

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: November 5, 2019

TIME: 4:04 p.m. - 5:15 p.m.

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

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

APPEARANCES:
WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT BOARD MEMBERS:

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

ALSO PRESENT:

INFRAMARK:

Andy Mendenhall, District Manager

DISTRICT ATTORNEY:

Erin McCormick

WESTCHASE STAFF:

Doug Mays
Sonny Whyte

DISTRICT ENGINEER:

Steve Brletic

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1 The transcript of Westchase Community
2 Development District Board Meeting, on the 5th day
3 of November, 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 MILLS: We'll go ahead and call
10 the November 5th regular meeting of the CDD to
11 order. The record should reflect that all
12 supervisors, with the exception of Mr. Lewis,
13 are currently present. We're expecting him in
14 the near future. District counsel and staff
15 and district manager are also present.

16 Let's start with the Pledge of
17 Allegiance.

18 (The Pledge of Allegiance was recited.)

19 CHAIRMAN MILLS: The first item on the
20 agenda is the consent agenda. Looking for
21 approval of the meeting minutes from October,
22 the financial statements for September, and a
23 motion assigning the fund balance for fiscal
24 year 2019.

25 MR. CHESNEY: So moved.

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1 MR. BAUMHOVER: Second.
 2 CHAIRMAN MILLS: Second by Forrest. Any
 3 discussion?
 4 (No response.)
 5 CHAIRMAN MILLS: All in favor.
 6 (Motion passes.)
 7 CHAIRMAN MILLS: That passes four to
 8 zero.
 9 Next up is the discussion of the tree
 10 policy. So who's going to take the lead on
 11 that? Again, I don't have my stuff in front
 12 of me here. Sonny, do you want to, or Doug?
 13 MS. WHYTE: I just wanted to let the
 14 board know that we got our very first tree
 15 removal request.
 16 The first one in, I've got another one
 17 on its way sometime in the next week or so.
 18 The process is -- I'm not sure what to do with
 19 it or not. We're going to wait, Erin -- or
 20 Andy suggested we wait and bring it up here at
 21 this meeting to see because we haven't gotten
 22 our global tree removal permit yet.
 23 MS. McCORMICK: We don't have that yet.
 24 MS. WHYTE: So what does -- how do you
 25 want us to proceed on this? Do you want us to

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1 hold off on this we get the global permit? Do
 2 you want to file individual -- what's the
 3 process that you would like us to follow?
 4 CHAIRMAN MILLS: What do you recommend?
 5 MS. McCORMICK: I mean, I would say we
 6 could work with them on the individual
 7 permits, as well as, you know, pursuing the
 8 global permit, but that way, we're not holding
 9 up individual property owners that are wanting
 10 to proceed, as long as you know what is being
 11 done is consistent with the street tree
 12 policy, which is the ultimate goal of what
 13 we're trying to achieve.
 14 CHAIRMAN MILLS: Is there any conflict
 15 of what they're looking to do with the policy?
 16 MS. WHYTE: No, not at all, because,
 17 Doug, I believe, Mr. Ryan --
 18 MR. MAYS: Ryan.
 19 MS. WHYTE: -- Doug was there.
 20 MR. MAYS: It's located right next to
 21 the driveway, sidewalk and the road. You
 22 know, it's in a very bad location. The
 23 biggest thing holding things up is the process,
 24 obviously, and I think we had talked about the
 25 CDD was going pay for the permit.

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1 That seems like the biggest thing, if
 2 that's the way we're going to do it. We can,
 3 you know, put a check with the permit and turn
 4 it in that way.
 5 MS. WHYTE: It's going to take a long
 6 time.
 7 MR. MAYS: It's going to take a while.
 8 MS. WHYTE: You know, to have every
 9 check individually issued from Severn -- you
 10 know, from Inframark and we put in a check
 11 request.
 12 Here's the question: Should we do it by
 13 credit card? And, that way, when the charge
 14 comes in, we allocate it to tree removal
 15 permit?
 16 You tell us how you want us to handle it
 17 for the time being. I don't even know if
 18 they're going to accept from us yet.
 19 CHAIRMAN MILLS: Can permits be done by
 20 credit card?
 21 MS. WHYTE: Yes, you can pay by credit
 22 card. I did mine that way when I did my tree.
 23 CHAIRMAN MILLS: So any issue with that?
 24 It's 35 bucks. Right?
 25 MS. WHYTE: Yeah.

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1 MR. MAYS: Mr. Ryan does want a palm
 2 tree put there. It's on your block.
 3 MR. CHESNEY: That's the tree he wants
 4 to be removed?
 5 MR. MAYS: He wants the oak tree
 6 removed, and he'd like a palm tree, but I told
 7 him that's not going to happen over here.
 8 MS. WHYTE: He's right on the corner.
 9 MR. CHESNEY: I just saw him yesterday.
 10 He didn't mention it to me.
 11 MS. WHYTE: So the question is -- I
 12 don't know whether or not the county will
 13 allow us to do it. That will be the next
 14 thing. Usually the homeowners apply for the
 15 tree removal permit.
 16 So when I go forward, we'll do --
 17 MR. MAYS: Try one.
 18 MS. WHYTE: -- see what happens, and if
 19 not, we'll come back next month and see where
 20 we are after that.
 21 CHAIRMAN MILLS: Where are we with the
 22 permit issue?
 23 MS. McCORMICK: Yeah, it's been a while
 24 since I've talked to the county about it, so
 25 -- and I've been kind of focusing on other

1 things a lot the last month or two, but I
 2 would anticipate that, you know, we could
 3 probably get the county to review this and
 4 hopefully have some feedback back within 60
 5 days.
 6 CHAIRMAN MILLS: Okay. Let's keep that
 7 on the radar then.
 8 MS. McCORMICK: Okay.
 9 MR. BAUMHOVER: I have a question. Is
 10 there a specific point of contact with the
 11 county that's working the global tree permit
 12 issue that might be the person that Sonny
 13 talks with?
 14 MS. McCORMICK: Yes. And I don't recall
 15 her name offhand, but I have had
 16 communications with the -- I think it's with
 17 the natural resources department. So I will
 18 get that to Sonny so that you have a point of
 19 contact.
 20 MS. WHYTE: That would be perfect.
 21 MS. McCORMICK: And at the same time
 22 that you're working on that, I'll be talking
 23 to them about the global permit, so that, you
 24 know --
 25 MS. WHYTE: Doug and I have direct lines

1 to the arborist that we work with with the
 2 county, so no problem. Thank you.
 3 CHAIRMAN MILLS: All right. Anything
 4 else on the trees?
 5 MS. WHYTE: No. I'm good. Thank you.
 6 CHAIRMAN MILLS: Okay. Engineer's
 7 report.
 8 MR. BRLETIC: Yes, sir.
 9 CHAIRMAN MILLS: How we doing?
 10 MR. BRLETIC: Good afternoon, everybody.
 11 A couple of quick items. Statements of
 12 inspection for SWFWMD, it's due on November
 13 9th. That's the -- actually that's the part
 14 and parcel on -- what's the name of the park
 15 down there where the basketball court is?
 16 MS. WHYTE: Glenciff.
 17 MR. MAYS: Glenciff Park.
 18 MR. BRLETIC: Yeah, so it's that one.
 19 So there's really no issues. I know they did
 20 the field work already. Any of the paperwork
 21 that's going to be submitted to SWFWMD, I'll
 22 make sure that it's forwarded to Andy for
 23 records, but we'll definitely get that in, the
 24 report, December 9.
 25 Update on the documents download from

1 Stantec, we were able to get everything from
 2 them. So we have everything electronically
 3 now on this system, everything they gave us.
 4 It was almost a terabyte of stuff.
 5 So I think what the plan moving forward
 6 would be is that any of the hard copy stuff
 7 they didn't give to us yet, but Sonny let me
 8 know that she's going to try to accumulate any
 9 hard copy items that they would have.
 10 I'm sure maybe it's a little duplicate,
 11 but it wouldn't hurt just to have it. But it
 12 looks like that was very successful getting
 13 that full transition to happen, so --
 14 CHAIRMAN MILLS: Okay.
 15 MR. BRLETIC: The next one would be the
 16 Pond 51 bank restoration project. It's now
 17 underway. That was approved at the last
 18 meeting.
 19 I was just out there. I know they
 20 haven't done much. All they've done is place
 21 fill. Really, from this point forward, I
 22 think that they know what milestones that
 23 we're looking for. I've talked with Jeremy a
 24 couple of times on the phone and in
 25 correspondence, so we'll stay in close contact

1 of those milestones.
 2 My immediate comments, and I don't know
 3 if you had the same idea, Doug, was they don't
 4 have enough fill.
 5 MR. MAYS: That's for sure.
 6 MR. BRLETIC: Yeah. The south side
 7 looks good, but I think that once they do the
 8 right compaction and things, they definitely
 9 don't have enough on the north section. Also,
 10 it doesn't extend far enough for the scope.
 11 It was supposed to extend another
 12 probably 60 feet or so. So maybe they just
 13 have another load coming in, and we're just
 14 waiting on it.
 15 MR. MAYS: I called him about that. He
 16 did not want to bring in any more dirt till he
 17 maneuvered all the dirt on the banks right
 18 now, because he says sometimes you pull it
 19 forward, you have too much, or you have not
 20 enough.
 21 So at this point he'll says he'll bring
 22 extra dirt in when -- he'd rather bring dirt
 23 in than try to put it back in and then take it
 24 back out. So he's aware of that and --
 25 MR. BRLETIC: Gotcha. And I'm -- go

1 ahead.
 2 MR. MAYS: -- he's just kind of on hold
 3 right now. We're working some stuff out with
 4 the contract, too, with Erin. So he'll get
 5 back --
 6 MS. WHYTE: She has it on her desk.
 7 MR. MAYS: Okay.
 8 MR. BRLETIC: I guess there was just a
 9 few comments about, you know, when they were
 10 going to be complete or something about the
 11 sod, some minor things --
 12 MS. McCORMICK: Right. Yeah. Did they
 13 sign -- have they signed the contract?
 14 MS. WHYTE: It's done. Oh, yeah.
 15 MS. McCORMICK: Okay.
 16 MS. WHYTE: They should be completed
 17 before Thanksgiving.
 18 MR. MAYS: The completion date will be
 19 before Thanksgiving, and the sod, he was
 20 willing to put a 30-day warranty on the sod.
 21 Most of the time we end up taking a bunch
 22 down there to get it wet anyway, because a lot
 23 of times, your lakes, there's no irrigation.
 24 So we typically put our pump on it and keep it
 25 wet, and he's willing to do it.

1 MR. BRLETIC: Gotcha. And my only other
 2 comment was going to be I did see a few, not
 3 large chunks of concrete, but just to make
 4 sure that when it's all said and done, make
 5 sure they -- it's all clean, they get any kind
 6 of debris out of it.
 7 And I only saw maybe two chunks, but the
 8 rest of it was clean. So as long as they get
 9 -- you know, when they do their final grading,
 10 to make sure they pull any of that stuff out
 11 of there.
 12 MR. MAYS: Yeah. The first load that
 13 came in I wasn't happy with, and Jeremy wasn't
 14 happy with also. He actually sent two trucks
 15 back and went to a different company for his
 16 fill, so --
 17 MR. BRLETIC: Cool. The next item would
 18 be Sonny forwarded me some correspondence that
 19 she received from the EPC regarding two
 20 mitigation areas that the CDD was copied on.
 21 The letter was to M/I Homes
 22 specifically, because technically they were
 23 the permittee on the mitigation areas; however,
 24 one of the mitigation areas, which is M2, that
 25 they were calling in the letter, is on CDD

1 property.
 2 It's -- so the borrow pit with the
 3 island in it, that's just north of the
 4 elementary school and everything, just south
 5 of the townhomes, there is the one corner up
 6 there that they're saying, you know, doesn't
 7 meet the requirements of the mitigation
 8 permit.
 9 MS. WHYTE: But their property line goes
 10 down quite a bit. I think they just put in a
 11 whole bunch of trees and stuff. Correct,
 12 Doug?
 13 MR. MAYS: I'd have to look, but I think
 14 we're talking about an area that's not ours
 15 anyway.
 16 MS. WHYTE: No, I don't think it's ours.
 17 MR. BRLETIC: They're saying it's CDD
 18 owned.
 19 MS. WHYTE: Okay. Well, we can look
 20 at --
 21 MR. BAUMHOVER: They who?
 22 MR. MAYS: This is from the EPC.
 23 MR. BAUMHOVER: Oh, okay. All right.
 24 MR. BRLETIC: And I called them. I
 25 called Richard Batty with the EPC, who

1 issued the letter, and basically he was
 2 saying, you know, "The only reason you're
 3 really copied is because you're the landowner.
 4 They're still on the hook to do anything they
 5 need to do because they're the permittee."
 6 Now, he did say after that that "We
 7 don't care who does it. Somebody is going to
 8 have to do it." I don't know what that means,
 9 what -- you know, whether that's something I
 10 would ask Erin about.
 11 MS. McCORMICK: Yeah. We need to talk
 12 about it, because, I mean, the CDD acquired
 13 the lake, the borrow pit, from the -- from the
 14 developer of the Westlake Townhomes, and I've
 15 got the legal description with the survey
 16 lines, so I'll show that to you so we can
 17 match up what area they're talking about as
 18 far as mitigation.
 19 But there was also, you know, we dealt
 20 with the permit issues at the time that we did
 21 the transfer, too, so I probably need to pull
 22 that out and get it to you, because that was
 23 -- you know, it happened before --
 24 MR. BRLETIC: Yeah. Yeah. So I guess
 25 the only concern there is we just need to get

1 to the bottom of who's responsible. If it's
2 still them and their permit in still in their
3 name, they're the one on the hook, and the CDD
4 is not involved. That's the whole idea --

5 MS. WHYTE: Didn't they split the
6 permit?

7 MS. McCORMICK: They split the permit
8 just for the property that we acquired. We
9 are --

10 MR. BRLETIC: Okay.

11 MS. McCORMICK: -- we are responsible
12 for that, so it really, I think, is going to
13 depend where that property is, if it's on what
14 we had acquired.

15 MR. BRLETIC: Okay. We can work
16 together on that.

17 MS. McCORMICK: Okay.

18 CHAIRMAN MILLS: What kind of work are
19 they looking to have done?

20 MR. BRLETIC: It was about plantings.
21 So when you do a mitigations planting plan,
22 there's so many plants for so much coverage
23 that you have to make sure it stays alive for
24 a certain amount of time. I think it's like
25 four years after it, or it varies, the type of

1 would think they would give them maybe 60 days
2 to respond or something like that. Again,
3 that's not specific in the letter either,
4 so --

5 MS. WHYTE: The last EPC letter we got,
6 they had a deadline date, so this is --

7 MS. McCORMICK: Did you follow up with
8 the EPC staff already, or have you talked to
9 the EPC staff about it already?

10 MR. BRLETIC: I did. Yeah, I called
11 them, and our correspondence was specifically
12 about the areas.

13 MS. McCORMICK: Okay.

14 MR. BRLETIC: And from their
15 perspective, it was for M/I to deal with, but
16 I think that on top of that, that's why I'm
17 bringing it up. We just need to get it
18 confirmed.

19 MS. McCORMICK: Yeah. I mean, I think
20 probably that Stephen and I should talk this
21 week so we can get to the bottom of the
22 ownership issue, and then I think just, you
23 know, a short letter to the EPC to let them
24 know that, you know, we had discussed this at
25 the board meeting, and we are working on it

1 mitigation.

2 So that what they're saying is that it's
3 supposed to be 80 percent of this kind of
4 coverage and it's 60 or 65 or something.
5 Basically, in a nutshell, it's not flourished
6 enough. Maybe something is dead or it didn't
7 spread to the amount they thought it was going
8 to. So it just needs to be further planted, I
9 guess.

10 MR. BAUMHOVER: Did the EPC give a time
11 line on corrective action or a deadline?

12 MR. BRLETIC: The letter is not specific
13 on that. It just kind of gives a letter of
14 notice.

15 MR. BAUMHOVER: Okay. In your
16 experience, like roughly what would they
17 expect?

18 MR. BRLETIC: Yeah, that's a good
19 question. I would say that there's a number
20 of processes, like they're going to keep
21 issuing letters, and I don't know what that
22 time line is on how many letters they issue
23 before something turns into bigger things,
24 like a fine or something like that.

25 But this is the first correspondence. I

1 and we'll get back to them, so they don't
2 think that we're ignoring them if we do have
3 some responsibility for it.

4 MR. BAUMHOVER: Okay.

5 CHAIRMAN MILLS: Certainly I think my
6 guidance -- right? -- would be, let's keep it
7 on the radar, make sure that M/I is doing what
8 they're supposed to under the permit. We get
9 anywhere close to a fine position, then we're
10 going to have to address doing the work --
11 right? -- to solve the concern and then sort
12 it out afterwards. Right?

13 But we certainly don't want to get to a
14 point where we're facing fines or penalties
15 because of someone else. We don't want to
16 just say, "Well, they didn't do it," and then
17 we get fined. Right?

18 MR. BRLETIC: Sure.

19 CHAIRMAN MILLS: So we want to make sure
20 we stay way sure of that.

21 MR. BAUMHOVER: It sounds like by next
22 meeting we should probably have enough
23 information to know whether or not the CDD has
24 corrective action to take and --

25 CHAIRMAN MILLS: Yeah.

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1 MR. BAUMHOVER: -- okay.
 2 MS. WHYTE: Because when we got our EPC
 3 letter, we actually have a permit on that
 4 pond, an active permit -- a two-year permit?
 5 MR. MAYS: I'm not sure.
 6 MS. WHYTE: I think it's two or three
 7 years permit with the EPC that we do have. So
 8 if we had -- if it was our issue, I think we
 9 would have been --
 10 MR. BRLETIC: You would have been --
 11 MS. WHYTE: -- we would have been
 12 getting the original, not M/I Homes, it would
 13 have been Westchase.
 14 MR. MAYS: The board's already got the
 15 -- gave us the approval for the planting
 16 around the pond.
 17 MS. WHYTE: We already did all that, and
 18 it was signed off on.
 19 MR. MAYS: So this must be something
 20 else.
 21 CHAIRMAN MILLS: Well, it's to your
 22 point, Erin.
 23 MS. WHYTE: We'll get to the bottom of
 24 it.
 25 CHAIRMAN MILLS: Let's be sure we're

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1 communicating with them and keeping up to
 2 speed on what we're doing.
 3 MS. McCORMICK: Right.
 4 CHAIRMAN MILLS: Okay.
 5 MR. BRLETIC: The last item I have was,
 6 me and Doug looked at an issue, a drainage
 7 issue, on Millport Drive -- it's actually
 8 Millport Drive, but more the intersection of
 9 Linebaugh and Gretna Green. It's the
 10 northeast corner behind the monument wall.
 11 I guess they got some reports of some
 12 major ponding behind the homes. Pulled the
 13 plan and took a look at it with Doug. At the
 14 time, it was about a foot under water. There
 15 is supposedly infrastructure there per the
 16 original plans.
 17 It was hard to determine because it was
 18 so wet we couldn't really get to it. I just
 19 went out there today before the meeting to
 20 take a look and see if it was dry. I kicked
 21 around out there, and I don't see anything.
 22 All I see is cypress knees and really
 23 compacted dirt that I think that that
 24 infrastructure is totally silted over. It's
 25 already a small pipe to begin with, so it's

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1 very typical that it would, you know,
 2 collapse and then, you know, slowly but
 3 surely fills up with dirt, and stops working.
 4 The same thing out in the right of way.
 5 There is another inlet or yard drain that's
 6 supposed to be there. Couldn't find that
 7 either. So that is supposed to be in place.
 8 It's technically private property, but
 9 the CDD has the drainage easement for
 10 maintenance and whatever they need to do. So
 11 what I would say from looking at it again
 12 today is that now we're entering the dry
 13 season, maybe to put this on the list of
 14 issues to take care of.
 15 Honestly I think it might be more cost
 16 effective and better if we were just to
 17 replace the infrastructure rather than try to
 18 do exploration and clean it and find out the
 19 integrity of it.
 20 It being such a small pipe, I mean, if
 21 it's like a six-inch pipe, there's a very good
 22 chance it could just be, you know, broken or
 23 just silted so much that it wouldn't be able
 24 to be just silted like you would the roadway
 25 drainage.

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1 It's much smaller and more delicate. So
 2 I don't know the full extent. I haven't
 3 really looked into what it would be -- like a
 4 cost estimate or anything like that, but we
 5 can look into it.
 6 I think that the other thing that might
 7 be warranted to do it, because it is on -- it
 8 does have to do with private property and also
 9 the right of way, is we might have to do a
 10 small survey for it.
 11 And then you're going to impact some of
 12 that fence. I don't know who maintains that
 13 fence. Is that a CDD fence?
 14 MS. WHYTE: We do. It's ours.
 15 MR. MAYS: We keep it clean.
 16 MR. BRLETIC: Gotcha. So it's not a
 17 giant issue, but it does cause a pretty
 18 considerable amount of ponding.
 19 And if it was just private property,
 20 then it might be just on the homeowners to do
 21 whatever they needed to do, but it's clearly
 22 in the part of the drainage easement behind
 23 there. So I do think it's worth fixing it
 24 before the next wet season.
 25 CHAIRMAN MILLS: Are you going to work

1 up a cost estimate for us?

2 MR. BRLETIC: Yeah. What I think we
3 could do is I can bring back to you like a
4 quick, little estimate of what it would be to
5 do a survey and a quick plan that we could put
6 out to contractors, and then also a
7 construction cost estimate.

8 You definitely -- definitely want to do
9 something a little more than what's there, so
10 you don't -- you can put this issue to bed and
11 never have it again. So it won't be, you
12 know, a little -- like a crappy fix.

13 It will be like a really -- we'll
14 actually put some infrastructure that's going
15 to last and be maintainable.

16 CHAIRMAN MILLS: You're recommend --
17 you're thinking like -- I'm thinking it sounds
18 like you're talking about something like a
19 French drain of sorts.

20 MR. BRLETIC: Yeah.

21 CHAIRMAN MILLS: right?

22 MR. BRLETIC: Yeah.

23 CHAIRMAN MILLS: But base it in concrete
24 maybe, just protect it or something?

25 MR. BRLETIC: Yeah, depends on how

1 line, and they were collapsed and just
2 destroyed. And so, yeah, it's definitely we
3 can find the elevation, but you could always
4 just, you know, use a simple schedule 40 or
5 even some sewer line pipe that's heavier duty
6 than that -- they had that perforated or what
7 they call a swivel pipe, very thin stuff that
8 was in there, and it collapses too easy after
9 years, so --

10 MR. MENDENHALL: The corrugated piping?

11 MR. MAYS: Corrugated pipe, yes.

12 CHAIRMAN MILLS: All right. Well,
13 let's see what that looks like then.

14 MR. BRLETIC: Sure, I'll do that.

15 CHAIRMAN MILLS: Anything else?

16 MR. BRLETIC: That's all I had.

17 CHAIRMAN MILLS: I want to go back to
18 the Area 51 discussion.

19 MR. BRLETIC: Sure.

20 CHAIRMAN MILLS: You mentioned a couple
21 times milestones. Can you elaborate on what
22 those milestones are?

23 MR. BRLETIC: Sure. In a repair like
24 that, what we would like to see and to make
25 sure, you know -- I anticipate -- I think we

1 shallow that we have to put it, because that
2 area back there is considerably lower, you
3 know.

4 CHAIRMAN MILLS: Okay.

5 MR. BRLETIC: It's all going to be a
6 function of how much cover we can get on pipe,
7 and if we can get it to that nearest inlet,
8 which is on Gretna Green, northwest of it,
9 it's -- there's a little bit of design in
10 there to figure out what we need to do,
11 but --

12 CHAIRMAN MILLS: Okay. Is the area too
13 low because there's not enough fill?

14 MR. MAYS: That's what it almost looks
15 like. You almost have to bring in fill to
16 bring it up. I mean, definitely a survey and
17 an elevation shot will tell you for sure,
18 obviously water is not going to go uphill.

19 CHAIRMAN MILLS: Right.

20 MR. MAYS: But it almost looks like it's
21 pretty close to that, so that's why we never
22 been able to do anything. We found the
23 previous pipes that's there, and they were not
24 on that piece of property.

25 They're like actually on the property

1 discussed that they were just going to -- they
2 weren't going to do payouts, per se.

3 Usually those are like a 30, 60, 90
4 percent completion I think they were just
5 going to invoice again, but what we'd like to
6 see is, one, when the fill has been placed and
7 rough graded, and, two, when they actually
8 install the product, the Flexamat product, and
9 then allow them to sod.

10 What we find is, they go ahead and sod
11 stuff, and later on, we say, "Hey, you know,
12 this isn't what we agreed on, or it's not the
13 slope that we" -- so basically those are the
14 two milestones that I predict is whenever they
15 get the fill rough graded, that would be one.

16 Two would be the product installation,
17 and that's when we would do maybe a close to
18 substantial completion, and then completing
19 the sod and cleaning up the site would be the
20 last and closeout of the job.

21 CHAIRMAN MILLS: So those are the check
22 points where you would go out to inspect where
23 they're at along the way before they finish?

24 MR. BRLETIC: Sure.

25 CHAIRMAN MILLS: Is that's what you're

1 talking about? Okay.

2 MS. McCORMICK: Yeah. I just -- so we
3 didn't actually write those two milestones in
4 the contract. You're going to, you know,
5 advise us so that we could let Stephen know
6 that it needed to be inspected.

7 Doug, do you feel comfortable that they
8 coordinate well enough with you that we'll
9 know so we can communicate with Stephen and
10 make sure that those inspections happen before
11 the work gets too far --

12 MR. MAYS: Yes. Yes.

13 MS. McCORMICK: Okay.

14 MR. MAYS: I'm usually on site most of
15 the time, almost two or three times each day
16 they're there, so, yeah, they communicate real
17 well with us.

18 MS. McCORMICK: Okay.

19 CHAIRMAN MILLS: Okay. Very good.

20 Overall, how is the transition been for you
21 guys?

22 MR. BRLETIC: Great. No problems.

23 CHAIRMAN MILLS: Okay.

24 MR. BRLETIC: Really enjoy working with
25 these two, and with Erin, and everybody has

1 was going to try to be here. I didn't know we
2 were going to discuss it this soon, so I told
3 him to get here a little bit later.

4 But, anyway, the midge fly problem,
5 obviously we're still having issues getting
6 electric over there to set up the nano
7 bubblers on that pond, so we had Trevor with
8 the company that's setting up the nano
9 bubblers come up with another plan, and there
10 is a product out there that can be basically
11 sprayed in the lake, dumped in the lake.

12 You dump it around the lake. But it's
13 another alternative that they had found is
14 another way to clean a pond when you can't get
15 the nano bubblers to the pond, which happens a
16 lot.

17 So we had him put together an estimate
18 for us, which you've got a copy of the
19 estimate. You may not have yours, because you
20 can't open it, but the estimate is a little
21 over \$44,000 to throw that stuff in there that
22 he says probably would work about a year, and
23 then you'd repeat it, or try to keep working
24 on get the electric out there so we can get
25 the nano bubblers in place.

1 been great. Really enjoy it.

2 CHAIRMAN MILLS: Okay. Well good. Any
3 comments or questions from the board?
4 Mr. Ross.

5 MR. ROSS: Is he staying for when we get
6 to the midge fly discussion?

7 MR. CHESNEY: It's like you read my
8 mind.

9 MR. BAUMHOVER: Yeah, I was going to ask
10 that, too.

11 MR. ROSS: It's important that he was
12 available on that.

13 CHAIRMAN MILLS: Well, we'll get to that
14 now.

15 MR. ROSS: Whatever you think is best.

16 CHAIRMAN MILLS: If that's the only
17 other business, we don't need to keep him --
18 All right. Let's go to midge flies.

19 MS. WHYTE: No. Here, Doug. Midge
20 flies. Do you want the book?

21 MR. MAYS: No, I don't need the book.

22 CHAIRMAN MILLS: He wrote the book.
23 Right?

24 MR. MAYS: We talked about it to the
25 guys today. In fact, I had asked -- Trevor

1 There's really only a couple of
2 residents over there that are complaining, M/I
3 Homes, and none of our residents have said
4 anything --

5 MS. WHYTE: Oh, yeah, we've had -- we've
6 had a couple.

7 MR. MAYS: -- so we had a couple of
8 residents complain on our side too. So even
9 though they're supposed to be gone by August
10 with this hot weather, they haven't started
11 disappearing yet.

12 So I was hoping Trevor would be here to
13 discuss that product here with you all, but
14 unless he walks in the door now, I don't --

15 MS. WHYTE: I don't see it.

16 CHAIRMAN MILLS: Mr. Chesney.

17 MR. CHESNEY: Didn't we already buy the
18 nano bubbler?

19 MR. MAYS: No.

20 MR. CHESNEY: We haven't bought it yet.

21 MR. MAYS: No.

22 MR. CHESNEY: The electricity thing,
23 it's my understanding it's just a matter of
24 time. Right?

25 MR. MAYS: It's pretty much just a

1 matter of getting an address on the lot over
2 there so we can get TECO to put the pole up,
3 and then we can get our electrician to run
4 power, but --

5 MR. CHESNEY: You can't use the parcel
6 I.D.?

7 MR. MAYS: I don't know. Erin has been
8 working on it a lot.

9 MS. WHYTE: I called downtown and they
10 told me -- I tried to send -- but you're
11 working on getting the paperwork that Jim just
12 signed was to get a clarification on the
13 property, but they want to know what the
14 address is.

15 And I said, "We don't have a physical
16 address yet. We're trying to work on getting"
17 -- poles are there. They're on the county --
18 they're on the other side of Promise Lane --
19 on Promise lane.

20 We would have to clear the land -- a
21 portion of the land where we put the utility
22 line and the pole, and that's no problem. But
23 they told us that until we have a physical
24 address and we can determine what the property
25 will be used for, which is what Erin is

1 not going to be changing. So, yeah, I didn't
2 know about the address issue, but I'd be happy
3 to see if I can help with that. Maybe I'll
4 have the same issues, but --

5 MR. MAYS: I couldn't see spending that
6 kind of money for something that may only
7 lasts a year. They guarantee it will work.
8 They said it works, because they've had to, I
9 guess, use it other places.

10 But for it to only last a year,
11 especially when we're seeing the nano bubblers
12 -- it's already started clearing up that
13 second pond, and it's over by the fire
14 station, so you can actually seeing it work.

15 I had people calling along the canal.
16 You can actually see fish in it now, and so
17 it's just clearing the water up so good. So
18 it will work. We've just got to get power.

19 MR. BARRETT: Can you run an extension
20 cord from the maintenance --

21 MR. MAYS: From your house?

22 MR. BARRETT: Well, from the
23 maintenance --

24 MS. WHYTE: From our office, we
25 thought --

1 working on, they can't give us an address.

2 It's sort of like a process. They will
3 not give us a building address because we
4 don't have a building to give an address to.

5 MS. McCORMICK: I feel like that maybe
6 we can --

7 MR. CHESNEY: I would think the parcel
8 I.D. would be enough.

9 MS. WHYTE: I tried -- I sent it
10 downtown. You know, I also had Tonja, before
11 you came on board, Tonja did the whole thing,
12 got it surveyed, got a parcel I.D., we showed
13 them where we wanted the TECO poles where the
14 existing was.

15 And when I sent it downtown, they said,
16 "Yeah, unfortunately, we can't use this." So
17 I filled out the app and everything and --

18 MR. CHESNEY: Well, my -- I mean, my
19 opinion on it is, we haven't even tried the
20 nano bubbler yet. It's less expensive and
21 there's potential other uses for it. So I
22 would like to continue that way, and Erin can
23 help you get an address and --

24 MS. McCORMICK: I mean, there is
25 existing zoning on that property that we're

1 MR. MAYS: A long extension cord.

2 MS. WHYTE: We tried to come up with a
3 solution, because that was one of the things
4 I suggested to Rick, is to run the power from
5 our office, just down behind Stonebridge on
6 our property, underneath the fence all the way
7 to the end, and just plug the puppy in.

8 MR. ARGUS: In the interim, can you run
9 a generator?

10 MR. MAYS: Yes.

11 MS. WHYTE: Yeah, that's another option.

12 MR. MAYS: It's another option that
13 Barry can look at with their company, so that
14 they can have the generator with nano bubbler
15 actually on a trailer designed to back into an
16 area, and you can hook it up and run it that
17 way and lease it from them.

18 CHAIRMAN MILLS: Stephen, are you aware
19 of the midge fly issue? Any experience that
20 you can lend to this?

21 MR. BRLETIC: Sure. This is very common
22 in a lot of communities. And the basic idea
23 -- I mean, I'm not an expert on the solutions,
24 like with the, you know, whatever treatments.
25 I know that there's a variety of

1 possibilities, none of which I've ever heard
2 anybody be able to guarantee really anything
3 as far as a time line. But it all boils down
4 to the conditions of your pond and the health
5 of your pond.

6 Really, the only solution that I have
7 ever seen anyone say, "This is the way you
8 want to go," is to do something like a nano
9 bubbler or aerator, because it's just a
10 function of the water, you know.

11 The habitat that they're in is just
12 basically creating the conditions where that's
13 where they -- specifically where they thrive,
14 instead of creating an environment that has
15 fish in it or, you know, just conditions where
16 a treatment would help, or something like
17 that, for long term; but if you're going to
18 kind of leave it the way it is and for a
19 treatment to clear it up, it may work for a
20 year, as they're saying, but you never know;
21 and then on top of that, you'll be right back
22 to square one pretty much within a year with
23 the conditions of the pond being unchanged.

24 So I read a little bit about they're --
25 what they did, as far as an evaluation, too,

1 is misspelling of this name. It doesn't match
2 up. The company that does match up is a
3 company out of Puerto Rico.

4 It looks like that's owned by one of the
5 three principals. But if you'll make sure
6 that we're paying the right people and in
7 contract with the right people and that they
8 have insurance if they're coming on our
9 property.

10 MS. McCORMICK: Right. Right.

11 MR. ROSS: It looks like they're thinly
12 capitalized.

13 MS. McCORMICK: Have we done the
14 contract with them?

15 MS. WHYTE: We have not done a contract
16 with them.

17 MS. McCORMICK: Why haven't we done a
18 contract with them? I think we need to get
19 the address and the electricity issue squared
20 away, which we'll make a priority for this
21 month, and then we'll definitely deal with
22 that contract.

23 MS. WHYTE: We'll check into it.
24 There's just the people from M/I Homes weekly
25 -- biweekly. We get pictures of midge flies,

1 and it's basically all the symptoms of a pond
2 that would have these kinds of issues, so --

3 CHAIRMAN MILLS: Okay. I don't know
4 that we've got any appetite of a one-year
5 \$44,000 non-guarantee application. Right? So
6 let's do whatever we need to do to turn up the
7 speed on the electric to get that nano bubbler
8 place and get it going. Mr. Ross.

9 MR. ROSS: Did I understand that the
10 same company that's made this proposal is the
11 one doing the nano bubblers?

12 MR. MAYS: Yes.

13 MR. ROSS: How did we get ahold of them?
14 How did they get referred to us?

15 MR. MAYS: It just happens to be a young
16 man that I knew that went to school with my
17 kid that got in this industry, and he knew I
18 worked out here and that we had ponds, and
19 that's what he does.

20 MR. ROSS: Nothing wrong with being an
21 entrepreneur. I'll mention to you I was just
22 fiddling around on the internet. It looks
23 like their company was dissolved by the state
24 of Florida, so it's no longer active.

25 The one that they had, the company name

1 screens.

2 MR. BARRETT: Maybe you can plug into
3 their house.

4 MS. WHYTE: Well, she kind of asked us
5 if we would want to use their property, M/I
6 Homes, and I thought, we're not going to go
7 there right now.

8 Yeah, every week she sends us pictures
9 and videos. So it's an urgency for her, but
10 we have had a couple of complaints in the last
11 three weeks from our residents on our side in
12 Sturbridge -- Sturbridge?

13 MR. MAYS: Yeah.

14 MS. WHYTE: Yeah, Sturbridge.

15 MR. MAYS: I didn't think the board
16 would be interested in -- I didn't want to
17 ask. That was an option. A few people over
18 there have offered that if we owned a nano
19 bubbler and used their power to do it, so --

20 MS. WHYTE: Could you imagine how much
21 the bill would be?

22 MR. CHESNEY: I think that would be a
23 lot.

24 MR. MAYS: I didn't think the board
25 would try to get mixed up in something like

1 that. They'd rather pursue the electric on
2 our own property since we're going to possibly
3 need it on that plot anyway -- for that lot.

4 CHAIRMAN MILLS: Okay. Yeah, that's the
5 right answer, I think. Didn't this condition
6 exist before we took this thing from --

7 MS. WHYTE: Well, we wouldn't have known
8 about it, but obviously --

9 CHAIRMAN MILLS: But the residents would
10 have. Right?

11 MS. WHYTE: Well, they've only been
12 there, though, two years. Right?

13 CHAIRMAN MILLS: Oh, that's true.

14 MS. WHYTE: Maybe two years.

15 MR. MENDENHALL: Midge flies just show
16 up -- well, I mean, I've had many districts
17 where they just all of a sudden you have midge
18 flies, and they try various forms of
19 treatment, and none of them work.

20 And then at times they disappear, and you
21 never see them again. It's almost like
22 locusts. So it's kind of -- it wouldn't
23 surprise me if it's just a recent thing.

24 You know, as we get into the winter
25 months, as Doug was talking about, it will go

1 I got an email right before I came over
2 here about the soccer agreement, and the dates
3 that they're going to have for the spring and
4 the fall, so I plan on bringing those back to
5 the board at next month's meeting; and if you
6 want to, we can view the whole year, or if you
7 want to split it up and do one for the spring
8 season and one for the fall season, I think we
9 have done it both ways, so whatever the board
10 prefers, I can prepare the agreement that way.

11 CHAIRMAN MILLS: Any preference either
12 way?

13 MR. ROSS: A year would be my
14 preference.

15 CHAIRMAN MILLS: What do you think,
16 Mr. Chesney?

17 MR. CHESNEY: I historically -- it's
18 fine. I historically have wanted shorter
19 contracts in the vain hope that they will
20 leave one day, but they're still there, so --

21 CHAIRMAN MILLS: It's been 20-plus
22 years. I don't think they're going anywhere.

23 MR. CHESNEY: Well, it's been 20 years
24 of conversations about it.

25 CHAIRMAN MILLS: Okay.

1 down quite a bit. And the nano bubbler, that
2 sort of thing, aeration, it does help.

3 Just like Stephen was saying, it's a
4 pond that's atrophic, so it's got no oxygen at
5 the bottom, which means the fish don't go down
6 there to eat the larvae, which means that they
7 breed down there and come up and cause the
8 issues, so --

9 CHAIRMAN MILLS: How big is that pond?

10 MR. BRLETIC: 20 acres.

11 MR. MAYS: 20 acres. It's a lake.

12 MS. WHYTE: Okay. Thank you.

13 CHAIRMAN MILLS: Does that answer the
14 discussion for now?

15 MR. ROSS: Yes.

16 CHAIRMAN MILLS: All right. Stephen,
17 you're good to go.

18 Attorney's report. What do you got,
19 Erin?

20 MS. McCORMICK: Well, just to let you
21 know, I had done the shoreline erosion
22 contract, and we just got the Davey contract
23 addendum completed for the additional work
24 that's going to be done this year that the
25 board had previously approved.

1 MR. CHESNEY: I'm okay with a year.

2 MS. McCORMICK: Okay. All right. On
3 the -- do you want to wait till next month to
4 approve that when you've got the actual dates
5 in front of you?

6 CHAIRMAN MILLS: Yeah.

7 MS. McCORMICK: Okay. We'll do that.

8 MS. WHYTE: I have the dates, if you
9 need them. I brought them.

10 CHAIRMAN MILLS: Let's do it next month.
11 There's plenty of time.

12 MS. WHYTE: Okay. That's fine.

13 MS. McCORMICK: On the cell tower, so I
14 didn't know if Matt was going to get here, but
15 I have been keeping him apprised of the
16 discussions that I've been having with the
17 county about the cell tower, and they had
18 actually an internal meeting a couple of weeks
19 ago which sounded very positive from the
20 feedback I got from the assistant county
21 attorney.

22 They asked me to send over the drawings
23 that we had of the location of the cell tower,
24 which I sent to them, and they have
25 distributed the -- they had three issues. One

1 was just wanting to look at the specific
 2 location, which I provided, too.
 3 And, you know, I talked to them about
 4 the fact that we've been exploring this for
 5 over a year now and did a lot of work to come
 6 up with this location as the optimal one. And
 7 I'm talking about in Glenclyff Park.
 8 Another issue that we talked about just
 9 briefly was that in the leases that they do
 10 for their county properties with cell towers,
 11 one of the things that they always want to make
 12 sure that they're addressing is the removal of
 13 the cell tower when the lease is over.
 14 And I said, "Well, that's also been a
 15 very important issue to our CDD board, so it
 16 is certainly something, you know, that's going
 17 to be focused on and addressed in the lease."
 18 And I don't think they have any -- at
 19 least as far as I've heard now, any desire to
 20 get involved in reviewing the lease. But I
 21 did talk to Vertex about that, and they said
 22 that they have in other projects provided
 23 removal bonds so that we're, you know,
 24 protected if anything were to happen, and
 25 that's something that they have done in the

1 past. So they didn't think there would be any
 2 issue with that.
 3 The third issue that the county had was
 4 that when they do cell towers on their
 5 property they -- or a major focus that they
 6 have is on outreach to the community to see
 7 what the sentiment of the community is and if
 8 it's something that's supported, and they
 9 actually have communication staff that they
 10 coordinate with internally to deal with having
 11 a meeting and making sure that they got the
 12 support of the community.
 13 So in light of that, I talked to them
 14 about the fact that we had, you know,
 15 multiple, like ten meetings of the CDD where
 16 we've had published meeting minutes.
 17 We discussed this, and it's also been
 18 written about in the World of Westchase, both
 19 in the printed versions and in the online
 20 versions, over the past year. And Chris was
 21 very nice to help me -- and Sonny -- to help
 22 me compile like a package of information. So
 23 I sent them all the articles and all the
 24 meeting minutes today.
 25 They still may want a community meeting

1 out here, and I just talked to Matt about that
 2 a little bit, and I -- you know, my thought is
 3 that that wouldn't necessarily be a bad thing.
 4 We don't want to get involved in this endeavor
 5 and find out that there is, you know, some
 6 opposition to it that we're not --
 7 MR. CHESNEY: Well, we did have a
 8 workshop, though, specific to the cell tower.
 9 MS. McCORMICK: Specific to the cell
 10 tower.
 11 MR. CHESNEY: Yeah, we had residents
 12 attend, including one negative, and she was
 13 fine by the time the meeting left, so --
 14 MR. ROSS: A quick question. In the
 15 materials that you provided to the county, is
 16 there anything that would indicate to the
 17 county that residents are presently
 18 experiencing reception problems and that there
 19 are --
 20 MS. McCORMICK: There are. Yeah, I mean
 21 that was definitely, you know, reflected in
 22 the meeting minutes, and I think also in one
 23 of the WOW articles, and I've also talked with
 24 them about that.
 25 So, you know, those materials -- that

1 complete package of materials just got over to
 2 the county staff. I'm going to talk to them
 3 this week.
 4 And, I guess, it's kind of nice that
 5 we're having this board meeting, because, I
 6 mean, if there is a strong feeling by the
 7 board that, yes, we do want to have a public
 8 meeting, or no, we don't really think it's
 9 necessary unless it's something that the
 10 county requires, it would be helpful for me to
 11 know that.
 12 MR. ROSS: My feeling is we have the
 13 public meeting, but if you --
 14 MR. BAUMHOVER: Yeah.
 15 MR. ROSS: -- but if anybody wants to
 16 have it, that's fine, but I thought we did
 17 that.
 18 MS. McCORMICK: Okay.
 19 CHAIRMAN MILLS: I would agree. I think
 20 we checked that box, but if the county
 21 requires it, then it's required. Right?
 22 But if they don't and we've satisfied
 23 their concerns, I think we're okay. Nobody
 24 shows up every month complaining about it.
 25 I think there is a really appetite for

1 increased cell coverage, not an appetite for
 2 an objection. Chris.
 3 MR. BARRETT: Just to clarify, Jim, I
 4 think that in the October workshop coverage
 5 that I sent you, that may be the one that
 6 they're referencing.
 7 I didn't read the articles when I sent
 8 them, but I know there is an October workshop
 9 one that focused primarily on the CDD, and
 10 that may be the public that they're talking
 11 about.
 12 CHAIRMAN MILLS: Yeah. So I think it's
 13 subject to requirement at this point. Right?
 14 MS. McCORMICK: And I have talked to
 15 Vertex, and, you know, they know and
 16 understand what's going on. But, meanwhile, I
 17 did tell them I'm going to get them -- we're
 18 going to get going on the lease agreement,
 19 too, and moving forward on that, so --
 20 CHAIRMAN MILLS: Good.
 21 MR. BAUMHOVER: I do have a question.
 22 Is it -- I mean, it strikes me as strange that
 23 this county question --
 24 MS. McCORMICK: Uh-huh.
 25 MR. BAUMHOVER: -- happens after we've

1 decided that we would like to pursue a
 2 contract. Is that part of -- like we couldn't
 3 have had that conversation with the county
 4 before we decided on a contract?
 5 MS. McCORMICK: We could have. I mean,
 6 I think I just didn't focus on the fact that
 7 that agreement was out there.
 8 MR. BAUMHOVER: Okay. I just wanted to
 9 make sure I understand it.
 10 MS. McCORMICK: Yeah.
 11 MR. BAUMHOVER: As long as we're doing
 12 this before we actually enter into the
 13 contract.
 14 MS. McCORMICK: Yeah. I mean, on the
 15 good side, what this will do at the end of the
 16 day, assuming that the county supports this,
 17 is we're going to have an agreement with them,
 18 and that will -- and that helps us from the
 19 standpoint of, you know, showing that the cell
 20 tower is authorized at that location and it's
 21 been signed off on by the county.
 22 CHAIRMAN MILLS: Okay.
 23 MS. McCORMICK: And we've got the minor
 24 change application for the community garden
 25 now all put together, and that's going to be

1 submitted. I've got to have the filing fee for
 2 that.
 3 And I need to coordinate with Sonny and
 4 with Doug on the other issue that we talked
 5 about regarding access issues and then
 6 working with TECO on that. So that's
 7 something still to move forward on.
 8 CHAIRMAN MILLS: Okay.
 9 MS. McCORMICK: And that's it.
 10 CHAIRMAN MILLS: That's it?
 11 MS. McCORMICK: Uh-huh.
 12 CHAIRMAN MILLS: Any questions for Erin?
 13 (No response.)
 14 CHAIRMAN MILLS: Okay. Andy, you're up.
 15 MR. MENDENHALL: The only thing I had
 16 was just an update. Last month, we had
 17 started having the conversation with Ubiquity
 18 to get the new 401(k) plans in place.
 19 We have basically got everything cleared
 20 as far as paying them the start-up cost or the
 21 initiation cost. And so I have a conference
 22 call scheduled with them tomorrow to actually
 23 go over the plan details, let them know what
 24 we currently have as far as employees, and
 25 when they get paid, how they get paid, those

1 sorts of things.
 2 So by next month, both -- I'll have
 3 information both for the board, any questions
 4 that they might need you guys to answer, and
 5 in addition, the employees would have
 6 basically an orientation as well, which would
 7 be with the Ubiquity folks as well, so --
 8 CHAIRMAN MILLS: So we're in good shape
 9 for January 1 start-up?
 10 MR. MENDENHALL: Yeah. Yeah. They've
 11 been timing it, you know, along the way to
 12 make sure that that's the start date for the
 13 new 401(k).
 14 CHAIRMAN MILLS: Okay. That's it?
 15 MR. MENDENHALL: That's it, yeah.
 16 MR. CHESNEY: Can I ask a -- we approved
 17 the calendar last month?
 18 MR. MENDENHALL: The schedule? Yes.
 19 MR. CHESNEY: We did. Okay. Could you
 20 email me a copy of that?
 21 MR. MENDENHALL: Yeah. Sure.
 22 MR. CHESNEY: I thought we had, but I
 23 thought I had a printed copy of it, and I'm
 24 like -- I went to put in today, and I'm like,
 25 where is that?

1 MR. MENDENHALL: Yeah, I'll forward it
 2 on.
 3 CHAIRMAN MILLS: Field manager report.
 4 MR. MAYS: Well, you got the report from
 5 me and Sonny. I'm not sure if you have any
 6 questions on anything off of it. You might
 7 want to discuss the irrigation problem that we
 8 had throughout the property.
 9 CHAIRMAN MILLS: Is that behind us?
 10 MR. MAYS: It looks like we finished the
 11 last one today. We're still getting a couple
 12 straggling phone calls. Most of them are
 13 seeing it for -- these are not issues that have
 14 anything to do with sand. There's just a
 15 couple of people trying to see if they can get
 16 some help with their irrigation.
 17 CHAIRMAN MILLS: Mr. Chesney.
 18 MR. MAYS: Not many, one or --
 19 MR. CHESNEY: So define blow-up holiday
 20 decorations.
 21 MR. MAYS: Blow-up holiday?
 22 MR. CHESNEY: It says that homeowner
 23 requested if he could blow up his holiday
 24 decorations on the island by Baybridge.
 25 Doe he mean like with dynamite, or does

1 he mean that he wants to put some inflatables
 2 or --
 3 MS. WHYTE: He wants to blow them up and
 4 put them on the island. It is not our island
 5 actually. Actually it's a county easement.
 6 And I tried to explain to him that -- you
 7 know, how to get power. We don't have
 8 physical power there.
 9 He wants to put nine to ten blow-up
 10 things because he wants -- it's a weird
 11 question. It's odd. But he wants to change
 12 his holiday decor, and his neighbors are all
 13 upset because apparently he does a really nice
 14 job, and they would like to put them on the
 15 island so that he can go ahead and do what he
 16 wants. But I asked how do they get power
 17 there.
 18 MR. CHESNEY: It's right there. You
 19 know who it is.
 20 MS. WHYTE: Yeah. Yeah. Anyway, so he
 21 wanted to run the power over the trees, and, I
 22 mean, there's nine of them, that would be nine
 23 extension cords. And I said I think it would
 24 be a little bit dangerous, but I would
 25 certainly ask the board.

1 MR. CHESNEY: Yeah. There's a beam --
 2 intimately aware of this. It's used to be my
 3 daily walk there. There are plenty of houses
 4 there that don't put up holiday --
 5 CHAIRMAN MILLS: Holiday.
 6 MR. CHESNEY: -- holiday decorations.
 7 CHAIRMAN MILLS: Repeat after me.
 8 MR. CHESNEY: Yes, thank you. It's like
 9 I had a stroke already. That I'm sure they
 10 would be happy to put it up in their yard.
 11 MS. WHYTE: So --
 12 MR. CHESNEY: That's what I would think,
 13 given that guy -- yeah.
 14 MS. WHYTE: I thought it was weird, but
 15 he asked me to ask the board's permission, so
 16 I did.
 17 CHAIRMAN MILLS: Yes, you did.
 18 Mr. Ross.
 19 MR. ROSS: Different subject. I saw in
 20 your report that new plantings start November
 21 18th.
 22 MR. MAYS: Yes.
 23 MR. ROSS: What's the area that will be
 24 receiving new plantings?
 25 MR. MAYS: No. It's the annuals, the

1 annuals we plant on all six --
 2 MR. ROSS: They will be all switched
 3 out.
 4 MR. MAYS: Yes, and including the two
 5 new ones that were approved over there by the
 6 Fifth Third Bank.
 7 MR. ROSS: Okay.
 8 MR. CHESNEY: And the other thing is, I
 9 mean, did -- were we going to try these signs?
 10 MS. WHYTE: Well, I think at the last
 11 board meeting you wanted to -- you said you
 12 thought you'd like to see one of them done.
 13 And so I went back to her, and I did
 14 emphasize that you guys didn't particularly
 15 care for this W, that you wanted the 3D and
 16 everything, and she said that would be fine.
 17 We can do that. This was just a drawing.
 18 But I didn't know whether or not you
 19 needed to vote on it, or whether you'd like us
 20 to go ahead and start on one to see what the
 21 community's consensus was. So I brought an
 22 official proposal to you.
 23 MR. CHESNEY: So is there -- can I ask a
 24 question? Is there any way that -- I mean, I
 25 actually kind of like, if we're going to do

1 it, put it out on Sheldon and Linebaugh.
 2 But is there any way we can get some
 3 samples and hold like a workshop and put them
 4 out there and invite residents, and then no
 5 one shows up, then we can put them up?
 6 MS. WHYTE: Well, it's hard to do that.
 7 I have a small granite that I brought to you
 8 guys last month to show you.
 9 MR. CHESNEY: Yeah, we know.
 10 MS. WHYTE: But it's hard to do that, to
 11 get a full consensus. I mean, we can
 12 certainly go over to Tampa Palms and show you
 13 what they have, and some other communities,
 14 and take pictures that way.
 15 But it's a big monument, and it's a big
 16 piece. It's huge.
 17 MR. CHESNEY: I mean, I'm all for doing
 18 in, but my suggestion is, you have a workshop,
 19 and you have some big pictures of what they'll
 20 look like, and maybe that little sample and
 21 some other stuff out there, and just see if
 22 anyone has an opinion.
 23 MS. WHYTE: Granite versus whatever we
 24 have. Bob, what's that called?
 25 MR. ARGUS: It's a type of MDF board.

1 MS. WHYTE: Yeah, it's MDF board. Most
 2 of them are blistering and peeling and
 3 bubbling.
 4 MR. CHESNEY: Because, you know, I mean,
 5 then, at least, we put forth some effort,
 6 because, you know, someone is going to
 7 complain.
 8 MS. WHYTE: Okay.
 9 MR. CHESNEY: But that's certainly my
 10 suggestion. I don't know --
 11 MS. WHYTE: I can certainly as -- I can
 12 certainly make pictures and get some bigger
 13 shots and stuff look like Tampa Palms and have
 14 our --
 15 MR. CHESNEY: Because once we do it,
 16 then we're really kind of half committing. I
 17 mean, we can get something similar, but then
 18 we're --
 19 MS. WHYTE: But it really -- well, yeah,
 20 I see what you mean, but for maintenance
 21 purposes, it's easier than painting them all
 22 the time. That's why the granite is much
 23 easier to maintain.
 24 MR. CHESNEY: I think it's great. I
 25 think it's a great project to --

1 MR. ROSS: Is it \$25,000 for one
 2 monument, or that covers two?
 3 MS. WHYTE: Two, both sides.
 4 MR. ROSS: And you're anticipating that
 5 two in the same intersection?
 6 MS. WHYTE: Yeah. It's just -- from
 7 what the consensus was last board meeting --
 8 it's Sheldon and Linebaugh.
 9 MR. BAUMHOVER: This is Sheldon and
 10 Linebaugh, so the north and south sides of
 11 Sheldon and Linebaugh.
 12 MS. WHYTE: The original discussion was
 13 to see what kind of feedback we were going to
 14 get from the residents and to see whether or
 15 not we wanted to proceed and go -- because, as
 16 we go, the community has aged.
 17 We painted, we -- some of the colors are
 18 bronze, and, you know, it's -- it's
 19 consistency. I can do it if you want do it at
 20 a workshop, but I don't -- do we need a
 21 workshop next month?
 22 CHAIRMAN MILLS: Not that I was aware
 23 of.
 24 MS. WHYTE: So entirely up to you. I
 25 just brought you the proposal.

1 MR. CHESNEY: Well, you don't have to do
 2 it. I'm just -- having done this before, I
 3 mean, I just know that there will be -- and
 4 there still will be -- you can have the
 5 workshop, and people will still complain and
 6 say, "Oh, well, I never heard about this. You
 7 should have communicated it." I just think
 8 that that's --
 9 MS. WHYTE: Can we do it -- can we do it
 10 this way, and get it out through the WOW, that
 11 if anybody would like to, they can come by our
 12 office and see what we've got, and in the
 13 meantime see if she can fabricate something
 14 for us, and we have the granite there.
 15 We can get some pictures of the Tampa
 16 Palms. So if anybody really wants to see it,
 17 we can certainly do that, if you feel that is
 18 what you want us to do.
 19 CHAIRMAN MILLS: Why don't we integrate
 20 it into next month's regular meeting?
 21 MR. CHESNEY: Yeah, we can do that.
 22 CHAIRMAN MILLS: That way, we can
 23 consolidate it. And I'm going to be traveling
 24 during the -- at the end of this month.
 25 We say, you know, at next month's

1 meeting, we're going to -- we're planning to
 2 finalize plans for the new monument signs at
 3 Sheldon and Linebaugh.
 4 MR. BAUMHOVER: And that satisfies the
 5 notice requirements.
 6 CHAIRMAN MILLS: Residents are welcome
 7 to come see and provide feedback.
 8 MS. WHYTE: Keep in mind, we're keeping
 9 the brick and keeping everything the same,
 10 but the inserts are being changed.
 11 MR. BAUMHOVER: Right.
 12 CHAIRMAN MILLS: Right.
 13 MR. CHESNEY: I'm just suggesting you
 14 have approximately what it's going to look like
 15 in a large picture. I mean, you don't have to
 16 print it out, but like -- okay -- you're going
 17 to do it in here, we'll put it up on the
 18 projector, some on the pictures from Tampa
 19 Palms, and then a copy of the thing, and we'll
 20 hold it at the beginning of the meeting, if
 21 you want to do it, instead of at the workshop.
 22 MS. WHYTE: Great idea, because she sent
 23 me a couple of pictures of other communities
 24 that they've done these granite signs, and
 25 they had their little logos on the columns,

1 and I thought this is great.
 2 That really would change the
 3 entranceway. They're about the same price as
 4 having two signs put in. It's \$26,000 to add
 5 18 by 18 granite pieces on each of the pillars
 6 that go up on the monument sign, so that was
 7 sort of -- I didn't even show it to you
 8 because that was too much.
 9 CHAIRMAN MILLS: So did we add -- did we
 10 add the detail back into the W last month?
 11 MS. WHYTE: Yes. It was discussed with
 12 her.
 13 CHAIRMAN MILLS: Okay. Okay.
 14 MS. WHYTE: It's not only that, because
 15 that's basically that's what they have. When
 16 it's fabricated, she will do the -- that logo.
 17 CHAIRMAN MILLS: Okay.
 18 MS. WHYTE: The one that's up here. Is
 19 that correct? This is the one that you're
 20 referring to?
 21 CHAIRMAN MILLS: Yes, that has more
 22 detail to the W. Right?
 23 MS. WHYTE: Yes. Absolutely. I call
 24 that three dimensional, but, yeah.
 25 CHAIRMAN MILLS: All right.

1 MR. MAYS: How would they make like the
 2 Chelmsford? How would they do it with
 3 granite?
 4 MS. WHYTE: The granite, those are
 5 different ones. We're going to have to -- as
 6 we had indicated when we discussed this months
 7 ago, that those are going to have to be --
 8 different ones are going to have to have
 9 different applications.
 10 Right now, we're working on the main
 11 monument, and then there's going to be some
 12 that are curved, and they can do the curved
 13 with some sort of tile, I think is what she
 14 said, rather than a solid piece of granite.
 15 But as we go, there are three or four
 16 different applications that we're going to
 17 have to discuss as we get further into the
 18 project.
 19 CHAIRMAN MILLS: Go ahead.
 20 MS. McCORMICK: So we're not incurring
 21 any costs right now with them. Is that --
 22 MS. WHYTE: No. No.
 23 MR. CHESNEY: Yeah, that's also my other
 24 question. Once we do all this, we have
 25 potential issues for bidding.

1 MS. WHYTE: Uh-huh. That's what you
 2 said. That's why we're doing one.
 3 MS. McCORMICK: Right. Yeah. I mean, I
 4 think if we're just doing just one, then
 5 that's below the bidding threshold, so we can
 6 see how it turns out.
 7 MR. CHESNEY: Yeah.
 8 CHAIRMAN MILLS: Can we do each entry
 9 separately?
 10 MR. CHESNEY: No. That's against the
 11 law.
 12 MS. McCORMICK: If you want to go out
 13 and, you know, get some competitive quotes, we
 14 could do a bid on this.
 15 CHAIRMAN MILLS: Well, my question is,
 16 is the plan, if this one goes well, to do the
 17 other three entry points? At that point, do
 18 we have to bid it, or should we --
 19 MR. CHESNEY: Yeah. So, in general, you
 20 can't like break up -- if we're eventually
 21 going to do the community, which is obviously
 22 what we're eventually going to do, we're not
 23 going to just do the front signs, we can't
 24 break it up in pieces.
 25 It looks like we're trying to get

1 around the bidding threshold. But we can buy
2 one and say, "This is what we want," and then
3 we would have to put the rest out for bid.

4 MS. McCORMICK: Well, this is 26,000,
5 and doing three or four entrances total. So
6 you would be below the bidding threshold
7 anyway.

8 CHAIRMAN MILLS: We're going to do the
9 neighborhoods, too.

10 MS. McCORMICK: Oh, that's right.

11 CHAIRMAN MILLS: What's the threshold
12 again?

13 MS. McCORMICK: I think it's 200,000 or
14 195.

15 CHAIRMAN MILLS: 195.

16 MR. CHESNEY: But the other suggestion
17 that Erin is making is, we can put out a
18 request for proposal. We're thinking about
19 redoing our signs. We take pictures of every
20 sign, and then we put that out and see what we
21 get. We might get something back that's even
22 better than this.

23 MS. WHYTE: We have done two companies
24 or one company? Creative Mailbox Signs and
25 Designs, we bid theirs last year or the year

1 advantage of doing a competitive bid sooner
2 rather than later is you don't want to end up
3 with different types of designs and monuments
4 at different locations within the community.

5 So if you're looking for consistency,
6 then it would be better to do the bidding
7 process at the beginning.

8 MR. CHESNEY: I don't believe it makes
9 that much difference, so --

10 MS. WHYTE: Well, the thing is, like I
11 said, because there's so many signage and
12 there are so many variables in the signs, that
13 my concept was to start with the big ones that
14 I know are the easiest ones to do, and then we
15 go back and do the rest of them all along,
16 just Countryway and Linebaugh, we -- not even
17 going into the neighborhoods yet, but just the
18 outside of the neighborhood just to keep it as
19 consistent as possible.

20 MR. CHESNEY: They're not consistent
21 now.

22 MS. WHYTE: Well, that's the idea, to
23 bring them back into -- because we have had to
24 change a few things, paint some entrances,
25 some are not brass -- the biggest gold, or the

1 before, and what I brought back to the
2 existing board, none of you guys were overly
3 tickled pink with.

4 MR. CHESNEY: Well, it's also
5 outrageously expensive.

6 MS. WHYTE: Right. But even on their
7 pricing and their -- what they were offering,
8 you guys weren't impressed with, so -- but --

9 MS. McCORMICK: Well, you probably know
10 some other vendors. I mean, I think Creative
11 -- Creative Design are the two that I'm most
12 familiar with that developers use.

13 MR. MENDENHALL: Yeah, the biggest one.

14 MS. WHYTE: Yeah, they are.

15 MR. MENDENHALL: But there are -- yeah,
16 there are some other companies. We have done
17 monuments and this sort of thing in different
18 districts. So, you know, if we need to get a
19 comparable or --

20 MS. WHYTE: If we do the one, and as you
21 said, then we have -- and say, "This is what
22 we are looking for," and then we can go out
23 for a competitive bid." Is that how it could
24 work?

25 MS. McCORMICK: I mean, I guess the

1 24 carat gold anymore because we've had to
2 modify them.

3 MR. MAYS: They're made of out of
4 different materials.

5 MS. WHYTE: Different things, every one
6 of them.

7 MR. CHESNEY: I'm fine. Personally -- I
8 don't want to speak for any other board
9 member, but personally, I'm fine with trying
10 this one, because if you put it out for bid
11 for a bunch of neighborhoods, they're going to
12 make it match pretty close.

13 I mean, it's not like they have some
14 secret formula or some secret sign.

15 MS. WHYTE: No. No. What I'm talking
16 about, I wasn't sure over a period of time how
17 much we wanted to spend all at once.

18 So my thought was to transition over
19 maybe three to five years to get the rest of
20 the community done, but do the main entrances
21 and then work our way -- it depends on what
22 the cost would be.

23 MS. McCORMICK: Did we talk to them
24 about what like the warranty period is and
25 what the expected life is where --

1 MS. WHYTE: Of granite?
 2 MS. McCORMICK: Well, do we have to do
 3 any type of work on it --
 4 MS. WHYTE: They offer a maintenance
 5 program with it, a yearly maintenance that
 6 they do. They come in, clean it, buff it,
 7 whatever, granite -- I believe. Bob, am I
 8 correct?
 9 MR. ARGUS: Yes.
 10 MS. WHYTE: Just you can polish it. You
 11 can put a coating on it. We do have granite
 12 at the fire station, and we coated it with
 13 some sort of a sealer one year.
 14 MR. MAYS: Waxed it.
 15 MS. WHYTE: Yeah, a specialty wax. It
 16 lasted really well.
 17 The idea is to get reclaimed off of
 18 those signages. That's what's ruining it, is
 19 the spray -- the reclaimed water that we have
 20 is eating through the existing boards that we
 21 have.
 22 So the idea is to -- we may have to
 23 modify some of the flower beds and stuff,
 24 which is something we talked about, but --
 25 MR. CHESNEY: Yeah, I like the idea of

1 spreading it out --
 2 CHAIRMAN MILLS: I agree with you. I
 3 mean, at 60 miles an hour I don't know that a
 4 minor difference at Sheldon and Linebaugh
 5 versus out by Pilot Bank, anybody is going to
 6 notice the difference in product texture
 7 unless it was significant, you know.
 8 MR. BAUMHOVER: Maybe not there, but in
 9 the neighborhoods when you're going slowly and
 10 you're walking.
 11 MR. CHESNEY: And maybe that's when we
 12 maybe do the entrances, and then we like it,
 13 and then we like it and put it out for bid for
 14 the neighborhoods or something.
 15 MR. BAUMHOVER: Right. I presume that
 16 if we had however many signs out for bid, that
 17 we would probably get better pricing, so --
 18 MS. WHYTE: It would be substantial.
 19 CHAIRMAN MILLS: If it's 26 for one
 20 entrance, that's about a hundred thousand for
 21 the four entry points. That's under the
 22 threshold anyway.
 23 MS. McCORMICK: Right.
 24 MR. MENDENHALL: Yes.
 25 CHAIRMAN MILLS: But we could do that as

1 a separate project as entries.
 2 MR. MENDENHALL: Absolutely.
 3 CHAIRMAN MILLS: And then do all the
 4 village signs as a package.
 5 MS. McCORMICK: Well, maybe you should
 6 see what the price would be for doing all four
 7 now.
 8 MS. WHYTE: There's two there,
 9 Countryway and Linebaugh and Sheldon.
 10 Countryway and Linebaugh is four, and they're
 11 smaller, and I think there's only two other
 12 ones that are the size of the Sheldon and
 13 Linebaugh, and that is the one on Glenciff
 14 Park on the main wall. There's only one.
 15 And then we have one more over in front
 16 of Pilot Bank -- near Pilot Bank on the other
 17 side.
 18 CHAIRMAN MILLS: And there's two down at
 19 Tampa Road.
 20 MS. WHYTE: Oh, I forgot about that.
 21 MR. MENDENHALL: Yeah, that's right.
 22 MS. WHYTE: But those are looking okay.
 23 MR. BAUMHOVER: But if you did the
 24 entrance signs and they're all done under the
 25 threshold, then when you bid out the

1 neighborhood signs, even if it's a different
 2 contractor or a slightly different spec, at
 3 least --
 4 CHAIRMAN MILLS: Those would be
 5 consistent --
 6 MR. BAUMHOVER: -- those would be the
 7 entrance ones are standard and the
 8 neighborhood ones are standard.
 9 MR. CHESNEY: Yeah, do them all by
 10 neighborhood. Yeah.
 11 CHAIRMAN MILLS: Chris.
 12 MR. BARRETT: You're saying 26. Is it
 13 2600 or 26,000?
 14 MS. WHYTE: Thousand, for two. It's a
 15 big slab of granite.
 16 CHAIRMAN MILLS: You can record it at
 17 2600 if you want, then we don't need a
 18 meeting.
 19 MS. WHYTE: Those signs don't look big,
 20 but when you're standing in front of them,
 21 they're taller than I am.
 22 CHAIRMAN MILLS: They need a crane to
 23 put them in apparently.
 24 MR. CHESNEY: Well, I mean, we don't
 25 need to decide any of that other stuff now.

1 CHAIRMAN MILLS: No.
 2 MS. WHYTE: No. You asked me to bring
 3 it back. That's what I did.
 4 CHAIRMAN MILLS: Okay. So let's cross
 5 that all off at our next meeting and make it
 6 aware that that's an issue that we're going to
 7 have as an item of discussion.
 8 MS. WHYTE: Got it.
 9 CHAIRMAN MILLS: And then go from there.
 10 Okay?
 11 MS. WHYTE: See if I can get you better
 12 samples.
 13 CHAIRMAN MILLS: What else have you guys
 14 got?
 15 MR. MAYS: You got anybody request
 16 anything?
 17 MS. WHYTE: No. We did meet with our
 18 new insurance carrier. As they said, they
 19 were very impressed -- I did call today and
 20 let Andy know that I have not gotten any --
 21 the contractor we hired, which is Asset Works
 22 -- Asset Works --
 23 MR. MENDENHALL: Asset Works. Uh-huh.
 24 Yes.
 25 MS. WHYTE: -- have not sent to us their

1 evaluation of our property yet. I was hoping
 2 to have it today to present to you.
 3 Unfortunately, it has not been printed yet,
 4 and so I'm hoping to have it by -- definitely
 5 by next month's meeting.
 6 They did inform me the contract has 60
 7 to 90 days that they had to produce it. So as
 8 soon as I get that, I will also pass it on to
 9 you for determining what you wanted to insure,
 10 which is most important.
 11 But we showed them everything. I mean,
 12 we have flag poles insured right now and trash
 13 cans, and a number of things that really are
 14 questionable, but now we have an update with
 15 all of our parks and stuff.
 16 So we'll have hopefully all of that by
 17 next month's meeting. The new carrier was
 18 very impressed with what they saw, and they
 19 literally went through everything.
 20 MR. MENDENHALL: What did you think
 21 about the new carrier?
 22 MS. WHYTE: I liked them. They were --
 23 I spent about four and a half, five hours with
 24 them, and they were good.
 25 MR. MENDENHALL: A lot more hands on.

1 MS. WHYTE: They were. They were. And
 2 they noticed that, you know, immediately today
 3 I got my new OSHA signs and everything were
 4 delivered today, so they're up in the
 5 lunchroom.
 6 And I -- yeah, they were impressed with
 7 our property and the way everything looked
 8 and the maintenance of what we have done and
 9 how we run things, so --
 10 MS. McCORMICK: Do they typically
 11 provide like a written report,
 12 recommendations?
 13 MR. MENDENHALL: So what they do is,
 14 typically once a year, usually about a month
 15 prior to their renewal process, they will come
 16 out on site and they'll meet with staff and go
 17 over any type of property changes, any type of
 18 updates, and usually it involves doing a
 19 drive-around or a ride-around to take a look
 20 at things.
 21 And as part of that, they look at the
 22 property, and they also make recommendations.
 23 And it can be obviously recommendations on are
 24 you covering this and should you, but also if
 25 they see a crack in the sidewalk, they point

1 out things that they see, you know, mulch
 2 that's too low or too high.
 3 So they have a good eye for kind of
 4 putting together those sorts of suggestions.
 5 And, yes, at the end of it all, they do
 6 produce a report which primarily is a list of
 7 any changes to property values that they see
 8 or that they suggest, and also those other
 9 things, the bullet points of suggested
 10 changes, so --
 11 MS. WHYTE: They did inform me that they
 12 would be sending Andy and I a list of
 13 recommendations.
 14 One of them was, they asked if we had
 15 signage on our ponds that are in common areas
 16 where people frequent a lot of, such as on the
 17 way to schools or public -- you know, along
 18 Linebaugh, whether or not we had signs about
 19 wildlife, alligators, snakes.
 20 And I said, "As of now, we have not,"
 21 but he said, "It will all be considered a
 22 recommendation."
 23 (Mr. Lewis enters the room.)
 24 MS. WHYTE: And there are a few things
 25 that they recommended, and some make sense and

1 others --

2 MR. MENDENHALL: They definitely err on

3 the side of being overly cautious, so --

4 MS. WHYTE: I thought the very same

5 thing, but -- you know.

6 MR. MENDENHALL: They're insurance

7 people.

8 CHAIRMAN MILLS: Okay. Let the record

9 reflect that Supervisor Lewis has arrived. A

10 motion to adjourn would be appropriate.

11 MR. LEWIS: Perfect. Sorry I'm late.

12 MR. ROSS: You think we're kidding.

13 MR. MATTHEWS: I've got a volleyball

14 game at 6:00.

15 CHAIRMAN MILLS: You'll be there. I got

16 an email -- I don't know if anyone got an

17 email from a resident -- about the pedestrian

18 bridge damage.

19 MS. WHYTE: No. I just sent it to you.

20 CHAIRMAN MILLS: Where are we at with

21 that? I know we were looking at options for

22 the bridge.

23 MR. MAYS: We're still waiting on a

24 quote from this company. We have a quote of a

25 smaller scale. But Stephen there introduced

1 us to the company that actually -- the guy

2 showed up and he said, "I built that thing,"

3 and he was impressed how good it's held up, so

4 -- of course.

5 But he had some suggestions where --

6 we're actually still waiting on his proposal.

7 We should have had it by now, so --

8 MS. WHYTE: Yeah. Stephen said he was

9 going to call him on the way home or the first

10 thing in the morning because it's been a

11 while. So Stephen is on it.

12 CHAIRMAN MILLS: So for the benefit of

13 the other supervisors, the resident made some

14 good points. It was originally built as a

15 pedestrian bridge 20-something years ago when

16 golf carts weren't around, scooters and Vespas

17 were not around, and it's now becoming more of

18 a motorized ingress and egress.

19 So there are a couple of questions we'll

20 have to address when we start to see some

21 quotes. And, that is, do we accommodate those

22 uses, or do we prohibit those uses -- right?

23 -- with either bollards or some other

24 deterrents, depending on safety and wear and

25 tear and all the normal things we would

1 entertain. Right? So --

2 MR. CHESNEY: It's clearly not wide

3 enough now because I had to move because

4 someone came by in a golf cart.

5 MS. WHYTE: There are a lot of golf

6 carts now.

7 MR. BAUMHOVER: Resident feedback would

8 be appropriate as well.

9 CHAIRMAN MILLS: Yeah. But then it also

10 referenced the landscape crews use it as well

11 with their vehicles, so therein lies the

12 challenge, so -- okay. Anything else?

13 MS. WHYTE: Not from me. I'm good.

14 MR. MAYS: No. We're good.

15 CHAIRMAN MILLS: Audience comments.

16 MR. BARRETT: High speed lane on the

17 pedestrian bridge maybe?

18 CHAIRMAN MILLS: I'm sorry. Audience

19 comments.

20 (No response.)

21 CHAIRMAN MILLS: Seeing none.

22 Supervisor requests. Mr. Lewis, welcome.

23 MR. LEWIS: Motion to adjourn. No, I

24 don't have anything.

25 CHAIRMAN MILLS: Okay. Mr. Ross.

1 MR. ROSS: (Moves head from side to

2 side.)

3 CHAIRMAN MILLS: Forrest.

4 MR. BAUMHOVER: I do have one question.

5 Andy, about the retirement plan transfer to

6 Ubiquity, so a lot of times retirement plans,

7 like if it's a 401(k), changing of a vendor,

8 they automatically roll it over.

9 But since we're going from an old plan,

10 like a -- what is it, a Simple IRA into a

11 401(k)?

12 MR. MENDENHALL: Simple IRA, yeah.

13 MR. BAUMHOVER: -- are there any issues

14 or special considerations that they've

15 identified? Like, you know, is there

16 anything --

17 MR. MENDENHALL: No. They basically --

18 the way they described it to me -- I'm no

19 expert. But the way they described it to me

20 was that the employees would be able to keep

21 those plans or keep those funds as are, or

22 they would have the option to, I guess, take

23 -- go to the previous company and take

24 basically a payout that would then potentially

25 be rolled into the 401(k).

1 MR. BAUMHOVER: Okay. So the employees
 2 have the option. And will they actually have
 3 like kind of -- what do they do to educate the
 4 employees on --
 5 MR. MENDENHALL: Yeah. So after I
 6 talked to them on this conference call or
 7 whatnot, which kind of -- first, they talked
 8 to me, as the manager, and then the next step
 9 is, they talk to the employees.
 10 They give them the information as far as
 11 everything from how to enroll, you know, and
 12 what their options are as employees in this
 13 plan as far as what they can choose, their
 14 selections, those sorts of things.
 15 So I would assume that that is part of
 16 that conversation, and I can make sure with my
 17 conversation with them tomorrow that that's
 18 addressed so that the employees are aware of,
 19 you know, what tangible steps they would need
 20 to take if they wanted to roll it over, or,
 21 you know, if they don't want to do anything,
 22 then they just kind of leave it there, and I
 23 guess they keep getting a statement every
 24 month from the previous plan provider, so --
 25 MR. BAUMHOVER: Okay.

1 MR. MENDENHALL: But I'll definitely
 2 talk to them about that so we make sure it's
 3 clear.
 4 MR. BAUMHOVER: All right. Thank you.
 5 That's it.
 6 CHAIRMAN MILLS: Mr. Chesney.
 7 MR. CHESNEY: Nope.
 8 CHAIRMAN MILLS: Motion to adjourn would
 9 be appropriate.
 10 MR. BAUMHOVER: So moved.
 11 MR. LEWIS: Second.
 12 CHAIRMAN MILLS: All in favor.
 13 (All board members signify in the
 14 affirmative, and the motion passes.)
 15 CHAIRMAN MILLS: Happy Thanksgiving,
 16 everybody.
 17 (At 5:15 p.m., the meeting adjourns.)
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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 November 22, 2019.
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 James P. Mills, Chairman