

**RE: WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT**

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**TRANSCRIPT OF: BOARD MEETING**

**DATE:** August 6, 2019

**TIME:** 4:00 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

**APPEARANCES:  
WESTCHASE COMMUNITY DEVELOPMENT  
DISTRICT BOARD MEMBERS:**

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

**ALSO PRESENT:**

**INFRAMARK:**

Andy Mendenhall, District Manager

**DISTRICT ATTORNEY:**

Erin McCormick

**DISTRICT ENGINEER:**

Robert Devorak

**WESTCHASE STAFF:**

Doug Mays  
Sonny Whyte

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<p style="text-align: right;">Page 5</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 6th day 3 of August, 2019, at the Westchase Community 4 Association Office, 10049 Parley Drive, Tampa, 5 Florida, beginning at 4:00 p.m., reported by 6 Kimberly Ann Roberts, Notary Public in and for the 7 State of Florida at Large. 8 * * * * * 9 CHAIRMAN MILLS: So we will call the 10 regular meeting of the CDD to order, August 11 6th. The record should reflect that all 12 supervisors are present, as is district 13 counsel, district manager, and office staff 14 and field staff. Please join me for the 15 Pledge of Allegiance. 16 (The Pledge of Allegiance was recited.) 17 CHAIRMAN MILLS: All right. So to 18 start, we've got the consent agenda, which, as 19 usual, includes last month's meeting minutes. 20 There were no workshops, so there are no 21 workshop notes, and acceptance of the June 22 financial statements. 23 Do I hear a motion to accept? 24 MR. BAUMHOVER: So move. 25 MR. MILLS: Second?</p>	<p style="text-align: right;">Page 7</p> <p>1 affirmative and the motion passes.) 2 (The public hearing is open.) 3 MR. MENDENHALL: Okay. So once our 4 public hearing is open, we then can take any 5 comments from any of your residents or guests 6 in attendance today; and then after we receive 7 those comments, we'll make a motion to close 8 the public hearing and then go on to any board 9 discussion. 10 So is there anybody here with questions 11 specifically about the budget today? 12 Yes. 13 MS. KAPLUS: Hi. I'm Lauren Kaplus from 14 the Westchase Town Center. Hello. 15 MR. MENDENHALL: Hello. 16 MS. KAPLUS: I just wanted to make the 17 request -- I'm not sure if it's too late at 18 this juncture, if not for this budget, the 19 next budget -- that the entrances by Fifth 20 Third, at the very least, get some attention 21 with flowers and be consistent with the rest 22 of the community. 23 We always get skipped over for some 24 reason, and I notice the medians in front of 25 West Park Village have just a little floral</p>
<p style="text-align: right;">Page 6</p> <p>1 MR. LEWIS: Second. 2 CHAIRMAN MILLS: Seconded by Matt. Any 3 comments or corrections? 4 (No response.) 5 Hearing none, all in favor? 6 (All board members signify in the 7 affirmative and the motion passes.) 8 CHAIRMAN MILLS: We'll go to the public 9 hearing, and then go to the guest -- 10 MR. MENDENHALL: Okay. Sounds good. 11 CHAIRMAN MILLS: -- in case there's 12 people here for that. 13 So next on the agenda is the public 14 hearing to adopt the budget for fiscal year 15 2020. 16 Andy, I'll turn it over to you. 17 MR. MENDENHALL: Sure thing. 18 So the first step that we do for the 19 public hearing is we would need a motion to 20 open the public hearing, if anybody would like 21 to make that motion. 22 MR. LEWIS: So move. 23 MR. CHESNEY: Second. 24 CHAIRMAN MILLS: All in favor. 25 (All board members signify in the</p>	<p style="text-align: right;">Page 8</p> <p>1 arrangement. We would like the same 2 consideration that the rest of the 3 intersections get, if it's not too late for 4 this upcoming year. 5 CHAIRMAN MILLS: Doug, can you speak to 6 that? Is that their property? 7 MR. MAYS: Well, in front of Westchase, 8 the town center, like where the coffee shop 9 and the clothing store? 10 MS. KAPLUS: The median. The median. 11 MR. MAYS: The median is -- you're not 12 talking in front of on your property site? 13 MS. KAPLUS: I would love that. I know 14 we have been rejected for that. 15 MR. MAYS: That's because it's all 16 maintained in those areas. We don't have 17 anything do with maintenance over there in 18 those areas other than some irrigation. 19 MS. KAPLUS: Uh-huh. There is a 20-foot 20 easement along the right of way, but, you 21 know, even just in the median where the 22 elementary school is too. I -- 23 MR. MAYS: The reason we never put them 24 in front of the elementary school is because 25 there is so much crossing traffic. People,</p>

1 kids like to go walk on them when they're  
2 cutting through, so we've never really had  
3 them in those two medians for some reason.

4 MS. KAPLUS: Okay. Should we put a  
5 crosswalk there? I didn't realize there was  
6 so --

7 MR. MAYS: I know the county would love  
8 a crosswalk there, and I think they have  
9 talked about that before.

10 MS. KAPLUS: Okay.

11 MR. MAYS: Well, school starts here next  
12 week.

13 MS. KAPLUS: Right. Right.

14 MR. MAYS: You'll see how they'll be  
15 parking in your parking lot. They're used to  
16 just walking across the street, so --

17 MS. KAPLUS: Right.

18 MR. MAYS: But, yeah, we basically have  
19 never had annuals in that location.

20 MS. KAPLUS: Uh-huh.

21 MR. MAYS: So it would pretty much be up  
22 to the board if they want us to add two more  
23 beds there on that corner. I know you guys  
24 did the planting by Fifth Third --

25 MS. KAPLUS: Right.

1 MR. MAYS: -- and did the planting on  
2 the other side of the roadway, too.

3 With that light pole there, the one left  
4 side, it's just kind of hard to put a bed in  
5 there with that light pole. It's kind of a  
6 difficult location mostly.

7 We did -- we landscaped the other side,  
8 which is -- what is that, Bentley? -- Bentley  
9 and Linebaugh, we did re-landscape all that  
10 out by that monument that's ours.

11 MS. WHYTE: Uh-huh.

12 MR. MAYS: Got rid of some of the old  
13 juniper that's been there for years and at  
14 least we re-landscaped that, but we didn't  
15 put any annuals in there.

16 So, you know, it's up to the board if  
17 they decide to increase the annual count. The  
18 annual count goes by the bid with the  
19 contractor, and they've got 14,100 annuals  
20 every change-out that we do.

21 If they would like to increase the  
22 annual account to put a couple more beds in  
23 those areas, it would be pretty much up to  
24 them. But I worry about putting them on the  
25 left side because of the light pole.

1 But we do still -- we share an  
2 irrigation line through there, so we're  
3 constantly helping you guys with irrigation  
4 repairs, you know, things like that.

5 We just did another one that I can send  
6 you the pictures of. We had to do a main line  
7 repair. It cost the community \$800 to repair  
8 that, so -- and that's, a lot of times,  
9 because people want to park on that grass  
10 field, and they drive right on top of those  
11 irrigation heads.

12 MS. KAPLUS: Right. I mean, we have --  
13 we put in irrigation in that grass field.  
14 You're talking our monument sign by The Grind?

15 MR. MAYS: Yes.

16 MS. KAPLUS: We irrigated that whole  
17 area.

18 MR. MAYS: Okay.

19 MS. KAPLUS: I don't know. It's been  
20 the last three years or so. Hopefully, people  
21 aren't jumping the curb on that side, but we  
22 don't really have people parking up there so  
23 much unless it's, you know, county or whatnot  
24 vehicles. They're working on the street.

25 MR. MAYS: I would say that we could

1 possibly look into -- I mean, I would be up  
2 for the idea of putting them in the median,  
3 maybe not on those corners by Fifth Third,  
4 again, because of that light pole, but I am --  
5 it would be no reason why other than possibly  
6 kids crossing and walking through them, but  
7 generally they're not too bad.

8 We have them at other crosswalks, but --  
9 other medians, so it would be a possibility to  
10 do them in there if the board would like to  
11 increase the annual count a little bit.

12 CHAIRMAN MILLS: So is that something  
13 you could look at and bring back to us?

14 MR. MAYS: Yes.

15 CHAIRMAN MILLS: It's probably not  
16 appropriate for this budget cycle, but we do  
17 have money in the budget that we can make  
18 accommodations for.

19 MR. MAYS: Yes. Maybe we can make them  
20 a little bit bigger to please a few people,  
21 too.

22 CHAIRMAN MILLS: Yeah. Mr. Ross.

23 MR. ROSS: Just to follow on that last  
24 comment, Doug, I think over the passage of  
25 time we received much more complaints about

<p style="text-align: right;">Page 13</p> <p>1 kids and adults crossing that road than the 2 lack of landscaping there. 3 MR. MAYS: Yes. 4 MR. ROSS: I think it's incredibly like 5 this. And my concern would be if we went 6 overboard in adding plant material, that we 7 may unintentionally obscure a driver's view of 8 people who are doing something they shouldn't 9 be doing, mainly crossing the road, so I would 10 actually encourage restraint, if you will. 11 And, unfortunately, it may actually make 12 it appear puny or almost inappropriate. I'm 13 not an arborist, so I don't want to tell you 14 how to do your job, but I could see a 15 situation, if we put in some large-size plant 16 material, some drivers may end up complaining. 17 "I tried to make a turn or cut in or cut out, 18 and because of the size of a plant, I didn't 19 see a child or an adult," and we've 20 unintentionally created a bad situation. 21 MR. MAYS: That's why I would not put 22 plant material, but we would definitely go 23 with annuals. Annuals are something that 24 usually doesn't get much taller than 12 25 inches.</p>	<p style="text-align: right;">Page 15</p> <p>1 and the motion passes.) 2 MR. MENDENHALL: So the budget public 3 hearing is closed, and now we'll move on to 4 any discussion or questions you might have. 5 Ultimately, we're looking to adopt the 6 budget through Resolution 2019-4, which adopts 7 the actual budget, and 2019-5, which will 8 adopt the levy of assessments related to the 9 budget specifically. 10 So, at this time, it is really an 11 opportunity for you, as a board, like I said, 12 if you have any questions or any changes, I 13 have Mary Polenac, the accountant for the 14 district, also available, so if we have any 15 deeper questions, we can certainly go to her, 16 but also any edits that you want to make, this 17 is the time. 18 And if there are none, or if we get to 19 the point when we're satisfied, ultimately, 20 we're just looking for a motion to go step by 21 step through those two resolutions that I 22 mentioned. 23 CHAIRMAN MILLS: So I guess I had a 24 couple of questions -- we don't need a motion 25 to start the discussion. Right?</p>
<p style="text-align: right;">Page 14</p> <p>1 We have had quite a few land-site issues 2 in the community that we got to address every 3 month. You know, with plant material, I think 4 it's always it's taller, it needs to be cut 5 back, somebody can't see around it in their 6 small cars, these type of things. So annuals 7 would be the thing I would want to go with -- 8 MR. ROSS: That's why we pay you the big 9 bucks. 10 MR. MAYS: -- other than plant material. 11 CHAIRMAN MILLS: Okay. Very good. 12 Anything else, ma'am? 13 MS. KAPLUS: No. No. 14 CHAIRMAN MILLS: Go ahead, Andy. 15 MR. MENDENHALL: Any other comments 16 related specifically to the budget today? 17 (No response.) 18 MR. MENDENHALL: Okay. Seeing none, we 19 would just be looking for a motion to close 20 the budget public hearing. 21 MR. CHESNEY: So moved. 22 CHAIRMAN MILLS: Second. 23 MR. LEWIS: Second. 24 MR. MENDENHALL: All in favor. 25 (All members signify in the affirmative)</p>	<p style="text-align: right;">Page 16</p> <p>1 MR. MENDENHALL: Usually we take a 2 motion and a second. We can do it off the 3 first resolution, if you'd like, and then go 4 into a general discussion. 5 CHAIRMAN MILLS: Okay. So we should get 6 a motion for 2019-4. 7 MR. MENDENHALL: Yes, sir. 8 CHAIRMAN MILLS: Okay. 9 MR. BAUMHOVER: So move. 10 CHAIRMAN MILLS: Forrest. Second. 11 MR. LEWIS: Second. 12 CHAIRMAN MILLS: Okay. Sonny just 13 stepped out, but perhaps Doug can answer. 14 In looking at the line items, repair and 15 maintenance grounds, the last three years, 16 Doug, 135, 133, 221, and this year it's 17 budgeted for 110. 18 Are we expecting that big of a drop in 19 our repair and maintenance grounds expenses? 20 MR. MAYS: Repair and maintenance 21 grounds, most likely, because, you know, we 22 have called in a lot of things. We, you know, 23 added quite a few new plant material in a lot 24 of different areas, so we are doing things a 25 lot more efficiently these days.</p>

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1 I mean, even our in-house staff handles  
 2 some of the tree replacements and things like  
 3 that, which cost a little bit more, but --  
 4 CHAIRMAN MILLS: Okay.  
 5 MR. CHESNEY: Sonny left -- I don't have  
 6 a deep recollection, but Sonny might. There  
 7 were several line items that we altered to fit  
 8 the budget.  
 9 MR. MENDENHALL: Correct.  
 10 MR. CHESNEY: And I have a feeling that  
 11 might have been one of them. Was that one of  
 12 them?  
 13 MR. MENDENHALL: Ground maintenance.  
 14 CHAIRMAN MILLS: R & M Grounds.  
 15 MR. CHESNEY: To 110?  
 16 MS. WHYTE: Yes, that was one of the  
 17 reasons --  
 18 MR. CHESNEY: It was. Okay.  
 19 MR. MENDENHALL: Yeah, that's one.  
 20 MS. WHYTE: -- because one of the -- we  
 21 needed to adjust it, and in order to do that,  
 22 Greg felt that it was okay to do that.  
 23 MR. MENDENHALL: Yeah. So what happens,  
 24 from a -- your budget perspective, you have  
 25 different folks throughout the community that

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1 subscribe to different aspects of the budget  
 2 depending on where they're at.  
 3 And in order to, when we have an  
 4 objective, such as keep assessments flat, we  
 5 have to be careful what budget line items we  
 6 pick, because some of them, everybody is not  
 7 subject to some of them, only certain portions  
 8 are.  
 9 So, in any case, that particular line  
 10 item happens to be one of the catch-all ones,  
 11 if you will, that captures all your community  
 12 members -- or a majority of them.  
 13 CHAIRMAN MILLS: Well, doesn't Parks do  
 14 that also?  
 15 MR. CHESNEY: Yeah. So Parks is not  
 16 part of the commercial assessment.  
 17 CHAIRMAN MILLS: Okay.  
 18 MR. MENDENHALL: Correct.  
 19 MR. CHESNEY: So, I mean, there were --  
 20 and that's what it was.  
 21 CHAIRMAN MILLS: Okay.  
 22 MR. CHESNEY: There are some that are  
 23 not part of the commercial --  
 24 MR. MENDENHALL: Yes.  
 25 MR. CHESNEY: -- so I don't remember all

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1 of them. I have a memo somewhere that the  
 2 person from your office sent me.  
 3 MR. MENDENHALL: Uh-huh.  
 4 MR. CHESNEY: But I'm sure you probably  
 5 have it.  
 6 MR. MENDENHALL: Yeah, I could probably  
 7 get it. But, yeah, it's every year when we go  
 8 through that process, we have to kind of look  
 9 at, okay, here's the line items you can move  
 10 around.  
 11 And we have been careful in previous  
 12 years, with help from Greg as well, to make  
 13 sure that we're still adequately preparing for  
 14 those particular line items.  
 15 So, if anything, we're conservative with  
 16 them, so there's additional dollars there than  
 17 what's needed possibly.  
 18 CHAIRMAN MILLS: Okay. And that's what  
 19 I was looking for.  
 20 The other one was, every account,  
 21 including the total budget, revenues and  
 22 expenses are balanced with the exception of  
 23 Saville Rowe. So I was curious why that one  
 24 is not revenue/expense balanced.  
 25 MR. CHESNEY: Well, the only reason that

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1 it would be would be if there was an overage  
 2 or a previous underage, and then we make it  
 3 up.  
 4 So sometimes we'll -- we'll let them go  
 5 negative, but I don't know that that's the  
 6 case. I did not look at --  
 7 MS. WHYTE: I haven't done anything --  
 8 MR. CHESNEY: I didn't look at the  
 9 community ones, only they did. I only looked  
 10 at the --  
 11 MR. MENDENHALL: Yeah. Correct. I can  
 12 reach out and find out specifically.  
 13 But to Greg's point, yeah, sometimes  
 14 they do go negative, and we do a catch-up,  
 15 because usually with those villages, what it  
 16 all comes down to is the long-term planning  
 17 of road paving.  
 18 So if we've got a rise of, you know, ten  
 19 to 15 years, then we can do catch-ups as we go  
 20 along, you know.  
 21 CHAIRMAN MILLS: And that's fine.  
 22 MR. CHESNEY: And further to your point  
 23 at the beginning is, just because it's 110  
 24 doesn't mean anything.  
 25 At the end of the year, it becomes

1 whatever you spend, the budget item.  
 2 CHAIRMAN MILLS: Right.  
 3 MR. CHESNEY: So, I mean, it can -- it  
 4 just comes out of the fund balance.  
 5 CHAIRMAN MILLS: Gotcha. Okay.  
 6 And then finally, the comment, and this  
 7 is just a general comment, I guess, for the  
 8 budget itself -- right? -- so last year, it  
 9 was \$2,598,529. This year's proposed budgeted  
 10 is 2,596,179. So it's just below last year --  
 11 MR. MENDENHALL: Yes.  
 12 CHAIRMAN MILLS: -- not requiring any  
 13 notification to all residents. Right?  
 14 MR. MENDENHALL: Correct. Yeah.  
 15 CHAIRMAN MILLS: I just want to make  
 16 that clear for the record.  
 17 MR. MENDENHALL: Absolutely. And it  
 18 usually winds up being a little bit less than  
 19 the previous year, because once you try to  
 20 balance it to the dollar, especially with  
 21 those differences of what people are assessed  
 22 specifically, it becomes an impossible task.  
 23 So it's kind of get as close to flat as  
 24 possible.  
 25 CHAIRMAN MILLS: But it has to be at or

1 below. Right?  
 2 MR. MENDENHALL: Correct. Yeah. Be  
 3 under, but as close to flat as possible.  
 4 CHAIRMAN MILLS: Yeah, that was good  
 5 work to get there, so --  
 6 MR. MENDENHALL: Yeah, they've done it  
 7 for a couple years, so --  
 8 CHAIRMAN MILLS: Yeah. Okay. Any other  
 9 questions or comments?  
 10 (No response.)  
 11 CHAIRMAN MILLS: Seeing none.  
 12 MR. CHESNEY: I do have one further  
 13 comment.  
 14 So the change, Andy did prepare a change  
 15 in fund balance report. It was not in the  
 16 format that I had expected, so I did not bring  
 17 that up. But when we get the audit, they also  
 18 do a change in fund balance report, and theirs  
 19 is much simpler to look at.  
 20 CHAIRMAN MILLS: Okay.  
 21 MR. CHESNEY: So I will make a point of  
 22 bringing up the change in fund balance.  
 23 So that's like whether or not we spent  
 24 more than we brought in or vice versa.  
 25 CHAIRMAN MILLS: Right.

1 MR. CHESNEY: The last few years we've  
 2 been very close to the number.  
 3 CHAIRMAN MILLS: Right. Okay.  
 4 MR. MENDENHALL: And it will give you a  
 5 little bit more of a complete picture when the  
 6 audit is done just because it will get the  
 7 balances this year.  
 8 CHAIRMAN MILLS: Okay. Mr. Barrett.  
 9 MR. BARRETT: I don't know if there's an  
 10 answer yet, but I know we're still two months  
 11 out to the end.  
 12 But do you guys have a projected surplus  
 13 for this year so far?  
 14 MR. CHESNEY: We do. I don't know --  
 15 can you easily find that?  
 16 MR. MENDENHALL: Yeah. Let me see. I  
 17 just want to see when these actuals are from.  
 18 MS. McCORMICK: June.  
 19 MR. MENDENHALL: From July actually.  
 20 MR. BARRETT: I don't want to hold up  
 21 the meeting. If you want to email me that.  
 22 MR. MENDENHALL: Yeah, I'll email you  
 23 that when we get the right number.  
 24 MR. CHESNEY: Part of the problem is is  
 25 that it used to always just be Alan, and now

1 there's all these other people that send  
 2 stuff. So I forget their names.  
 3 MS. WHYTE: Mary.  
 4 MR. MENDENHALL: Mary. Mary is your  
 5 accountant now. Yeah, she's one of our senior  
 6 accountants. She's good.  
 7 MR. CHESNEY: What's her last name?  
 8 MR. MENDENHALL: Mary Polenac.  
 9 MR. ROSS: What happened to Alan?  
 10 MR. MENDENHALL: He's still there. He  
 11 was promoted actually, so he is now in charge  
 12 of the entire accounting team, so -- and he's  
 13 got two folks underneath of him that would be  
 14 mid-level managers, and then you have all the  
 15 accountants under them, and Mary is one of  
 16 them.  
 17 But Alan is actually still very much  
 18 involved. In fact, I was going to have him  
 19 join us by phone, but, unfortunately, he had a  
 20 health issue, so -- not him personally.  
 21 CHAIRMAN MILLS: So do we need to read  
 22 the resolution, at least the top paragraph,  
 23 into the record?  
 24 MS. McCORMICK: That's what we typically  
 25 do with the budget resolution.

<p style="text-align: right;">Page 25</p> <p>1 CHAIRMAN MILLS: That's what I thought.  2 Okay. So wait for it to pass and then read  3 it in?  4 MS. McCORMICK: Yeah. Or if you want, I  5 can go ahead and read it.  6 CHAIRMAN MILLS: Go ahead.  7 MS. McCORMICK: "For consideration by  8 the board, Resolution 2019-4, a resolution of  9 the Westchase Community Development District  10 relating to the annual appropriations of the  11 district and adopting the budget for the  12 fiscal year beginning October 1, 2019 and  13 ending September 30th, 2020, in referencing  14 the maintenance and benefits, special  15 assessments to be levied by the district for  16 said fiscal year for consideration of adoption  17 by the board."  18 CHAIRMAN MILLS: Okay. No further  19 questions?  20 (No response.)  21 CHAIRMAN MILLS: All in favor.  22 (All members signify in the affirmative  23 and the motion passes.)  24 CHAIRMAN MILLS: Passes five to zero.  25 MR. CHESNEY: I found it.</p>	<p style="text-align: right;">Page 27</p> <p>1 CHAIRMAN MILLS: So do we have a motion?  2 MR. LEWIS: Motion to approve 2019-5.  3 CHAIRMAN MILLS: Is there a second?  4 MR. BAUMHOVER: Second.  5 CHAIRMAN MILLS: Second, Mr. Baumhover.  6 Any discussion on this that we need to  7 do or fill in the blanks?  8 MR. MENDENHALL: Yes, sir. We can fill  9 it in with the numbers that you approved in  10 the previous adopted budget, and you'll be all  11 set.  12 CHAIRMAN MILLS: Okay. Any discussion  13 on 2019-5?  14 (No response.)  15 CHAIRMAN MILLS: Seeing none, all in  16 favor.  17 (All members signify in the affirmative  18 and the motion passes.)  19 CHAIRMAN MILLS: That motion passes five  20 to zero.  21 MR. MENDENHALL: So to answer the  22 question that just came up a few moments ago  23 -- I was just talking to Mary to get  24 clarification -- and so for that one  25 particular village, it is related to road</p>
<p style="text-align: right;">Page 26</p> <p>1 MR. MENDENHALL: Well, see, I was just  2 asking Mary right now, she's online.  3 MR. CHESNEY: I found it.  4 MR. MENDENHALL: Okay.  5 MR. CHESNEY: I sent it to them. It was  6 approximately 300,000 that's projected, but it  7 usually goes down because Doug usually goes on  8 a shopping spree.  9 MR. MENDENHALL: Because the last couple  10 of months, you didn't really have 300.  11 MS. WHYTE: We want to make sure we have  12 enough to do what we need to do.  13 CHAIRMAN MILLS: Okay. Second -- next  14 item, Andy, is --  15 MR. MENDENHALL: You got resolution  16 2019-5?  17 MS. McCORMICK: Yeah, we have that one.  18 So "Resolution 2019-5 is a resolution  19 levying and imposing a non-ad valorem  20 maintenance special assessment for the  21 Westchase Community Development District for  22 fiscal year 2019-2020."  23 CHAIRMAN MILLS: And we need a motion  24 for that. Right?  25 MR. MENDENHALL: Yes, sir.</p>	<p style="text-align: right;">Page 28</p> <p>1 reserves.  2 The assessments for them have stayed  3 level, so, you know, because they were in a  4 deficit -- they were in a deficit position at  5 that time, and it grows, and at some point  6 what will have to happen is we'll have to do  7 an adjustment where, you know, potentially  8 their assessments would go up to make sure  9 that we're on track for the road paving.  10 You know, I would suggest that we're  11 probably at the point where, you know, you're  12 doing a transition, engineering firms are  13 probably going to want kind of a re-look at  14 what the scheduling is for the future, you  15 know, road paving and projecting that out,  16 what that is per year, and that will just come  17 in to their specific calculation.  18 CHAIRMAN MILLS: And just for  19 clarification, if any one village requires an  20 assessment increase, only that village needs  21 to be noticed. Right?  22 MR. MENDENHALL: Yes. Correct. Yes,  23 sir.  24 CHAIRMAN MILLS: All right.  25 MR. MENDENHALL: All of their other</p>

<p style="text-align: right;">Page 29</p> <p>1 expenses have been pretty much, you know,  2 steady. Their gates are up a little bit, but  3 not enough that it would be -- so that's how  4 we know it's specifically related to the  5 paving or the paving reserves.  6 CHAIRMAN MILLS: Right.  7 MS. WHYTE: They were in a -- they had a  8 huge excess fund balance a few years ago.  9 CHAIRMAN MILLS: Okay. So it works  10 itself out.  11 MS. WHYTE: It works.  12 MR. MENDENHALL: Just do the tweaking.  13 CHAIRMAN MILLS: Okay. Moving through  14 the agenda, we've got Robert from JMT here  15 that we would like to hear from so he doesn't  16 have to sit through the rest of this  17 afternoon. So welcome.  18 MR. DEVORAK: I did have a couple --  19 thank you.  20 MS. McCORMICK: But before Robert  21 addresses the board, too, just to give you an  22 update, I just yesterday provided him with a  23 draft agreement for district engineer.  24 So he was very good to get it  25 immediately to their legal team to start</p>	<p style="text-align: right;">Page 31</p> <p>1 information instead of running our own  2 benchmarks, and that saves a lot of time and  3 money.  4 So if we haven't requested everything  5 from them, I would do so. And I don't know if  6 that needs to come from Erin or Andy, or I can  7 do it if you guys authorize me to. But I'd  8 like to get whatever they have done through  9 you and still have within the statute of  10 limitations of, you know, throwing things out,  11 is to get it so that we can have it for going  12 forward.  13 CHAIRMAN MILLS: So my sense -- and  14 somebody correct me if I'm wrong -- is we've  15 got pretty clear communication with the  16 existing firm that everything will be  17 transitioned over to the new firm.  18 Having said that, as Erin just alluded  19 to, we don't yet have your contract dotted and  20 crossed.  21 MR. DEVORAK: Correct.  22 CHAIRMAN MILLS: So until we do, I think  23 we need to wait for that --  24 MR. DEVORAK: Okay.  25 CHAIRMAN MILLS: -- and then trigger the</p>
<p style="text-align: right;">Page 30</p> <p>1 reviewing, so that's in process.  2 Once I get any comments back from JMT,  3 then I'll circulate that to the board once  4 we've got a final draft to make sure and see  5 if any board members have any additional  6 comments, and then we, you know, would look at  7 it at the September meeting.  8 MR. DEVORAK: Yes. And that was  9 actually one of the items.  10 The other thing was -- or a couple other  11 things that I wanted to bring up was the --  12 has the board made a document request from the  13 previous district engineer to get anything and  14 everything that was related to their work with  15 you guys, in other words, plans, you know, any  16 kind of ongoing projects they were working on,  17 survey information?  18 The only reason I ask is, like, for  19 example, if they -- had they ever done any  20 survey on the property and they had set up  21 control points, which are basically like  22 benchmarks where you can start a survey from.  23 if they have survey control, and they can tell  24 us where that is; if we ever need a survey for  25 an upcoming project, we can use their control</p>	<p style="text-align: right;">Page 32</p> <p>1 transition of everything over.  2 MR. DEVORAK: Sure.  3 CHAIRMAN MILLS: Correct?  4 MS. McCORMICK: Yeah. And that is a  5 good point about the survey control point, so,  6 you know, I'll make sure to physically talk to  7 Tonja about that when the time comes.  8 MR. BAUMHOVER: Can I ask a question?  9 From a legal perspective, what is the  10 requirement for like a documents retention  11 policy? What's the -- for --  12 MR. DEVORAK: I think the law for  13 engineering is five years.  14 MR. BAUMHOVER: Okay. So, I mean --  15 MS. McCORMICK: Yeah. And our contract  16 goes with that, and a lot of those are also  17 records that would be kept by Andy --  18 MR. MENDENHALL: Uh-huh. We have quite  19 a bit.  20 MS. McCORMICK: -- since he is the  21 official record custodian, his office is the  22 record custodian for the district.  23 But I know that, you know, they have  24 extensive records, too, and I imagine that  25 they'll give us a complete set of everything.</p>



1 MR. BAUMHOVER: Anything engineering  
2 specific, we should expect five years.  
3 Anything beyond that would be nice to have.

4 MR. MENDENHALL: Yeah. I mean --

5 MS. McCORMICK: It depends on the type  
6 of records. I mean, there's a records  
7 retention policy that applies to local  
8 government entities.

9 MR. BAUMHOVER: Right.

10 MS. McCORMICK: For example, if it's  
11 related to financing that the district did,  
12 then those records go back longer than five  
13 years. It really depends on the specific type  
14 of records, but --

15 MR. BAUMHOVER: Right.

16 CHAIRMAN MILLS: Mr. Ross.

17 MR. ROSS: I agree with you that we  
18 shouldn't involve JMT in that communication  
19 chain right now until we, perhaps, get a month  
20 or two down the road.

21 With that being said, sir, if you've  
22 gone through this process before and you all  
23 have a list of, you know, certain things that  
24 are typically transferred over or asked for,  
25 I'm thinking in your profession, you probably

1 I think you're in for quite an influx of --

2 MR. DEVORAK: Sure.

3 MR. ROSS: And, if I could, there is one  
4 issue that we do have sort of right there on  
5 the front burner. We had them preparing, I  
6 think the term is, a GIS map of the entire  
7 community. I don't think they had yet gotten  
8 to the point where they presented it for final  
9 approval, but -- they have done that?

10 MS. WHYTE: (Moves head up and down.)

11 MR. ROSS: It's all been finally  
12 approved? Okay. Well, then I'll shut up.

13 MS. WHYTE: It's just ongoing.

14 MR. ROSS: Okay. Well, I just was  
15 saying, if there's particular terminology or  
16 terms with regard to that that we should be  
17 asking for --

18 MR. DEVORAK: Sure.

19 MR. ROSS: -- add that to your list.

20 MR. DEVORAK: Sure.

21 CHAIRMAN MILLS: Sonny.

22 MS. WHYTE: In the meantime, Doug and I  
23 have been talking with Tonja for a number of  
24 days, and she is ready and her team is  
25 willing. And, of course, they have records

1 have certain terms that would be unfamiliar to  
2 me but might be important to you.

3 If you could share that with our counsel  
4 and our manager as to what are the kind of  
5 things they should be asking for --

6 MR. DEVORAK: Sure.

7 MR. ROSS: -- I think that would be  
8 extremely helpful for them.

9 MR. DEVORAK: I just know from past  
10 transitions that sort of like the more time  
11 that goes by, the less information you tend  
12 to --

13 CHAIRMAN MILLS: It's our expectation  
14 that this should be a seamless transition.

15 MR. DEVORAK: Right. True.

16 CHAIRMAN MILLS: But, like I said -- and  
17 there is no expectation that this won't get  
18 where it needs to, but certainly --

19 MR. DEVORAK: Absolutely.

20 CHAIRMAN MILLS: -- I think we need to  
21 just, A follows B and so forth. Right?

22 MR. DEVORAK: Okay. Perfect.

23 CHAIRMAN MILLS: And do it at the  
24 appropriate times. And then, I think once  
25 everything is buttoned up, be prepared because

1 going back years beyond five years, because,  
2 they found something today that went back  
3 about ten, 15, maybe 20 years. So Tonja is  
4 willing and ready and no problem whatsoever.

5 And the GIS is definitely ongoing, and  
6 we will be going in with full force on that in  
7 the next little bit, because we have something  
8 we would like to present to you in the next  
9 couple of weeks, or next couple of months.

10 CHAIRMAN MILLS: What else have you got  
11 for us, Robert?

12 MR. DEVORAK: The last one was, we were  
13 doing our sort of -- one of the things we do  
14 with any transition is go through SWFWMD's  
15 database. They have an online information  
16 database for all the permits.

17 And, by the way, you guys have 125  
18 modifications on your permit, which is  
19 extraordinary, but it's a big development, so  
20 it didn't surprise me.

21 But I did notice in the process of going  
22 through that that there were two pond  
23 inspections that were delinquent. It's not a  
24 big deal. I don't see they'll come and, you  
25 know, do anything about it.

<p style="text-align: right;">Page 37</p> <p>1 But they're past due, and I -- I was  2 just going to make a phone call, because we  3 know the folks, we work with them all the  4 time, and tell them that we'll get to it in a  5 month or two, just, you know, relax.  6 I don't think, like I said, that they  7 would make a big deal about it. But I didn't  8 want to contact SWFWMD and tell them that we  9 would be taking care of them in a few months  10 without even mentioning it to you.  11 CHAIRMAN MILLS: So is it engineering or  12 A &amp; B Aquatics that does that?  13 MR. DEVORAK: It's an engineering -- you  14 end up inspecting the systems to make sure  15 that they're operating and maintained  16 properly, which I'm guessing they probably  17 are.  18 I don't know exactly what ponds you're  19 talking about. But then you certify -- an  20 engineer has to certify that this operation  21 and maintenance is occurring, and then you  22 upload it into their system. That's basically  23 it.  24 CHAIRMAN MILLS: So I'm a big fan of  25 once we know something, we now know it. So if</p>	<p style="text-align: right;">Page 39</p> <p>1 talk to the board about who is going to be the  2 contact person at JMT and how that issue is --  3 MR. DEVORAK: Sure. Yeah, one of the  4 issues that was relayed to me was about  5 Steven's participation.  6 There's two things that I just wanted to  7 make sure that you were aware of. As far as  8 board meetings go, at the same time we were  9 pursuing Westchase and becoming your district  10 engineer, we were pursuing becoming district  11 engineer in another CDD, in which Steven was  12 proposed as their district engineer.  13 Coincidentally, both of your board  14 meetings are on the exact same day of the  15 month at the exact same time. So if -- you  16 know, Steven, if we're not fortunate enough to  17 get picked for the other one, then Steven  18 would be available to attend meetings and  19 participate to any degree that you want it.  20 But it would be very limited if we were  21 selected, because of his commitment. We put  22 him in the letter, just like I was in the  23 letter to you guys. So I just wanted to be up  24 front because like -- we wouldn't do any kind  25 of anything weird. I just wanted you to</p>
<p style="text-align: right;">Page 38</p> <p>1 you could share that with Doug and Sonny, and  2 let them spearhead that --  3 MR. DEVORAK: Sure.  4 CHAIRMAN MILLS: -- in their capacity.  5 MR. DEVORAK: They probably had to be  6 involved with it.  7 CHAIRMAN MILLS: So that we keep, again,  8 those paths clean and don't cross anything up,  9 you know, in the absolute unlikely event that  10 something happens. Right? That way, nobody  11 gets into a situation they don't need to be  12 in. Right? But we appreciate your advanced  13 scouting.  14 MR. DEVORAK: Right.  15 CHAIRMAN MILLS: And be careful what you  16 wish for.  17 What else, sir?  18 MR. DEVORAK: That's it, really. I just  19 wanted to share that with you, and if you had  20 any questions for me, but that's all I had.  21 CHAIRMAN MILLS: Well, we look forward  22 to officially congratulating you once Erin's  23 completed her work.  24 MR. DEVORAK: Sure.  25 MS. McCORMICK: Robert, do you want to</p>	<p style="text-align: right;">Page 40</p> <p>1 understand the kind of predicament.  2 Now, we won't know on that other  3 one. They're operating at a little bit slower  4 pace than you guys. I think we would know in  5 a week or two, and certainly by the next board  6 meeting we would know if he was committed to  7 that other CDD or not.  8 CHAIRMAN MILLS: Okay. Well, we  9 appreciate that.  10 Any concerns or questions about that?  11 (No response.)  12 CHAIRMAN MILLS: No. Okay.  13 Well, we appreciate you coming by, and  14 we look forward to getting this thing  15 finalized.  16 MR. DEVORAK: Absolutely. Fantastic.  17 CHAIRMAN MILLS: And then you're off and  18 running.  19 MR. DEVORAK: Yeah. I'm excited.  20 CHAIRMAN MILLS: Well, thanks for coming  21 in.  22 MR. DEVORAK: Thank you.  23 CHAIRMAN MILLS: Next up is the  24 attorney's report. So, Erin, what have you  25 got?</p>

<p style="text-align: right;">Page 41</p> <p>1 MS. McCORMICK: Okay. So I want to give  2 the board an update about our cell tower RFP.  3 It is live now; it's been posted to the  4 Westchase CDD website.  5 I believe the notice, that the RFP was  6 published in the Tampa Bay Times yesterday,  7 Monday, and we also -- I've also been working  8 with our consultant, with Ken Schmidt, and he  9 had emailed me yesterday and said he sent it  10 out to 26 different contacts that he has with  11 different tower companies and cell providers.  12 So that was, you know, a lot more than I  13 was anticipating. So I think that, you know,  14 hopefully it's going to be -- it is being  15 widely distributed, and we'll see what  16 happens.  17 But the deadline for the response is  18 September 1st. So our next board meeting  19 isn't until September 10th, so we should have  20 plenty of time to get those in and get them  21 out to the board members, so you guys have a  22 chance to see what we get.  23 CHAIRMAN MILLS: Okay.  24 MS. McCORMICK: And then we just talked  25 about the district engineering contract. I</p>	<p style="text-align: right;">Page 43</p> <p>1 also be looking to the CDD.  2 MR. CHESNEY: Okay.  3 CHAIRMAN MILLS: Okay. What else you  4 got?  5 MS. McCORMICK: That's it.  6 CHAIRMAN MILLS: Okay. Mr. Ross.  7 MR. ROSS: Any update on whether we have  8 zoning issues with regard to the Promise Lane  9 property?  10 MS. McCORMICK: I do not have an update  11 on that, but I'll be working on that a lot  12 within the next month.  13 CHAIRMAN MILLS: Okay. Thank you.  14 Manager's report.  15 MR. MENDENHALL: Okay. So I have a  16 couple items. I'll go through what's on the  17 agenda first, which is the consideration of  18 the meeting schedule for fiscal year 2020.  19 So this is, of course, modeled off your  20 current year, taking into account any holidays  21 that we might need to, you know, move the  22 meeting forward a week or to another date.  23 If you had a chance to review it and if  24 you're prepared, we can take a motion this  25 evening to go ahead and approve it, and then</p>
<p style="text-align: right;">Page 42</p> <p>1 did get -- I was contacted by an attorney  2 regarding an issue that came up with the  3 Westchase Soccer Association and a dispute  4 that her client was having regarding some  5 information that was posted on the WSA website  6 that she was claiming was defamatory.  7 And she was making a claim that if the  8 CDD, you know, was allowing WSA, that we might  9 have some liability also. So I just wanted to  10 make the board aware of that.  11 I don't really want to get into any more  12 detail, but, of course, you guys are welcome  13 to contact me individually if there's  14 questions or more specific information.  15 MR. CHESNEY: Just, generally speaking,  16 what did she say? We posted something?  17 MS. McCORMICK: No, she didn't say we  18 did. She said the Westchase Soccer  19 Association did and --  20 MR. CHESNEY: Posted something about us?  21 MS. McCORMICK: No. Posted something  22 about her client, who had been associated with  23 the WSA in the past, and for some reason she  24 thought if we allowed the WSA to use  25 facilities, then we might all -- she might</p>	<p style="text-align: right;">Page 44</p> <p>1 we'll get it advertised.  2 If you need more time to check  3 everybody's calendars, it's not urgent that we  4 do it right now either. It's just there for  5 your reference.  6 CHAIRMAN MILLS: Any preferences?  7 MR. LEWIS: I was just looking at July.  8 MR. BAUMHOVER: I was looking at my  9 calendar and CDD calendars.  10 CHAIRMAN MILLS: All right. Why don't  11 we revisit this next month?  12 MR. MENDENHALL: Okay. Fair enough.  13 Another item we have -- and I apologize.  14 I don't know if you guys were going to go over  15 this -- the appraisal for the insurance.  16 So we have the insurance renewals, and  17 one of the things -- one of the items that we  18 got was a quote to get an appraisal on the  19 property throughout the district, and the --  20 that proposal had come at \$4,580. There's a  21 copy of it on DropBox.  22 So this is something obviously you would  23 do to hopefully get really an accurate  24 reflection of what your property values are.  25 So, of course, we make sure that from an</p>

<p style="text-align: right;">Page 45</p> <p>1 insurance perspective you're covering the 2 right levels. It was done many years ago, I 3 think. 4 MS. WHYTE: About eight or nine years 5 ago. 6 MR. MENDENHALL: Yeah. At this point, 7 they came around and had kind of a 8 walk-through. So this would be an updating of 9 that. 10 Obviously it would be pending anything 11 that maybe hasn't been caught over those 12 years, and, of course, as well doing an update 13 of anything that you had existing. 14 So it is -- it is probably a process 15 that should be gone through, so I recommend 16 you consider it. Of course, we can look to 17 get some other quotes in addition to see if 18 there is anything -- any other opportunities 19 there. 20 This is just one that was recommended 21 from the insurance company that you have 22 currently. 23 CHAIRMAN MILLS: This quote is to do the 24 appraisal. 25 MR. MENDENHALL: That's correct. Yes.</p>	<p style="text-align: right;">Page 47</p> <p>1 time of year, I think they get a little bit 2 more in depth than your current insurance 3 company. So I think there's some benefit to 4 that. 5 And I've seen that at the other 6 districts where I have that particular 7 company. Your current company is fine. I 8 just think that it's, you know -- 9 MR. CHESNEY: Are you talking about the 10 agent or the company itself? 11 MR. MENDENHALL: The company itself. So 12 there's the other company that I'm referring 13 to, their name is Aegis. They are probably 14 the largest insurance provider for districts 15 in Florida, and I have three different 16 districts with them. And, you know, quite 17 frankly, I find that what I get from them, 18 going through the process, not only this 19 once-a-year process but also when we have 20 issues that come up or when I need to lean on 21 them for their expertise, it's just really 22 good. 23 And so if we can get a competitive 24 quote, you know, potentially it saves you some 25 money, but at the very least, it gives you</p>
<p style="text-align: right;">Page 46</p> <p>1 CHAIRMAN MILLS: Okay. 2 MR. MENDENHALL: The other thing that I 3 would like to kind of piggy-back onto that is, 4 you know, kind of a larger thought, is since 5 we are going through the insurance renewal 6 process season, we'll call it -- so I'm doing 7 this for all my districts -- and in that case, 8 we need a good opportunity to kind of compare 9 the different insurance companies and, you 10 know, gauge the services that they're 11 providing. 12 My suggestion, which I wanted to make to 13 the board, is there are only a few companies 14 that do this for districts. There is another 15 large company that does district insurance. I 16 would recommend that, if you permit me, that I 17 forward them some information so they can 18 provide you a competitive quote. 19 The reason I say that is because, number 20 one, it might give you an opportunity to save 21 some dollars. That's possible. 22 But, in addition, something that I think 23 is important from a service-level perspective, 24 I find this other company to be a little bit 25 more involved. I think they do -- during this</p>	<p style="text-align: right;">Page 48</p> <p>1 something to think about as far, you know, 2 whatever they can provide to compared to 3 whatever you're currently getting. 4 So -- and I think it's something that, 5 from Doug and Sonny's perspective, it's -- you 6 know, at least to get the introduction, have 7 them kind of feel out this company and see if 8 it's something that might be advantageous. 9 CHAIRMAN MILLS: Isn't there a benefit, 10 too, to soliciting quotes occasionally from 11 other carriers, because they all share some 12 database and know that you've done that and -- 13 kind of like auto insurance. Right? 14 MR. MENDENHALL: Sure. Sure. It's, you 15 know, I find, at least from what I've seen, 16 the prices don't necessarily -- it doesn't 17 bear out that there is a lot of big 18 differences if you were to take -- because 19 I've had them quote other districts. 20 I haven't seen that much variation in 21 savings, but, you know, there is that 22 potential, at least. 23 But like I said, I think it's always 24 good to know what your opportunities are, and 25 also to -- you know, if your current company</p>

1 knows that you are looking around, there is  
2 benefit there also, because, perhaps, the  
3 things that maybe they aren't doing that their  
4 competitors are, maybe they look into doing  
5 some of those things.

6 CHAIRMAN MILLS: Greg.

7 MR. CHESNEY: So we -- also, I mean,  
8 that sounds great, I think. But we -- also we  
9 used to use Florida League of Cities. Do they  
10 not do districts anymore?

11 MR. MENDENHALL: I'd have to check.

12 MR. CHESNEY: Yeah.

13 MR. MENDENHALL: I'd have to check. I  
14 know there's basically three companies that  
15 are the large ones.

16 Like I said, Aegis is the largest one.  
17 They primarily -- it seems like in recent  
18 years --

19 MR. CHESNEY: Are they a direct writer,  
20 or they -- they don't go through Brown and  
21 Brown?

22 MR. MENDENHALL: I'd have to find out  
23 those specifics. Not being in the business,  
24 yeah, I'm not sure.

25 MR. CHESNEY: Well, when does our

1 renewal come up? Do you remember?

2 MR. MENDENHALL: Yeah, get signed off on  
3 by October, so --

4 MR. CHESNEY: Yeah.

5 MS. McCORMICK: So you would do the  
6 appraisal now, then?

7 MR. MENDENHALL: Well, I think one way  
8 or the other, yeah, you should do the  
9 appraisal. I think there is clearly some  
10 benefit to doing that to understand what your  
11 current property values are.

12 So one way or the other, there is  
13 certainly some benefit there. The only thing  
14 that I would potentially hold off on that for  
15 is if we could just get another quote to see  
16 if there is any other firms that can do it for  
17 less than 4500.

18 But if you want to just move forward and  
19 get done with it, I mean, that's not a  
20 terrible price. It's just one -- I kind of  
21 feel the one quote --

22 MR. ROSS: To keep the ball rolling,  
23 what happens if we do a not-to-exceed  
24 motion --

25 MR. MENDENHALL: Yeah.

1 MR. ROSS: -- so then you're already  
2 authorized, and maybe we can get somebody to  
3 do it cheaper, and they can work with the  
4 necessary insurance companies? Can we do  
5 that?

6 MR. MENDENHALL: It's a great  
7 suggestion, because we can do a not-to-exceed  
8 of the existing proposal that we have, and  
9 that way, we've got room to move around if we  
10 do find one that is competent.

11 MR. ROSS: Okay. I'll make that motion  
12 then.

13 MR. CHESNEY: So what is the motion?

14 MR. ROSS: That we authorize the  
15 retention of a firm to perform the appraisal,  
16 the vendor to be selected by our manager at a  
17 price not to exceed the quote of four thousand  
18 and --

19 CHAIRMAN MILLS: Five hundred and eighty  
20 dollars.

21 MR. MENDENHALL: Correct.

22 MR. CHESNEY: Okay.

23 MR. BAUMHOVER: And I'm going to --

24 MR. ROSS: Yeah, that's my motion.

25 MR. BAUMHOVER: -- second that motion so

1 that I can ask a question.

2 So I'm going to ask the question with  
3 the assumption that this building has been  
4 updated from the previous appraisal that you  
5 mentioned is like eight or nine years old.

6 The Addendum A, the property was --

7 MR. MENDENHALL: Uh-huh.

8 MR. BAUMHOVER: -- I assume that's an  
9 up-to-date property list?

10 MR. MENDENHALL: It should be an updated  
11 property list, yeah.

12 But as far as getting eyes on  
13 everything, that hasn't specifically happened  
14 since the last person came out.

15 MR. BAUMHOVER: Right. Okay.

16 MR. MENDENHALL: So we might have, say,  
17 for example, we build a building. Well, then  
18 we let the, you know, insurance provider know,  
19 "Hey, we have a new building." We give them  
20 the data behind that building, you know, over  
21 the phone or by email.

22 But as far as somebody actually walk --  
23 because when he came around before, the  
24 gentleman that came out last time, and they  
25 basically walked the whole property, they

1 looked at everything, it's more tangible.  
 2 CHAIRMAN MILLS: Greg.  
 3 MR. CHESNEY: And so I show the last  
 4 time was 2012, and it was American Appraisal.  
 5 I'm just giving you a contrast. So it was  
 6 2012. It was \$3300 to do the project.  
 7 MR. MENDENHALL: Okay.  
 8 MS. WHYTE: I think this one is 45.  
 9 MR. CHESNEY: 45. So I don't know. I  
 10 didn't think they did a particularly great job  
 11 last time. Like I didn't think they spent  
 12 that much time here. So, I mean, this one is  
 13 more expensive. Maybe we'll get a better --  
 14 MS. WHYTE: They were here a whole day.  
 15 MR. CHESNEY: Well, they were here a  
 16 whole day. It's a big property. I don't  
 17 know. I disagreed with some of those  
 18 assessments on that one.  
 19 Like, I mean, I don't -- insuring walls,  
 20 to me, seems silly, but whatever.  
 21 MR. MENDENHALL: Valid point.  
 22 MR. CHESNEY: And, I mean, I'm in the  
 23 insurance business, so it's not like -- yeah.  
 24 Anyways, so, yes, I like the motion.  
 25 MR. ROSS: What's driving my motion is

1 just the time line. Say our coverage expires  
 2 in October. We don't want to get up  
 3 against --  
 4 MR. MENDENHALL: Yeah. We want to, at  
 5 least, get that data, and then everything else  
 6 becomes, you know, some decision making by  
 7 you, but getting that data is important.  
 8 MR. CHESNEY: Yeah, because they're  
 9 going to need it 30 days out at a minimum, and  
 10 that's already October 1st, September 1st. So  
 11 we would need Asset Works to come within the  
 12 next two weeks -- three weeks.  
 13 MR. MENDENHALL: Yes, we need a quick  
 14 turnaround.  
 15 CHAIRMAN MILLS: Erin.  
 16 MS. McCORMICK: Yeah. I just had a  
 17 question about when you get the different  
 18 insurance quotes, I'm sure internally you guys  
 19 look at the difference in the coverage  
 20 provided.  
 21 And I know from, you know, dealing with  
 22 the insurance companies on CDD issues  
 23 recently, like some of the insurance companies  
 24 are dealing with the ADA compliance issues  
 25 differently than others are.

1 So will you be able to have like  
 2 something that shows the differences in what  
 3 the insurance companies are providing?  
 4 MR. MENDENHALL: Absolutely. In fact,  
 5 Aegis was the primary insurance provider for  
 6 the number of districts that were the ones  
 7 sued for the ADA compliance.  
 8 So they actually came out with a memo  
 9 that included guidance on specifically what  
 10 they were looking for, and that's primarily  
 11 what we've used as kind of a benchmark  
 12 throughout the districts, saying, "Okay, this  
 13 is what you should do," because they're really  
 14 the only ones that provided direct guidance on  
 15 it, whereas the other insurance providers  
 16 pretty much said, "Well, you have to comply  
 17 with the WRAG 2.0," but without all the  
 18 details.  
 19 You know, Aegis wants everybody on board  
 20 with that by October or essentially they're  
 21 not going to cover those ADA type of  
 22 incidents, if they come up, so -- and the good  
 23 thing is, ADA site compliance is -- you know,  
 24 they're in tune with that very specific  
 25 situation that Aegis went through with their

1 CDDs, so they kind of meet all those specific  
 2 benchmarks.  
 3 MS. McCORMICK: Yeah. And I'm just  
 4 thinking, like something that, you know, gives  
 5 us side-by-side comparison of what the  
 6 coverages are, if we had the two bids --  
 7 MR. MENDENHALL: Sure.  
 8 MS. McCORMICK: -- would be helpful. So  
 9 that maybe they would end up being the same,  
 10 but maybe there would be some differences that  
 11 would be important to the board.  
 12 MR. MENDENHALL: Yeah. We can  
 13 definitely get the comparison.  
 14 CHAIRMAN MILLS: Okay. So we have a  
 15 motion not to exceed \$4,580 for an appraisal  
 16 of property. That's been seconded.  
 17 All in favor?  
 18 MR. BAUMHOVER: Yeah. I have a  
 19 question. If we do find other buildings and  
 20 technically -- I mean, like if there's a 42nd  
 21 building that increases the quote by \$125 and  
 22 now Assets Works' new fee is whatever, \$4,705,  
 23 do we technically break this motion?  
 24 MR. MENDENHALL: Well, they -- I don't  
 25 know that -- that's a good question, because

1 they won't technically know that until they're  
2 on site and saw it.

3 MR. BAUMHOVER: So what if Brian  
4 accepted it by offering an amended motion to  
5 cover the not-to-exceed the terms outlined in  
6 the proposal given to us by Asset Works, just  
7 in case they find an additional building, and  
8 they decide that it's --

9 CHAIRMAN MILLS: Well, the fee schedule  
10 says, "Estimated 41 buildings in property."

11 MR. BAUMHOVER: Right.

12 CHAIRMAN MILLS: So --

13 MR. BAUMHOVER: We're giving the  
14 district manager the not-to-exceed 4580.

15 MR. CHESNEY: And my personal -- and I  
16 don't know these people, but my personal  
17 experience is, I've never had them change the  
18 price. It's just an estimate based on what  
19 your current insurance schedule is.

20 MR. BAUMHOVER: Okay. If I'm  
21 overthinking, then I will go along with it.  
22 I just want to make sure we don't hit an  
23 obstacle down the road.

24 CHAIRMAN MILLS: Well, so what if I do  
25 refer additional buildings down in excess of

1 41 or \$125 per building? That's what you were  
2 referencing.

3 MR. BAUMHOVER: Yes.

4 CHAIRMAN MILLS: Okay. So --

5 MR. CHESNEY: I'll accept your -- well,  
6 hold on. I didn't make the motion.

7 MR. ROSS: I'm actually looking more for  
8 guidance from you. I just wanted to get the  
9 ball down the road.

10 MR. MENDENHALL: Yeah.

11 MR. ROSS: Does that make sense?

12 MR. MENDENHALL: Yeah, I think it does  
13 make sense, because then --

14 MR. ROSS: Okay.

15 CHAIRMAN MILLS: So the 4580 is subject  
16 to add-ons found upon inspection. Right?

17 MR. BAUMHOVER: Right. Right. Right.  
18 Right.

19 CHAIRMAN MILLS: Sonny.

20 MS. WHYTE: Before you guys go further,  
21 if you read through the 41 items, there's a  
22 flagpole on here, trash can, which are all  
23 going to be knocked off. I mean, those are  
24 not required to be inspected or on our  
25 insurance.

1 MR. MENDENHALL: Yeah.

2 MR. CHESNEY: Well, I don't want to  
3 distract from Forrest's motion.

4 MS. WHYTE: I'm just saying.

5 MR. CHESNEY: But I will say, while I'm  
6 thinking that, is you need to tell them that  
7 you want them to go through the property and  
8 come up with what they think is insurable,  
9 because that's what happened last time, in  
10 2012, is we gave them a schedule, and all they  
11 did was reevaluate the schedule. And I'm  
12 like, wow, \$3300 for that?

13 MS. WHYTE: Yeah.

14 MR. MENDENHALL: Right. You want them  
15 to provide --

16 MR. CHESNEY: I want them to go, "Oh,  
17 you know, you shouldn't -- or that's maybe  
18 insured or this" --

19 MS. WHYTE: I think what they did is,  
20 they went according to what we have on our  
21 insurance schedule, which I brought my sheets.  
22 Okay?

23 So that's what they went by, which there  
24 is a lot of stuff I found -- and Andy and I  
25 have talked about it -- that really don't need

1 to be insured, you know.

2 MR. MENDENHALL: Yeah.

3 MR. ROSS: Well, the wisdom of Greg's  
4 comment is, from a legal perspective, we don't  
5 want to be in a position where they say to us,  
6 "You didn't tell us about that item." We want  
7 it to be, "You figure it out, you're the  
8 expert. You tell us how to" --

9 MS. WHYTE: Well, that's what they did  
10 the last time.

11 MR. CHESNEY: Yeah. Last time it was  
12 like \$3300. I mean, I could have done that,  
13 cruising around.

14 MR. MENDENHALL: Yeah. All right. I  
15 think we -- I definitely --

16 MR. BAUMHOVER: Sorry.

17 MR. MENDENHALL: No. It's good. I  
18 mean, we're basically working within the  
19 parameters of what they have, rather than  
20 necessarily the exact dollar figure.

21 So if there were other buildings, then,  
22 you know, we accept it, you know.

23 CHAIRMAN MILLS: All in favor.

24 (All members signify in the affirmative  
25 and motion passes.)

1 CHAIRMAN MILLS: Five to zero.  
 2 MR. MENDENHALL: Okay. The only other  
 3 thing I had, I had a chance to sit with Doug  
 4 today, go over his review. So I'll be quick  
 5 as I can for you.

6 I'll email out the board some of the  
 7 details of that and then give you the  
 8 opportunity if you would like to provide any  
 9 feedback. Certainly welcome to, you know,  
 10 take that in, and then we can plan at the next  
 11 meeting to talk about any potential increases,  
 12 bonuses, in addition to Doug and the other  
 13 staff members. So I just wanted to kind of  
 14 give a placemaker there.

15 CHAIRMAN MILLS: Okay. Great.

16 MR. MENDENHALL: That's all I have.

17 CHAIRMAN MILLS: All right. Field  
 18 manager. What have we got, Doug?

19 MR. MAYS: Well, the first thing is  
 20 Manny, the Davey tree expert, arborist, he  
 21 stopped by the office, and we had a talk about  
 22 the policy that he had come up with.

23 And I had mentioned that the board had  
 24 concerns on a couple of things that they may  
 25 want to address. He couldn't make it to this

1 somehow her community had been picked on our  
 2 targeted or something.

3 Have we heard further from that  
 4 resident? And is -- no discussion? No  
 5 contact? Nothing?

6 MS. WHYTE: Uh-uh.

7 MR. MAYS: No. I think Mr. Barrett had  
 8 some talks with her or an email or text back.

9 MR. BARRETT: No. I just copied her on  
 10 it, but she acknowledged emailing me back.  
 11 She had the same conclusion I had, that that  
 12 front section of the report, both she and I  
 13 had misread it initially.

14 So I think that -- I shouldn't speak for  
 15 her. I think that she was relieved. I think  
 16 she was still just concerned about the timing  
 17 of the most recent oak replacements out there.

18 MR. ROSS: Is it your sense that we need  
 19 to reach out to her, or is it --

20 MR. BARRETT: I couldn't speak to that,  
 21 but --

22 MR. ROSS: Well, you normally would --  
 23 no. I'm joking.

24 Okay. I got it. Okay. Thanks.

25 CHAIRMAN MILLS: Go ahead, Doug.

1 meeting, but he can make it to the workshop on  
 2 the 27th. So I invited him to the workshop on  
 3 the 27th to discuss anything else that the  
 4 board may have or want to discuss about that,  
 5 the street tree policy.

6 And in the meantime, we have had -- I  
 7 think today was the first time. I just got  
 8 back after a week out -- but checked on a tree  
 9 that residents were complaining about. It's  
 10 an oak tree in an oak tree community, and I  
 11 told them what was going on, that right now,  
 12 we're still trying to come up with a policy on  
 13 how we're going to do it. So he's good to  
 14 hold off until --

15 CHAIRMAN MILLS: Brian.

16 MR. ROSS: Not to interrupt your  
 17 thoughts, I thought you were at a stopping  
 18 place.

19 One, in his report, I believe he talks  
 20 about the trees that are in West Park Village,  
 21 and I don't think he mentions crape myrtles.  
 22 So if you take a peek at that.

23 And then, Number Two, if you recall, we  
 24 had a resident here last month who made, I  
 25 felt, what were some strong comments that

1 MR. MAYS: The crape myrtles are in  
 2 other communities that they hit on right then,  
 3 so it is a street tree that he does recommend  
 4 and we can and should use in the community.

5 MS. WHYTE: Just nothing specific to our  
 6 park, but it's in the book.

7 MR. ROSS: Okay.

8 MR. MAYS: So he'll be at the meeting on  
 9 the 27th of August, at the workshop.

10 Item Number Two would probably be the  
 11 nano bubbler. We're still waiting on -- our  
 12 engineering service is working on getting us  
 13 the address.

14 They have done a survey over there for  
 15 the property so we know where the property  
 16 lines are right now. So we've been talking  
 17 with Erin, and she's working on getting us  
 18 what fence requirements we would need or  
 19 choices that we have, these kind of things.

20 MS. McCORMICK: Yeah. I think I talked  
 21 to Sonny and got her the information that --

22 MS. WHYTE: We need to finalize that.  
 23 We had a chit-chat with somebody on Promise  
 24 Lane today, but we need to sit down and talk a  
 25 little bit about that.



1 MS. McCORMICK: Okay.

2 MR. MAYS: We had a representative from  
3 Promise Lane that had talked to us a few years  
4 back when we reached out. Sonny reached out  
5 to him today and discussed it with him, about  
6 access, these type of things.

7 Obviously we can't really not give  
8 access to TECO to put a power pole up, of  
9 course, but they might be able to not gain  
10 access to like a fence company that's going to  
11 put a fence up.

12 So we're trying to work with him over  
13 there so that they understood that we may need  
14 to cut through Promise Lane a few times to get  
15 some things taken care of.

16 So his concerns were, what type of fence  
17 are you putting up? And his other concerns  
18 were, well, what do you planning on using the  
19 property for?

20 So Sonny explained to him what we were  
21 going to try to think about using the property  
22 for, and so he wanted more solid answers on  
23 that before he would call his community to a  
24 community meeting to see if it was -- see what  
25 they would authorize us -- possibly authorize

1 Stonebridge and accessing the parcel that way,  
2 would that establish any precedent that could  
3 do the CDD harm with any argument going  
4 forward?

5 MS. McCORMICK: I don't know. That's --  
6 I mean, that's something we'll look at  
7 internally.

8 MR. BARRETT: Okay.

9 MR. MAYS: It really would be tough to  
10 cut the fence even if we did use that as our  
11 access. You know, it's a long fence,  
12 depending on how -- if they just want to -- if  
13 you, as the board, just want to fence off that  
14 five acres, or if you want to fence off the  
15 whole 12, 15 acres for the whole property, the  
16 whole length of the property that's owned by  
17 the CDD over there, because there are two  
18 parcels over there the CDD owns, so I'm not  
19 sure how you want to fence it off.

20 But that's another thing we can discuss  
21 at another date, too.

22 CHAIRMAN MILLS: Mr. Chesney.

23 MR. CHESNEY: Did -- I know we had at  
24 least one conversation about access over  
25 there.

1 us to use on Promise Lane for anything that --

2 MS. McCORMICK: Is there another option  
3 to access it through Stonebridge?

4 MR. MAYS: Stonebridge, but they don't  
5 have a gate at the end, so we'd have to  
6 basically cut a gate in their fence.

7 That's actually the access that the  
8 previous owner, when he was trying to put  
9 buildings on it --

10 MS. McCORMICK: Right.

11 MR. MAYS: -- his access was Bridgeton  
12 Drive, so --

13 MS. McCORMICK: But I was just thinking  
14 for the installation of the fence, and it  
15 would be a short time period.

16 MR. MAYS: Yeah, we can get in through  
17 our parking lot through the school.

18 MS. McCORMICK: Okay. So there is  
19 another option for building a fence.

20 MR. MAYS: Yes. Yes.

21 MS. McCORMICK: Okay.

22 CHAIRMAN MILLS: Mr. Barrett.

23 MR. BARRETT: Without pushing this  
24 issue, Erin, with Promise Lane and using --  
25 like taking out a fence at the back of

1 MS. McCORMICK: Uh-huh.

2 MR. CHESNEY: Were we not in agreement?

3 MS. McCORMICK: Yeah, we were not. I  
4 didn't --

5 MR. CHESNEY: Do you remember what our  
6 next step was from our disagreement?

7 MS. McCORMICK: I think we need to have  
8 another discussion about it.

9 MR. CHESNEY: Okay. All right. I just  
10 don't remember. I'm sorry. I just don't  
11 remember.

12 MS. McCORMICK: Yeah. I looked at the  
13 agreement. I gave you, you know, some initial  
14 thoughts that I think we need to just see  
15 where we're both -- where both of our views  
16 are on that.

17 MR. CHESNEY: All right.

18 MR. MAYS: But the fence is not holding  
19 up our electric issue, in other words. So  
20 we're just trying to still get an address for  
21 that property so that we can get TECO to come  
22 in and put the electric in so we can get the  
23 nano bubbler for the big pond back there.

24 MS. WHYTE: I put in a call to TECO  
25 building services to see if they can -- we can

1 get a folio number on that. I'm waiting for a  
 2 call back from them.  
 3 MR. MAYS: As for -- go ahead, Mr. Ross.  
 4 MR. ROSS: Switching back to the nano  
 5 bubbler issue.  
 6 MR. MAYS: That's where I was going.  
 7 MR. ROSS: If I read the report, they're  
 8 suggesting that a shorter warranty period on  
 9 this nano bubbler than the other one. Did I  
 10 read that correctly?  
 11 MS. WHYTE: I thought it's three years.  
 12 MR. ROSS: I think it said one to two  
 13 years.  
 14 MS. WHYTE: Remember, he was sitting  
 15 there, and he said he would do --  
 16 MR. ROSS: On the new -- on the big one,  
 17 the one we were already moving forward  
 18 with, he agreed to additional time period.  
 19 But on the one for the fire station --  
 20 MS. WHYTE: I think he gave us two  
 21 years.  
 22 MR. ROSS: -- I think he wrote in there  
 23 only the one or two years. It should be as  
 24 great as the other one that we have.  
 25 MR. MAYS: Yeah. But that's where I was

1 going with this one, and I would like to move  
 2 forward.  
 3 We already have the power over there at  
 4 the fire station -- I mean -- yeah, the fire  
 5 station pond. So you see the estimate in  
 6 DropBox on nano bubbler for that pond. So I  
 7 would like to push -- let them install that  
 8 one over there and get that pond going, too,  
 9 if the board would approve that.  
 10 I think the estimate was for 12,000 and  
 11 some change. You've got it in your DropBox if  
 12 the board is interested in the nano bubblers.  
 13 I know Mr. Chesney had mentioned we might want  
 14 like to put them on all of them.  
 15 MR. CHESNEY: I was just --  
 16 MR. MAYS: We only have power for eight  
 17 or nine ponds anyways.  
 18 MR. ROSS: Can you nail down that  
 19 warranty issue?  
 20 MR. MAYS: Yes. Yes.  
 21 CHAIRMAN MILLS: I don't see the quote  
 22 for that. It says, "See attached proposal,"  
 23 and there is nothing attached.  
 24 MS. WHYTE: I sent it to -- I sent it to  
 25 Sandra. If it isn't there, I'll have it for

1 you.  
 2 MR. MAYS: Still not seeing it in there.  
 3 We'll get it and make sure it's in next  
 4 month's board meeting and check on the  
 5 warranty at the same time.  
 6 CHAIRMAN MILLS: And get that warranty  
 7 question. Okay. Good.  
 8 MR. MAYS: Another item that we have, we  
 9 were -- the EPC, again, it's hitting us for  
 10 planting on the big pond, the new pond that we  
 11 just took over. Part of the permitting  
 12 process, they would like to see clear erosion  
 13 reasons as they have on a lot of the ponds.  
 14 And a lot of them, we planted without the EPC  
 15 saying anything.  
 16 The EPC would like to see us put 1500  
 17 native plants on that pond by September the  
 18 15th, and our estimates from A & B Aquatics  
 19 just came in yesterday. Right?  
 20 MS. WHYTE: Day before yesterday.  
 21 MR. MAYS: It came in Monday, yesterday,  
 22 so we need to get to work on that one. So  
 23 we've got until September 15th to get them  
 24 installed.  
 25 An estimate for 1500 plants was \$5250.

1 So we would like to push forward with possibly  
 2 go ahead and getting that pond planted also.  
 3 CHAIRMAN MILLS: Do we need a motion for  
 4 that?  
 5 MS. McCORMICK: I didn't see the letter  
 6 from the EPC. Is it in DropBox?  
 7 MS. WHYTE: It's -- no. We got it --  
 8 no, I did not put it on DropBox -- because  
 9 that pond, we found out a couple of years ago,  
 10 EPC put it under their jurisdiction. It is  
 11 not a drainage easement. It is a physical  
 12 pond. Ponds need permitting.  
 13 So that pond has to be permitted every  
 14 three years so we just got our permit. It  
 15 took four months to get our permit.  
 16 We finally got the permitting process,  
 17 and sure enough, somebody went out and looked  
 18 at the pond and informed us that we need to  
 19 plant it.  
 20 MS. McCORMICK: Can you send me a copy  
 21 of the correspondence?  
 22 MS. WHYTE: I sent it to our present  
 23 engineer, so she has it for her records. So  
 24 the new engineer will get a copy of it once  
 25 the files are documented or transferred over.

<p style="text-align: right;">Page 73</p> <p>1 But I'll send it to you.</p> <p>2 MS. McCORMICK: Okay.</p> <p>3 MR. MAYS: And not just on the north</p> <p>4 side. They want us to replant -- or plant the</p> <p>5 south, the west, and the north sides, and they</p> <p>6 do not want us to put anything on the east</p> <p>7 side. There is enough there.</p> <p>8 CHAIRMAN MILLS: Okay. Mr. Ross.</p> <p>9 MR. ROSS: I move that we proceed with</p> <p>10 the planting as requested or required by the</p> <p>11 EPC, subject to our counsel's review.</p> <p>12 CHAIRMAN MILLS: Second.</p> <p>13 MR. LEWIS: I'll second.</p> <p>14 CHAIRMAN MILLS: Okay.</p> <p>15 MR. LEWIS: I have a question, though.</p> <p>16 CHAIRMAN MILLS: Go ahead.</p> <p>17 MR. LEWIS: Do you know, or this current</p> <p>18 engineer, Tonja know if that's the only pond</p> <p>19 that EPC --</p> <p>20 MS. WHYTE: As far as we know that is</p> <p>21 the only pond. I have the permit out right</p> <p>22 now, and that's why I was surprised when he</p> <p>23 informed us on that.</p> <p>24 So as far as I know, in all the years we</p> <p>25 worked for the district, during 14 years, this</p>	<p style="text-align: right;">Page 75</p> <p>1 Doug picked up one -- one was missing.</p> <p>2 I got a call from Leslie Blaze, who is</p> <p>3 part of that committee, and I said to her -- I</p> <p>4 said, "The only way you need do this is do it</p> <p>5 properly, and ask for permission to allow them</p> <p>6 to put up these nice signs in order for that</p> <p>7 running club."</p> <p>8 So I suggested she send me an email, and</p> <p>9 I presume her email is -- "We have partnered</p> <p>10 with the Westchase WCA -- YMCA to have a</p> <p>11 running club that meets every Thursday night</p> <p>12 at 7:00 p.m. We would like to get approval</p> <p>13 for our yard signs posted each Thursday</p> <p>14 morning, and they will be removed Thursday</p> <p>15 evening after the run. We have three signs</p> <p>16 that we can put near the YMCA and</p> <p>17 Linebaugh/Montague sections, and the park</p> <p>18 area."</p> <p>19 And they're asking for permission to</p> <p>20 allow them to do that if the board didn't have</p> <p>21 any issues. They've been doing it, but this</p> <p>22 way it's --</p> <p>23 CHAIRMAN MILLS: Any thoughts?</p> <p>24 Mr. Ross?</p> <p>25 MR. ROSS: Frankly, I think it's really</p>
<p style="text-align: right;">Page 74</p> <p>1 is the only pond that I know of that has a</p> <p>2 permit that I'm aware of.</p> <p>3 MR. MAYS: That's the only one I know</p> <p>4 of.</p> <p>5 MS. WHYTE: I've already requested the</p> <p>6 other two ponds to the engineer, to see if she</p> <p>7 is aware of anything. That fact never -- you</p> <p>8 know.</p> <p>9 MR. LEWIS: Thank you.</p> <p>10 CHAIRMAN MILLS: Motion to approve the</p> <p>11 EPC required planting on the pond, all in</p> <p>12 favor?</p> <p>13 (Members signify in the affirmative, and</p> <p>14 the motion passes.)</p> <p>15 CHAIRMAN MILLS: Passes five to zero.</p> <p>16 CHAIRMAN MILLS: What else, Doug?</p> <p>17 MR. MAYS: There's -- Irish 31 is asking</p> <p>18 permission -- is it Irish 31? It's the YMCA,</p> <p>19 isn't it?</p> <p>20 MS. WHYTE: No. Well, it's part of the</p> <p>21 Irish 31 and the YMCA. They do a running club</p> <p>22 every Thursday. But they put out nice signs.</p> <p>23 They pick them up. They're very good.</p> <p>24 Thursday morning -- take a look -- they're</p> <p>25 there, then after the run, they get picked up.</p>	<p style="text-align: right;">Page 76</p> <p>1 more do you all have any concerns from a</p> <p>2 practical day-to-day thing? You need to be</p> <p>3 cognizant that, you know, if we allow this</p> <p>4 group to do their signs, there may be ten more</p> <p>5 groups behind, and we should treat everybody</p> <p>6 equally.</p> <p>7 So if you feel like we've got the</p> <p>8 appropriate protocol in place, let's not</p> <p>9 overcomplicate it, and you're good to go, and</p> <p>10 you're giving me the body language you're good</p> <p>11 to go, I'll make the motion to proceed.</p> <p>12 MS. WHYTE: Okay. Are you okay, Doug?</p> <p>13 MR. MAYS: I'm letting him finish.</p> <p>14 MR. ROSS: I never finish.</p> <p>15 MR. MAYS: My concerns are the same.</p> <p>16 Here we're talking signs that are against the</p> <p>17 law in Hillsborough County. The county comes</p> <p>18 and pulls them all the time, not in our area,</p> <p>19 because we handle it.</p> <p>20 So my concerns are just that. Now,</p> <p>21 we're going to allow somebody to do it on</p> <p>22 Thursday, and next time it's going to be</p> <p>23 Friday, and next time it's going to be</p> <p>24 Tuesday. So I'm -- I'm not for it myself.</p> <p>25 But I just -- I mean, we've got so many</p>

<p style="text-align: right;">Page 77</p> <p>1 residents that call in and complain about</p> <p>2 signs, and now we're going to start</p> <p>3 authorizing them? So I don't like it myself.</p> <p>4 MR. ROSS: Then I'll withdraw the</p> <p>5 motion.</p> <p>6 CHAIRMAN MILLS: Yeah.</p> <p>7 MS. WHYTE: Is that motion tabled?</p> <p>8 Okay.</p> <p>9 CHAIRMAN MILLS: Yeah. No one wants to</p> <p>10 set a precedent. Just manage it.</p> <p>11 MS. WHYTE: You got it.</p> <p>12 MR. MAYS: So you can welcome them in</p> <p>13 front of the YMCA, because that's their</p> <p>14 property, but -- not on our property.</p> <p>15 CHAIRMAN MILLS: Okay.</p> <p>16 MR. BARRETT: I was unaware of the WOW</p> <p>17 isn't currently associated with this --</p> <p>18 MS. WHYTE: Well, I don't think --</p> <p>19 MR. BARRETT: I was unaware of this, so</p> <p>20 I will discuss it with Leslie. I personally</p> <p>21 don't want to see signs out there personally.</p> <p>22 MS. WHYTE: Okay. Okay. Perfect.</p> <p>23 CHAIRMAN MILLS: What else?</p> <p>24 MR. MAYS: Let's see. So we're still</p> <p>25 waiting on the nano bubbler.</p>	<p style="text-align: right;">Page 79</p> <p>1 MR. MAYS: That's where we got the 350</p> <p>2 from at a very good price. We'll check that</p> <p>3 one, too.</p> <p>4 That's all I got. Sonny, is there</p> <p>5 anything?</p> <p>6 MS. WHYTE: No. I'm good.</p> <p>7 CHAIRMAN MILLS: All right. Moving</p> <p>8 right along. Any audience comments?</p> <p>9 (No response.)</p> <p>10 CHAIRMAN MILLS: Supervisor questions.</p> <p>11 Mr. Lewis.</p> <p>12 MR. LEWIS: I don't really have any</p> <p>13 requests. Just want to say thanks to Erin for</p> <p>14 all your help on --</p> <p>15 MS. McCORMICK: Well, thank you for all</p> <p>16 your help.</p> <p>17 MR. LEWIS: -- the cell towers items.</p> <p>18 And then I think it was a good move that we</p> <p>19 hired Ken Schmidt as the engineer. I think</p> <p>20 you did good, in my opinion. So thanks to you</p> <p>21 guys. That's all I got.</p> <p>22 CHAIRMAN MILLS: Mr. Baumhover.</p> <p>23 MR. BAUMHOVER: I don't have anything.</p> <p>24 CHAIRMAN MILLS: Mr. Ross.</p> <p>25 MR. ROSS: Nothing.</p>
<p style="text-align: right;">Page 78</p> <p>1 We are pricing pick-up trucks. The</p> <p>2 trucks are now 11 years old. One of them's</p> <p>3 got 180,000, the other one is just short of</p> <p>4 that, too. So I believe by next month we'll</p> <p>5 have pricing for pick-up trucks, and maybe</p> <p>6 we'll be sitting in good shape for the end of</p> <p>7 the year to, as Greg says, you know, me being</p> <p>8 so frugal and time to spend money, it might be</p> <p>9 a good time to pick up a couple of work trucks</p> <p>10 for the company.</p> <p>11 MR. BAUMHOVER: 180,000 miles. You're</p> <p>12 starting to break them in.</p> <p>13 MR. MAYS: Yeah, the truck is broken in,</p> <p>14 all right. "Breaking" is the optional word.</p> <p>15 Mine is doing fine, yes, sir.</p> <p>16 So I'll bring that quote back to you</p> <p>17 next month. We shopped around with Veterans</p> <p>18 Ford already, and they're about thirty, thirty</p> <p>19 four thousand apiece, I think. So I think we</p> <p>20 can get -- do a little better shopping at</p> <p>21 Brandon Ford possibly. They have a bigger</p> <p>22 selection, so we'll come back to you next</p> <p>23 month on that.</p> <p>24 CHAIRMAN MILLS: Brandon Ford is a big</p> <p>25 truck distribution, too. Right?</p>	<p style="text-align: right;">Page 80</p> <p>1 CHAIRMAN MILLS: Nothing? That's</p> <p>2 something.</p> <p>3 MR. ROSS: (Moves head from side to</p> <p>4 side.)</p> <p>5 CHAIRMAN MILLS: Mr. Chesney.</p> <p>6 MR. CHESNEY: My only thing is, I saw</p> <p>7 these signs up, they're giving away free fish.</p> <p>8 I'm just curious as to why don't they give</p> <p>9 you, the CDD, the fish, put them in there,</p> <p>10 since we buy fish occasionally.</p> <p>11 MS. WHYTE: We have fish.</p> <p>12 MR. CHESNEY: Yeah, I know, but, I</p> <p>13 mean --</p> <p>14 MR. MAYS: I was planning on attending</p> <p>15 that meeting to see what we need to do to pick</p> <p>16 up some, because, yeah, I would imagine they</p> <p>17 -- a mosquito larvae fish would also possibly</p> <p>18 help some of the -- I know you're saying</p> <p>19 no.</p> <p>20 MS. WHYTE: They told me no when I</p> <p>21 called.</p> <p>22 MR. MAYS: You're saying that --</p> <p>23 MR. CHESNEY: Well, I know, but we have</p> <p>24 an interest in having less mosquitos, I would</p> <p>25 think, in Westchase, as well.</p>

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1 MR. MAYS: Right. And another thing  
 2 besides just the larva from those midge flies.  
 3 And I went over there yesterday, and they're  
 4 not -- I didn't see any. So they come and go.  
 5 We still need to get that pond cleaned up.  
 6 MR. CHESNEY: Well, I know. But I guess  
 7 my point is, is there any way, like, you know,  
 8 we can get some fish and put them --  
 9 MR. MAYS: I'll find out about that.  
 10 Because it's a meeting at the library, I don't  
 11 know if they're handing them out at the  
 12 library.  
 13 MR. CHESNEY: I got the impression they  
 14 were handing them out. Yeah, that was the  
 15 impression I got, they were handing them  
 16 out.  
 17 MS. McCORMICK: Who's giving them away?  
 18 MR. CHESNEY: Hillsborough County.  
 19 MS. McCORMICK: Okay. So they're not  
 20 like an invasive species?  
 21 CHAIRMAN MILLS: There is no guarantee  
 22 of that.  
 23 MR. CHESNEY: The county is tired of  
 24 mosquitos. Want free fish? I just thought it  
 25 was unusual that they went direct. I'm sure

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1 it was some kind of public issue.  
 2 CHAIRMAN MILLS: Public policy or  
 3 something.  
 4 MR. MAYS: Well, I would imagine, since  
 5 these lakes in this community are owned by the  
 6 CDD, I think there's one pond in here that's  
 7 owned by residents, but the rest of them are  
 8 all owned by the CDD.  
 9 So, like you say, why don't they just  
 10 give us all the fish and let us put them in  
 11 the ponds.  
 12 CHAIRMAN MILLS: Load them up.  
 13 MR. MAYS: Yeah. I'm planning on going  
 14 to that.  
 15 MR. CHESNEY: So my supervisor request  
 16 is to see if we can get some fish for our  
 17 lakes.  
 18 MR. MAYS: Bass.  
 19 MR. CHESNEY: Yeah, really.  
 20 CHAIRMAN MILLS: I have none. So motion  
 21 to adjourn would be appropriate.  
 22 MR. BAUMHOVER: I so move.  
 23 MR. LEWIS: Second.  
 24 CHAIRMAN MILLS: All in favor?  
 25 (All members signify in the affirmative)

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1 and motion passes, and the meeting adjourned  
 2 at 5:10 p.m.)  
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 James P. Mills, Chairman

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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 August 19, 2019.  
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