worked with in the past. It just so 7 happens that they built the original bridge 8 20-something years ago. 9 I didn't know that. I didn't even know 10 until we saw the bridge. You know, he walked 11 up and goes, "Are you guys having trouble with 12 this bridge?" 13 "Well, not trouble, just maintenance." 14 He goes, "Thank God, because I'm the one 15 that built it," you know, whatever. So he's 16 well familiar with it. And it looked like 17 what he's going to do is give the same scope 18 proposal for just doing the re-deck, but then 19 also to provide another proposal with a little 20 more extensive -- so what you guys have might 21 be a little more maintenance heavy. 22 This would be -- I think what he was 23 going to propose is transitioning to a 24 composite and doing not only the rails and the 25 cross bracing on that part of it, but also the</p>
<p style="text-align: right;">Page 22</p> <p>1 do is, I'm going to read the final proposal, 2 I'll review that language, and regardless of 3 what the proposal says, if we're going to do a 4 contract, there's a section in there for scope 5 of services that I can work with Erin on just 6 to make sure that it's clear what the scope 7 is, and then we can deal with it like that as 8 well. 9 CHAIRMAN CHESNEY: Okay. All in favor, 10 signify by raising your hand. 11 (All board members signify in the 12 affirmative.) 13 CHAIRMAN CHESNEY: It passes four to 14 zero. 15 (Motion passes.) 16 MR. BRIETIC: Okay. So the next thing 17 would be the bridge on -- what is the number 18 of that canal? 19 MS. WHYTE: Just The Villages. 20 MR. BRIETIC: I forget what the number 21 is, but -- 22 CHAIRMAN CHESNEY: It's the one back 23 here. 24 MR. MAYS: Yeah. 80 or 81. 25 MR. BRIETIC: So Doug reached out to</p>	<p style="text-align: right;">Page 24</p> <p>1 deck, and then maybe giving an option for 2 additional lighting as well, not necessarily 3 uplighting, but more -- something that's 4 subtle that is going to be more -- you know, 5 it's going to be down on the boardwalk and 6 light up the bridge kind of thing. 7 CHAIRMAN CHESNEY: That's not this 8 proposal. 9 MS. WHYTE: No. 10 CHAIRMAN CHESNEY: So we should just 11 wait on this one? 12 MR. MAYS: Yes. 13 CHAIRMAN CHESNEY: Okay. 14 MR. BRIETIC: But we did look at it. 15 And then I know that -- Doug, you do periodic 16 maintenance on it. But this is something that 17 it'll basically -- they have a lot of 18 different products that are now a lot better 19 for that kind of thing. So we'll just wait. 20 CHAIRMAN CHESNEY: Matt, you have a 21 question? 22 MR. LEWIS: I have a question. It kind 23 of stems from -- I don't want to jump ahead, 24 but there's a mention in here in the field 25 manager's report about the concrete on the</p>

<p style="text-align: right;">Page 25</p> <p>1 west side being damaged.</p> <p>2 That kind of maybe goes back to the last</p> <p>3 meeting about golf cart usage on these things.</p> <p>4 Something I've been thinking about, is this</p> <p>5 bridge capable of handling that increased-type</p> <p>6 loading or that type of -- is it pedestrian</p> <p>7 only?</p> <p>8 Do we need to consider putting up a</p> <p>9 bollard to stop golf carts, which is probably</p> <p>10 not a popular opinion, but --</p> <p>11 MR. BRIETIC: Yeah, I mean, that's</p> <p>12 totally up to you guys as far as usage. I</p> <p>13 think the bridge is totally rated to handle</p> <p>14 that. It has handled that for X amount of</p> <p>15 years. I don't think it's going to compromise</p> <p>16 the integrity of the bridge or anything.</p> <p>17 That's kind of up to you guys as a</p> <p>18 policy. The thing we were thinking about, the</p> <p>19 bollard, because we could definitely do</p> <p>20 something like that, where you could even put</p> <p>21 a removable one in the concrete on both sides,</p> <p>22 you know, if you wanted to, but it opens up</p> <p>23 the -- I don't know. I don't know if it's a</p> <p>24 liability necessarily.</p> <p>25 But somebody, you know, in the dark,</p>	<p style="text-align: right;">Page 27</p> <p>1 like, that because I have gone across it on</p> <p>2 the Kawasaki, our mule, and it's -- you've got</p> <p>3 to take your time or you're going run a wheel</p> <p>4 on the wall.</p> <p>5 So maybe by doing something like that,</p> <p>6 that's why we kind of -- we got a short bid to</p> <p>7 just do the bottom, as you can see from</p> <p>8 Biomass, and then we're waiting for this other</p> <p>9 guy.</p> <p>10 It's a little more extensive bid. And</p> <p>11 we'll give you guys an option of do you want</p> <p>12 to do it this way, or do you want to just keep</p> <p>13 the cost down and do it this way?</p> <p>14 MR. LEWIS: Thanks.</p> <p>15 CHAIRMAN CHESNEY: All right.</p> <p>16 MR. BRIETIC: And the only thing I had</p> <p>17 was, as far as a file transfer, I think the</p> <p>18 plan of action is that StanTec is going to</p> <p>19 drop any of the hard copy files that they have</p> <p>20 to Sonny's office, and then we'll take the</p> <p>21 time to sift through it.</p> <p>22 Apparently it's a lot of stuff. You</p> <p>23 know, I don't know how many boxes, but we'll</p> <p>24 kind of do a quick -- you know, try to pull</p> <p>25 out all the information I think is pertinent</p>
<p style="text-align: right;">Page 26</p> <p>1 running or on a bike or something and hits the</p> <p>2 bollard because they're not aware of it or</p> <p>3 whatever it is, that's totally on you guys to</p> <p>4 decide if you want to restrict it.</p> <p>5 MR. MAYS: That's what my concerns were.</p> <p>6 I was worried about if we put a bollard on</p> <p>7 each end and somebody running in the dark and</p> <p>8 it's not -- I mean, it's ambient back there,</p> <p>9 but it's not well lit up. So I would just be</p> <p>10 worried that somebody --</p> <p>11 CHAIRMAN CHESNEY: It's not well lit up</p> <p>12 at all. I mean, I walk that every day. It's</p> <p>13 not well lit up on the sides.</p> <p>14 MR. MAYS: Yeah. So the other options</p> <p>15 were, and I talked to the second contractor</p> <p>16 that we talked to that originally built this</p> <p>17 thing -- built this bridge, possibly at the</p> <p>18 bottom maybe going a little bit wider with the</p> <p>19 boards, so we limit -- certain vehicles</p> <p>20 wouldn't be able to fit down there.</p> <p>21 You know what I mean? Because now we</p> <p>22 made it, instead of being six-foot wide, now</p> <p>23 we cut it down to five-foot wide. You know</p> <p>24 what I mean?</p> <p>25 So we can think about doing something</p>	<p style="text-align: right;">Page 28</p> <p>1 to have scanned -- you know, we can do all</p> <p>2 that, we can scan and archive things.</p> <p>3 CHAIRMAN CHESNEY: So can you tell us,</p> <p>4 what will it cost us for you guys to scan it?</p> <p>5 MR. BRIETIC: Well, I mean, I don't</p> <p>6 know. The time that it takes to sift through</p> <p>7 the files might be more costly than just</p> <p>8 scanning it.</p> <p>9 CHAIRMAN CHESNEY: Gotcha.</p> <p>10 MR. BRIETIC: That's minimal cost. But</p> <p>11 for us to kind of sift through that stuff, you</p> <p>12 know --</p> <p>13 CHAIRMAN CHESNEY: Well, I'm not asking</p> <p>14 you --</p> <p>15 MR. BRIETIC: It might be a few hours,</p> <p>16 you know, two or three hours.</p> <p>17 CHAIRMAN CHESNEY: I'm okay with that.</p> <p>18 I have to -- can I --</p> <p>19 MS. WHYTE: Go ahead.</p> <p>20 CHAIRMAN CHESNEY: So do you know how</p> <p>21 many boxes that they have?</p> <p>22 MS. WHYTE: I have not. That's what I</p> <p>23 was going to say. Tonja just doesn't know</p> <p>24 exactly what they've got on electronic versus</p> <p>25 hard copy.</p>

<p style="text-align: right;">Page 29</p> <p>1 Keep in mind, they've been keeping our 2 records for lots of years, so they have some 3 of the pre-computer stuff, so all of that is 4 coming back. So depending on what she gives 5 me, it could all be -- the whole thing could 6 already be on electronic version, and we're 7 just going to store it, or we'll have to go 8 through it. She'll let me know once she gets 9 the stuff to us.</p> <p>10 CHAIRMAN CHESNEY: How many boxes do you 11 have for us, like old stuff?</p> <p>12 MS. McCORMICK: I don't know. I would 13 say --</p> <p>14 CHAIRMAN CHESNEY: I mean, like a room 15 full or --</p> <p>16 MS. McCORMICK: No. No, I don't think 17 it's that much.</p> <p>18 CHAIRMAN CHESNEY: Do you store it for 19 us?</p> <p>20 MS. McCORMICK: I keep some stuff in 21 storage. It's not huge. I mean, I think it's 22 maybe like five or six banker boxes, then I 23 probably have about two or three banker boxes 24 worth of stuff at my office, and then I think 25 everything else has been provided to the</p>	<p style="text-align: right;">Page 31</p> <p>1 anything you're going to do is going to be the 2 minimum, so like 65 bucks a month," and that's 3 like 100 boxes, 100 banker boxes.</p> <p>4 MR. MENDENHALL: Yeah.</p> <p>5 CHAIRMAN CHESNEY: So, I mean -- so 6 something to think about.</p> <p>7 MR. MENDENHALL: I think it kind of 8 depends. Just as an example, one of the 9 reasons why we probably have the majority of 10 the records is for records requests.</p> <p>11 MR. BAUMHOVER: Yeah. Right.</p> <p>12 MR. MENDENHALL: So we have that. And 13 like coordinating that might be the challenge.</p> <p>14 CHAIRMAN CHESNEY: I'm not suggesting 15 that we change anything. I'm just trying to 16 understand what exactly -- that's not 17 something we've ever really paid much 18 attention to, where our documents were.</p> <p>19 MS. WHYTE: Chances are you probably 20 have a lot of what Tonja has.</p> <p>21 MR. MENDENHALL: Yeah.</p> <p>22 MS. WHYTE: So this may be good for us, 23 because there's a lot of times we have to 24 refer to an engineer and ask for those 25 records; and if it's not electronic, then we</p>
<p style="text-align: right;">Page 30</p> <p>1 district manager for the district file.</p> <p>2 MR. MENDENHALL: Yes.</p> <p>3 CHAIRMAN CHESNEY: And where do you keep 4 the stuff?</p> <p>5 MR. MENDENHALL: (Inaudible) They have 6 documents on site there, and it's possible 7 some stuff can be at Iron Mountain if it's -- 8 I was just shooting off an email to Sandra to 9 ask her that exact question because I'm not 10 sure.</p> <p>11 CHAIRMAN CHESNEY: Do you guys charge us 12 for the storage?</p> <p>13 MR. MENDENHALL: No, I don't think we 14 do. If there was stuff at Iron Mountain, then 15 possibly, but I'm not sure offhand. I can 16 find out.</p> <p>17 CHAIRMAN CHESNEY: Well, I just -- I 18 have been aware of this situation from Sonny, 19 so I was just thinking like, you know, I don't 20 know why we don't store our documents.</p> <p>21 There is a business records management 22 storage literally down the street here, which 23 is one of the largest records management 24 storage, and I briefly asked the guy how much 25 it would cost, and he's like, "Well, I think</p>	<p style="text-align: right;">Page 32</p> <p>1 can easily access it and go down and find the 2 box of what we need, because there are records 3 that sometimes we have to -- you know, that 4 we're going "Okay," and then the past engineer 5 would say, "Okay, I'm going to have to 6 research this, and I'll get back to you."</p> <p>7 MR. MENDENHALL: And most of the stuff 8 that's passed my desk, as far as handouts and 9 stuff like, I have electronically. So I don't 10 have the files in my office, everything is 11 electronic and backed up electronically.</p> <p>12 CHAIRMAN CHESNEY: Okay.</p> <p>13 MR. BAUMHOVER: What are the odds that 14 there is a significant amount of stuff that is 15 coming from StanTec via hard copy that would 16 be subject to a records request that you don't 17 already have?</p> <p>18 MR. MENDENHALL: Well, there is -- okay. 19 If there was a records request for a specific 20 engineering-type document, there's a good 21 chance it could be something we don't have, 22 you know, working papers that maybe Tonja has, 23 that sort of thing.</p> <p>24 If it's something, for example, formal 25 proposals and stuff like that, we would have</p>

<p style="text-align: right;">Page 33</p> <p>1 copies of that. All depends on what it is. 2 I will say that we rarely get records 3 requests for engineering-type stuff. 4 Generally, our records requests, for the most 5 part, at least for the past 15 years I've been 6 involved, it's mostly -- it seems to be 7 financial-document-related records requests or 8 emails. 9 MR. BAUMHOVER: Right. 10 CHAIRMAN CHESNEY: Yeah. 11 MS. WHYTE: Bob, you were with us, Doug 12 and I, when we merged the two districts. How 13 many boxes -- it was a whole boardroom full of 14 stuff. It was a lot of boxes. There was a 15 lot of, you know, agreements and stuff that we 16 had with the county. They have all those 17 records. 18 CHAIRMAN CHESNEY: I guess my only 19 suggestion is that, you know, at some point 20 we're going to get a new engineer, obviously 21 electronic is the best, but, you know -- 22 MR. BRIETIC: The one thing to think 23 about is that what I think most of these 24 boxes, the way it's described, having a whole 25 lot of stuff, it's got to be plans, or</p>	<p style="text-align: right;">Page 35</p> <p>1 I have given quite a bit to Andy. 2 MR. MENDENHALL: Yep. 3 MS. McCORMICK: But stuff I kept on -- 4 at least copies of the stuff that I think that 5 I may need. 6 MS. WHYTE: We have a lot of records in 7 our office. So some of the old as-builts, all 8 of that, I showed them all to Steven 9 yesterday, so, 10 CHAIRMAN CHESNEY: Anything else? 11 MR. BRIETIC: No. That's all I have, 12 unless there was something specific I missed 13 that you guys wanted me to talk about. 14 CHAIRMAN CHESNEY: Any further 15 questions? 16 MR. BAUMHOVER: No, sir. 17 CHAIRMAN CHESNEY: Thank you very much. 18 You're free to go whenever you want to. 19 MR. BRIETIC: Okay. You guys have a 20 good rest of your day. 21 CHAIRMAN CHESNEY: Yeah. Thank you. 22 Going back to the -- I lost my agenda. All 23 right. If I could -- you didn't have anything 24 further. Right? 25 MS. ADAMSON: Me?</p>
<p style="text-align: right;">Page 34</p> <p>1 maybe some permit documents. 2 That stuff is on record either with the 3 Water Management District. I mean, even 4 though they have a similar file system, you 5 might have to send away for it. 6 But then they started doing this 7 probably about five years ago, where they 8 upload everything for you into electronic. So 9 it takes a lot of time obviously. It will 10 take maybe a month, depending on the size of 11 the file, but eventually you will get it, and 12 have it somewhere, and it will be converted to 13 electronic for free when it's needed kind of 14 thing. 15 CHAIRMAN CHESNEY: All right. I just 16 want to make sure the documents were moving 17 forward and that having enough space was not 18 an issue. And also I was also mostly 19 concerned about Erin's stuff, too. 20 It got me thinking about, you know, lots 21 of stuff we send to you and have no idea where 22 it goes. 23 MS. McCORMICK: Yeah. And I may have 24 more than 50 boxes in storage. I mean, I do 25 have a file list that itemizes everything, and</p>	<p style="text-align: right;">Page 36</p> <p>1 CHAIRMAN CHESNEY: Yeah. 2 MS. ADAMSON: No. Thank you. Thank 3 you, guys. 4 CHAIRMAN CHESNEY: Roll call. Next 5 thing is the consent agenda. I would need a 6 motion. 7 MR. LEWIS: Move to approve. 8 MR. BAUMHOVER: Second. 9 CHAIRMAN CHESNEY: Okay. Okay. Any 10 discussion? My only discussion is, I notice 11 that the financial audit letter -- 12 MR. MENDENHALL: Yes. 13 CHAIRMAN CHESNEY: -- was in there 14 again. 15 MR. MENDENHALL: Yeah. So you have -- 16 CHAIRMAN CHESNEY: Seems like we just 17 did it last year. Usually we do a three-year. 18 MR. MENDENHALL: Yeah, but every year 19 you have to -- you have three options, or 20 three-year options. So every year you confirm 21 that you're staying with them. It's the same 22 price. It's \$7,500. 23 CHAIRMAN CHESNEY: I was just confused 24 because I specifically remember I even looked 25 through that we had negotiated it or whatever.</p>

<p style="text-align: right;">Page 37</p> <p>1 MR. MENDENHALL: Correct.</p> <p>2 CHAIRMAN CHESNEY: Like they asked for a</p> <p>3 \$500 increase, and it went down --</p> <p>4 MR. BAUMHOVER: That's just to exercise</p> <p>5 the option.</p> <p>6 MR. MENDENHALL: That's exactly it, yes.</p> <p>7 CHAIRMAN CHESNEY: Okay. Any further</p> <p>8 discussion?</p> <p>9 (No response.)</p> <p>10 CHAIRMAN CHESNEY: All in favor signify</p> <p>11 by raising your hand.</p> <p>12 (All board members signify in the</p> <p>13 affirmative.)</p> <p>14 CHAIRMAN CHESNEY: Do you have a</p> <p>15 question?</p> <p>16 MR. BARRETT: Just minutes, financials,</p> <p>17 and the audit?</p> <p>18 CHAIRMAN CHESNEY: Yeah. Minutes,</p> <p>19 financials, and the audit, yeah.</p> <p>20 (Motion passes.)</p> <p>21 CHAIRMAN CHESNEY: And Erin's report.</p> <p>22 Erin.</p> <p>23 MS. McCORMICK: Okay. So I have a few</p> <p>24 things. On the Promise Drive property, and</p> <p>25 the standing interpretation that I had filed</p>	<p style="text-align: right;">Page 39</p> <p>1 CHAIRMAN CHESNEY: Which is?</p> <p>2 MS. McCORMICK: Which is to allow the 20</p> <p>3 townhomes that were originally zoned for that</p> <p>4 property when we purchased it.</p> <p>5 CHAIRMAN CHESNEY: That's what I was</p> <p>6 trying to get at. So it did get rezoned</p> <p>7 eventually for the townhomes.</p> <p>8 MS. McCORMICK: Right. Well, we</p> <p>9 purchased it in 2012, but I think those</p> <p>10 townhomes were approved a number of years</p> <p>11 before that, like maybe 2008 or so.</p> <p>12 CHAIRMAN CHESNEY: But it would be more</p> <p>13 work to get it to be rezoned other than the</p> <p>14 fee.</p> <p>15 MS. McCORMICK: Well, so the other is --</p> <p>16 we would not have to rezone it in that case,</p> <p>17 if we were just using it for a community</p> <p>18 garden. Where the issue comes in is the use</p> <p>19 of the property for a nursery where we would</p> <p>20 be growing trees and shrubs and plants and</p> <p>21 then planting them throughout the community,</p> <p>22 which is another thing that we had talked</p> <p>23 about wanting to do with that property.</p> <p>24 And the problem with that issue -- that</p> <p>25 is that under the land development code,</p>
<p style="text-align: right;">Page 38</p> <p>1 with Hillsborough County for using that</p> <p>2 property for a community garden area and also</p> <p>3 for a plant nursery.</p> <p>4 I've gotten feedback from the county</p> <p>5 back, and the use that the district wants to</p> <p>6 do as far as a community garden with, you</p> <p>7 know, plant boxes where people can have plots</p> <p>8 and would be able to grow on there, something</p> <p>9 that we allowed on that property as basically</p> <p>10 an interim passive agricultural use, so we</p> <p>11 would still file a minor change request with</p> <p>12 the county, and they would administratively</p> <p>13 approve it, and there is a nominal fee for</p> <p>14 that. It's \$385.00.</p> <p>15 But on the good side, the zoning</p> <p>16 interpretation fee that we pay to them, which</p> <p>17 was \$796, they're going to refund to us</p> <p>18 because they're not going to actually profit.</p> <p>19 This is a formal zoning interpretation.</p> <p>20 CHAIRMAN CHESNEY: So what will the</p> <p>21 zoning currently remain?</p> <p>22 MS. McCORMICK: The current zoning, if</p> <p>23 we just did that passive agricultural lease</p> <p>24 for the community garden, would stay the way</p> <p>25 that it is.</p>	<p style="text-align: right;">Page 40</p> <p>1 that's -- it's defined as a plant farm; and</p> <p>2 even if you're, you know, growing plants on</p> <p>3 your own property for your own personal use,</p> <p>4 it's still considered a plant farm.</p> <p>5 So that's an agricultural use that</p> <p>6 wouldn't be allowed, though, under the zoning</p> <p>7 district that is currently on that property,</p> <p>8 the planned development for the 20 townhomes.</p> <p>9 So we have to go through the process of</p> <p>10 rezoning the property, and we can either, you</p> <p>11 know, modify the PD, keep the approved 20</p> <p>12 townhomes on that property, but also add in as</p> <p>13 an additional use, the agricultural uses that</p> <p>14 would allow a plant farm, or we could rezone</p> <p>15 it to like a standard district, an</p> <p>16 agricultural district, so that you wouldn't --</p> <p>17 nobody would ever be able to develop townhomes</p> <p>18 there without going through another rezoning</p> <p>19 process.</p> <p>20 And we would just get approval to do the</p> <p>21 specific use that we want to do on the</p> <p>22 property, and either one of those has costs</p> <p>23 associated with it. There's like \$3,844 for</p> <p>24 modifying the PD, or if we wanted to rezone it</p> <p>25 to an agricultural use, it would be \$2,215.</p>

<p style="text-align: right;">Page 41</p> <p>1 Along with, you know, the -- we'd have 2 to go through a notice process, and it would 3 go to the Board of County Commissioners for 4 approval. 5 CHAIRMAN CHESNEY: Yes. 6 MR. ROSS: My simplistic quick reaction 7 to that is, is it worth spending the extra -- 8 pick a number -- twenty -- 2,000 to \$3,500 if 9 we're going to save that as a district from 10 being able to grow our own plants and 11 utilizing the community, it's well worth it to 12 do that. 13 My instinct is it would be worth it. 14 What's your gut reaction? Are we going to be 15 able to utilize that land to grow replacement 16 trees and plants and such that over the course 17 of time it will save the district thousands of 18 dollars? 19 MR. MAYS: I don't -- I think right now 20 where we're getting our nursery plants from a 21 nursery; we get them at wholesale prices 22 anyway. It's pretty, you know, decent prices, 23 low. 24 So I would say I don't know how it would 25 work for something like that.</p>	<p style="text-align: right;">Page 43</p> <p>1 do, but that would certainly be something that 2 could be done easily now, and then, you know, 3 if the thoughts develop as to what other uses 4 you want to do on that property over time, 5 then you could go look at doing rezoning 6 later. 7 CHAIRMAN CHESNEY: Probably shouldn't 8 have let the engineer leave. Huh? That was 9 my fault. He probably would have added some 10 valuable input in this. 11 MS. WHYTE: Keep in mind, we do not have 12 access to the road. 13 CHAIRMAN CHESNEY: Currently. 14 MS. WHYTE: They won't even meet with us 15 and discuss anything with us until we tell 16 them what we're planning on doing on that 17 property. 18 MS. McCORMICK: But that's also one of 19 the things that we're going to be exploring is 20 access from the office parcel. 21 MS. WHYTE: Well, that's -- they don't 22 know about that yet. I got permission from 23 Jim to talk to you about it. 24 MS. McCORMICK: Okay. Gotcha. 25 CHAIRMAN CHESNEY: The Ferris wheel.</p>
<p style="text-align: right;">Page 42</p> <p>1 CHAIRMAN CHESNEY: What about other 2 uses, though, if we wanted to -- I think there 3 would be a significant amount of goodwill by 4 getting rid of the townhomes zoning within the 5 community. 6 But, I mean, what about other uses? If 7 we wanted to have some recreational uses out 8 there, like we talked about doing a pole barn 9 or something like that, that would be still 10 kind of agricultural or something. I don't 11 know. 12 MS. McCORMICK: Well, I think it's going 13 to depend on what the specifics of what we 14 want to do with the property, because if we 15 get into -- you know, part of what they're 16 going to look at in any type of rezoning is 17 access issues, parking issues, that type of 18 thing, so what type of, you know, utilities or 19 stormwater drainage are you going to need. 20 CHAIRMAN CHESNEY: So your 21 recommendations for now is just to do the 22 change to allow the garden. 23 MS. McCORMICK: Well, that's certainly 24 the simplest thing. But, I mean, I'm not -- I 25 think it's a policy decision what you want to</p>	<p style="text-align: right;">Page 44</p> <p>1 MS. WHYTE: Yeah, that's about what we 2 could do. Do you want me to just give a quick 3 suggestion on that -- 4 CHAIRMAN CHESNEY: Sure. 5 MS. WHYTE: -- what we talked about? 6 When we were playing around with all the 7 parcel up there, trying to get power to it, we 8 discovered a whole bunch of different things. 9 One of them is M/I Homes owns the TECO 10 easement, and M/I Homes gave us the next lot, 11 which included the TECO easement. So the only 12 TECO easement that is owned and operated by 13 TECO is the one below that one right to 14 Linebaugh. Even the one on the other side of 15 Linebaugh is owned by somebody else. 16 So I spoke to Jim, and I said, "Do you 17 mind if I approach Erin with it, because I 18 didn't want -- you know, if it was something 19 that we weren't -- to go ahead and find out 20 from" -- 21 CHAIRMAN CHESNEY: Well, when you say 22 "someone else," who is the other person? 23 MS. WHYTE: I think it's the -- 24 CHAIRMAN CHESNEY: Oh, over here, that 25 one. That one. Yeah. Yeah. Yeah.</p>

<p style="text-align: right;">Page 45</p> <p>1 MS. WHYTE: So basically literally from 2 Linebaugh to the end of the pond or to the 3 beginning of the pond is the only parcel that 4 is owned by TECO. 5 CHAIRMAN CHESNEY: Yep. 6 MS. WHYTE: So if they gave up all of 7 the other parcels, why wouldn't they consider 8 we come into to an agreement with maintenance, 9 all of that, they wouldn't have to actually 10 abide by the rules and regulations, but they 11 got -- so that is something I asked Erin to 12 look into to see whether it was doable with 13 TECO to allow us to either purchase it or if 14 they would deed it to us with an agreement of 15 some sort. 16 So that was what this was. And if we 17 got that, that would really solve our 18 problems. 19 CHAIRMAN CHESNEY: Yeah. I mean, a long 20 time ago, I don't even know if you were here 21 yet, we -- 22 MS. WHYTE: I remember you telling me 23 about it. 24 CHAIRMAN CHESNEY: Yeah. I've always 25 tried to move Westchase Soccer. That was one</p>	<p style="text-align: right;">Page 47</p> <p>1 brainstorming that this could be just a 2 wonderful asset, and I encourage you all to do 3 everything you're doing, but at some point, we 4 got to get off the hump. 5 And so it sounds like we should go ahead 6 and do that administrative approval for the 7 nursery, and then it's ideas like you just 8 mentioned about a pole barn, or I've always 9 thought the Scouts could have an overnight 10 sleeping experience there. That would be 11 really, really special, and things like 12 that -- 13 CHAIRMAN CHESNEY: Right. Girl Scouts 14 troops, yeah. 15 MR. ROSS: -- or maybe some recreational 16 courts or something, but we're just not there 17 yet, and so let's get the ball rolling and 18 let's do the administrative and keep all the 19 other ideas percolating. 20 If I need to do it as a motion, I'll do 21 it, otherwise -- 22 CHAIRMAN CHESNEY: Well, I think you 23 would, if that's the case. But, I mean, my 24 suggestion is, why wouldn't we just direct her 25 just to figure out the access issues, because</p>
<p style="text-align: right;">Page 46</p> <p>1 of the places I considered, and I remember 2 Ernie Sylvester telling me that they're going 3 to electrocute themselves by kicking the ball 4 up. 5 MS. WHYTE: They wouldn't allow that 6 because they won't even allow us to walk under 7 it. 8 CHAIRMAN CHESNEY: But they will allow 9 access to it. That, I'm -- 10 MS. WHYTE: Well, that's what we're 11 hoping. So if you guys approve, Erin can go 12 to TECO and say, "Is it doable?" And if 13 that's doable, then it really eliminates a lot 14 of the Promise Lane problems. 15 CHAIRMAN CHESNEY: Okay. 16 MS. WHYTE: It still doesn't say it's 17 going to resolve everything, but it is going 18 to eliminate some of those problems. 19 CHAIRMAN CHESNEY: Any reason why -- 20 yeah, do you have a comment? 21 MR. ROSS: I'm just going to make a 22 motion that -- 23 CHAIRMAN CHESNEY: We direct her? 24 MR. ROSS: Yeah. My own feeling is I 25 applaud the broad vision. I applaud all the</p>	<p style="text-align: right;">Page 48</p> <p>1 we were going to go -- if we are able to get 2 parking more easily, then we will be able to 3 do, more. So then we might -- would change 4 the zoning. 5 MR. ROSS: And -- I'm sorry -- that 6 wasn't clear in what I was stating. That's my 7 intention, that I like the direction they're 8 going. If they can -- you can effectuate that 9 and get a use agreement or an outright 10 transfer of title of that land, it only helps 11 us. It only helps us use that. 12 CHAIRMAN CHESNEY: Okay. I'll second 13 the motion to direct staff counsel to 14 determine accessibility to the property. 15 MR. ROSS: Not only to it, but to 16 establish it. 17 CHAIRMAN CHESNEY: Establish it. Yeah. 18 That's it. 19 MS. McCORMICK: Right. 20 MR. ROSS: Go ahead and establish it if 21 you can through the use agreement or transfer. 22 CHAIRMAN CHESNEY: Yeah. Yeah. Okay. 23 So we have a second. Any further discussion 24 on that? Okay. Do you have a comment? 25 MR. BARRETT: Does the CDD own the</p>

<p style="text-align: right;">Page 49</p> <p>1 driveway, or does the school own the driveway</p> <p>2 to get to where you are?</p> <p>3 MS. WHYTE: I believe it is on district</p> <p>4 property -- school property, and we own the</p> <p>5 parcel, and we must have some sort of an</p> <p>6 agreement for usage. I defer that to legal</p> <p>7 counsel.</p> <p>8 CHAIRMAN CHESNEY: I'm very fuzzy about</p> <p>9 that, but one of us -- I want to say we own it</p> <p>10 and they have the right, but I could be wrong.</p> <p>11 MS. WHYTE: Well, I'm thinking that</p> <p>12 could change a whole lot of things.</p> <p>13 MR. BAUMHOVER: Can I ask -- should we</p> <p>14 amend the motion to ask counsel to look into</p> <p>15 both? I mean, there's a TECO easement deal,</p> <p>16 and the --</p> <p>17 MR. ROSS: Amend away.</p> <p>18 CHAIRMAN CHESNEY: I think the motion</p> <p>19 encompasses that, yeah.</p> <p>20 MS. WHYTE: I believe that the school</p> <p>21 district owns that. Because when you do the</p> <p>22 property appraiser's site, it shows that that</p> <p>23 whole thing is under Hillsborough County</p> <p>24 school district, so I would think that would</p> <p>25 be part of theirs.</p>	<p style="text-align: right;">Page 51</p> <p>1 property that has cell towers lease on it.</p> <p>2 We're just asking to, you know, lease</p> <p>3 2800 square feet, and it's going to be a</p> <p>4 benefit to the public and the community to use</p> <p>5 it for a cell tower.</p> <p>6 So she's working now on the county and</p> <p>7 to, you know, find the appropriate people to</p> <p>8 deal with that issue. So that's -- that's</p> <p>9 kind of one of the threshold things that I'm</p> <p>10 dealing with as I'm working on the lease.</p> <p>11 MR. LEWIS: Did she say how long she</p> <p>12 anticipated that might take, or do you have</p> <p>13 any idea?</p> <p>14 MS. McCORMICK: She said that she was</p> <p>15 going to work on it this week. We had talked</p> <p>16 on Friday, and then I sent her some stuff</p> <p>17 today, so I'll follow up with her soon and</p> <p>18 hopefully it won't take too long.</p> <p>19 CHAIRMAN CHESNEY: Mr. Ross.</p> <p>20 MR. ROSS: Unrelated to your specific</p> <p>21 issue, but related to the cell towers, I had</p> <p>22 an email exchange with Charlie Gauzza, and</p> <p>23 he wanted to be here at the meeting, express</p> <p>24 some thoughts.</p> <p>25 Like I said, I'd submit our email</p>
<p style="text-align: right;">Page 50</p> <p>1 CHAIRMAN CHESNEY: All right. Any</p> <p>2 further questions?</p> <p>3 (No response.)</p> <p>4 CHAIRMAN CHESNEY: All in favor, signify</p> <p>5 by raising your hand.</p> <p>6 (All board members signify in the</p> <p>7 affirmative.)</p> <p>8 CHAIRMAN CHESNEY: Motion passes four to</p> <p>9 zero.</p> <p>10 (Motion passes.)</p> <p>11 MS. McCORMICK: Okay. And then on the</p> <p>12 cell tower, the cell tower, so there is an</p> <p>13 issue with the cell tower site in Glenclyff</p> <p>14 Park, and it is the interlocal agreement that</p> <p>15 we have with the county that has a provision</p> <p>16 in it that says that in order to convey or</p> <p>17 sell or lease that parcel, you would -- you</p> <p>18 need a written consent of the county in order</p> <p>19 to do that.</p> <p>20 So I talked to the assistant county</p> <p>21 attorney about that and sent the information</p> <p>22 to them, because she wasn't even aware of that</p> <p>23 1998 agreement, didn't really know any of the</p> <p>24 history about it, so we talked about the fact</p> <p>25 that there are certainly other governmental</p>	<p style="text-align: right;">Page 52</p> <p>1 exchange into the record, so I assume I can do</p> <p>2 that. I don't know if any of you all want to</p> <p>3 see what he and I wrote back and forth. I</p> <p>4 brought extra copies.</p> <p>5 MS. McCORMICK: Okay.</p> <p>6 MR. ROSS: And I just have this email</p> <p>7 exchange included in the record.</p> <p>8 He just wanted to express his concerns</p> <p>9 about the tower that would be closest to the</p> <p>10 library. Nothing monumental or anything.</p> <p>11 CHAIRMAN CHESNEY: Well, that wasn't</p> <p>12 approved.</p> <p>13 MR. ROSS: But he -- he -- he had</p> <p>14 concerns.</p> <p>15 CHAIRMAN CHESNEY: Sonny.</p> <p>16 MS. WHYTE: I spoke to Charlie on that</p> <p>17 email, and he's quite happy with where the</p> <p>18 placement would be because he understood it to</p> <p>19 be behind the library, which means that it</p> <p>20 would have been in his backyard, but he is</p> <p>21 okay with where it is.</p> <p>22 As long as it's that far back, it will</p> <p>23 not be completely in the backyard of -- which</p> <p>24 is what his wife was, you know, concerned</p> <p>25 about.</p>

<p style="text-align: right;">Page 53</p> <p>1 MR. ROSS: I just need to honor my 2 statement on the -- 3 MS. WHYTE: Yeah. He did tell me that 4 he was comfortable with what we had given. 5 CHAIRMAN CHESNEY: Okay. Anything else, 6 Erin? 7 MS. McCORMICK: The last issue is the 8 soccer agreement for the fall season, which 9 actually the date of the soccer season are 10 September 14th through November 23rd. So Jim 11 has ratified that for the interim time period 12 until this meeting, and if the board is okay 13 with us approving that for the rest of this 14 season, then I'd be looking for a motion to 15 ratify the agreement in the same format that 16 we have done in the past. 17 MR. ROSS: I'll so move. 18 CHAIRMAN CHESNEY: Is there a second? 19 MR. LEWIS: I'll second. 20 CHAIRMAN CHESNEY: Any discussion? 21 (No response.) 22 CHAIRMAN CHESNEY: All in favor, raise 23 your hand. 24 (All board members signify in the 25 affirmative.)</p>	<p style="text-align: right;">Page 55</p> <p>1 MS. WHYTE: Got it. Straight now. 2 CHAIRMAN CHESNEY: Yeah, it's quite 3 complicated. 4 All right. Field manager's report. 5 MR. MAYS: Well, you got a copy of the 6 report. I'm sure you want to possibly discuss 7 the street trees. 8 As I was instructed to meet with as many 9 residents as I could where we put palm trees 10 in a couple neighborhood, as you saw in the 11 report, most people want to keep them. I had 12 one guy who said he wanted to keep his, and 13 you can add an oak tree; and another guy said 14 -- that lives on Lightner Bridge said you're 15 welcome to cut it down, but he didn't want 16 another oak. He didn't want an oak tree in 17 that place. 18 CHAIRMAN CHESNEY: Okay. We'll cut it 19 down because it looks out of place. It's the 20 only -- 21 MR. MAYS: You're a real palm hater, 22 aren't you? 23 CHAIRMAN CHESNEY: I mean, unless 24 someone disagrees, it is the only tree that's 25 not an oak tree on the street.</p>
<p style="text-align: right;">Page 54</p> <p>1 CHAIRMAN CHESNEY: Passes four to zero. 2 MS. McCORMICK: That's all I've got. 3 MR. BARRETT: They no longer advertise 4 registration for the league in the WOW in any 5 way. I don't know how they promote it, but 6 just so you guys know. I don't know how they 7 even let people know about their registration. 8 Do you have any -- 9 MR. LEWIS: I'm coaching again this 10 year. I didn't last year. But basically 11 probably an old distribution list. So I got 12 something about registration. 13 CHAIRMAN CHESNEY: Andy. 14 MR. MENDENHALL: Okay. The only thing I 15 have to report on was we have the new 16 insurance carrier for the district has been 17 signed off on and taken care of. 18 I believe they were communicating with 19 staff today regarding the insurance part with 20 the truck and that sort of thing. So, yeah, 21 that was all I had. 22 MS. WHYTE: It was pretty close. 23 MR. MENDENHALL: Yeah. Well, I mean, 24 they had a 10/1 start date with the new 25 insurance, and obviously, you know --</p>	<p style="text-align: right;">Page 56</p> <p>1 MS. WHYTE: Well, no. No. No. 2 MR. MAYS: That's not true. 3 MS. WHYTE: There's two across the 4 street. 5 CHAIRMAN CHESNEY: Not palm trees. 6 MS. WHYTE: Oh, yes, there is. 7 CHAIRMAN CHESNEY: On the street? 8 MR. MAYS: One queen palm around the 9 corner and the -- 10 CHAIRMAN CHESNEY: Well, how about this? 11 We'll discuss it with our residents. I'll go 12 walk around the street again. 13 MR. MAYS: Either way you want to do it, 14 though, we'll cut it down. That's what he 15 said. 16 CHAIRMAN CHESNEY: What are you talking 17 about? It's not in the street. They're in 18 the guy's yard. 19 MR. MAYS: Mr. Ryan has a queen palm on 20 the street. 21 CHAIRMAN CHESNEY: On the street? 22 MS. WHYTE: Uh-huh. 23 MR. MAYS: Yeah. 24 CHAIRMAN CHESNEY: You know, I'll 25 discuss with the voting member or at least the</p>

<p style="text-align: right;">Page 57</p> <p>1 -- is he still a voting member?</p> <p>2 MR. MAYS: I don't know.</p> <p>3 MS. WHYTE: I don't know.</p> <p>4 CHAIRMAN CHESNEY: Well, whatever. I'll</p> <p>5 discuss it with him.</p> <p>6 MR. BAUMHOVER: They've got a different</p> <p>7 voting member now.</p> <p>8 MR. MAYS: Yeah. That's the only other</p> <p>9 one, though. But that's what that resident</p> <p>10 said, so -- everybody else wanted to keep</p> <p>11 theirs. Maybe one -- the two down at the end</p> <p>12 of Kingsbridge, they want theirs because the</p> <p>13 oak tree has blocked the light in the first</p> <p>14 place, so they felt like it was a security</p> <p>15 issue in the first place. So that's why they</p> <p>16 like them.</p> <p>17 And like three other people, I never</p> <p>18 could get ahold of them, nobody was ever home,</p> <p>19 I couldn't get an answer from them. But it</p> <p>20 seems like a majority of the people want to</p> <p>21 keep them.</p> <p>22 CHAIRMAN CHESNEY: Okay. Anything else</p> <p>23 for Doug?</p> <p>24 MR. BAUMHOVER: No.</p> <p>25 CHAIRMAN CHESNEY: Fantastic.</p>	<p style="text-align: right;">Page 59</p> <p>1 road. We have no water.</p> <p>2 We've been in conversation with a lot of</p> <p>3 people from the county. Almost everybody in</p> <p>4 the county came out and tried to twist valves,</p> <p>5 see if they could figure it out. They can't</p> <p>6 seem to find it, so we think we know what the</p> <p>7 problem is, but they're not agreeing.</p> <p>8 MR. BAUMHOVER: Well, if there's any</p> <p>9 water left in that water buff, sling it over</p> <p>10 by my house -- I'm just kidding. I'm just</p> <p>11 kidding.</p> <p>12 CHAIRMAN CHESNEY: Have you started the</p> <p>13 mapping of the sprinkler zones yet?</p> <p>14 MS. WHYTE: No.</p> <p>15 MR. MAYS: We got with Davey on it, to</p> <p>16 discuss that, so --</p> <p>17 MS. WHYTE: They were going to start on</p> <p>18 it, but then this water issue started, and</p> <p>19 that takes priority over this.</p> <p>20 CHAIRMAN CHESNEY: Okay. I'd just like</p> <p>21 that not to get lost.</p> <p>22 MS. WHYTE: Oh, it won't get lost.</p> <p>23 CHAIRMAN CHESNEY: I think that's a</p> <p>24 brilliant idea.</p> <p>25 MR. BAUMHOVER: This would be a great</p>
<p style="text-align: right;">Page 58</p> <p>1 MR. MAYS: The other thing was if you got</p> <p>2 any questions about the watering we've had --</p> <p>3 we've been dealing with the county on some</p> <p>4 watering issues. As you know, a lot of it has</p> <p>5 to do with transferring of the Waters Avenue</p> <p>6 and the --</p> <p>7 MR. BAUMHOVER: I did want to say</p> <p>8 something because I did see -- it was -- Davey</p> <p>9 was like watering the lawn alongside -- or the</p> <p>10 grass alongside Linebaugh, and I just wanted</p> <p>11 to --</p> <p>12 CHAIRMAN CHESNEY: It's down now.</p> <p>13 MR. BAUMHOVER: Oh, no. No. No.</p> <p>14 Actually I saw the CDD truck. Sorry. I</p> <p>15 apologize.</p> <p>16 I saw the CDD truck, and I just wanted</p> <p>17 to maybe say thank you for keeping ahead of</p> <p>18 that.</p> <p>19 MR. MAYS: Well, for some reason, over a</p> <p>20 month ago the golf course had to repair a</p> <p>21 valve, and ever since that one was shut off,</p> <p>22 they can't seem to find where they shut it</p> <p>23 off. And we lost the water between Radcliffe</p> <p>24 and Gretna Green on the median and on both</p> <p>25 sides of the road, south and north side of the</p>	<p style="text-align: right;">Page 60</p> <p>1 reason why.</p> <p>2 CHAIRMAN CHESNEY: Yeah. Exactly.</p> <p>3 MR. MAYS: That's all we really had to</p> <p>4 report.</p> <p>5 MS. WHYTE: I have one more thing. And</p> <p>6 I know I told you guys last -- it was in the</p> <p>7 form of a proposal. But as I indicated to you</p> <p>8 about the signage, we've been talking about it</p> <p>9 for a number of months or years or whatever,</p> <p>10 this is -- she dropped off a sample to take --</p> <p>11 to give you an idea.</p> <p>12 The concrete, the granite that we would</p> <p>13 be getting on our monument signs, if we do</p> <p>14 decide to change them, it's twice the size of</p> <p>15 -- the thickness of this.</p> <p>16 She wanted to have you see the</p> <p>17 difference in coloring. This is 24-carat gold</p> <p>18 leafing, which was what we had originally, and</p> <p>19 this is a some sort of a coating that they put</p> <p>20 on. So she wanted to have -- you know, if</p> <p>21 we're going to go forward with it.</p> <p>22 I asked her if could do a design, and</p> <p>23 she said it will not do it justice. So she</p> <p>24 wanted you guys to see it, what it would look</p> <p>25 like with the granite and this.</p>

<p style="text-align: right;">Page 61</p> <p>1 And, again, the last proposal we had, 2 just for Sheldon and Linebaugh, is each one is 3 approximately about \$13,000, but, keep in 4 mind, no maintenance to this at all, except 5 for once a year maybe buffing it and cleaning 6 it and stuff like that. So that would be the 7 only thing. 8 CHAIRMAN CHESNEY: Did you say \$13,000 9 each sign? 10 MS. WHYTE: Each sign. 11 CHAIRMAN CHESNEY: Each sign? 12 MS. WHYTE: Each sign. 13 Now, this granite is still cheaper than 14 the composite they have to do. 15 MR. LEWIS: So is that four total, one 16 on each side? 17 MS. WHYTE: Yes, each side. There's 18 only two on site. Right now, I'm only 19 focusing on one. 20 The main entrance is on Sheldon and 21 Linebaugh, and then I figured we'd start with 22 one because didn't know how we were going to 23 budget, how we were going to proceed. 24 This all goes back to StanTec when we had 25 -- what's his name? -- Neale, you know, the</p>	<p style="text-align: right;">Page 63</p> <p>1 great. Walk up to one, they've got blisters 2 this thick, and they're bubbling. And, you 3 know, we've coated them and painted them 4 and -- 5 MR. MAYS: Sanded them. 6 MS. WHYTE: -- sanded them and done 7 everything to them. You can't fix any of the 8 boards anymore. So, you know, the idea is to 9 go with something more permanent. 10 CHAIRMAN CHESNEY: Have you shared that 11 with our engineer, too? 12 MS. WHYTE: We've talked. He's familiar 13 with Tampa Palms. We did talk about it the 14 other day, so -- 15 Anyway, I just wanted to show -- she did 16 bring this over, and, you know, I've asked her 17 for a formal proposal on this, but before I 18 do, I wanted to make sure that you guys were 19 okay. Now, which one do you -- 20 MS. McCORMICK: This isn't something 21 where we're going to be asking for a proposal 22 for all the signs throughout the community, I 23 mean, because I was just thinking of the bid 24 thresholds and what -- 25 MR. BAUMHOVER: That's kind of what I --</p>
<p style="text-align: right;">Page 62</p> <p>1 trees and all of that, so that's when we 2 started this whole process. 3 And if any of you are familiar with 4 Tampa Palms, that's kind of where we got the 5 idea. We were in Tampa Palms, and those 6 granite slabs just catch your eye. They're 7 just totally different than the composite 8 boards that swelter and blister. 9 MR. BAUMHOVER: So we will want to 10 eventually do that to all the entrances. 11 MS. WHYTE: Eventually. The idea is to 12 do two main -- I would say start this way, 13 maybe do the bigger entrances, like all of 14 them, and then eventually work -- because each 15 one is a different -- there's like some of 16 them are curved, so you can't necessarily use 17 granite, like this, but you can use a tile. 18 We've come up with different designs. 19 As we go, each one will be a little bit 20 different but look the same. 21 The idea is to do the embossed and with 22 the 24-carat gold, which I believe is what we 23 have always had. But if you're driving -- 24 Doug always says when you're driving 40, 50, 25 60 miles an hour down Linebaugh, they look</p>	<p style="text-align: right;">Page 64</p> <p>1 CHAIRMAN CHESNEY: Depends how much they 2 were. I mean, it may be cheaper -- 3 MS. WHYTE: So each one of them is 4 unique and different. So my thought was, I 5 would like -- I would suggest maybe just 6 starting with the two and then maybe, 7 depending on how you guys want to budget them, 8 because, of course, it could be a very 9 expensive -- it's going to be very expensive 10 if we change all of them at once. 11 Maybe we can spread it out over two, 12 three years and continue going as we go. I 13 didn't know that financing part, how you guys 14 wanted to handle it. My main concern was to 15 bring something to you that you could see that 16 is more permanent versus what we have. 17 CHAIRMAN CHESNEY: Yeah. Well, what 18 Erin is suggesting is that we can't -- you 19 can't basically get a contract price of 20 200,000 -- I don't even know what the 21 threshold is anymore -- and then break it into 22 two pieces. 23 MS. WHYTE: Oh, I know. That's why -- 24 MS. McCORMICK: Yeah. Yeah. 25 MS. WHYTE: -- and it's just an ongoing,</p>

<p style="text-align: right;">Page 65</p> <p>1 and it's not -- we'll still get the same rate.</p> <p>2 MR. BAUMHOVER: I'm going to assume that</p> <p>3 there is going to be a different price for the</p> <p>4 more unique ones, like the third one versus --</p> <p>5 MS. WHYTE: Actually they may be even</p> <p>6 cheaper because they're a little bit</p> <p>7 different, and you don't have to use the</p> <p>8 granite.</p> <p>9 The granite is actually cheaper than</p> <p>10 whatever the board is called. What is the</p> <p>11 board called, Bob?</p> <p>12 MR. BAUMHOVER: So to circumvent the</p> <p>13 split rolls, or whatever you call the</p> <p>14 municipality, would you be able to fund it</p> <p>15 over multiple years?</p> <p>16 Like, if you got a quote that says</p> <p>17 \$200,000 or whatever the -- and then we decide</p> <p>18 that we're going to allocate the funding over</p> <p>19 more than one year --</p> <p>20 CHAIRMAN CHESNEY: That's what she's</p> <p>21 saying.</p> <p>22 MS. McCORMICK: No. If it's a</p> <p>23 continuing contract, I mean, it doesn't really</p> <p>24 -- the timing of it doesn't matter. It's the</p> <p>25 total sum of the contract exceeds that bidding</p>	<p style="text-align: right;">Page 67</p> <p>1 idea. If not, we're just discussing --</p> <p>2 MS. WHYTE: Oh, we have 27 sub</p> <p>3 associations, and each one has -- if we're on</p> <p>4 the main drag, you know, each one has two.</p> <p>5 Woodbay has four. Glenclyff Park has one two</p> <p>6 -- three.</p> <p>7 MR. MENDENHALL: Put it on the GIS.</p> <p>8 MS. McCORMICK: And, remember, I mean,</p> <p>9 even if you do do an RFP, you're not</p> <p>10 necessarily bound to the lowest price because</p> <p>11 there's probably going to be variations in the</p> <p>12 proposals, so you wouldn't be doing this as a</p> <p>13 low bid type of project, but it might -- you</p> <p>14 know, if you decided to go that route, it</p> <p>15 might give you information about what other</p> <p>16 options are out there in the marketplace.</p> <p>17 MS. WHYTE: But, like I said, I just</p> <p>18 thought we would start with two, and then see.</p> <p>19 You might just say, "Hey, this is great," or,</p> <p>20 "No, it's not worth the money, and we'll just</p> <p>21 keep what we've got or whatever," so --</p> <p>22 CHAIRMAN CHESNEY: Yeah. Okay.</p> <p>23 MR. MAY: You've got two at</p> <p>24 Hillsborough, and four at the main entrance,</p> <p>25 and two over here.</p>
<p style="text-align: right;">Page 66</p> <p>1 amount. I mean --</p> <p>2 CHAIRMAN CHESNEY: But I can get --</p> <p>3 MS. McCORMICK: You can do this as RFP</p> <p>4 because maybe there's different proposals</p> <p>5 for --</p> <p>6 CHAIRMAN CHESNEY: Or -- or we can bid</p> <p>7 out the two signs -- or not bid out, but do</p> <p>8 the two signs and see how we like it, and then</p> <p>9 go from there.</p> <p>10 MS. WHYTE: Well, that was my intent.</p> <p>11 And then see how you feel about going the rest</p> <p>12 of the way.</p> <p>13 You may turn around and say, "Hey,</p> <p>14 that's it. We're going to do it. We're going</p> <p>15 to assess everybody, but we need to upgrade</p> <p>16 all of our signs." So it's --</p> <p>17 CHAIRMAN CHESNEY: How many signs are we</p> <p>18 talking about?</p> <p>19 MS. WHYTE: Well, we have a lot of</p> <p>20 signs.</p> <p>21 CHAIRMAN CHESNEY: Well, that might be</p> <p>22 useful information in next month's --</p> <p>23 MS. WHYTE: I will take a count for you.</p> <p>24 MS. McCORMICK: Yeah, I mean --</p> <p>25 CHAIRMAN CHESNEY: But then we get an</p>	<p style="text-align: right;">Page 68</p> <p>1 CHAIRMAN CHESNEY: Mr. Ross.</p> <p>2 MR. ROSS: I like the way you</p> <p>3 articulated it. Let's put out a couple, see</p> <p>4 what we like or don't like, gauge the</p> <p>5 community reaction.</p> <p>6 Some people may hate them because the W</p> <p>7 looks a little bit different than all the</p> <p>8 tradition W's.</p> <p>9 MS. WHYTE: Yeah, but it will be our</p> <p>10 traditional W, yes.</p> <p>11 MR. ROSS: Understand. I'm just saying,</p> <p>12 let's do what you suggested, and then we can</p> <p>13 figure it out.</p> <p>14 MR. LEWIS: I like that.</p> <p>15 CHAIRMAN CHESNEY: All right. Anything</p> <p>16 else?</p> <p>17 MS. WHYTE: No.</p> <p>18 CHAIRMAN CHESNEY: Audience comments?</p> <p>19 (No response.)</p> <p>20 CHAIRMAN CHESNEY: Nothing? No.</p> <p>21 MR. MENDENHALL: Dave is from my office.</p> <p>22 CHAIRMAN CHESNEY: Yeah, I figured he</p> <p>23 was from somewhere.</p> <p>24 MR. MAY: I do have one other thing</p> <p>25 that I might want to bring to you all's</p>

<p style="text-align: right;">Page 69</p> <p>1 attention, if we have a couple minutes.</p> <p>2 CHAIRMAN CHESNEY: Yeah, and I have one.</p> <p>3 MR. MAYS: As you've probably read and</p> <p>4 heard a lot about this Roundup issue that's</p> <p>5 going on, as of January 1st, 2020, Davey is no</p> <p>6 longer using Roundup. So they decided to</p> <p>7 step up and just get it out of their whole</p> <p>8 chemical repertoire.</p> <p>9 CHAIRMAN CHESNEY: And hire four more</p> <p>10 guys to pull weeds?</p> <p>11 MR. MAYS: No. There is another product</p> <p>12 out there that doesn't have the same chemical</p> <p>13 compound as the main ingredient.</p> <p>14 And this chemical -- it's call Cheetah</p> <p>15 Pro, Cheetah, just like the animal cheetah,</p> <p>16 spelled that way. It's called Cheetah Pro.</p> <p>17 So as of January 1st, they'll be switching</p> <p>18 over to Cheetah Pro.</p> <p>19 CHAIRMAN CHESNEY: All right.</p> <p>20 MR. MAYS: We have gotten a lot of phone</p> <p>21 calls from residents.</p> <p>22 MS. WHYTE: We have, and I know you guys</p> <p>23 got an email from one, so --</p> <p>24 CHAIRMAN CHESNEY: Yeah.</p> <p>25 MR. BARRETT: Just a question. Did the</p>	<p style="text-align: right;">Page 71</p> <p>1 planned communities.</p> <p>2 I don't know which way it's going to go,</p> <p>3 but it seems like it's increasing more and</p> <p>4 more, and it may become more relevant to our</p> <p>5 decision making.</p> <p>6 The second thing was --</p> <p>7 CHAIRMAN CHESNEY: Can I stop you there?</p> <p>8 MR. ROSS: Yeah.</p> <p>9 CHAIRMAN CHESNEY: Are you suggesting</p> <p>10 that we maybe get -- since they're getting</p> <p>11 proposals for the bridge, that we get one</p> <p>12 that's golf cart friendly?</p> <p>13 MR. ROSS: I'm pointing out that there</p> <p>14 may be a lot of residents who actually say,</p> <p>15 "Yeah, it should be golf cart friendly, yeah.</p> <p>16 I would think if we put up bollards or we made</p> <p>17 it where golf carts couldn't go over that</p> <p>18 bridge, we'll probably get complaints about</p> <p>19 it."</p> <p>20 Now, the conclusion may be, well,</p> <p>21 they're ripping up our bridge. It seems like</p> <p>22 our engineer was saying the opposite. He was</p> <p>23 saying the carts are not tearing up our</p> <p>24 bridge.</p> <p>25 So what I thought they were going to do</p>
<p style="text-align: right;">Page 70</p> <p>1 residents ever reach out to you about the</p> <p>2 smell that seems to be in Glenclyff Park?</p> <p>3 MR. MAYS: Yes.</p> <p>4 MR. BARRETT: Can you tell me what you</p> <p>5 told her in case someone asks --</p> <p>6 MS. WHYTE: I told her it was an organic</p> <p>7 matter, an organic product that they put down.</p> <p>8 MR. BARRETT: And it was just for the</p> <p>9 grass?</p> <p>10 MS. WHYTE: Yes.</p> <p>11 MR. BARRETT: It was only nitrogen.</p> <p>12 Right?</p> <p>13 MS. WHYTE: No.</p> <p>14 MR. MAYS: It had more cow poop in it.</p> <p>15 MS. WHYTE: It was an organic matter.</p> <p>16 It was an organic product.</p> <p>17 MR. MAYS: The golf course uses it,</p> <p>18 so -- you see how pretty it's greening up,</p> <p>19 so --</p> <p>20 CHAIRMAN CHESNEY: Supervisor comments.</p> <p>21 Mr. Ross.</p> <p>22 MR. ROSS: Two things. One, we</p> <p>23 discussed earlier about this bridge and golf</p> <p>24 cart. I would just make the observation that</p> <p>25 that's a growing trend, to have golf carts in</p>	<p style="text-align: right;">Page 72</p> <p>1 was come back with several proposals and we</p> <p>2 would make a decision at that point.</p> <p>3 CHAIRMAN CHESNEY: Yeah. I mean --</p> <p>4 yeah. Personally, I don't like to encourage</p> <p>5 them on the sidewalks because that's annoying</p> <p>6 as hell.</p> <p>7 MR. ROSS: I'm not encouraging -- or not</p> <p>8 encouraging them. I'm just throwing it out so</p> <p>9 that we would be prepared next month to talk</p> <p>10 about it, and we could ask our residents --</p> <p>11 CHAIRMAN CHESNEY: Yeah. I know. Yeah.</p> <p>12 And all the golf carts here on this side are</p> <p>13 illegal unless they're tagged.</p> <p>14 Like, all the guys in my neighborhood</p> <p>15 have them tagged, and they drive on the</p> <p>16 street.</p> <p>17 MS. WHYTE: That's legal.</p> <p>18 MR. ROSS: And I'm not supporting them</p> <p>19 or not supporting them. I don't have a golf</p> <p>20 cart, but I see them around. I know they're</p> <p>21 popular. I'm married to a realtor, she says</p> <p>22 they're very popular, growing in popularity</p> <p>23 and, you know, that's just a reality.</p> <p>24 MR. BAUMHOVER: I have a question about</p> <p>25 when you mentioned sidewalk -- or golf carts</p>

<p style="text-align: right;">Page 73</p> <p>1 on sidewalks. I thought I read somewhere that</p> <p>2 it was illegal for motorized vehicles to be</p> <p>3 operated on sidewalks in Hillsborough County.</p> <p>4 MS. McCORMICK: I mean, they would have</p> <p>5 to be operated on the roads, and they would</p> <p>6 have to be able go over some speed and have</p> <p>7 like a driver's tag on them.</p> <p>8 CHAIRMAN CHESNEY: We went through this</p> <p>9 a few years ago, as I was trying to walk my</p> <p>10 kids to school.</p> <p>11 MR. BAUMHOVER: All right. I just</p> <p>12 didn't know if that legality extended to --</p> <p>13 CHAIRMAN CHESNEY: Yeah.</p> <p>14 MR. LEWIS: I think what I remember from</p> <p>15 our meeting is because of the landscaping,</p> <p>16 people using them, and that's something I</p> <p>17 didn't think about earlier, Doug, when I</p> <p>18 brought that up.</p> <p>19 MR. MAYS: Well, actually they follow on</p> <p>20 their --</p> <p>21 MS. WHYTE: It's different.</p> <p>22 MR. MAYS: Oh, okay. I remember hearing</p> <p>23 something about that, and it's not really</p> <p>24 enforced, so I may have that wrong, though,</p> <p>25 so --</p>	<p style="text-align: right;">Page 75</p> <p>1 it because we don't have signage as to golf</p> <p>2 carts.</p> <p>3 MS. McCORMICK: Yeah. I mean, I told</p> <p>4 them from a liability standpoint, it would be</p> <p>5 a big deal for us to get involved in whether</p> <p>6 to allow --</p> <p>7 CHAIRMAN CHESNEY: And not to further</p> <p>8 complicate it, I will say, though, that the</p> <p>9 current owner of the golf course -- actually,</p> <p>10 you know, he is -- you know, when he said we</p> <p>11 weren't going to sell, he had suggested that,</p> <p>12 you know, we look to adding golf carts because</p> <p>13 he would be willing to enter into an agreement</p> <p>14 where --</p> <p>15 MR. LEWIS: Charge a trail fee or</p> <p>16 something?</p> <p>17 CHAIRMAN CHESNEY: Yeah, charge a trail</p> <p>18 fee or something like that. I don't know. He</p> <p>19 was not specific.</p> <p>20 MS. WHYTE: And then maintenance</p> <p>21 vehicles fall under a different category than</p> <p>22 a golf cart because they're not legally a golf</p> <p>23 cart.</p> <p>24 CHAIRMAN CHESNEY: So -- yeah.</p> <p>25 MR. BARRETT: They don't apply to the --</p>
<p style="text-align: right;">Page 74</p> <p>1 MS. WHYTE: I had a meeting with a</p> <p>2 resident the other day, and he is a director</p> <p>3 of the DMV, and he informed me about the usage</p> <p>4 of golf carts in communities, such as ours,</p> <p>5 which is in a gated -- we can make rules and</p> <p>6 regulations, but on public roads, they're not</p> <p>7 allowed to go onto a road that exceeds 35</p> <p>8 miles an hour, and -- regardless -- 35 miles</p> <p>9 an hour, and all our private roads back,</p> <p>10 public roads, Hillsborough County roads are</p> <p>11 30.</p> <p>12 Linebaugh and anything beyond that is</p> <p>13 45. They're illegal to be on cross over to</p> <p>14 that, which is what his beef has been.</p> <p>15 CHAIRMAN CHESNEY: Yeah.</p> <p>16 MS. WHYTE: So --</p> <p>17 CHAIRMAN CHESNEY: Oh, because they</p> <p>18 cross over.</p> <p>19 MS. WHYTE: They cross from a private</p> <p>20 road. But we don't have any rules and</p> <p>21 regulations set forth in the district. The</p> <p>22 HOA does -- well, they don't have them, so</p> <p>23 they can't enforce.</p> <p>24 There are no rules. We asked our</p> <p>25 deputies to look into it. They can't enforce</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. MAYS: No.</p> <p>2 MS. WHYTE: And, again, I was talking --</p> <p>3 CHAIRMAN CHESNEY: So his beef is like,</p> <p>4 so when they leave -- because I mean there's a</p> <p>5 bunch on my street. I don't know if you have</p> <p>6 them on yours, too, back there.</p> <p>7 MR. BAUMHOVER: Occasionally.</p> <p>8 CHAIRMAN CHESNEY: But then they're all</p> <p>9 in our neighborhood, and then they cross</p> <p>10 Linebaugh and come over. And he's saying it's</p> <p>11 illegal, the part where they cross Linebaugh?</p> <p>12 MS. WHYTE: Well, Linebaugh is 45 miles</p> <p>13 an hour, so, yes, it would be illegal to cross</p> <p>14 over. You couldn't take it out onto</p> <p>15 Linebaugh.</p> <p>16 CHAIRMAN CHESNEY: Well, they don't take</p> <p>17 it onto Linebaugh. They cross it.</p> <p>18 MS. WHYTE: That's why they're on the</p> <p>19 sidewalks.</p> <p>20 MR. BAUMHOVER: But would you be able to</p> <p>21 cross, like if you're on --</p> <p>22 MS. WHYTE: I'm not a deputy. I would</p> <p>23 not even want to take that -- so I'm just</p> <p>24 filling you in on what the conversation was.</p> <p>25 CHAIRMAN CHESNEY: I think the way they</p>

<p style="text-align: right;">Page 77</p> <p>1 do it now, I mean, I think it's way better 2 than it was. If you remember a few years ago, 3 I mean, they were literally cruising down the 4 sidewalks. Now, they're all on the street, 5 and the only time they cross Linebaugh is 6 here. 7 MS. WHYTE: I've got golf carts going up 8 and down Gretna Green all day long. 9 CHAIRMAN CHESNEY: Yeah, Gretna Green. 10 Yeah. 11 MR. BAUMHOVER: I have seen golf carts 12 riding up and down the sidewalks. 13 MS. WHYTE: There's a couple in your 14 neighborhood. 15 MR. BAUMHOVER: Yeah, I know. And they 16 don't cross -- 17 CHAIRMAN CHESNEY: I guess my point is, 18 is, now -- I mean, there's a lot of people 19 that have the golf carts now that are 20 perfectly legal. 21 MS. WHYTE: Except it is illegal for 22 anybody without a driver's license to be 23 driving a golf cart. 24 CHAIRMAN CHESNEY: Yeah, well, I've 25 noticed that. Those are not Westchase</p>	<p style="text-align: right;">Page 79</p> <p>1 CHAIRMAN CHESNEY: I don't have anything 2 this time. I will bring it up later. 3 Motion to adjourn would be in order. 4 MR. ROSS: So move. 5 CHAIRMAN CHESNEY: Second? 6 MR. LEWIS: Second. 7 CHAIRMAN CHESNEY: All in favor, signify 8 by raising your hands. 9 (All board members signify in the 10 affirmative.) 11 CHAIRMAN CHESNEY: All. 12 (At 5:10 p.m., the board meeting 13 adjourns.) 14 15 16 17 18 19 <hr/>James P. Mills, Chairman 20 21 22 23 24 25</p>
<p style="text-align: right;">Page 78</p> <p>1 residents. That's whatever that neighborhood 2 back there is. 3 MR. BAUMHOVER: Yeah, some of them are 4 Westchase residents. 5 MS. WHYTE: Lots of kids. 6 CHAIRMAN CHESNEY: Gotcha. I'm sorry. 7 Good point. 8 MR. ROSS: The second thing I was going 9 to observe is, the first time I've heard 10 Steven speak at one of our meetings regarding 11 substance, and I was very, very pleased to 12 hear him speak so confidently of the two of 13 you. 14 I mean, he didn't come out and directly 15 praise you, but you could tell by all his 16 comments he's very comfortable with the way 17 you handle things, your knowledge, et cetera, 18 and I think that's fantastic, and I just 19 wanted to note that. I think that's 20 fantastic. 21 MR. MAYS: Thank you. 22 MR. ROSS: That's it. 23 CHAIRMAN CHESNEY: Matt? 24 MR. LEWIS: I don't have anything today. 25 MR. BAUMHOVER: I don't have anything.</p>	<p style="text-align: right;">Page 80</p> <p>1 REPORTER'S CERTIFICATE 2 STATE OF FLORIDA: 3 COUNTY OF HILLSBOROUGH: 4 I, Kimberly Ann Roberts, certify that I was 5 authorized to and did stenographically report the 6 foregoing proceedings and that the transcript is a 7 true and complete record of my stenographic notes. 8 I further certify that I am not a 9 relative, employee, attorney or counsel of any of 10 the parties, nor am I a relative or employee of any 11 of the parties' attorney or counsel connected with 12 the action, nor am I financially interested in the 13 action. 14 DATED October 25, 2019. 15 16 17 18 19 20 21 22 23 24 25</p>

2B.

**Westchase
Community Development District**

Financial Report
September 30, 2019

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

September 30, 2019

Balance Sheet
September 30, 2019

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)
ASSETS									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Other Gov'tl Units	21,014	906	142	30	54	-	2,341	128	927
Due From Other Funds	3,183,939	318,601	19,875	36,116	30,433	810	388,428	63,573	-
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	\$ 3,211,342	\$ 323,135	\$ 24,060	\$ 36,166	\$ 30,487	\$ 810	\$ 398,194	\$ 64,501	\$ 19,527

Balance Sheet
September 30, 2019

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	SERIES 2000 DEBT SERVICE FUND	SERIES 2007-2 DEBT SERVICE FUND	SERIES 2007-3 DEBT SERVICE FUND	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<u>ASSETS</u>								
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 532,394	\$ 532,394
Due From Other Gov'tl Units	61	207	1,370	-	3,940	-	-	31,120
Due From Other Funds	15,486	191,079	1,500	7,514	1,500	-	-	4,258,854
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	-	-	-	-	-	-	1,624,959	1,624,959
Reserve Fund	-	-	34,000	-	-	-	-	34,000
Revenue Fund	-	-	130,940	-	169,549	-	-	300,489
Deposits	-	-	-	-	-	-	-	40,905
TOTAL ASSETS	\$ 15,547	\$ 191,286	\$ 167,810	\$ 7,514	\$ 174,989	\$ 696,815	\$ 4,244,676	\$ 9,606,859

Balance Sheet
September 30, 2019

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)
LIABILITIES									
Accounts Payable	\$ 51,560	\$ 13,978	\$ 1,521	\$ 26	\$ -	\$ -	\$ 21,156	\$ 469	\$ 8,431
Accrued Expenses	-	-	-	-	-	-	14,500	-	-
Accrued Wages Payable	12,863	-	-	-	-	-	-	-	-
Accrued Taxes Payable	1,001	-	-	-	-	-	-	-	-
Sales Tax Payable	52	2	-	3	-	-	24	-	-
Deposits	6,000	-	-	-	-	-	-	-	-
Deferred Compensation-Current	175	-	-	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-	-	14,178
TOTAL LIABILITIES	71,651	13,980	1,521	29	-	-	35,680	469	22,609
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:	1,921,639	222,230	14,124	22,136	19,906	810	58,336	27,149	(21,682)
TOTAL FUND BALANCES	\$ 3,139,691	\$ 309,155	\$ 22,539	\$ 36,137	\$ 30,487	\$ 810	\$ 362,514	\$ 64,032	\$ (3,082)
TOTAL LIABILITIES & FUND BALANCES	\$ 3,211,342	\$ 323,135	\$ 24,060	\$ 36,166	\$ 30,487	\$ 810	\$ 398,194	\$ 64,501	\$ 19,527

Balance Sheet
September 30, 2019

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	SERIES 2000 DEBT SERVICE FUND	SERIES 2007-2 DEBT SERVICE FUND	SERIES 2007-3 DEBT SERVICE FUND	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
LIABILITIES								
Accounts Payable	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ 99,141
Accrued Expenses	-	-	-	-	-	-	-	14,500
Accrued Wages Payable	-	-	-	-	-	-	-	12,863
Accrued Taxes Payable	-	-	-	-	-	-	-	1,001
Sales Tax Payable	-	-	-	-	-	-	-	81
Deposits	-	-	-	-	-	-	-	6,000
Deferred Compensation-Current	-	-	-	-	-	-	-	175
Due To Other Funds	-	-	-	-	-	-	4,244,676	4,258,854
TOTAL LIABILITIES	-	-	1,000	-	1,000	-	4,244,676	4,392,615
FUND BALANCES								
Nonspendable:								
Deposits	-	-	-	-	-	-	-	40,905
Restricted for:								
Debt Service	-	-	166,810	7,514	173,989	-	-	348,313
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:	4,873	90,994	-	-	-	-	-	2,360,515
TOTAL FUND BALANCES	\$ 15,547	\$ 191,286	\$ 166,810	\$ 7,514	\$ 173,989	\$ 696,815	\$ -	\$ 5,214,244
TOTAL LIABILITIES & FUND BALANCES	\$ 15,547	\$ 191,286	\$ 167,810	\$ 7,514	\$ 174,989	\$ 696,815	\$ 4,244,676	\$ 9,606,859

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

ACCOUNT DESCRIPTION	SEP-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 15,209	\$ 24,459	\$ 3,000	815.30%
Interest - Tax Collector	-	1,008	-	0.00%
Special Assmnts- Tax Collector	-	2,698,370	2,699,509	99.96%
Special Assmnts- Discounts	-	(99,883)	(107,980)	92.50%
Other Miscellaneous Revenues	5	8,739	-	0.00%
Pavilion Rental	623	11,017	4,000	275.43%
TOTAL REVENUES	15,837	2,643,710	2,598,529	101.74%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	1,000	15,400	13,000	118.46%
FICA Taxes	77	1,178	995	118.39%
ProfServ-Engineering	-	26,176	36,000	72.71%
ProfServ-Legal Services	9,781	100,060	90,000	111.18%
ProfServ-Mgmt Consulting Serv	9,296	111,552	108,198	103.10%
ProfServ-Recording Secretary	(103)	10,231	11,000	93.01%
Auditing Services	-	7,500	7,592	98.79%
Postage and Freight	101	927	1,200	77.25%
Insurance - General Liability	-	35,549	39,381	90.27%
Printing and Binding	96	871	600	145.17%
Legal Advertising	-	4,999	6,500	76.91%
Misc-Assessmnt Collection Cost	(21,014)	30,956	53,990	57.34%
Misc-Credit Card Fees	8	396	350	113.14%
Misc-Contingency	-	6,019	100	6019.00%
Office Supplies	-	110	550	20.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	(758)	352,099	369,631	95.26%
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	9,833	118,000	118,000	100.00%
Contracts-Fountain	500	7,020	7,020	100.00%
R&M-Aquascaping	17,825	28,294	15,000	188.63%
R&M-Drainage	730	23,816	28,000	85.06%
R&M-Fountain	789	1,749	3,000	58.30%
Total Flood Control/Stormwater Mgmt	29,677	178,879	171,020	104.60%

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

ACCOUNT DESCRIPTION	SEP-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	23,060	199,817	178,145	112.17%
Payroll-Benefits	4,125	59,522	62,454	95.31%
Payroll - Overtime	2,408	20,488	17,500	117.07%
Payroll - Bonus	-	13,495	33,652	40.10%
FICA Taxes	2,958	27,047	25,954	104.21%
Contracts-Police	14,149	135,121	180,000	75.07%
Contracts-Other Services	1,630	19,560	19,560	100.00%
Contracts-Landscape	43,801	525,608	525,608	100.00%
Contracts-Mulch	-	147,592	147,592	100.00%
Contracts-Plant Replacement	-	53,137	52,960	100.33%
Contracts-Road Cleaning	245	9,988	8,351	119.60%
Contracts-Security Alarms	-	641	641	100.00%
Contracts-Pest Control	48	726	576	126.04%
Contracts-Other Landscape	480	5,760	6,843	84.17%
Fuel, Gasoline and Oil	892	13,620	11,917	114.29%
Communication - Teleph - Field	348	4,544	11,600	39.17%
Utility - General	2,091	24,183	32,000	75.57%
Utility - Reclaimed Water	335	4,889	15,000	32.59%
Insurance - General Liability	-	3,403	3,770	90.27%
R&M-General	533	34,896	42,500	82.11%
R&M-Equipment	126	9,521	20,000	47.61%
R&M-Grounds	13,242	196,706	128,300	153.32%
R&M-Irrigation	5,780	61,263	65,000	94.25%
R&M-Sidewalks	4,641	4,641	17,000	27.30%
R&M-Signage	-	1,020	6,000	17.00%
R&M-Walls and Signage	4,057	34,083	32,500	104.87%
Misc-Holiday Decor	-	12,493	10,000	124.93%
Misc-Hurricane Expense	-	14,625	-	0.00%
Misc-Taxes (Streetlights)	-	35,670	34,084	104.65%
Misc-Contingency	1,056	2,152	5,000	43.04%
Office Supplies	37	615	3,500	17.57%
Cleaning Services	-	560	1,680	33.33%
Op Supplies - General	-	5,369	6,000	89.48%
Op Supplies - Uniforms	-	408	600	68.00%
Supplies - Misc.	-	5,019	600	836.50%
Subscriptions and Memberships	-	2,738	400	684.50%
Conference and Seminars	-	-	1,000	0.00%
Cap Outlay - Vehicles	46,142	46,142	-	0.00%
Capital Outlay	-	7,130	-	0.00%
Total Right of Way	172,184	1,744,192	1,708,287	102.10%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2019

ACCOUNT DESCRIPTION	SEP-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	-	13,473	17,000	79.25%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	440	1,500	29.33%
R&M-Signage	600	600	1,400	42.86%
R&M-Walls and Signage	-	13,360	900	1484.44%
Misc-Internet Services	610	7,209	7,391	97.54%
Impr - Park	-	16,708	319,500	5.23%
Total Common Area	<u>1,210</u>	<u>51,790</u>	<u>349,591</u>	<u>14.81%</u>
TOTAL EXPENDITURES	202,313	2,326,960	2,598,529	89.55%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>(186,476)</u>	<u>316,750</u>	<u>-</u>	<u>0.00%</u>
Net change in fund balance	<u>\$ (186,476)</u>	<u>\$ 316,750</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		2,822,941	2,822,941	
FUND BALANCE, ENDING		<u>\$ 3,139,691</u>	<u>\$ 2,822,941</u>	

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

ACCOUNT DESCRIPTION	SEP-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1,316	\$ 2,111	\$ 125	1688.80%
Special Assmnts- Tax Collector	-	62,997	63,005	99.99%
Special Assmnts- Discounts	-	(4,305)	(4,653)	92.52%
Capital Improvement	-	53,313	53,319	99.99%
Gate Bar Code/Remotes	32	552	-	0.00%
TOTAL REVENUES	1,348	114,668	111,796	102.57%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	(906)	1,334	2,326	57.35%
Misc-Credit Card Fees	-	14	15	93.33%
Total Administration	(906)	1,348	2,341	57.58%
Right of Way				
Communication - Teleph - Field	160	2,849	2,831	100.64%
Electricity - Streetlighting	434	5,521	8,585	64.31%
Insurance - General Liability	-	1,511	1,674	90.26%
R&M-General	10,459	25,179	19,700	127.81%
R&M-Gate	5,195	13,319	6,340	210.08%
1st Quarter Operating Reserves	-	-	1,733	0.00%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	16,248	48,379	56,136	86.18%
TOTAL EXPENDITURES	15,342	49,727	58,477	85.04%
Excess (deficiency) of revenues Over (under) expenditures	(13,994)	64,941	53,319	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	53,319	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	53,319	0.00%
Net change in fund balance	\$ (13,994)	\$ 64,941	\$ 53,319	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		244,214	244,214	
FUND BALANCE, ENDING		\$ 309,155	\$ 297,533	

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

ACCOUNT DESCRIPTION	SEP-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 125	\$ 202	\$ 40	505.00%
Special Assmnts- Tax Collector	-	18,172	18,174	99.99%
Special Assmnts- Discounts	-	(673)	(727)	92.57%
TOTAL REVENUES	125	17,701	17,487	101.22%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	(142)	208	363	57.30%
Total Administration	(142)	208	363	57.30%
Right of Way				
R&M-Streetlights	1,521	18,242	17,124	106.53%
Total Right of Way	1,521	18,242	17,124	106.53%
TOTAL EXPENDITURES	1,379	18,450	17,487	105.51%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,254)	(749)	-	0.00%
Net change in fund balance	\$ (1,254)	\$ (749)	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		23,288	23,288	
FUND BALANCE, ENDING		\$ 22,539	\$ 23,288	

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

ACCOUNT DESCRIPTION	SEP-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 197	\$ 315	\$ 42	750.00%
Special Assmnts- Tax Collector	-	3,842	3,842	100.00%
Special Assmnts- Discounts	-	(142)	(154)	92.21%
Gate Bar Code/Remotes	32	130	-	0.00%
TOTAL REVENUES	229	4,145	3,730	111.13%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	(30)	44	77	57.14%
Misc-Credit Card Fees	1	2	5	40.00%
Total Administration	(29)	46	82	56.10%
Right of Way				
Communication - Teleph - Field	130	1,875	1,980	94.70%
Insurance - General Liability	-	404	447	90.38%
R&M-General	-	-	1,500	0.00%
R&M-Gate	-	1,935	2,939	65.84%
R&M-Streetlights	26	308	500	61.60%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	156	4,522	9,209	49.10%
TOTAL EXPENDITURES	127	4,568	9,291	49.17%
Excess (deficiency) of revenues				
Over (under) expenditures	102	(423)	(5,561)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(5,561)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(5,561)	0.00%
Net change in fund balance	\$ 102	\$ (423)	\$ (5,561)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		36,560	36,560	
FUND BALANCE, ENDING		\$ 36,137	\$ 30,999	

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

ACCOUNT DESCRIPTION	SEP-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 127	\$ 204	\$ 10	2040.00%
Special Assmnts- Tax Collector	-	6,955	6,956	99.99%
Special Assmnts- Discounts	-	(257)	(278)	92.45%
TOTAL REVENUES	127	6,902	6,688	103.20%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	(54)	80	139	57.55%
Total Administration	(54)	80	139	57.55%
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	(54)	80	6,688	1.20%
Excess (deficiency) of revenues				
Over (under) expenditures	181	6,822	-	0.00%
Net change in fund balance	\$ 181	\$ 6,822	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		23,665	23,665	
FUND BALANCE, ENDING		\$ 30,487	\$ 23,665	

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

ACCOUNT DESCRIPTION	SEP-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1,925	\$ 3,091	\$ 500	618.20%
Special Assmnts- Tax Collector	-	300,588	300,625	99.99%
Special Assmnts- Discounts	-	(11,127)	(12,025)	92.53%
Gate Bar Code/Remotes	286	2,084	-	0.00%
TOTAL REVENUES	2,211	294,636	289,100	101.91%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	(2,341)	3,448	6,012	57.35%
Misc-Credit Card Fees	9	68	120	56.67%
Total Administration	(2,332)	3,516	6,132	57.34%
Right of Way				
Contracts-Security Services	14,589	176,458	160,000	110.29%
Contracts-Pest Control	20	240	240	100.00%
Communication - Teleph - Field	107	1,863	3,000	62.10%
Insurance - General Liability	-	773	856	90.30%
R&M-General	2,314	51,220	21,760	235.39%
R&M-Gate	-	3,860	10,000	38.60%
R&M-Streetlights	4,270	51,479	52,000	99.00%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	21,300	285,893	291,968	97.92%
TOTAL EXPENDITURES	18,968	289,409	298,100	97.08%
Excess (deficiency) of revenues Over (under) expenditures	(16,757)	5,227	(9,000)	-58.08%
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	\$ (16,757)	\$ 5,227	\$ (9,000)	-58.08%
FUND BALANCE, BEGINNING (OCT 1, 2018)		357,287	357,287	
FUND BALANCE, ENDING		\$ 362,514	\$ 348,287	

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

ACCOUNT DESCRIPTION	SEP-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 316	\$ 507	\$ 80	633.75%
Special Assmnts- Tax Collector	-	16,417	16,419	99.99%
Special Assmnts- Discounts	-	(608)	(657)	92.54%
Gate Bar Code/Remotes	-	98	-	0.00%
TOTAL REVENUES	316	16,414	15,842	103.61%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	(128)	188	328	57.32%
Misc-Credit Card Fees	-	2	10	20.00%
Total Administration	(128)	190	338	56.21%
Right of Way				
Communication - Teleph - Field	79	1,342	1,450	92.55%
Insurance - General Liability	-	314	348	90.23%
R&M-General	-	1,600	1,000	160.00%
R&M-Gate	-	1,860	3,800	48.95%
R&M-Streetlights	469	5,636	5,800	97.17%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	548	10,752	15,504	69.35%
TOTAL EXPENDITURES	420	10,942	15,842	69.07%
Excess (deficiency) of revenues				
Over (under) expenditures	(104)	5,472	-	0.00%
Net change in fund balance	<u>\$ (104)</u>	<u>\$ 5,472</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		58,560	58,560	
FUND BALANCE, ENDING		<u>\$ 64,032</u>	<u>\$ 58,560</u>	

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

ACCOUNT DESCRIPTION	SEP-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 23	\$ 38	\$ 300	12.67%
Special Assmnts- Tax Collector	-	118,990	119,005	99.99%
Special Assmnts- Discounts	-	(4,407)	(4,760)	92.58%
TOTAL REVENUES	23	114,621	114,545	100.07%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	(927)	1,368	2,380	57.48%
Total Administration	(927)	1,368	2,380	57.48%
Right of Way				
R&M-Streetlights	8,431	106,313	99,900	106.42%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	8,431	106,313	112,165	94.78%
TOTAL EXPENDITURES	7,504	107,681	114,545	94.01%
Excess (deficiency) of revenues				
Over (under) expenditures	(7,481)	6,940	-	0.00%
Net change in fund balance	<u>\$ (7,481)</u>	<u>\$ 6,940</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		(10,022)	(10,022)	
FUND BALANCE, ENDING		<u>\$ (3,082)</u>	<u>\$ (10,022)</u>	

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

ACCOUNT DESCRIPTION	SEP-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 71	\$ 115	\$ 90	127.78%
Special Assmnts- Tax Collector	-	7,776	7,777	99.99%
Special Assmnts- Discounts	-	(288)	(310)	92.90%
TOTAL REVENUES	71	7,603	7,557	100.61%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	(61)	89	156	57.05%
Total Administration	(61)	89	156	57.05%
Right of Way				
R&M-Streetlights	418	5,201	4,999	104.04%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	418	5,201	7,401	70.27%
TOTAL EXPENDITURES	357	5,290	7,557	70.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(286)	2,313	-	0.00%
Net change in fund balance	<u>\$ (286)</u>	<u>\$ 2,313</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2018)		13,234	13,234	
FUND BALANCE, ENDING		<u>\$ 15,547</u>	<u>\$ 13,234</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2019

ACCOUNT DESCRIPTION	SEP-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 898	\$ 1,440	\$ 150	960.00%
Special Assmnts- Tax Collector	-	26,614	26,617	99.99%
Special Assmnts- Discounts	-	(985)	(1,065)	92.49%
Gate Bar Code/Remotes	-	195	-	0.00%
TOTAL REVENUES	898	27,264	25,702	106.08%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	(207)	305	532	57.33%
Misc-Credit Card Fees	-	4	25	16.00%
Total Administration	(207)	309	557	55.48%
Right of Way				
Communication - Teleph - Field	-	-	1,150	0.00%
Insurance - General Liability	-	315	349	90.26%
R&M-General	-	-	4,401	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	-	834	5,000	16.68%
Misc-Internet Services	86	1,262	1,272	99.21%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	86	2,411	25,145	9.59%
TOTAL EXPENDITURES	(121)	2,720	25,702	10.58%
Excess (deficiency) of revenues				
Over (under) expenditures	1,019	24,544	-	0.00%
Net change in fund balance	\$ 1,019	\$ 24,544	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		166,742	166,742	
FUND BALANCE, ENDING		\$ 191,286	\$ 166,742	

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

ACCOUNT DESCRIPTION	SEP-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 174	\$ 696	\$ -	0.00%
Special Assmnts- Tax Collector	-	175,878	175,900	99.99%
Special Assmnts- Discounts	-	(6,510)	(7,036)	92.52%
TOTAL REVENUES	174	170,064	168,864	100.71%
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	1,000	1,000	1,000	100.00%
ProfServ-Trustee Fees	-	3,717	3,717	100.00%
Misc-Assessmnt Collection Cost	(1,370)	2,018	3,518	57.36%
Total Administration	(370)	6,735	8,235	81.79%
Debt Service				
Principal Debt Retirement	-	100,000	105,000	95.24%
Principal Prepayments	-	15,000	-	0.00%
Interest Expense	-	23,608	24,140	97.80%
Total Debt Service	-	138,608	129,140	107.33%
TOTAL EXPENDITURES	(370)	145,343	137,375	105.80%
Excess (deficiency) of revenues				
Over (under) expenditures	544	24,721	31,489	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	31,489	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	31,489	0.00%
Net change in fund balance	\$ 544	\$ 24,721	\$ 31,489	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		142,089	142,089	
FUND BALANCE, ENDING		\$ 166,810	\$ 173,578	

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

ACCOUNT DESCRIPTION	SEP-19 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 214	\$ 1,053	\$ -	0.00%
Special Assmnts- Tax Collector	-	505,955	506,017	99.99%
Special Assmnts- Discounts	-	(18,726)	(20,241)	92.52%
TOTAL REVENUES	214	488,282	485,776	100.52%
EXPENDITURES				
Administration				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	1,000	1,000	1,000	100.00%
ProfServ-Trustee Fees	-	4,771	4,337	110.01%
Misc-Assessmnt Collection Cost	(3,940)	5,802	10,120	57.33%
Total Administration	(2,940)	11,573	15,657	73.92%
Debt Service				
Principal Debt Retirement	-	435,000	435,000	100.00%
Interest Expense	-	37,825	37,825	100.00%
Total Debt Service	-	472,825	472,825	100.00%
TOTAL EXPENDITURES	(2,940)	484,398	488,482	99.16%
Excess (deficiency) of revenues				
Over (under) expenditures	3,154	3,884	(2,706)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(2,706)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(2,706)	0.00%
Net change in fund balance	\$ 3,154	\$ 3,884	\$ (2,706)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2018)		170,105	170,105	
FUND BALANCE, ENDING		\$ 173,989	\$ 167,399	

**Westchase
Community Development District**

Supporting Schedules

September 30, 2019

WESTCHASE

Community Development District

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

Date Received	Net Amount Received	Interest/Discount Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND					
					001 General Fund Assessments	002 Harbor Links Fund Assessments	002 Harbor Links Fund Capital Improv.	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments
Assessments Levied				\$ 3,996,355 100%	\$ 2,698,699 67.53%	\$ 63,005 1.58%	\$ 53,319 1.33%	\$ 18,174 0.45%	\$ 3,842 0.10%	\$ 6,956 0.17%
11/07/18	41,750	2,073	852	44,675	30,169	704	596	203	43	78
11/16/18	736,109	31,298	15,023	782,429	528,367	12,335	10,439	3,558	752	1,362
11/26/18	184,220	7,821	3,760	195,801	132,223	3,087	2,612	890	188	341
12/07/18	2,285,687	97,156	46,647	2,429,489	1,640,610	38,302	32,414	11,049	2,336	4,229
12/14/18	81,044	3,170	1,654	85,868	57,986	1,354	1,146	391	83	149
01/07/19	184,411	6,092	3,763	194,267	131,186	3,063	2,592	883	187	338
02/06/19	60,198	1,298	1,229	62,725	42,357	989	837	285	60	109
03/06/19	35,387	391	722	36,501	24,649	575	487	166	35	64
04/08/19	102,846	20	2,099	104,965	70,881	1,655	1,400	477	101	183
05/08/19	18,331	(190)	374	18,515	12,503	292	247	84	18	32
06/07/19	9,711	(289)	198	9,621	6,497	152	128	44	9	17
06/14/19	31,305	(930)	639	31,013	20,943	489	414	141	30	54
TOTAL	3,770,998	147,911	76,959	3,995,868	2,698,370	62,997	53,313	18,172	3,842	6,955
% COLLECTED				99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%
TOTAL O/S				487	329	8	6	2	0	1

WESTCHASE

Community Development District

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

		ALLOCATION BY FUND					
Date Received	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 7.52%	\$ 16,419 0.41%	\$ 119,005 2.98%	\$ 7,777 0.19%	\$ 26,617 0.67%	\$ 175,900 4.40%	\$ 506,017 12.66%
11/07/18	3,361	184	1,330	87	298	1,966	5,657
11/16/18	58,858	3,215	23,299	1,523	5,211	34,439	99,071
11/26/18	14,729	804	5,831	381	1,304	8,618	24,792
12/07/18	182,758	9,982	72,346	4,728	16,181	106,934	307,621
12/14/18	6,459	353	2,557	167	572	3,779	10,873
01/07/19	14,614	798	5,785	378	1,294	8,551	24,598
02/06/19	4,718	258	1,868	122	418	2,761	7,942
03/06/19	2,746	150	1,087	71	243	1,607	4,622
04/08/19	7,896	431	3,126	204	699	4,620	13,291
05/08/19	1,393	76	551	36	123	815	2,344
06/07/19	724	40	286	19	64	423	1,218
06/14/19	2,333	127	924	60	207	1,365	3,927
TOTAL	300,588	16,417	118,990	7,776	26,614	175,878	505,955
% COLLECTED	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%
TOTAL O/S	37	2	15	1	3	21	62

Cash & Investment Report
September 30, 2019

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
CLEARING FUND					
Public Funds Checking		n/a	CenterState Bank	n/a	532,394
Certificate of Deposit-8199	8-06-17	11/6/2019	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%	1,624,959
			Subtotal		4,244,677
DEBT SERVICE FUNDS					
Series 2000 Reserve Account			U.S. Bank	n/a	34,000 (1)
Series 2000 Revenue Account			U.S. Bank	n/a	130,940 (1)
Series 2007-3 Revenue Account			U.S. Bank	n/a	169,549 (1)
			Subtotal		334,490
UNINSURABLE ASSETS					
Certificate of Deposit-4426	5-18-17	5/18/2020	CenterState Bank	1.00%	275,608 (2)
Certificate of Deposit-1338	5-18-16	5/18/2020	CenterState Bank	1.25%	421,207 (2)
			Subtotal		696,816
			Total	\$	5,275,983

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

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

Westchase CDD

Bank Reconciliation

Bank Account No. 1160 CenterState Bank - GF
Statement No. 09-19
Statement Date 9/30/2019

G/L Balance (LCY)	532,394.07	Statement Balance	535,805.27
G/L Balance	532,394.07	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	535,805.27
Subtotal	532,394.07	Outstanding Checks	3,411.20
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	532,394.07	Ending Balance	532,394.07
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
9/6/2019	Payment	9548	A and D ARCHITECTURAL	987.00	0.00	987.00
9/9/2019	Payment	9558	SOUTHERN RECREATION, INC.	700.40	0.00	700.40
9/17/2019	Payment	9568	JOHANNA DIAZ	75.00	0.00	75.00
9/17/2019	Payment	9575	QUALITY POWER	16.45	0.00	16.45
9/24/2019	Payment	9581	RAP ELECTRIC LLC	600.00	0.00	600.00
9/26/2019	Payment	9582	FIRST CLEARING LLC	1,032.35	0.00	1,032.35
Total Outstanding Checks.....				3,411.20		3,411.20



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: 9/30/19
Checks/Items Enclosed: 47

49

SUMMARY OF ALL ACCOUNTS

CHECKING 535,805.27

PUBLIC FUNDS BUS ANALYSIS	WESTCHASE COMMUNITY DEVELOPMENT DISTRICT	Acct
Beginning Balance	9/01/19	361,851.31
Deposits / Misc Credits	9	407,117.22
Withdrawals / Misc Debits	67	233,163.26
** Ending Balance	9/30/19	535,805.27 **
Service Charge		.00
Minimum Balance		284,643
Enclosures		47

DEPOSITS AND OTHER CREDITS			
Date	Deposits	Withdrawals	Activity Description
9/04	233.39		Square Inc/190904P2
9/16	131.29		Square Inc/190916P2
9/18	87.52		Square Inc/190918P2
9/18	400,000.00		Internet Transfer From 2653
9/19	34.04		Square Inc/190919P2
9/24	515.00		Deposit
9/24	43.76		Square Inc/190924P2
9/25	72.22		Square Inc/190925P2
9/27	6,000.00		Merchant Capture Deposit

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

9/30/19

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
9/04		3,441.68	CARD ASSETS/PAYMENT ACCOUNT,BILLING
9/06		9,069.51	ACH Batch Offset Debit WESTCHASE COMMUN/payroll
9/06		765.91	WESTCHASE COMMUNITY DE HC-WATER/INTERNET
9/06		649.89	043000096155418 WESTCHASE COMMUNITY DE HC-WATER/INTERNET
9/09		3,117.11	043000096158100 WESTCHASE COMMUNITY DE IRS/USATAXPYMT
9/13		738.80	WESTCHASE COMMUNITY DE ACH Batch Offset Debit
9/16		229.21	WESTCHASE COMMUN/board WESTCHASE COMMUNITY DE
9/16		166.43	SAMS BRC/PAYMENT 6046002021607378
9/16		153.00	VERIZON WIRELESS/PAYMENTS 0000000024226654000001
9/16		33.61	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
9/16		24.71	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
9/16		22.07	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
9/16		19.92	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
9/16		19.35	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
9/17		46.98	FLA DEPT REVENUE/C01 WESTCHASE COMMU

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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

9/30/19

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
9/19		8,991.24	ACH Batch Offset Debit WESTCHASE COMMUN/payroll
9/19		1,543.38	WESTCHASE COMMUNITY DE BRIGHT HOUSE NET/CABLE TV
9/23		16,867.65	WESTCHASE *CDD TECO/PEOPLE GAS/UTILITYBIL
9/23		3,028.71	WESTCHASE COMM DEV DIS IRS/USATAXPYMT
9/23		21.98	WESTCHASE COMMUNITY DE STAPLES/PAYMENT
			WESTCHASE CDD SALLY CH

CHECKS

* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
9/19	9508	184.70	9/10	9546	3,602.10	9/24	9565	3,139.76
9/09	9527*	796.00	9/17	9547	1,391.88	9/25	9566	43,800.67
9/03	9528	2,066.74	9/12	9549*	9,833.33	9/25	9567	129.98
9/06	9531*	270.00	9/17	9550	480.00	9/27	9569*	355.00
9/05	9532	63.00	9/13	9551	6,061.50	9/27	9570	255.00
9/05	9533	558.50	9/12	9552	9,638.93	9/27	9571	1,500.00
9/17	9534	29.00	9/16	9553	31.27	9/24	9572	31.67
9/03	9537*	584.50	9/13	9554	1,031.58	9/24	9573	774.82
9/04	9538	794.00	9/13	9555	1,645.00	9/25	9574	2,500.00
9/06	9539	5.00	9/30	9556	29.00	9/23	9576*	1,792.50
9/05	9540	839.73	9/16	9557	902.50	9/25	9578*	305.32
9/05	9541	17,653.00	9/19	9559*	184.70	9/25	9579	3,698.78
9/26	9542	250.00	9/20	9561*	21,952.30	9/30	9580	5,250.00
9/23	9543	1,630.00	9/20	9562	24,189.30	9/30	9583*	12,575.00
9/09	9544	609.51	9/23	9563	443.28	9/19	9172019*	55.45
9/11	9545	187.00	9/24	9564	110.82			



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
Statement Date: 9/30/19

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
9/03	359,200.07	9/12	297,539.26	9/23	603,880.11
9/04	355,197.78	9/13	288,062.38	9/24	600,381.80
9/05	336,083.55	9/16	286,591.60	9/25	550,019.27
9/06	325,323.24	9/17	284,643.74	9/26	549,769.27
9/09	320,800.62	9/18	684,731.26	9/27	553,659.27
9/10	317,198.52	9/19	673,805.83	9/30	535,805.27
9/11	317,011.52	9/20	627,664.23		

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 9/1/19 to 9/30/19

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CENTERSTATE BANK - GF - (ACCT# XXXXX1160)									
Check	9544	09/06/19	Employee	DANIEL R. HEFFRON	PAYROLL	September 06, 2019 Payroll Posting			\$609.51
Check	9545	09/05/19	Vendor	ARETE INDUSTRIES	CS/2019/5303	GOLF CART CROSSING SIGN	R&M-General	002-546001-53901	\$187.00
Check	9546	09/05/19	Vendor	FLORIDA MUNICIPAL INS. TRUST	FH0754-090119	SEPT 2019 HLTH INSURANCE	Payroll-Benefits	001-512010-53901	\$3,602.10
Check	9547	09/05/19	Vendor	USA SERVICES	404337	8/26/19 STREET SWEEPING	Contracts-Road Cleaning	001-534080-53901	\$1,391.88
Check	9548	09/06/19	Vendor	A and D ARCHITECTURAL	081319 DEPOSIT	50% deposit on Pre-Cast Bricks/Tiles/Trim	R&M-Walls and Signage	001-546106-53901	\$987.00
Check	9549	09/09/19	Vendor	A & B AQUATICS	2020854	SEPT AQUATIC MAINT/POND CLNG	Contracts-Lake and Wetland	001-534021-53801	\$9,833.33
Check	9550	09/09/19	Vendor	BAKER COMMERCIAL LANDSCAPING	TPA501998	SEPT LANDSCAPE/IRR/FERT/PEST	Contracts-Other Landscape	001-534135-53901	\$480.00
Check	9551	09/09/19	Vendor	DAVEY TREE EXPERT CO	913949353	AUG IRR REPRS/Landscape Enhancement	R&M-Irrigation	001-546041-53901	\$4,380.00
Check	9551	09/09/19	Vendor	DAVEY TREE EXPERT CO	913949353	AUG IRR REPRS/Landscape Enhancement	R&M-Grounds	001-546037-53901	\$1,681.50
Check	9552	09/09/19	Vendor	ERIN McCORMICK LAW PA	10354	08/05/19-8/30/19 GEN COUNSEL	ProfServ-Legal Services	001-531023-51401	\$9,638.93
Check	9553	09/09/19	Vendor	FED EX	6-719-52121	7/30 & 7/31 FedEx	Postage and Freight	001-541006-51301	\$31.27
Check	9554	09/09/19	Vendor	FIRST CLEARING LLC	090619	6534-2106 P/D 9/6/19	Deferred Compensation-Current	235000	\$1,031.58
Check	9555	09/09/19	Vendor	HILLSBOROUGH COUNTY	37220	AUG SECURITY SERVICES	Contracts-Police	001-534031-53901	\$1,645.00
Check	9556	09/09/19	Vendor	NETWORK FACTOR INC	110648	SEPT 2019 OFFICE PHONE SERVICE	Communication - Teleph - Field	001-541005-53901	\$29.00
Check	9557	09/09/19	Vendor	RICHARD LEE REPORTING	6996	7/2/19 MTG RECORDED	ProfServ-Recording Secretary	001-531036-51301	\$902.50
Check	9558	09/09/19	Vendor	SOUTHERN RECREATION, INC.	9506	4 INFANT SEATS/CHAIN	R&M-General	001-546001-57208	\$700.40
Check	9559	09/13/19	Employee	BRIAN M. ROSS	PAYROLL	September 13, 2019 Payroll Posting			\$184.70
Check	9560	09/16/19	Vendor	NORTHWEST TAMPA ACQUISITIONS		***Voided Voided****			\$0.00
Check	9561	09/16/19	Vendor	NORTHWEST TAMPA ACQUISITIONS	091319-101302	2019 FORD F-150 6282	Trade 2008 Ford VIN 1FTRF12288KC96282	001-564041-53901	\$21,952.30
Check	9562	09/16/19	Vendor	NORTHWEST TAMPA ACQUISITIONS	091319-101301	2019 FORD F-150 2156	Trade 2008 VIN 1FTRF12288KC57563	001-564041-53901	\$24,189.30
Check	9563	09/20/19	Employee	DANIEL R. HEFFRON	PAYROLL	September 20, 2019 Payroll Posting			\$443.28
Check	9564	09/20/19	Employee	RONALD A. HURSTEL	PAYROLL	September 20, 2019 Payroll Posting			\$110.82
Check	9565	09/17/19	Vendor	AG OUTSHINES LLC	001079	Pressure Wash Sidewalks/monuments	R&M-Sidewalks	001-546084-53901	\$3,139.76
Check	9566	09/17/19	Vendor	DAVEY TREE EXPERT CO	913953718	SEPT LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$43,800.67
Check	9567	09/17/19	Vendor	HILLSBOROUGH CTY PUBLIC WORKS	6458	AUG WASTE INV 6458 /#824	Utility - General	001-543001-53901	\$129.98
Check	9568	09/17/19	Vendor	JOHANNA DIAZ	090319	REFUND PARK RESERVATION	Pavilion Rental	369942	\$75.00
Check	9569	09/17/19	Vendor	MOZART DESIGNS	19-4461	9/4-5: HL/Peabody gate wiring	R&M-Gate	002-546034-53901	\$355.00
Check	9570	09/17/19	Vendor	MOZART DESIGNS	19-4475	9/10:HL/Peabody new lighted keypad	R&M-Gate	002-546034-53901	\$255.00
Check	9571	09/17/19	Vendor	MOZART DESIGNS	19-4474	9/10:HL/Peabody rerouting wiring to phone	R&M-Gate	002-546034-53901	\$1,500.00
Check	9572	09/17/19	Vendor	PALMDALE OIL COMPANY, INC	1211445	9/12: new gauge for gas tank	R&M-Equipment	001-546022-53901	\$31.67
Check	9573	09/17/19	Vendor	PALMDALE OIL COMPANY, INC	1212934	9/11 FUEL ACCT 80180172	Fuel, Gasoline and Oil	001-540004-53901	\$774.82
Check	9574	09/17/19	Vendor	PETE'S TREE	273328	TREE RMVL/TRM/STMP GRND	R&M-Grounds	001-546037-53901	\$2,500.00
Check	9575	09/17/19	Vendor	QUALITY POWER	456964	woodcutter bar oil/tension slide	R&M-Equipment	001-546022-53901	\$16.45
Check	9576	09/17/19	Vendor	STANTEC CONSULTING SERVICES	1557523	GEN ENGINEERING P/E 8/23/19	ProfServ-Engineering	001-531013-51501	\$1,792.50
Check	9577	09/17/19	Vendor	TREVOR KAMM	WESTCH-0002	***Voided Voided****			\$0.00
Check	9578	09/17/19	Vendor	WESTCHASE CDD	091219-SER 2000	TRF FY19 DS ASSMNTS	Due From Other Funds	131000	\$305.32
Check	9579	09/17/19	Vendor	WESTCHASE CDD	091219-SER 2007-3	TRF FY19 DS ASSMNTS	Due From Other Funds	131000	\$3,698.78
Check	9580	09/24/19	Vendor	A & B AQUATICS	2020932	Native Water Plants per EPC	R&M-Aquascaping	001-546006-53801	\$5,250.00
Check	9581	09/24/19	Vendor	RAP ELECTRIC LLC	1119	Actuating Ftn/Rplc Contacter & Breaker	R&M-Fountain	001-546032-53801	\$600.00

WESTCHASE

Community Development District

Payment Register by Bank Account

For the Period from 9/1/19 to 9/30/19

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
Check	9582	09/26/19	Vendor	FIRST CLEARING LLC	092019	6534-2106 PD 9/20/19	Deferred Compensation-Current	235000	\$1,032.35
Check	9583	09/26/19	Vendor	TREVOR KAMM	WESTCH-0002	Firehouse Pond/Nano Bubbler & misc	R&M-Aquascaping	001-546006-53801	\$12,575.00
ACH	DD3808	09/05/19	Employee	KRISTIAN GUNDERSEN	PAYROLL	September 05, 2019 Payroll Posting			\$675.83
ACH	DD3809	09/05/19	Employee	PATRICK J. MCLANE	PAYROLL	September 05, 2019 Payroll Posting			\$524.87
ACH	DD3810	09/05/19	Employee	DOUGLAS R. MAYS	PAYROLL	September 05, 2019 Payroll Posting			\$2,159.91
ACH	DD3811	09/05/19	Employee	SONJA WHYTE	PAYROLL	September 05, 2019 Payroll Posting			\$1,367.38
ACH	DD3812	09/05/19	Employee	LIVAN SOTO VIEGO	PAYROLL	September 05, 2019 Payroll Posting			\$1,317.12
ACH	DD3813	09/05/19	Employee	DANIEL P. HAWKINS	PAYROLL	September 05, 2019 Payroll Posting			\$531.20
ACH	DD3814	09/05/19	Employee	DANIEL R. WOOLLEY	PAYROLL	September 05, 2019 Payroll Posting			\$142.85
ACH	DD3815	09/05/19	Employee	CRISTIAN A. GUABA	PAYROLL	September 05, 2019 Payroll Posting			\$1,139.59
ACH	DD3816	09/05/19	Employee	CHAD E. FRISCO	PAYROLL	September 05, 2019 Payroll Posting			\$277.05
ACH	DD3818	09/05/19	Employee	KATHERINE A. LAMB	PAYROLL	September 05, 2019 Payroll Posting			\$327.23
ACH	DD3819	09/05/19	Employee	RYAN I. BRONSON	PAYROLL	September 05, 2019 Payroll Posting			\$274.02
ACH	DD3821	09/05/19	Employee	JAMES M. SCHNEIDER	PAYROLL	September 05, 2019 Payroll Posting			\$332.46
ACH	DD3824	09/12/19	Vendor	VERIZON FLORIDA LLC - ACH	9836670164 ACH	7/24-08/23/19 242266540-00001	Communication - Teleph - Field	001-541005-53901	\$166.43
ACH	DD3826	09/13/19	Employee	GREGORY L. CHESNEY	PAYROLL	September 13, 2019 Payroll Posting			\$184.70
ACH	DD3827	09/13/19	Employee	JAMES P. MILLS	PAYROLL	September 13, 2019 Payroll Posting			\$184.70
ACH	DD3828	09/13/19	Employee	MATTHEW W. LEWIS	PAYROLL	September 13, 2019 Payroll Posting			\$184.70
ACH	DD3829	09/13/19	Employee	FORREST D. BAUMHOVER	PAYROLL	September 13, 2019 Payroll Posting			\$184.70
ACH	DD3830	09/19/19	Employee	KRISTIAN GUNDERSEN	PAYROLL	September 19, 2019 Payroll Posting			\$138.14
ACH	DD3831	09/19/19	Employee	PATRICK J. MCLANE	PAYROLL	September 19, 2019 Payroll Posting			\$277.05
ACH	DD3832	09/19/19	Employee	DOUGLAS R. MAYS	PAYROLL	September 19, 2019 Payroll Posting			\$2,159.91
ACH	DD3833	09/19/19	Employee	SONJA WHYTE	PAYROLL	September 19, 2019 Payroll Posting			\$1,367.38
ACH	DD3834	09/19/19	Employee	LIVAN SOTO VIEGO	PAYROLL	September 19, 2019 Payroll Posting			\$1,327.25
ACH	DD3835	09/19/19	Employee	DANIEL P. HAWKINS	PAYROLL	September 19, 2019 Payroll Posting			\$555.31
ACH	DD3836	09/19/19	Employee	DANIEL R. WOOLLEY	PAYROLL	September 19, 2019 Payroll Posting			\$535.31
ACH	DD3837	09/19/19	Employee	CRISTIAN A. GUABA	PAYROLL	September 19, 2019 Payroll Posting			\$1,156.56
ACH	DD3838	09/19/19	Employee	CHAD E. FRISCO	PAYROLL	September 19, 2019 Payroll Posting			\$443.28
ACH	DD3840	09/19/19	Employee	KATHERINE A. LAMB	PAYROLL	September 19, 2019 Payroll Posting			\$138.52
ACH	DD3841	09/19/19	Employee	RYAN I. BRONSON	PAYROLL	September 19, 2019 Payroll Posting			\$199.91
ACH	DD3842	09/19/19	Employee	JASON C. BECKMAN	PAYROLL	September 19, 2019 Payroll Posting			\$110.82
ACH	DD3843	09/19/19	Employee	JAMES M. SCHNEIDER	PAYROLL	September 19, 2019 Payroll Posting			\$249.34
ACH	DD3844	09/19/19	Employee	JOSEPH H. MAURER	PAYROLL	September 19, 2019 Payroll Posting			\$332.46
ACH	DD3846	09/12/19	Vendor	BOCC - ACH WATER	00000-082219 ACH	7/11-8/9/19 WTR UTILITY ACH	Utility - General	001-543001-53901	\$525.83
ACH	DD3846	09/12/19	Vendor	BOCC - ACH WATER	00000-082219 ACH	7/11-8/9/19 WTR UTILITY ACH	Utility - Reclaimed Water	001-543028-53901	\$351.68
ACH	DD3846	09/12/19	Vendor	BOCC - ACH WATER	00000-082219 ACH	7/11-8/9/19 WTR UTILITY ACH	Utility - Reclaimed Water	001-543028-53901	(\$82.00)
ACH	DD3846	09/12/19	Vendor	BOCC - ACH WATER	00000-082219 ACH	7/11-8/9/19 WTR UTILITY ACH	Utility - Reclaimed Water	001-543028-53901	(\$83.00)
ACH	DD3846	09/12/19	Vendor	BOCC - ACH WATER	00000-082219 ACH	7/11-8/9/19 WTR UTILITY ACH	R&M-General	102-546001-53901	\$53.40
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	1.prime video	001-552061-53901	(\$11.27)
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	2.dropbox	001-554001-53901	\$119.88

WESTCHASE

Community Development District

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Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	3.felix sod	001-546037-53901	\$440.00
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	4 Back up Batteries for gate	002-546001-53901	\$426.00
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	5.michaels stores	001-552061-53901	\$21.70
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	6.1and1	001-554001-53901	\$9.99
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	7.1and1	001-554001-53901	\$70.00
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	8.adobe	001-551002-53901	\$119.88
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	9.veterans fords	001-540004-53901	\$31.95
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	10.7-eleven	001-540004-53901	\$74.18
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	11.baker dist	001-552061-53901	\$129.56
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	12.raynor shine 7/15/19	001-546037-53901	\$500.00
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	13.power kleen	001-552061-53901	\$32.25
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	14.power kleen	001-552061-53901	\$144.00
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	15.northern tool equip	001-552061-53901	\$81.97
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	16.autozone	001-540004-53901	\$34.99
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	17.racetrac-F250	001-540004-53901	\$69.69
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	18.apple itunes	001-552061-53901	\$0.99
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	19.vermeer southeast sale	001-546022-53901	\$569.97
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	20.wawa	001-540004-53901	\$15.00
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	21.doorking-radcliff svr	002-546034-53901	\$37.95
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	22.shell oil	001-540004-53901	\$57.10
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	23.pro auto care	001-540004-53901	\$318.60
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	24.doorking-radcliff svr	002-546034-53901	\$47.95
ACH	DD3847	09/12/19	Vendor	CARD SERVICES CENTER - ACH	080919-0566 ACH	7/10-8/5/19 CC PURCHASES	25.7-eleven	001-540004-53901	\$99.35
ACH	DD3848	09/12/19	Vendor	LOWE'S	090219-0961 ACH	LOWES: August 2019 PURCHASES	insulation for the office shop	001-546001-53901	\$55.45
ACH	DD3849	09/12/19	Vendor	SAM'S CLUB - ACH	082519-7378 ACH	SAMS: 8.6.19 Apple iTunes for Phone/supplies	Misc-Contingency	001-549900-53901	\$229.21
ACH	DD3850	09/12/19	Vendor	STAPLES CREDIT PLAN - ACH	083019-4315 ACH	CC PURCH THRU 08/30/2019	Office Supplies	001-551002-53901	\$21.98
ACH	DD3851	09/19/19	Vendor	TECO - ACH	090618-0710 ACH	7/20-8/19/19 UTILITY SRVCS	Utility - General	001-543001-53901	\$1,274.91
ACH	DD3851	09/19/19	Vendor	TECO - ACH	090618-0710 ACH	7/20-8/19/19 UTILITY SRVCS	R&M-Streetlights	004-546095-53901	\$24.51
ACH	DD3851	09/19/19	Vendor	TECO - ACH	090618-0710 ACH	7/20-8/19/19 UTILITY SRVCS	R&M-Streetlights	003-546095-53901	\$1,521.07
ACH	DD3851	09/19/19	Vendor	TECO - ACH	090618-0710 ACH	7/20-8/19/19 UTILITY SRVCS	R&M-Streetlights	102-546095-53901	\$4,264.53
ACH	DD3851	09/19/19	Vendor	TECO - ACH	090618-0710 ACH	7/20-8/19/19 UTILITY SRVCS	R&M-Streetlights	103-546095-53901	\$458.89
ACH	DD3851	09/19/19	Vendor	TECO - ACH	090618-0710 ACH	7/20-8/19/19 UTILITY SRVCS	R&M-Streetlights	104-546095-53901	\$8,487.22
ACH	DD3851	09/19/19	Vendor	TECO - ACH	090618-0710 ACH	7/20-8/19/19 UTILITY SRVCS	R&M-Streetlights	105-546095-53901	\$418.30
ACH	DD3851	09/19/19	Vendor	TECO - ACH	090618-0710 ACH	7/20-8/19/19 UTILITY SRVCS	Electricity - Streetlighting	002-543013-53901	\$418.22
ACH	DD3852	09/19/19	Vendor	TECO - ACH	082319-1855 ACH	07/23-08/20/19 ELEC SRVCS	Utility - General	001-543001-53901	\$119.66
ACH	DD3873	09/12/19	Vendor	BOCC - ACH WATER	082219-0000 ACH	7/11-8/9/19 WTR UTILITY ACH	R&M-General	102-546001-53901	\$37.26
ACH	DD3873	09/12/19	Vendor	BOCC - ACH WATER	082219-0000 ACH	7/11-8/9/19 WTR UTILITY ACH	Utility - General	001-543001-53901	\$332.01
ACH	DD3873	09/12/19	Vendor	BOCC - ACH WATER	082219-0000 ACH	7/11-8/9/19 WTR UTILITY ACH	Utility - Reclaimed Water	001-543028-53901	\$280.62
ACH	DD3874	09/19/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	084471601083119 ACH	8/30-9/29/19 SERVICE #0050844716-01	office internet	001-541005-53901	\$159.97
ACH	DD3874	09/19/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	084471601083119 ACH	8/30-9/29/19 SERVICE #0050844716-01	peabody gate	002-541005-53901	\$95.47

WESTCHASE

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ACH	DD3874	09/19/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	084471601083119 ACH	8/30-9/29/19 SERVICE #0050844716-01	radcliff gate	002-541005-53901	\$95.47
ACH	DD3874	09/19/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	084471601083119 ACH	8/30-9/29/19 SERVICE #0050844716-01	saville rowe gate	004-541005-53901	\$149.97
ACH	DD3874	09/19/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	084471601083119 ACH	8/30-9/29/19 SERVICE #0050844716-01	stonebridge gate	103-541005-53901	\$95.70
ACH	DD3874	09/19/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	084471601083119 ACH	8/30-9/29/19 SERVICE #0050844716-01	the greens	102-541005-53901	\$126.64
ACH	DD3874	09/19/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	084471601083119 ACH	8/30-9/29/19 SERVICE #0050844716-01	park internet & batybridge	001-549031-57208	\$204.00
ACH	DD3874	09/19/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	084471601083119 ACH	8/30-9/29/19 SERVICE #0050844716-01	glenclyff	001-549031-57208	\$204.00
ACH	DD3874	09/19/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	084471601083119 ACH	8/30-9/29/19 SERVICE #0050844716-01	wpv	001-549031-57208	\$202.44
ACH	DD3874	09/19/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	084471601083119 ACH	8/30-9/29/19 SERVICE #0050844716-01	vineyard gate	106-549031-53901	\$101.62
ACH	DD3874	09/19/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	084471601083119 ACH	8/30-9/29/19 SERVICE #0050844716-01	westchase credit	001-541005-53901	(\$78.64)
ACH	DD3874	09/19/19	Vendor	BRIGHT HOUSE NETWORKS LLC-ACH	084471601083119 ACH	8/30-9/29/19 SERVICE #0050844716-01	balance forward	001-541005-53901	\$186.74
Account Total									\$204,504.49
Total Amount Paid									\$204,504.49

2C.

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 9/30/19

The Board hereby assigns the FY 2019 Reserves as follows:

Fund 001	
Operating Reserve	\$649,632
Reserves-Erosion Control	\$ 60,000
Reserves-Roadways	\$502,031

Fund 002	
Operating Reserve	\$ 6,932
Reserves-Roadways	\$ 76,365

Fund 003	
Operating Reserve	\$ 4,372

Fund 004	
Operating Reserve	\$ 1,888
Reserves-Roadways	\$ 12,093

Fund 005	
Operating Reserve	\$ 1,285
Reserves-Roadways	\$ 9,296

Fund 102	
Operating Reserve	\$ 63,497
Reserves-Roadways	\$233,256

Fund 103	
Operating Reserve	\$ 3,184
Reserves-Roadways	\$ 32,899

Fund 104	
Operating Reserve	\$ 0
Reserves-Roadways	\$ 0

Fund 105	
Operating Reserve	\$ 1,289
Reserves-Roadways	\$ 9,385

Fund 106	
Operating Reserve	\$ 3,932
Reserves-Roadways	\$ 96,360

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 9/30/18

Total	
Operating Reserve	\$736,011
Reserves-Erosion	\$ 60,000
Reserves-Roadways	\$971,685

Seventh Order of Business

Field Office Report for November Board Meeting

Irrigation:

We had reports of 35+ homes in the Bridges with Irrigation issues, it seems the lines were clogged with Sand. After contacting the county we discovered that the Counties reclaim line was clogged with sand which then transferred to the homeowners lines. We had meeting with County staff, they had no blow out valve on Lightner Bridge, after our meeting they installed one on Friday.

We have been assisting Homeowners, and will be working with the county for reimbursement of expenses.

Landscape:

- Next Plant Rotation will be installed by the week of November 18th
- The new beds are ready planting on the median in front of Linebaugh & Westchase Elementary school.

New Monument Signs

- Proposal attached for the entrances at Sheldon and Linebaugh as requested..

Resident Request

- Homeowner request if he could blow up Holiday decoration on the island by Baybridge Park. He would run the power from his house by extension over the trees to the Island.

We met with our new Insurance Carrier and they will be making suggestion on some signage that the board might want to consider. Overall were pleased with what they saw. We should have our evaluation from our independent contractor, Asset Works.

Pond

- Erosion repairs have started on the Vineyards #51
- We secured a proposal for an organic matter for the MI Homes pond #125
We have had more complaints on the Midge flies as we are not able to get power to the pond this is an alternative option.



Site Essentials



Quotation

Number: SO11165

Date: 10/03/2019

Sold To:

Westchase Community
Development District
Attn: Sonny Whyte
9515 Linebaugh Ave.
Tampa, FL 33626
Phone: +18139204268
Fax: +18139263864
Email:
cdd@westchasecdd.com

Bill To:

Westchase Community
Development District
Attn: Accounting
9515 Linebaugh Ave.
Tampa, FL 33626
Email:
inframark@avidbill.com

Ship To:

Westchase Community
Development District
Attn: Sonny Whyte
9515 Linebaugh Ave.
Tampa, FL 33626
Phone: +18139204268
Fax: +18139263864
Email:
cdd@westchasecdd.com

Salesperson	PO Reference	Ship Via	Terms	F.O.B.
Debra Kempker	Westchase monument faces- 1north & 1 south		50% Deposit / Net 15	FOB-Arete

Model	Quantity	Description	Unit Price	Price
	2.000	GRANITE FACE - SIGN TYPE 1 NORTH & 1 SOUTH. 71" x 168" x 2cm black granite custom shape with 23.5 K gold leaf copy, logo and border. Due to length, this sign will be seamed.	\$ 12,420.00	\$ 24,840.00
Installation	1.000	Installation - both signs to be installed with one mobilization. Includes crane charge. Includes survey trip to verify size and make rubbing of dome top.	\$ 1,500.00	\$ 1,500.00

Subtotal	\$ 26,340.00
Taxes	\$ 0.00
Total	\$ 26,340.00

Unless otherwise indicated, freight charges are determined upon completion of purchase

Accepted By: _____ Date: _____

By endorsing here, I have read and accept the below outlined terms of this agreement.

TERMS AND CONDITIONS:

TERMS: This quotation is subject to acceptance within 30 days from the date of the quotation. Arete Industries must approve all changes, deletions, or additions to this proposal and any changes therefore will be reflected in the final invoice. Unless otherwise indicated prices are F.O.B. Odessa, Florida and shipments will be sent C.O.D. with the carrier fees and freight charges prepaid and added to the final invoice. Unless otherwise indicated this quotation does not include applicable sales or other taxes, if any. The status of this agreement shall be deemed to Pasco County, Florida and shall be governed by the laws of the state of Florida. If it becomes necessary to institute legal action or use any outside agency to enforce collection of amounts due under this agreement, buyer agrees to reimburse seller for all

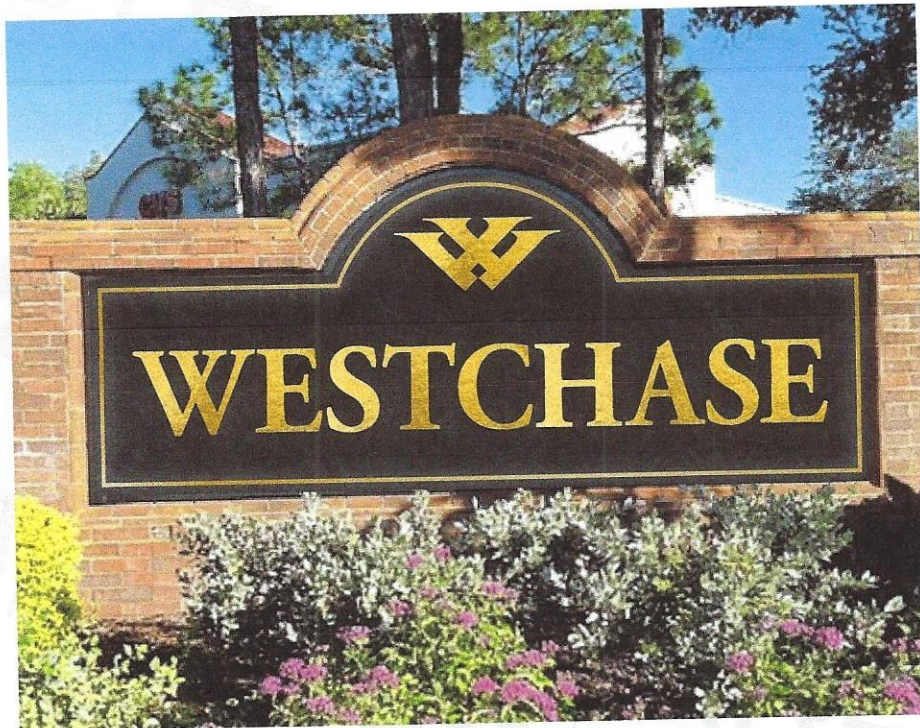


Site Essentials



costs and attorney's fees.

PAYMENT: Unless otherwise noted above, a deposit of 50% is required with the signed copy of this agreement. Balance due upon delivery. A 4% processing fee is applied if paying by credit card. Late payments will be assessed a late payment fee of 1 ½% per month (18% annual interest rate) on any unpaid balance.



13209 Byrd Drive, Odessa, FL 33556
813.865.0208 • Fax: 813.926.2691
www.AreteIndustries.us

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Westchase Sample Design

File Name:
01-North-Westchase_Entry
Account Rep: Debra K.
Illustration: Scott G.

Item Description:

Specifications: Entrance Sign
Size: 168"w x 71"h
Material: Black Granite,
Gold Leafing

This is a visual representation.

Sign rubbing needed to match dome shape

ANOMALOS INDUSTRIES

WWW.ANOMALOSINDUSTRIES.COM

WESTCHASE 23 ACRE BORROW PIT LAKE

Mid-Long Term, Midge Fly Remediation Proposal



This proposal was developed specifically for Westchase Community. The concepts and methodologies contained herein are proprietary to Anomalos Industries and Omega Water Sciences. Duplication, reproduction, or disclosure of information in this document without the express written of Anomalos Industries is prohibited.

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EXECUTIVE SUMMARY

Anomalos Industries (AI) established in 2017 with a laser focus on energy, water, and food security. (AI) was formed to assist your team and collective partners' ability to access disruptive tools of efficiency with a focus on business development for renewable energy, agriculture, water security, and selected consulting applications. (AI) intends to ignite, and foster innovation with a focus to preserve, and promote the long-term goals of the environment and your organization.

Westchase and neighboring Westlake community have begun to observe an unsustainable overpopulation of midge flies "blind mosquitoes" . The area affected is a 23 acre borrow pit lake, in which two separate communities border, and are experiencing a disruption of life and nuisance levels of the pests. Midge flies are very common in Florida aquatic environments, however the quantity observed must be addressed quickly and efficiently, and new solutions brought to the table in or to remediate the issue.

The current treatment methods deployed at the Westchase 23 Acre Borrow Pit Lake have been unable to alleviate the community of the midge outbreak and overpopulation issue. Anomalos Industries and partners take a different approach, which focuses on resiliency and the root of the problem rather than treatment of the symptom. In this case, we have analyzed the underlying cause and would like to propose cost effective and innovative, mid to long term solutions.

(AI) is pleased to have this opportunity to present solutions that will not only resolve the midge fly issue with Westchase 23 Acre Borrow Pit Lake, but provide a guide for Westchase and surrounding communities to understand the impact and effectiveness of this new approach moving forward.

PROJECT DETAILS

BACKGROUND

Westchase is a master planned community with approximately 10,000 residents, a land area of 10.7 square miles and, of that, 8% is water. Westchase has a series of interconnected lakes and ponds with a flow that is part of the upper Tampa Bay watershed. These lakes and ponds' health have a large impact on the surrounding regional watershed ecosystem. The lake we are naming "Westchase 23 Acre Borrow Pit Lake" , has an overpopulation of pests that must be addressed immediately, as it is affecting the quality of life of two different communities.

SCOPE

A midge fly overpopulation issue has been taking a toll on the residents of the Westchase community, as well as the neighboring community Westlake. Based on a succession of events and treatments, it is our observation that the issue may have progressed negatively over a relatively short period of time. In order to address the underlying cause, and unfold the root of the issue, Anomalos Industries will assess the status of the lake and develop a remediation protocol using the best technology available to target the problem areas.

PROBLEM (IN ASSUMED SUCCESSION)

- Midge fly overpopulation, in an area originally a low-lying cow pasture.
- Brush clearing, and elimination of wind barrier at northern end of lake border.
- Cattail species sprayed with herbicide and not removed creating organic decomposition which may have increased the acidity in the shoreline areas next to the homes on the north end.
- Mosquito larvae resistance to the larvicide, and populations too high to keep up with life cycle control.

- Wind is moving the midge flies around the lake at will, specifically the prevailing northerly winds are hitting the condos in the Westlake community and acting as barrier trapping the weak flying midge flies.
- While no records have been reviewed it is assumed the lake was originally a borrow pit and could have some deep muck sediment areas that have not received sunlight or oxygen in many years. It is possible the midge larvae could be using these areas for breeding and emerging from the lake in large quantities to complete their life cycle.
- Fish populations to control the midge larvae are at a minimum, and are possibly not interacting with the deeper stagnant environment to naturally balance the healthy populations.
- Issue of nutrient loading by which fertilizers, weed killers and other chemicals are applied to the majority of lawns. This phosphorus and nitrogen runoff is called nutrient loading. Nuisance algae and weeds thrive off of these nutrients and proliferate all year round which can be very difficult to manage.
- Ammonia and high nutrient levels at the bottom of the water column combined with low levels of oxygen create an acidic environment which is unsustainable for healthy aquatic flora and fauna.
- Dissolved oxygen and temperature profile will indicate if the water column is stratified into separate water temperature layers resulting in reduced oxygen concentrations at lower depths which lead to fish kills, algae blooms, foul odors, and muck accumulation.
- Costly and increasing chemical treatment methods have reached their threshold of impact.
- Deep sediment layers of muck are oxygen void environments which proliferates the growth of odor and mosquito larvae production.
- The lake has small island in the southwest corner which acts as a bird habitat, it is very possible that nutrient loading runoff is occurring that is significant. This acidic environment could also be contributing to a large habitat for the midge flies to complete their lifecycle.

SOLUTION

Anomalos Industries proposes to:

- Execute a mid to long-term remediation solution, to rebalance the nutrient overload issue in which the midge fly larvae is able to proliferate and breed at unsustainable levels in the 23 acre Westchase Borrow Pit Lake.
- Continue to monitor the conditions, and water quality parameters listed below in order prevent Westchase and neighboring communities from experiencing a reoccurring issue.
- Begin immediate remediation using Omega Water Sciences product, which will rapidly destroy the midge fly larvae and naturally increase the oxygen levels in the lake.
- Establish locations of midge fly larvae are active and areas where oxygen levels are low. Omega mineral compounds will penetrate the muck and sediment layer where larvae are proliferating. By controlling the nutrient levels in the water bodies, beneficial bacteria are able to effectively process the waste elements and repurpose them for their nutritional benefits for fish and plants.
- Natural minerals and bacteria will promote waste digestion which is effective in speeding up the decomposition process, but also very resilient against fluctuating influents (ex. bird excrement from island, fertilizer runoff etc.) Omega minerals will rapidly speed up positive biochemical reactions, and facilitate in the natural decomposition process of the organic material into humic matter.

REGENERATIVE MANAGEMENT APPROACH

Anomalos Industries takes a “regenerative management approach” to finding solutions. As responsible stewards of the environment and of our clients, we make sure every solution is calculated, natural, and disruptive. Our toolkit of technology will be accessed and synchronized in a fashion where the client is able to track the results along with us, and learn how to be regenerative when tackling a problem. A key tool that will be used in this application is Omega Water Sciences mineral composition to remediate nutrients and immediately and naturally neutralize the midge fly larvae proliferation.

PROJECT LOCATION AND FEATURES

28.048920, -82.594115

ASSESSMENT TESTING RESULTS



LOCATIONS # 1-8



Location 1		
PH	8.94	
TDS	158/PPM	
SALIN	0.12 TH	
DEPTH	TEMP	DO
13'	21.1° C	2.6
11'	25.4° C	8.2
9'	25.9° C	9.38
7'	26.1° C	9.63
5'	26.2° C	9.86
3'	27.1° C	10.1
1'	27.4° C	10.02

Location 2		
PH	8.79	
TDS	178/PPM	
SALIN	0.15 TH	
DEPTH	TEMP	DO
12'	23.1° C	2.36
10'	26.2° C	9.2
8'	26.5° C	9.76
6'	26.7° C	9.91
4'	26.8° C	10.04
2'	27.1° C	10.06

Location 3		
PH	8.73	
TDS	155/PPM	
SALIN	0.11 TH	
DEPTH	TEMP	DO
12'	25.8° C	2.73
10'	26.2° C	8.73
8'	26.4° C	9.79
6'	26.9° C	9.94
4'	27.3° C	10.0
2'	27.4° C	10.15

Location 4		
PH	8.71	
TDS	172/PPM	
SALIN	0.09 TH	
DEPTH	TEMP	DO
11'	24.8° C	4.24
9'	25.4° C	5.03
7'	26.9° C	8.42
5'	27.4° C	9.62
3'	27.8° C	9.71
1'	27.9° C	9.91

Location 5		
PH	8.65	
TDS	175/PPM	
SALIN	0.09 TH	
DEPTH	TEMP	DO
12'	24.0° C	2.95
10'	26.6° C	7.25
8'	27.2° C	9.06
6'	27.4° C	9.58
4'	27.5° C	9.74
2'	26.6° C	9.79

Location 6		
PH	8.74	
TDS	124/PPM	
SALIN	0.12 TH	
DEPTH	TEMP	DO
10'	26.6° C	2.99
8'	27.5° C	10.7
6'	27.9° C	11.18
4'	28.2° C	11.25
2'	28.7° C	11.33

Location 7		
PH	8.77	
TDS	167/PPM	
SALIN	0.10 TH	
DEPTH	TEMP	DO
12'	27.0° C	6.3
10'	27.3° C	9.4
8'	27.4° C	9.74
6'	27.5° C	9.82
4'	27.6° C	9.88
2'	27.7° C	9.92

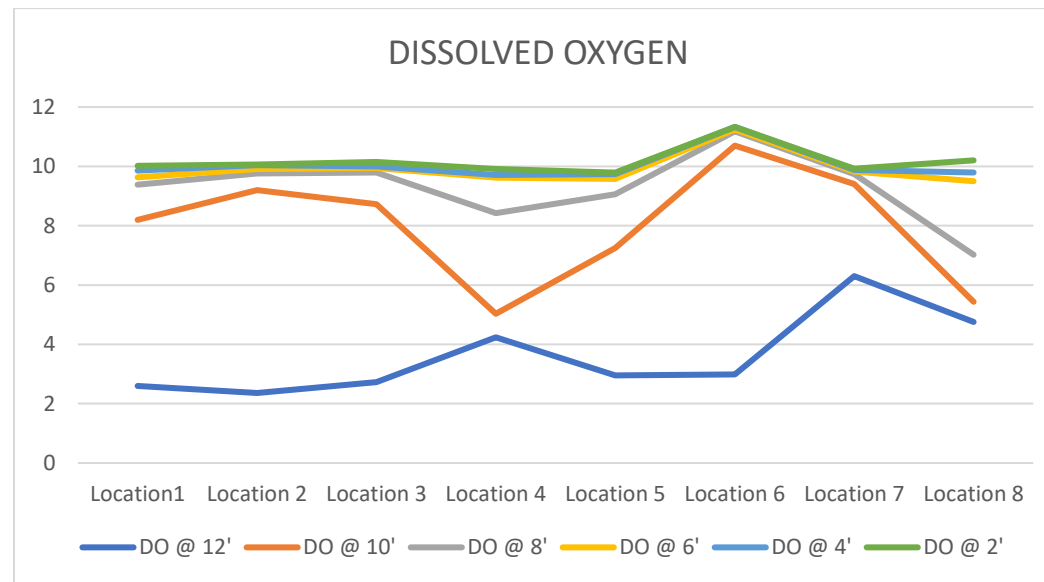
Location 8		
PH	8.83	
TDS	135/PPM	
SALIN	0.10 TH	
DEPTH	TEMP	DO
12'	25.2° C	4.75
10'	25.9° C	5.43
8'	26.1° C	7.02
6'	26.3° C	9.50
4'	26.5° C	9.79
2'	27.0° C	10.20

DESCRIPTIONS AND ANALYSIS

The above water quality data was recorded in multiple zones in order to understand, and analyze the local conditions causing adverse conditions favorable to the imbalance of the aquatic ecosystem.

DO (Dissolved Oxygen) : is a relative measure of the concentration of oxygen that is dissolved or carried in the water column at the sampled locations.

- DO levels recorded an average rate of **3.62** in the lower levels of the lake, indicating that the deeper areas of the lake no longer have adequate oxygen in order to maintain balance to the aquatic ecosystem. This measurement will be rigorously monitored throughout the lifetime of the nanobubble generation aeration in order to ensure that all areas in the water column are able to maintain high oxygen concentrations.



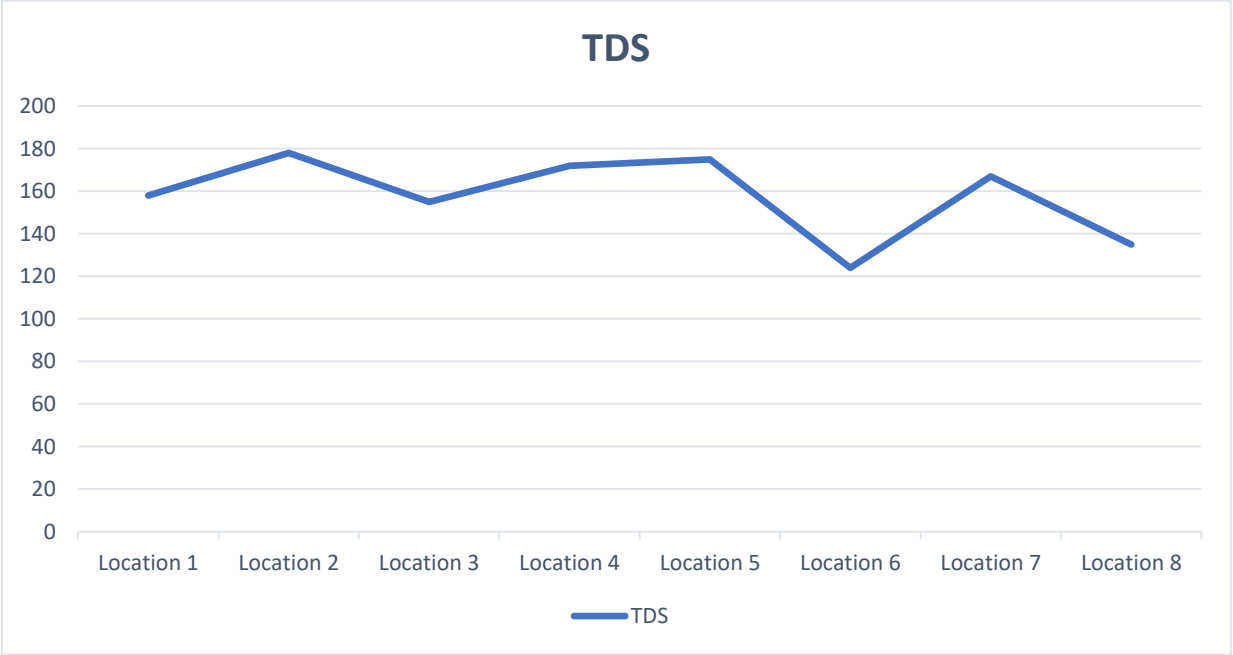
PH (Acidic or Alkaline) : is a scale used to specify how acidic or basic a water-based solution is. Acidic solutions have a lower pH, while alkaline solutions have a higher pH.

- PH levels recorded at an average of **8.7** and were on the higher end of the spectrum, indicating an alkaline environment.
- Higher levels were recorded on the southern end of the lake near the bird rookery habitat.



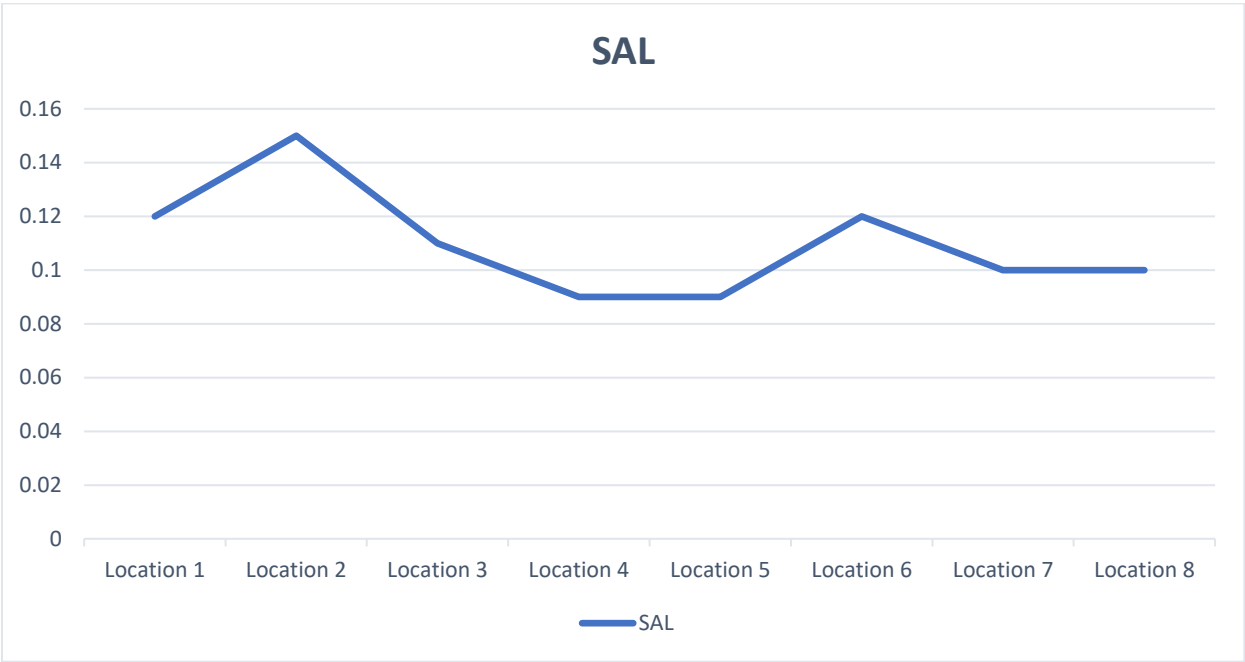
TDS (Total Dissolved Solids) : is a measure of the combined total of organic and inorganic substances contained in a liquid. This includes anything present in water other than the pure H2O molecules. These solids are primarily minerals, salts and organic matter that can be a general indicator of water quality.

- Higher concentrations of TDS were observed near the bird rookery habitat. This is an important parameter to monitor moving forward as lake conditions change and remediation solution implemented.



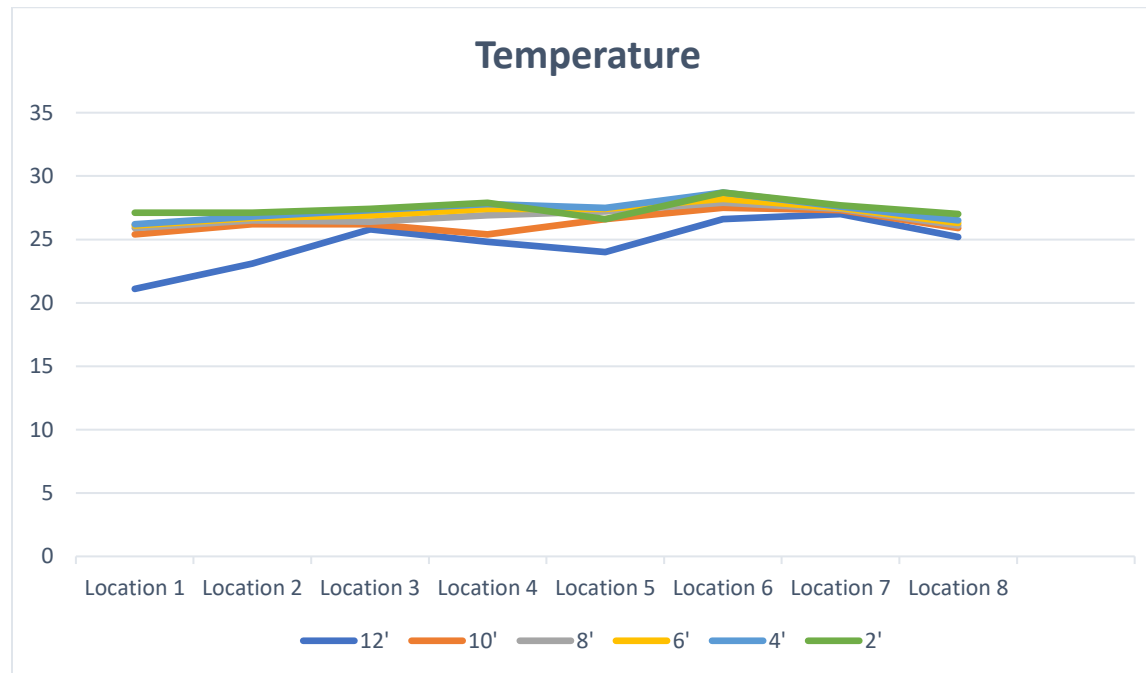
SALIN (Salinity) : a measure of Salinity, or the saltiness of water, is influenced by leaching from soil formations, runoff from a watershed, atmospheric precipitation and deposition, and evaporation.

- Higher concentrations of salinity on the southern end of the lake and around the bird rookery were noted during this inspection and will be carefully monitored as important parameters during lifeline of the project.



TEMP (Temperature) : is an important factor in controlling chemical interactions and reactivity in the water column. Temperature also affects biological activity, since many aquatic organisms have strict temperature requirements and thus are susceptible to temperature fluctuations.

- Temperatures recorded were pretty consistent aside from small spikes concentrated around the rookery island as well as the northern end of the lake.
- Temperatures will be analyzed and monitored continually moving forward as important parameters during seasonal changes of the lake's ecosystem.



OBSERVATIONS AND SUMMARY



- Visible discoloration throughout the entire water column indicating a high concentration of cyanobacteria, which inhibits sunlight and oxygen proliferation. These conditions are unfavorable and it can be assumed that a large outbreak could be on the horizon if not treated immediately. An outbreak at this scale would consist of formation of very large unattractive, and toxic algal mats that would be very difficult to remediate on a lake of this size.
- Bird excrement was visible, and unpleasant odor observed within 10' of the bird rookery, indicating an important pollution and runoff contributor to the quality of the ecosystem.
- DO levels were consistently high throughout the water column, an important parameter to be monitored as implementation of Omega Water Science technology is applied and effective.
- During numerous depth probes we were unable to identify the bottom of the water column in majority of areas, among those that were reached, large mats of hydrilla were pulled from the bottom. It is assumed that these mats are present throughout the entire body of water. Hydrilla at these depths is a large contributor to the habitat of the midge fly larvae. This issue will be addressed immediately upon the implementation of the nanobubble generator, as oxygen will begin to permeate into the lower unattainable depths of the lake.

STATEMENT OF WORK

PROJECT OVERVIEW

Anomalos Industries and Omega Water Sciences intend to implement this solution immediately in order to begin seeing results as soon as possible. This medium-term treatment solution shall be the guide for Westchase and surrounding communities to understand the impact and effectiveness of this new approach and the technology to remediate the Westchase 23 Acre Borrow Pit Lake.

Immediate Impact:

- Biological cleansing to remove the components and nutrients the midge flies are taking advantage of.
- Immediately lower phosphorus levels in the lake.
- Encapsulate the algae on contact
- Decrease nutrient level proliferations and de-stratify the water column, noticeable within 1-2 weeks of application.
- Begin process of metabolizing muck layer as beneficial bacteria become more predominant
- Remediation of bird rookery waste through the use of natural bacteria.
- Eliminate the need for expensive, and toxic chemical treatments, using natural bacteria and enzymes for remediation, therefore assuring residents of sustainable and natural solutions to environmental maintenance at Westchase 23 Acre Borrow Pit Lake.
- Quarterly monitoring of the parameters listed above to preserve, prevent, and maintain high quality aquatic ecosystems.
- Provide a high quality of transparency and responsibility to sustainable ecosystem maintenance and prevention.
- Engage the community with sustainable practices and awareness through collaboration with pond crew at Davidsen Middle School administered by Rose Poyner (teacher and biologist). Provide an opportunity for students to analyze the data, and learn of ecosystem imbalance, and impact of new technology and sustainable practices.

SCOPE OF SERVICES

The purpose of this Statement of Work (SOW) is to define the roles and responsibilities of both parties, the deliverable of the project, and the completion criteria for the project. Changes required to this SOW could result in corresponding changes to the level of effort, scope of services, price, estimated completion dates, responsibilities of parties to this Agreement, or other provisions of the project. Changes will be accommodated with written revisions to this SOW or with a separate SOW as deemed appropriate by both parties.

Anomalos Industries (AI) and its partner, Omega Water Sciences, shall act as Project Management for this scope of services, and provide on-site resources while working with the technology contractor to resolve any issues in the field to ensure the successful completion of the services. This will include further monitoring of the water body as required for the duration of the project.

The scope of the project is to provide support for the remediation of the midge fly issue and mid-term quality of the water at the 23 Acre Borrow Pit Lake location. The services to be performed are setup with support from the Omega Water Sciences mineral compounds and the remediation of the existing nutrient issues currently causing problems for residents and surrounding ecosystem.

These include the following steps:

- Evaluation of water quality and current lake conditions.
- Product delivery and implementation planning
- Review of schedule and expectations.
- Task executions.
- Remediation verification

ASSUMPTIONS

- Lake access will be coordinated and allowed by Westchase, and neighboring community to complete the evaluations, and project management as needed.

UNKNOWNNS

- Depths of the lake are unknown, as a result the long term efficacy of the product deployment must be continually evaluated.

CLIENT RESPONSIBILITIES

Westchase will appoint a Project Manager/Point of contact who will be responsible for the interaction with the Anomalos Consultant(s) while on this contract. He/she will have the authority to act for Westchase in all aspects of the contract both technically and administratively. He/she will obtain and provide information, data, decisions, and approvals, within three (3) business days of Anomalos request.

DELIVERABLES / COMPLETION CRITERIA

1. Provide quarterly reports with gathered data and determination of results for 1 year
2. Monitor the course of action over the next year to determine and present new maintenance guidelines once solution has been remediated.

PRICE STRUCTURE

SUMMARY

- Special discounting applied to the following solution and equipment configuration
- 25% of project costs will be due prior to project kick-off. The remaining 75% will be split into two payments, the first to be due on the completion of the first treatment and the remainder due upon 2nd treatment/ project completion.

ID	Description	Qty	Availability	Total
D02-DO5	DO Meter Sampling	4	Quarterly	\$1,000.00
MCN1	Omega Water Science Minerals Materials	1	Nov. 1, 2019	\$37,950.00
MNT1-MNT4	Applications, Labor	2	Week 1-2 of Project	\$5,000.00
MISC1	Miscellaneous Parts & Field Operations Equipment	n/a	As Needed	\$500.00
Total				\$44,450.00

CONCLUSION

Anomalos Industries role is to not only be a good steward of the environment but also the changing technological environment. We will use our resources to ignite and foster the growth of your community. The beautiful neighborhood of Westchase should have collaborators who truly care, maintain, and nurture the decisions of the project, and expansion.

All participating funding and service organizations will have full transparency from Anomalos Industries, and partners as we work hard to establish the most responsible support system, based on direct community needs regarding any issues addressed, and in need of a solution.

Thank you for your time,

Trevor Kamm

Founder and President



AGREEMENT

Authorization for this work proposed on [DATE], between ANOMALOS INDUSTRIES and Customer.

IN WITNESS WHEREOF, as of the Effective Date, duly authorized representatives of the Parties have executed this Agreement.

[WESTCHASE HQ ADDRESS]

[ANOMALOS INDUSTRIES ADDRESS]

(Authorized Signature)

(Authorized Signature)

(Print or Type Name of Signatory)

(Print or Type Name of Signatory)

(Title)

(Title)

(Execution Date)

(Execution Date)

TERMS OF PAYMENT: Invoices are to be paid within 30 days from receipt of invoice