

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

March 3, 2020

Westchase Community Development District

Inframark, Infrastructure Management Services

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

February 25, 2020

Board of Supervisors
Westchase Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Westchase Community Development District will be held on Tuesday, March 3, 2020 at 4:00 p.m. at the **Westchase Community Association Office, 10049 Parley Drive, Tampa, Florida.** Following is the advance agenda for this meeting:

- 1. Roll Call**
- 2. Consent Agenda**
 - A. Approval of the February 4, 2020 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of January 2020
- 3. Engineer's Report**
- 4. Attorney's Report**
- 5. Manager's Report**
- 6. Field Manager's Report**
 - A. OLM Landscape Report
- 7. Audience Comments**
- 8. Supervisors' Requests**
- 9. Adjournment**

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

Sincerely,



Andrew P. Mendenhall, PMP/ct
Manager

cc: Erin McCormick
Tonja Stewart
Christopher Barrett
Sonny Whyte

Second Order of Business

2A.

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: February 4, 2020</p> <p>TIME: 4:05 p.m. - 5:56 p.m.</p> <p>PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida</p> <p>REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large</p>	<p style="text-align: right;">Agenda Page 5 Page 3</p> <table> <tr> <th>INDEX</th><th>PAGE</th></tr> <tr> <td>Meeting called to order</td><td>5</td></tr> <tr> <td>Roll Call</td><td>5</td></tr> <tr> <td>Consent Agenda</td><td>5</td></tr> <tr> <td>Motion to approve the consent agenda (Motion passes)</td><td>5</td></tr> <tr> <td>Deputy Owen golf cart regulations presentation</td><td>6</td></tr> <tr> <td>Community emergency response plan discussion</td><td>23</td></tr> <tr> <td>Engineer's report</td><td>29</td></tr> <tr> <td>Drainage project update</td><td>29</td></tr> <tr> <td>Motion for approval (Motion passes)</td><td>44 45</td></tr> <tr> <td>Access issue with TECO update</td><td>46</td></tr> <tr> <td>Landscape architecture discussion</td><td>57</td></tr> <tr> <td>Attorney's report</td><td>59</td></tr> <tr> <td>Update cell phone tower RFP</td><td>59</td></tr> <tr> <td>Promise Lane property update</td><td>75</td></tr> <tr> <td>Future workshop discussion</td><td>76</td></tr> <tr> <td>Manager's report</td><td>80</td></tr> <tr> <td>Proposed budget schedule discussion</td><td>80</td></tr> <tr> <td>Bond discussion</td><td>82</td></tr> <tr> <td>Field manager's report</td><td>85</td></tr> <tr> <td>Bridge repair proposal discussion</td><td>85</td></tr> <tr> <td>Motion to approve repair (Motion passes)</td><td>92 92</td></tr> </table>	INDEX	PAGE	Meeting called to order	5	Roll Call	5	Consent Agenda	5	Motion to approve the consent agenda (Motion passes)	5	Deputy Owen golf cart regulations presentation	6	Community emergency response plan discussion	23	Engineer's report	29	Drainage project update	29	Motion for approval (Motion passes)	44 45	Access issue with TECO update	46	Landscape architecture discussion	57	Attorney's report	59	Update cell phone tower RFP	59	Promise Lane property update	75	Future workshop discussion	76	Manager's report	80	Proposed budget schedule discussion	80	Bond discussion	82	Field manager's report	85	Bridge repair proposal discussion	85	Motion to approve repair (Motion passes)	92 92
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Greg Chesney, Vice Chairman Matthew Lewis (Telephonically) Brian Ross Forrest Baumhover</p> <p>ALSO PRESENT: INFRAMARK: Andy Mendenhall, District Manager</p> <p>DISTRICT ATTORNEY: Erin McCormick</p> <p>DISTRICT ENGINEER:</p> <p>Robert Dvorak</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays Sonny Whyte</p>	<p style="text-align: right;">Page 4</p> <table> <tr> <td>Annuals landscape contract discussion</td><td>93</td></tr> <tr> <td>Midge fly update</td><td>96</td></tr> <tr> <td>Audience comments</td><td>100</td></tr> <tr> <td>Supervisor requests</td><td>113</td></tr> <tr> <td>Motion to adjourn (Motion passes)</td><td>123 124</td></tr> <tr> <td>Adjournment</td><td>124</td></tr> </table>	Annuals landscape contract discussion	93	Midge fly update	96	Audience comments	100	Supervisor requests	113	Motion to adjourn (Motion passes)	123 124	Adjournment	124																																
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<p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 4th day 3 of February, 2020, at the Westchase Community 4 Association Office, 10049 Parley Drive, Tampa, 5 Florida, beginning at 4:05 p.m., reported by 6 Kimberly Ann Roberts, Notary Public in and for the 7 State of Florida at Large. 8 * * * * *</p> <p>9 CHAIRMAN CHESNEY: All right. I'd like 10 to call to order the February 4th, 2020 11 Westchase Community Development District 12 meeting to order. Please let the record 13 reflect that Jim Mills is not present. 14 Will everyone rise and join me in the 15 Pledge of Allegiance, please? 16 (The Pledge of Allegiance was recited.) 17 CHAIRMAN CHESNEY: All right. We have 18 the consent agenda. Do I have a motion to 19 approve? 20 MR. BAUMHOVER: So moved. 21 CHAIRMAN CHESNEY: Is there a second? 22 MR. ROSS: Second. 23 CHAIRMAN CHESNEY: Okay. Any 24 discussions? 25 (No response.)</p>	<p>1 afternoon. My name is David Owen. I'm a 2 deputy with the Hillsborough County Sheriff's 3 Office out of District Three. I've been with 4 the agency for 12 years now, three years 5 midnight patrol, and the last nine years in 6 traffic in the motorcycle division. 7 So my responsibility is traffic 8 enforcement, traffic laws, traffic crashes, 9 DUIs, escorts, presidential, funeral escorts, 10 parades, you'll see us there. And I've been 11 asked by my corporal to talk to you guys about 12 golf carts. 13 So Hillsborough County has two 14 neighborhoods that are golf cart communities. 15 You have Sun City Center that allows golf 16 carts, and you have Twin Branch Acres, which 17 is Race Track Road, just north of Hillsborough 18 Avenue. They're deemed a golf cart community. 19 They can drive their golf carts on the 20 roadway. 21 The current laws for golf carts -- let's 22 go over the definition that they have -- a 23 golf cart means a motor vehicle that is 24 designed and manufactured for operation on a 25 golf course for sporting or recreational</p>
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<p>1 CHAIRMAN CHESNEY: None noted. All in 2 favor signify by raising your hand. Matt? 3 MR. LEWIS: Aye. 4 (All board members signify in the 5 affirmative.) 6 CHAIRMAN CHESNEY: Okay. Passes four to 7 zero. 8 (The motion passes.) 9 CHAIRMAN CHESNEY: All right. Give me 10 one second here. 11 Sonny, can I ask you one quick question 12 about this? 13 (Discussion off the record.) 14 CHAIRMAN CHESNEY: Okay. All right. 15 We're going to begin with a discussion of golf 16 cart regulations with a Hillsborough County 17 Sheriff. 18 DEPUTY OWEN: Yes, sir. 19 CHAIRMAN CHESNEY: If you would come up 20 and just kind of share who you are. And do 21 you need anything in particular? 22 DEPUTY OWEN: Just a place to set this, 23 if you don't mind. 24 CHAIRMAN CHESNEY: Sure. 25 DEPUTY OWEN: All right. Good</p>	<p>1 purposes that is not capable of exceeding 2 speeds of 20 miles per hour. 3 So I'll give you the statute, if you 4 guys want to look up the statute later on, or 5 if you go into your cell phones, you can go 6 along with me. Florida State Statute 616.212, 7 and then there's subsections after that, a 8 golf cart may only be operated on a county 9 road that has been designated by a county for 10 use of golf carts. 11 So basically your neighborhood is not a 12 golf cart community, but your golf course -- 13 you can't drive golf carts on public right of 14 ways within Westchase. So I believe the 15 Westchase community will have to petition the 16 county to become a golf cart community. 17 For that to happen, the county has to 18 look at the volume of traffic. Linebaugh is 19 high volume. They look at speed limits. And 20 then they have to determine -- if they're 21 going to make a golf cart community, they'll 22 put signs posted on the roadways saying to 23 share the road, this is a golf cart community 24 as well. Sidewalks will have to be eight-feet 25 wide.</p>

<p style="text-align: right;">Page 9</p> <p>1 Looking at your sidewalks, I don't</p> <p>2 believe they're eight feet wide. They want it</p> <p>3 eight feet for two golf carts to pass by</p> <p>4 safely, with also pedestrian traffic and</p> <p>5 cyclist traffic. So the sidewalks would have</p> <p>6 to be widened to make it a golf cart</p> <p>7 community.</p> <p>8 Some laws right now on golf carts -- we</p> <p>9 have a lot of times juveniles on golf carts</p> <p>10 within neighborhood. If you are under 14</p> <p>11 years old, you cannot drive a golf cart. So</p> <p>12 if you have kids in your community that are</p> <p>13 driving golf carts right now, they can't be on</p> <p>14 the roadway, but if they're under 14, they</p> <p>15 definitely can't be on the roadway.</p> <p>16 We talked about sidewalks. And also for</p> <p>17 the sidewalks being eight feet wide, the golf</p> <p>18 carts will have to do 15 miles per hour on the</p> <p>19 sidewalks is the max speed.</p> <p>20 To travel on the roadways within your</p> <p>21 community, the county is also going to have to</p> <p>22 reduce your speed limits to 30 miles an hour.</p> <p>23 So Linebaugh Avenue will go from 45 down to</p> <p>24 30. So I'm not sure that the county is going</p> <p>25 to be willing to lower the speed limit, to</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 cart. So once you do that, then you have to</p> <p>2 trailer your golf cart to the DMV to be</p> <p>3 inspected, and once inspected, you will</p> <p>4 receive a Florida license plate.</p> <p>5 You will have to get insurance for your</p> <p>6 golf cart, PIP insurance, and anyone who is</p> <p>7 driving it now has to have a Florida license.</p> <p>8 So 15 years old, they can drive it as long as</p> <p>9 someone's 21 or older with a valid license</p> <p>10 sitting next to them because, now, your golf</p> <p>11 cart is a motor vehicle.</p> <p>12 You have to now abide by all the traffic</p> <p>13 laws that all other vehicles do if you convert</p> <p>14 your golf cart to a low-speed vehicle.</p> <p>15 The catch -- and I'm not sure how this</p> <p>16 works. I read -- there's like two different</p> <p>17 statutes on it. And I'll just go back to the</p> <p>18 first definition of a golf cart is it's not</p> <p>19 capable of exceeding speeds of 20 miles per</p> <p>20 hour.</p> <p>21 So you buy a golf cart that's not</p> <p>22 capable of exceeding 20 miles per hour. So 20</p> <p>23 miles per hour. Right? But then if you want</p> <p>24 to convert it to a low-speed vehicle, the</p> <p>25 definition of a low-speed vehicle is a speed</p>
<p style="text-align: right;">Page 10</p> <p>1 widen the sidewalks, to put signage up on the</p> <p>2 roadways to make it a golf cart community.</p> <p>3 So there's been talk about golf carts</p> <p>4 being converted into motor vehicles where you</p> <p>5 can drive them and get them registered them</p> <p>6 onto the roadway. Florida calls that a</p> <p>7 low-speed vehicle.</p> <p>8 The definition of a low-speed vehicle is</p> <p>9 any four-wheel vehicle whose top speed is</p> <p>10 greater than 20 miles per hour but not greater</p> <p>11 than 25 miles per hour, including, but not</p> <p>12 limited to, neighborhood electric vehicles.</p> <p>13 Now, I looked up electric vehicles, and</p> <p>14 it gave the definition of the low-speed</p> <p>15 vehicle, so they're about the same. So to do</p> <p>16 that, basically you're going to have to take</p> <p>17 your golf cart and you're going to have to put</p> <p>18 headlights, taillights on it, right here, you</p> <p>19 have to have turn signals, reflective</p> <p>20 reflectors, parking brakes, rearview mirrors,</p> <p>21 windshields, seat belts and a vehicle</p> <p>22 identification number.</p> <p>23 Through my research, I guess about all</p> <p>24 golf carts have vehicle identification numbers</p> <p>25 so that DMV will issue you one for your golf</p>	<p style="text-align: right;">Page 12</p> <p>1 greater than 20 but less than 25.</p> <p>2 So I don't know how you can bend legally</p> <p>3 -- you're looking at both of those statutes --</p> <p>4 take a golf cart that can't exceed 20, and</p> <p>5 they get a low-speed vehicle that's 21, 25, so</p> <p>6 I'm not sure if there's some modifications</p> <p>7 that are allowed to be done to that or not, so</p> <p>8 that might be a little gray area, you get to</p> <p>9 the DMV, and they do an inspection, and they</p> <p>10 say, "No."</p> <p>11 Do you guys have any questions right now</p> <p>12 about so far what I've talked about?</p> <p>13 Yes, sir.</p> <p>14 MR. BARRETT: You may have said this,</p> <p>15 and I was writing, and I messed up.</p> <p>16 Is it illegal to drive -- for an adult</p> <p>17 to drive a golf cart on the sidewalk in</p> <p>18 Westchase?</p> <p>19 DEPUTY OWEN: Yes. Yeah. To drive on</p> <p>20 the sidewalk, it has to be a golf community --</p> <p>21 deemed golf community designated by the</p> <p>22 county.</p> <p>23 MR. BARRETT: All right. And then so it</p> <p>24 would have to be a low-speed vehicle to be on</p> <p>25 the road?</p>

<p style="text-align: right;">Page 13</p> <p>1 DEPUTY OWEN: A low-speed vehicle to be 2 on the road. And once you become a low-speed 3 vehicle that's now a motor vehicle, according 4 to the state of Florida, you cannot drive on 5 the sidewalk at all, because now you have a 6 car. 7 MR. BARRETT: Okay. 8 DEPUTY OWEN: And, again, to drive on 9 the sidewalk, you have to have a sidewalk 10 that's eight feet, and your sidewalks aren't 11 eight-feet wide. 12 MR. BAUMHOVER: So if you had -- if you 13 had a low-speed vehicle that was capable of 14 going up to 25 miles an hour, would you 15 legally be allowed to be able to drive that on 16 a road like Linebaugh? 17 DEPUTY OWEN: On Linebaugh, I believe -- 18 no. A low-speed vehicle -- yeah, a low-speed 19 vehicle to be operated only on streets where 20 the posted speed limit is 35 miles per hour or 21 less. I think that's a great question. 22 So if you do get a golf cart, and you 23 turn it into a low-speed vehicle, it's now 24 registered in the state of Florida. You have 25 a license plate, insurance, all the stuff on</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 MR. BARRETT: One of the things that 2 residents point out is that the CDD also 3 drives its work vehicles on the sidewalks -- 4 DEPUTY OWEN: Yes. Okay. 5 MR. BARRETT: -- I mean, on the grass on 6 the sidewalks. 7 DEPUTY OWEN: Okay. 8 MR. BARRETT: I have been told, not by 9 law enforcement officials, that these are 10 exceptions because they are work vehicles. 11 Can you speak to that? 12 DEPUTY OWEN: I looked that up as well, 13 because when I do traffic enforcement, we see 14 them as well out here. 15 So if you look up Section 316.2126, 16 that's authorized use of golf carts, low-speed 17 vehicles, and utility vehicles. So if you 18 look at the companies that do yard work, those 19 would be utility vehicles. So a utility 20 vehicle means a motor vehicle designed and 21 manufactured for general maintenance, security 22 and landscaping purposes. That's what a 23 utility vehicle is. So that's what they're 24 using, a utility vehicle. 25 If they're using a golf cart, they're</p>
<p style="text-align: right;">Page 14</p> <p>1 it. Basically you're going to be staying 2 within this area here. 3 MR. BAUMHOVER: Would you be able to 4 cross? 5 DEPUTY OWEN: You could cross over at a 6 designated cross section. So if you were to 7 do that, you would be able to cross over, say, 8 you have a child that goes to middle school or 9 the elementary school, yes, but then you get 10 into the -- well, some people might want to go 11 east down at McDonald's or want to go to the 12 grocery store instead of taking their car, how 13 are you going to get there? 14 You can't drive, because it's now a 15 registered motor vehicle. You can't drive on 16 the sidewalk there. You can't drive down 17 Linebaugh because Linebaugh is 45. It says 18 max speed of 35 miles per hour for the roadway 19 or less. So there is really no way to get 20 there. 21 Now, if you lived right across from 22 McDonald's, there's a neighborhood right 23 across from McDonald's, and you cross at an 24 intersection, then, yeah, you could do that. 25 DEPUTY OWEN: Yes.</p>	<p style="text-align: right;">Page 16</p> <p>1 allowed to, for those reasons as well. 2 MR. BARRETT: So did I just hear you say 3 they are allowed to go on the sidewalks and -- 4 DEPUTY OWEN: To do business, do the 5 landscaping and stuff. 6 MR. BARRETT: Thank you, sir. 7 CHAIRMAN CHESNEY: This is probably the 8 most efficient, productive conversation we've 9 had at a CDD meeting in a while. 10 Any other questions? 11 MR. BAUMHOVER: I think part of our 12 maybe unstated kind of concern is, you know, 13 what responsibility there is for the, you 14 know, CDD-owned or maintained roads that are 15 in the gated communities. It seems like 16 there's a different, you know, law enforcement 17 ability or liability question because 18 obviously those roads are a little bit 19 different in terms of jurisdiction than -- 20 DEPUTY OWEN: Yes. 21 MR. BAUMHOVER: So is there really a 22 difference? 23 DEPUTY OWEN: There is a difference. 24 What I'm mostly talking about right now are 25 going to be public roadways. These roadways</p>

<p style="text-align: right;">Page 17</p> <p>1 are maintained by Hillsborough County.</p> <p>2 Sidewalks are maintained by Hillsborough</p> <p>3 County. You're talking about the Greens might</p> <p>4 be one of those?</p> <p>5 MR. BAUMHOVER: One of --</p> <p>6 DEPUTY OWEN: Gated and those are</p> <p>7 private roadways, so I cannot go inside that</p> <p>8 gate unless I have a call for service, a 911</p> <p>9 call, burglary or something and render aid</p> <p>10 that way.</p> <p>11 I cannot go in there and enforce a stop</p> <p>12 sign violation. I can't go in there and</p> <p>13 enforce golf cart violations because that's a</p> <p>14 private roadway.</p> <p>15 I do not know what the CDD, what rules</p> <p>16 and regulations, laws that they have, but I</p> <p>17 cannot go in there and do that, unless there</p> <p>18 is a mutual aid agreement with the sheriff's</p> <p>19 office, and some communities have done that if</p> <p>20 they are having a lot of issues with crime,</p> <p>21 the ability to go in there and do traffic</p> <p>22 enforcement and also render aid in those</p> <p>23 communities that are also -- that are private</p> <p>24 communities, private roadways.</p> <p>25 MR. BAUMHOVER: Okay.</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 helpful. That was extremely helpful.</p> <p>2 DEPUTY OWEN: So I'm going to -- my</p> <p>3 corporal would like me to put some notes</p> <p>4 together for our off-duty deputies that work</p> <p>5 in your neighborhood, too, just so they are</p> <p>6 familiar so they don't say anything incorrect</p> <p>7 about the laws, too.</p> <p>8 CHAIRMAN CHESNEY: Okay.</p> <p>9 DEPUTY OWEN: In case a neighbor walks</p> <p>10 up and asks them, "I heard there was a CDD</p> <p>11 meeting the other day. What's this all about?"</p> <p>12 So hopefully they'll be educated in that, too,</p> <p>13 because usually off-duty deputies are going to</p> <p>14 be patrol deputies. They're not going to be</p> <p>15 traffic units.</p> <p>16 Yes, sir.</p> <p>17 MR. ROSS: Can we get a copy of those</p> <p>18 notes to make sure we're on the same page as</p> <p>19 your deputies?</p> <p>20 DEPUTY OWEN: Yes. Yep. Yep.</p> <p>21 MR. ROSS: That would be great.</p> <p>22 DEPUTY OWEN: I'll clean it up. This is</p> <p>23 little shorthanded notes for me, but I'll</p> <p>24 clean it up and give you the statute numbers.</p> <p>25 Yes, sir.</p>
<p style="text-align: right;">Page 18</p> <p>1 DEPUTY OWEN: So when I go to a traffic</p> <p>2 complaint, the first thing I do is I call</p> <p>3 county maintenance. And you guys can do this,</p> <p>4 too, call county maintenance and ask them, is</p> <p>5 this roadway a public roadway maintained by</p> <p>6 Hillsborough County or a private roadway,</p> <p>7 because we get a lot of complaints from</p> <p>8 residents that want to go enforce a traffic</p> <p>9 law in a private neighborhood that doesn't</p> <p>10 have a gate, but the blue sign is private, and</p> <p>11 I just have to make sure I'm allowed to be in</p> <p>12 there and do that.</p> <p>13 Yes, sir.</p> <p>14 MR. HOLT: So just to be perfectly clear</p> <p>15 in my head, so if an individual owns a golf</p> <p>16 cart in an ungated community --</p> <p>17 DEPUTY OWEN: Yes.</p> <p>18 MR. HOLT: -- the moment they drive it</p> <p>19 out of their driveway, they're breaking</p> <p>20 traffic laws?</p> <p>21 DEPUTY OWEN: Yes, sir.</p> <p>22 CHAIRMAN CHESNEY: Okay. Any further</p> <p>23 questions for the deputy?</p> <p>24 (No response.)</p> <p>25 CHAIRMAN CHESNEY: I think that was very</p>	<p style="text-align: right;">Page 20</p> <p>1 MR. BARRETT: Is there a plan to step up</p> <p>2 and enforcement of the laws here, or are you</p> <p>3 here just to describe the laws?</p> <p>4 DEPUTY OWEN: This one right now is</p> <p>5 actually to describe the laws. We haven't</p> <p>6 really been told out here to go and enforce</p> <p>7 it, full on enforcement now.</p> <p>8 We have a lot of school enforcements</p> <p>9 that involve the new texting and speeding in</p> <p>10 school zones, traffic flow for school zones is</p> <p>11 really the big issue right now, so we're on</p> <p>12 there.</p> <p>13 But, of course, if there's a traffic</p> <p>14 complaint that comes into the District Three</p> <p>15 office, our corporal will put one of us on it,</p> <p>16 and what we like to do is educate first.</p> <p>17 So, you know, if someone is violating a</p> <p>18 traffic law, stop them, educate them on the</p> <p>19 law. You know, you're not looking to hand out</p> <p>20 citations to every single person out there.</p> <p>21 Mostly it's education. A lot of people don't</p> <p>22 know the laws.</p> <p>23 They're not going to look up the laws,</p> <p>24 like Google, before they go drive a golf cart.</p> <p>25 MR. HOLT: You just said something that</p>

<p style="text-align: right;">Page 21</p> <p>1 piqued my interest. I live in the Greens. I 2 see the Sheriff's cars driving through the 3 Greens all the time. 4 Are those off duty -- 5 DEPUTY OWEN: Those should be off duty, 6 yes, sir. 7 MR. HOLT: And they're in the Sheriff's 8 car, though. 9 DEPUTY OWEN: They're in the Sheriff's 10 car, so they're allowed to patrol that area. 11 But, again, they're not going to be doing 12 speed enforcement on those private roadways 13 or -- 14 MR. HOLT: Right, because ever since 15 I've lived there, I've seen -- 16 DEPUTY OWEN: But it does help when 17 someone sees the green and white Sheriff's 18 Office vehicle. They're going to slow down a 19 little bit, and hopefully that's good enough, 20 you know. 21 MR. HOLT: Oh, yeah. 22 CHAIRMAN CHESNEY: Okay. I think 23 that's -- 24 MR. LEWIS: Thank you for your time. 25 DEPUTY OWEN: Thank you.</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 community emergency response? 2 MR. GOLDSTEIN: Sure. I'm Rick 3 Goldstein. I'm on the Westchase Board, Vice 4 President of Government Affairs. 5 One of things that we're doing -- 6 starting is putting together an official 7 disaster plan and program, and we are going to 8 be working with the county, with their 9 community emergency response team. 10 And I'm here to see -- ask you guys to 11 be part of that process as well, which would 12 be certainly welcome to have the CDD be a part 13 of that. 14 This program will encompass obviously 15 all of Westchase, certainly also the 16 community, the commercial district as well. 17 The process is, we need to put together a plan 18 for each individual community, so there will 19 be like 30-plus individual programs that the 20 county will then throw into one, and that will 21 be the cert program for all of Westchase. 22 So I'm just here to tell you this is 23 what we're doing. We would like to invite you 24 guys to participate with us as well. 25 CHAIRMAN CHESNEY: Okay. So I had met</p>
<p style="text-align: right;">Page 22</p> <p>1 CHAIRMAN CHESNEY: Yes, thank you very 2 much. That was awesome. 3 MR. ROSS: Very helpful. Thank you. 4 DEPUTY OWEN: So I'll give a copy of 5 that to you. 6 MS. WHYTE: And I'll distribute it to 7 the board, and if you're interested, 8 Mr. Barrett. 9 MR. BARRETT: Sure. 10 MS. WHYTE: Okay. 11 CHAIRMAN CHESNEY: Just so you know, 12 also our current agreement, we do have an 13 agreement with the Sheriff's department for 14 the Greens and the Vineyards and Harbor Links. 15 MR. ROSS: Are you talking about that 16 mutual aid agreement that he referenced? 17 CHAIRMAN CHESNEY: Yes. Yes. It's 18 currently expired, but once we -- it will be 19 renewed shortly. We just need an engineer's 20 approval, so we have a new engineer now. 21 DEPUTY OWEN: Thank you for your time. 22 MR. ROSS: Thank you. It was very, very 23 helpful. 24 CHAIRMAN CHESNEY: Thank you. Okay. 25 So, Rick, would you like to talk to us about</p>	<p style="text-align: right;">Page 24</p> <p>1 with Rick, and I had asked Doug and Sonny 2 after our conversations -- I remember a long 3 time ago when this began on the county side, 4 they had sent us a survey. 5 And I thought it was more to that, but I 6 think Doug -- or at least Sonny responded 7 that she thought it was only a survey, so what 8 equipment we had, and I know we participated 9 in that manner previously. 10 MR. GOLDSTEIN: Okay. And that's part 11 of the information that we need as well, but 12 we would really like you to be a part of the 13 cert program as well. 14 CHAIRMAN CHESNEY: Sure. I'm not sure 15 what we would do. Sonny? 16 MS. WHYTE: I have no idea. I brought 17 it back to you. 18 CHAIRMAN CHESNEY: Okay. Yeah, I -- 19 MR. GOLDSTEIN: Sonny has a lot of good 20 ideas for us, and we have spoken -- 21 CHAIRMAN CHESNEY: Yes. Brian. 22 MR. ROSS: I was sitting here thinking 23 that certainly I think we would support the, 24 as I understand it -- I would like to have an 25 understanding as to what are our obligations,</p>

<p style="text-align: right;">Page 25</p> <p>1 if any, before we commit to something, but</p> <p>2 just as a general motion, why would we not</p> <p>3 support the effort?</p> <p>4 CHAIRMAN CHESNEY: Sure.</p> <p>5 MR. BAUMHOVER: When I think about this,</p> <p>6 I always think what would our district manager</p> <p>7 say, you know, other communities are doing in</p> <p>8 this regard?</p> <p>9 MR. MENDENHALL: Well, at least the</p> <p>10 other districts that I manage, none of them are</p> <p>11 quite as expansive as you guys are. I mean,</p> <p>12 obviously geographically you're a large area,</p> <p>13 so a coordinated response is -- you know, it</p> <p>14 needs to be managed a little bit more.</p> <p>15 Most of the communities are smaller, so</p> <p>16 it's easier --</p> <p>17 MR. BAUMHOVER: Right. Right. Right.</p> <p>18 Right.</p> <p>19 MR. MENDENHALL: -- so it's much easier</p> <p>20 to handle without, you know, having that type</p> <p>21 of oversight. So you would be doing something</p> <p>22 different than every CDD I manage.</p> <p>23 MR. BAUMHOVER: Okay. Got it.</p> <p>24 MR. MENDENHALL: But that doesn't mean</p> <p>25 that it shouldn't be done, because again,</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 purpose? I mean, is it to get the message out</p> <p>2 to the community faster or things that Doug</p> <p>3 and his crew or Doug and Sonny and their crews</p> <p>4 can help do? What's the goals?</p> <p>5 MR. GOLDSTEIN: We have a disaster</p> <p>6 planning steering committee, and that</p> <p>7 committee is going to become the cert</p> <p>8 community, and Joaquin is going to be the</p> <p>9 Westchase coordinator for the cert program.</p> <p>10 We would like to have someone from the</p> <p>11 CDD be part of that steering committee as</p> <p>12 well. And what we're going to be doing is</p> <p>13 we're going to identify which neighborhoods to</p> <p>14 begin starting putting together a cert plan.</p> <p>15 And as I indicated before, there will be</p> <p>16 30-some-odd-plus plans that will be then</p> <p>17 folded into one giant Westchase plan that the</p> <p>18 county will then use.</p> <p>19 So this is really to say, "Hey, we got</p> <p>20 this program going. We'd like to have you</p> <p>21 guys participate with us as part of the</p> <p>22 ongoing efforts." And then from there, there</p> <p>23 will be other things that we then require for</p> <p>24 people to help us on a volunteer basis.</p> <p>25 Right now, we need you guys to help us</p>
<p style="text-align: right;">Page 26</p> <p>1 you're a completely different animal than the</p> <p>2 other CDDs.</p> <p>3 MR. BAUMHOVER: Okay.</p> <p>4 MR. LEWIS: Greg --</p> <p>5 MR. MENDENHALL: Yes.</p> <p>6 MR. LEWIS: -- does this tie into like</p> <p>7 the emergency operation center for the</p> <p>8 county --</p> <p>9 CHAIRMAN CHESNEY: Yes.</p> <p>10 MR. LEWIS: -- that's for like a</p> <p>11 hurricane or for, you know, whatever?</p> <p>12 CHAIRMAN CHESNEY: Yes.</p> <p>13 MR. LEWIS: Okay.</p> <p>14 CHAIRMAN CHESNEY: So feel free to meet</p> <p>15 with Sonny and let us know how we can help.</p> <p>16 MS. WHYTE: I knew it.</p> <p>17 CHAIRMAN CHESNEY: How's that?</p> <p>18 MR. LEWIS: For me, maybe there was some</p> <p>19 back discussion there that I was not privy to</p> <p>20 on the phone here, but, I mean -- and I assume</p> <p>21 that's Rick Goldstein.</p> <p>22 CHAIRMAN CHESNEY: Yes. Yes, it is.</p> <p>23 MR. GOLDSTEIN: Yes.</p> <p>24 MR. LEWIS: Okay. Thank you, Rick.</p> <p>25 So, I guess, what is the -- what's the</p>	<p style="text-align: right;">Page 28</p> <p>1 put together the program, help us with the</p> <p>2 nuts and bolts and give us the betterment of</p> <p>3 your advice, consultation and your expertise.</p> <p>4 Sonny had great ideas before. One of</p> <p>5 the things that Sonny brought up, which is a</p> <p>6 fantastic idea, if there is a disaster and</p> <p>7 mailboxes are knocked down, there is no way in</p> <p>8 which first responders would be able to find</p> <p>9 out which dwelling to go to.</p> <p>10 So, you know, do we need to look at</p> <p>11 having the numbers of homes on curbs? Is</p> <p>12 there a way to do it so it doesn't show up,</p> <p>13 and you just shine a blue light on it so that</p> <p>14 it will show up? Things like that.</p> <p>15 CHAIRMAN CHESNEY: Now, that's something</p> <p>16 that I think --</p> <p>17 MR. GOLDSTEIN: I think you guys can</p> <p>18 give us some type of perspective than we would</p> <p>19 be doing and thinking in terms of just</p> <p>20 disaster planning.</p> <p>21 CHAIRMAN CHESNEY: Okay. That is a</p> <p>22 great example. That is definitely something</p> <p>23 that we can definitely do.</p> <p>24 All right. Well, Sonny, you're on our</p> <p>25 steering committee, or you're our</p>

<p style="text-align: right;">Page 29</p> <p>1 representative on their steering committee. 2 MR. GOLDSTEIN: Thank you, Sonny. I 3 appreciate that. 4 MS. WHYTE: Okay. Add it to the list. 5 Okay. Thank you. I appreciate it. 6 CHAIRMAN CHESNEY: Fantastic. 7 All right. Anything else? 8 MR. GOLDSTEIN: That's it. And please 9 excuse me. Today is Judy's birthday, and I 10 need to -- 11 CHAIRMAN CHESNEY: All right. Well, 12 wish her the best from us all. 13 MR. BAUMHOVER: Happy Birthday to Judy. 14 MR. GOLDSTEIN: Let me introduce Eric 15 Holt who's working with me on government 16 affairs, so -- 17 CHAIRMAN CHESNEY: Hi, Eric. 18 MR. BAUMHOVER: Hello, Eric. 19 MR. GOLDSTEIN: See you guys. Thank 20 you. 21 MR. LEWIS: Thank you, Greg. 22 CHAIRMAN CHESNEY: Okay. Engineer's 23 report. 24 MR. DVORAK: I have a couple things to 25 update.</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 -- the depression. 2 So, for example, if stormwater comes in 3 there and it fills up, it's going to drain 4 down, and there's going to be, you know, four 5 or six inches of standing water that just is 6 not going to get positive drainage into that 7 inlet because you can't -- you can't get the 8 inlet over into the very low part of the area. 9 So, you know, the things that we talked 10 about where like we basically performed this 11 maintenance activity that replaced the system 12 that was in place and provides good positive 13 drainage, and that, you know, if the 14 homeowners on either of these two properties 15 want to make sure that their lots drain to 16 that inlet, then it would be incumbent upon 17 them to make -- you know, make the grades on 18 their property, provide positive drainage, and 19 leave it at that. 20 One of the other things we talked about 21 was the possibility of obtaining an easement 22 from both of the property owners to extend 23 this inlet into the low area to provide that 24 extra positive drainage. 25 And you can do that, too. I mean, we</p>
<p style="text-align: right;">Page 30</p> <p>1 CHAIRMAN CHESNEY: Sure. 2 MR. DVORAK: The Millport, Greta 3 drainage project, we completed the plans, and 4 I met with Sonny and Doug before the meeting 5 to go over some of the nuances that we 6 encountered when we did the plan. 7 And so the area that -- this low area 8 that's behind the houses in that corner is a 9 depressed area, and it has a small inlet, the 10 inlet connects to the street, and what we 11 learned when we did the survey is that there 12 is a small ten-inch -- ten-foot drainage 13 easement, which makes sense. 14 You're on private property, so there's a 15 drainage easement, and it goes into the public 16 right of way and connects to the inlet. So we 17 basically replaced the piping system which had 18 collapsed, along with the manhole and an 19 inlet, to capture the water in that lower 20 area. 21 So the one issue that we're all -- that 22 everyone needs to aware of is that when you 23 terminate -- go as far as you can at the end 24 of this easement, it's not extending all the 25 way into the very lowest part of the depressed</p>	<p style="text-align: right;">Page 32</p> <p>1 did a project on another CDD where we needed 2 to run an electric line that benefited the, 3 you know, cul de sac and got an easement from 4 an owner. You just have to give them a good 5 sketch and legal, and the attorney draws up an 6 agreement, and you give them a buck, you -- 7 and, you know, give you the easement. 8 So it's not uncommon or impossible, but 9 it would require the cooperation of both, and 10 it would cost a bit more, because you're 11 extending the pipe, you know, further into the 12 backyard area. 13 So we can take the plan we have, which 14 is an adequate replacement to what was there 15 and what failed, and we can get an engineer's 16 estimate for the work, which is about \$26,800 17 was the engineer's estimate. 18 Sonny and Doug can get a couple 19 estimates probably within a week and find out 20 what it would really cost and get the thing 21 built, and you'd be done with it. 22 There isn't any permitting required on 23 our part. It's a replacement. It's a 24 maintenance activity, so there's not going to 25 be any -- you know, any further delay if you</p>

<p style="text-align: right;">Page 33</p> <p>1 wanted to move forward and get this, you know, 2 project constructed. 3 CHAIRMAN CHESNEY: Okay. Questions. 4 Brian. 5 MR. ROSS: Thank you. That was a good 6 summary. 7 Are the property owners aware of these 8 options that you mentioned? 9 MR. DVORAK: No. That was one of the 10 things we discussed also, is that I believe 11 Doug was going to, you know, take the -- take 12 a little bit of time and talk to both of them 13 about the particular situation and whether or 14 not they would be, you know, willing to -- you 15 know, how much they would be willing to 16 participate, or they're fine with the plan 17 that we -- that we have and leaving it that 18 way. 19 MR. ROSS: And I guess I would say -- 20 ask of you, Erin, that it strikes me that it 21 may be prudent to reduce this to writing, that 22 if we do advise the homeowners, just so that 23 as time passes and we're 5, 10, 15, 20 years 24 from now, depending on what options end up 25 being chosen to follow, we ought to have an</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 that it's better to have a paper trail that 2 we've explained this to the property owners, 3 because depending on what action plan we take, 4 if this is a problem 10, 15 years from now, I 5 want the folks to know it's a result of a 6 decision made 10, 15 years earlier. 7 CHAIRMAN CHESNEY: So if we made the 8 pipe longer and we require the easement from 9 the property owner, is it both properties 10 owners? 11 MR. DVORAK: Yes. 12 CHAIRMAN CHESNEY: Okay. What would the 13 increase -- probable increase in cost be? 14 MR. DVORAK: Well, the biggest cost on 15 the project -- and I left the thing at their 16 office -- but the largest cost in there was 17 pipe cost. 18 And so for what we had was about \$9,000 19 for the pipe work. And then you've got 20 another structure. So you've got probably 21 another -- I would say you probably have 22 another eight to ten thousand dollars to 23 extend it further into the low area. 24 MR. ROSS: And to clarify, I don't think 25 we can make the property owner give us an</p>
<p style="text-align: right;">Page 34</p> <p>1 understanding 15 years from now if we do have 2 future flooding or whatever it may be -- 3 MS. McCORMICK: Right. 4 MR. ROSS: -- look, our engineer went in 5 and studied it. We advised the property 6 owners of the options. This is how we chose 7 to move forward, and don't belly ache about 8 the problem now. 9 Does that make sense, or am I 10 overstating the significance of the issue? 11 MS. McCORMICK: No. I mean, I think it 12 would be helpful just for the purposes of the 13 district's records also, and then, you know, 14 if that property changes hands, I mean, 15 whether or not that would be disclosed to a 16 subsequent buyer, I guess would be up to the 17 homeowners to do that -- 18 MR. ROSS: Sure. 19 MS. McCORMICK: -- because there 20 wouldn't be anything of record, but it would 21 be, you know, something that we would at least 22 have for the district's records if it did 23 become an issue in the future. 24 MR. ROSS: Well, I guess I will just say 25 it to my fellow supervisors, my instincts are</p>	<p style="text-align: right;">Page 36</p> <p>1 easement. 2 MR. DVORAK: No, you can't. You cannot. 3 CHAIRMAN CHESNEY: I was just seeing 4 what it would cost to offer, but that's -- 5 MR. BAUMHOVER: Well, I was going to ask 6 two questions. 7 CHAIRMAN CHESNEY: Sure. 8 MR. BAUMHOVER: One, in your opinion, 9 which one is the most easement notwithstanding 10 property owner -- consent notwithstanding, 11 which one would be in your judgment the most 12 sound recommendation? 13 MR. DVORAK: My opinion is that you had 14 a system that was failing. You're responsible, 15 you know, owners, maintainers. You've 16 replaced it with an equal or better system. 17 MR. BAUMHOVER: Right. 18 MR. DVORAK: It does exactly the same 19 thing, only better than what was originally -- 20 the original intention of this. 21 MR. BAUMHOVER: Right. 22 MR. DVORAK: Because of this area was a 23 depressed area and when -- I mean, when it was 24 built and when the people bought the house and 25 all that stuff, that if someone wanted to make</p>

<p style="text-align: right;">Page 37</p> <p>1 their drainage better on their piece of</p> <p>2 property, you have provided them an adequate</p> <p>3 outfall to grade their property so that it</p> <p>4 drains positively to this inlet and can leave</p> <p>5 their site without pumping.</p> <p>6 MR. BAUMHOVER: So if I were to add --</p> <p>7 if I were to make the decision -- you</p> <p>8 basically gave us two options, one to go the</p> <p>9 route of making the -- doing the easement,</p> <p>10 assuming we can get the owner's consent to</p> <p>11 agree to an easement, but it seems like you</p> <p>12 wouldn't have recommended that if that wasn't</p> <p>13 the most sound option.</p> <p>14 Is that the most sound option, in terms</p> <p>15 of just engineering?</p> <p>16 MR. DVORAK: I do, because when we</p> <p>17 analyzed this, you're connecting to an</p> <p>18 existing inlet. There is a hydraulic grade in</p> <p>19 that inlet.</p> <p>20 So if you're going to lower this another</p> <p>21 six inches, you've got to now look at the</p> <p>22 elevations in the inlet and compare that to</p> <p>23 the hydraulic grade in the low area, and that</p> <p>24 in and of itself could provide -- could be an</p> <p>25 issue because of the -- you know, because of</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 MR. BAUMHOVER: That we hadn't strong-</p> <p>2 armed someone into an easement.</p> <p>3 MR. ROSS: Yeah, none of that. They</p> <p>4 said they thought that was the best choice, we</p> <p>5 agreed, and we did it, and don't get mad at us</p> <p>6 now.</p> <p>7 MR. BAUMHOVER: Okay. All right.</p> <p>8 CHAIRMAN CHESNEY: Chris, do you have a</p> <p>9 question?</p> <p>10 MR. BARRETT: Yes, just about the</p> <p>11 project.</p> <p>12 Is the way that it's currently drawn</p> <p>13 now, is that replace how the system currently</p> <p>14 exists, or does the current -- the system</p> <p>15 you're about to replace, did it extend</p> <p>16 further, but you're going to --</p> <p>17 MR. DVORAK: No. No. It basically is a</p> <p>18 replacement. You know, before we knew that</p> <p>19 the easement existed, we thought, well, we'll</p> <p>20 run it a few feet further, and, you know,</p> <p>21 there must be an easement because it wraps all</p> <p>22 the way around the back there, but it doesn't.</p> <p>23 It stops right at that location.</p> <p>24 So they probably, when they developed</p> <p>25 the property, looked at this area and said,</p>
<p style="text-align: right;">Page 38</p> <p>1 that water level.</p> <p>2 MR. BAUMHOVER: So my second question is</p> <p>3 -- thank you. So my second question is for</p> <p>4 Mr. Ross.</p> <p>5 Imagining if we obtain consent from both</p> <p>6 the neighbors and they grant us permission to</p> <p>7 have the easement, would that in your mind --</p> <p>8 or like satisfy the documentation requirement</p> <p>9 if we have the easement and we do go through</p> <p>10 that option?</p> <p>11 MR. ROSS: I don't know. I haven't</p> <p>12 through it through. But my instincts are</p> <p>13 probably not from what I'm thinking about.</p> <p>14 When I say "documentation," I'm talking</p> <p>15 about like memo to the file, something like</p> <p>16 that.</p> <p>17 MR. BAUMHOVER: Right. Right. Right.</p> <p>18 Right. No, I understand.</p> <p>19 MR. ROSS: It's just given the nature of</p> <p>20 the world and climate and everything else, I</p> <p>21 just would not want someone belly aching at us</p> <p>22 15 years from now.</p> <p>23 MR. BAUMHOVER: Right. Got it.</p> <p>24 MR. ROSS: I'd rather it be documented we</p> <p>25 presented an option that --</p>	<p style="text-align: right;">Page 40</p> <p>1 "Wow, there's no way to drain this," and</p> <p>2 obtained an easement or, you know, generated</p> <p>3 -- got an easement and put an inlet out there</p> <p>4 and connected it to inlet on the street, and</p> <p>5 that was the end of it.</p> <p>6 I mean, it wasn't -- it doesn't provide</p> <p>7 treatment. It doesn't provide attenuation.</p> <p>8 It doesn't serve any sort of stormwater</p> <p>9 engineering function.</p> <p>10 CHAIRMAN CHESNEY: Right. I understand.</p> <p>11 MR. DVORAK: Yeah.</p> <p>12 CHAIRMAN CHESNEY: So --</p> <p>13 MR. LEWIS: And, Robert --</p> <p>14 CHAIRMAN CHESNEY: -- yes. Matt.</p> <p>15 MR. LEWIS: -- did I hear earlier, did</p> <p>16 you say it was about eight to ten thousand</p> <p>17 more for the other option? Is that what</p> <p>18 you're -- did I hear that right?</p> <p>19 MR. DVORAK: Yeah. I'm just kind of</p> <p>20 like prorating it off of the length of the</p> <p>21 pipe, and we have to add another manhole. So,</p> <p>22 I mean, I was being conservative.</p> <p>23 It could be five to seven thousand</p> <p>24 dollars. But the major pipe -- the major cost</p> <p>25 -- the major unit cost is the pipe cost on</p>

<p style="text-align: right;">Page 41</p> <p>1 there.</p> <p>2 MR. LEWIS: Yeah. No. I understand. I</p> <p>3 just wanted to make sure I heard it right.</p> <p>4 CHAIRMAN CHESNEY: I'm going to go ahead</p> <p>5 and make a suggestion, and then you guys can</p> <p>6 tell me, that we go ahead and bring it up to</p> <p>7 grade at a price not to exceed 26,800 -- is</p> <p>8 that what you said for the engineer's</p> <p>9 estimate? --</p> <p>10 MR. DVORAK: Engineer's estimate.</p> <p>11 CHAIRMAN CHESNEY: -- and have Doug meet</p> <p>12 with the homeowners and explain what they can</p> <p>13 do and document it.</p> <p>14 MR. ROSS: If we collectively end up</p> <p>15 deciding to do more work, wouldn't we want to</p> <p>16 do that at the same time he's doing the other</p> <p>17 work?</p> <p>18 CHAIRMAN CHESNEY: Well, I'm just taking</p> <p>19 his recommendations was not to do the</p> <p>20 additional work, is that they can -- the</p> <p>21 homeowner can tie into the system. So I'm</p> <p>22 just taking the staff recommendation.</p> <p>23 If you'd like to make a different one,</p> <p>24 that's --</p> <p>25 MR. ROSS: No. No. I'm just talking</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 then.</p> <p>2 CHAIRMAN CHESNEY: Correct. Correct.</p> <p>3 MR. ROSS: But under that option, it</p> <p>4 wouldn't easement --</p> <p>5 MS. McCORMICK: Right.</p> <p>6 MR. ROSS: -- but they may be doing some</p> <p>7 grading or other work on their property, and I</p> <p>8 can see why they wouldn't want to grant an</p> <p>9 easement.</p> <p>10 MS. McCORMICK: Right.</p> <p>11 MR. ROSS: I mean, there are legitimate</p> <p>12 reasons why they wouldn't, but it might</p> <p>13 somehow dovetail with what we're doing, and I</p> <p>14 just would hate for somebody to get cranky</p> <p>15 because they had to spend another thousand</p> <p>16 bucks, two thousand bucks because it wasn't</p> <p>17 properly timed or aligned with what we were</p> <p>18 doing.</p> <p>19 MR. MAYS: I missed the question.</p> <p>20 CHAIRMAN CHESNEY: So my question is</p> <p>21 that the directions, are you going to be able</p> <p>22 to coordinate with the homeowners in a timely</p> <p>23 manner in conjunction with this project --</p> <p>24 MR. MAYS: Yes.</p> <p>25 CHAIRMAN CHESNEY: -- so we want to make</p>
<p style="text-align: right;">Page 42</p> <p>1 through with you. I'm trying to --</p> <p>2 CHAIRMAN CHESNEY: Yeah. So my</p> <p>3 suggestion is to take our staff recommendation</p> <p>4 to do the work, solicit the bids, and then</p> <p>5 make it known to each homeowner that they can</p> <p>6 tie into the system to provide additional</p> <p>7 drainage on their property.</p> <p>8 MR. ROSS: And then maybe my concern is</p> <p>9 an obvious one. I would just hope our</p> <p>10 communication with the residents would be</p> <p>11 timely, so that if they said, "Oh, this is</p> <p>12 what we're going to do to our property, can we</p> <p>13 tie into what you're doing," so that it's not</p> <p>14 unnecessarily wasteful.</p> <p>15 MR. BAUMHOVER: We're not making them</p> <p>16 spend more money.</p> <p>17 MR. ROSS: Yeah. Well --</p> <p>18 MR. ROSS: They otherwise might maybe</p> <p>19 get some savings by --</p> <p>20 CHAIRMAN CHESNEY: I have some</p> <p>21 confidence in Doug's ability to deal with the</p> <p>22 homeowners. Right, Doug? Do you have any</p> <p>23 problem with that? He's not paying attention.</p> <p>24 MS. McCORMICK: But what you're talking</p> <p>25 about wouldn't require any kind of easement</p>	<p style="text-align: right;">Page 44</p> <p>1 sure that you let the homeowners know about</p> <p>2 some options about how they can tie into on</p> <p>3 their property?</p> <p>4 MR. MAYS: Yes. Me and Robert talked</p> <p>5 about the project, and he suggested a couple</p> <p>6 of things, and I suggested a couple of things.</p> <p>7 And, yeah, I believe I can talk to the</p> <p>8 homeowner and get them to understand what they</p> <p>9 really need to do to alleviate this water</p> <p>10 that's on their property.</p> <p>11 They don't really have an option, so --</p> <p>12 but if they can tie into it, it would get the</p> <p>13 water off their property.</p> <p>14 CHAIRMAN CHESNEY: Yeah. I mean, you</p> <p>15 could do some type of drain or something.</p> <p>16 Right?</p> <p>17 MR. MAYS: Yeah.</p> <p>18 CHAIRMAN CHESNEY: Okay. So that would</p> <p>19 be my suggested motion. If there's anyone</p> <p>20 interested in seconding it?</p> <p>21 MR. ROSS: I'll second it.</p> <p>22 CHAIRMAN CHESNEY: Okay. Is there any</p> <p>23 discussion on it?</p> <p>24 MR. LEWIS: I have a question. Can</p> <p>25 somebody remind me how many affected property</p>

<p style="text-align: right;">Page 45</p> <p>1 owners there were? I don't remember talking 2 about that before. 3 CHAIRMAN CHESNEY: Two. Two. 4 MR. LEWIS: "Two," you said? 5 CHAIRMAN CHESNEY: Yes, two. 6 MR. LEWIS: Okay. Okay. 7 CHAIRMAN CHESNEY: Okay? 8 MR. LEWIS: Thank you. 9 CHAIRMAN CHESNEY: Any further 10 discussion? 11 (No response.) 12 CHAIRMAN CHESNEY: All in favor of the 13 motion signify by saying aye and raising your 14 hand? Aye. 15 MR. LEWIS: Aye. 16 (All board members signify in the 17 affirmative.) 18 CHAIRMAN CHESNEY: Okay. Any 19 opposition? 20 (No response.) 21 CHAIRMAN CHESNEY: None noted. 22 (The motion passes.) 23 CHAIRMAN CHESNEY: Okay. Next, Robert. 24 MR. DVORAK: The other update I had was 25 recently we spoke with TECO about getting</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 staff attorneys at the organization. 2 But, anyways, they review these easement 3 request applications once a month, and the 4 deadline would be February 28 in order to get 5 it on their March meeting, you know, for 6 discussion. 7 CHAIRMAN CHESNEY: Well, it's my 8 understanding that we have an address now for 9 the electricity part. 10 MR. DVORAK: Yes. We do. 11 CHAIRMAN CHESNEY: So what we're really 12 looking for is the access part. 13 MS. McCORMICK: Well, you also, though, 14 you have an address for them to construct the 15 electrical power pole, but you've got to be 16 able to -- you've got to cross the TECO 17 property to get from the power pole over to 18 the pond, so you still need a TECO crossing 19 for that purpose as well. 20 CHAIRMAN CHESNEY: Okay. So my only con 21 -- I don't really have any concerns about any 22 of this -- is just whatever we submit, 23 ultimately we would like -- I'm curious to 24 your thoughts and anyone's thoughts on the 25 access issue on like what we should ask for.</p>
<p style="text-align: right;">Page 46</p> <p>1 access from the maintenance office down the -- 2 down the TECO right of way, and then across to 3 both -- you know, connect to both ponds. 4 And they're not willing to obviously 5 sell us any property -- the CDD any property, 6 but they're open to easement request. 7 There is a process for it. You submit a 8 transmission right-of-way application. It's a 9 \$500 application fee, and then you provide all 10 the documentation that they require, which is 11 probably a plan of everything, that you have 12 to detail the scope, provide a narrative of 13 what you want to use the easement for in great 14 detail. 15 So, in other words, like we're going to 16 use it to access property to do maintenance, 17 but we also want to be able to connect the 18 power from the east side to the west side, so 19 that would be part of our easement request to 20 them. 21 And, anyways, the reason we were -- I 22 think we were able to kind of get some 23 feedback is that, Steven, who you know, is 24 working with them on a different TECO -- on a 25 different project, so he's gotten to know the</p>	<p style="text-align: right;">Page 48</p> <p>1 I mean, ultimately we might want -- to 2 fully utilize that property, we might want 3 more access. I don't know how else to say it. 4 MR. ROSS: Are we talking about the 5 Promise Lane property? 6 MR. MAYS: Part of it. 7 CHAIRMAN CHESNEY: Part of it. 8 MS. McCORMICK: Yes, this would provide 9 the access for the Promise Lane property. 10 MS. WHYTE: This would be the parcel 11 next to our office, which would allow us to 12 access our continuous -- our property that 13 abuts to the M/I Homes property as well as 14 Promise Lane property, but there's many 15 potentials for that property as -- 16 CHAIRMAN CHESNEY: So I guess I'm just 17 looking for a recommendation here. Obviously 18 we need to get the electricity in there as 19 soon as possible. Okay? And obviously we can 20 do multiple easement requests. 21 So what I'm looking for is a 22 recommendation, keeping in mind, our overall 23 thoughts about that property, what we should 24 submit in to them, I guess. 25 Yes, Brian.</p>

<p style="text-align: right;">Page 49</p> <p>1 MR. ROSS: I would think we should ask 2 for the broadest easement access agreement 3 that we can, not fully -- 4 CHAIRMAN CHESNEY: I think they're going 5 to hold us to doing whatever we do. 6 MR. ROSS: Okay. Because we don't know 7 the full scope of use, we ought to just 8 anticipate whatever would be the maximum use. 9 By way of example, we would want to be 10 able to run utility vehicles along this 11 easement back there, we would want to be able 12 to run utilities along there, be able to lay 13 some sort of material to make sure that the 14 easement is stable and safe for either those 15 utility vehicles or pedestrians or bicycle 16 riders, anticipating that may be part of a 17 nature walk or something else. 18 I mean, I'm not saying we're going to 19 have all those uses back there, but if it's 20 \$500 and we're going to have this easement for 21 a long, long time, let's just go ahead and ask 22 for the whole kit and kaboodle. 23 MS. McCORMICK: Well, there is a 24 difference between a crossing that would 25 extend horizontally across that TECO strip</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 know, include everything. 2 CHAIRMAN CHESNEY: Forrest. 3 MR. BAUMHOVER: I guess, I have a 4 question slash observation. I guess, it 5 sounds like, based on your discussions, that 6 to the extent that we are already clear on our 7 intention, that is something where they can 8 agree or disagree and make their decision 9 accordingly. 10 Anything that we're not clear on, I have 11 a feeling they're probably going to say no to 12 it, just because, if we're not clear, how can 13 they be clear and make a decision that's -- 14 MR. DVORAK: Right. 15 MR. BAUMHOVER: -- it almost makes me -- 16 well, if this is the first time we're going 17 through this process, let's at least walk 18 the process, get the permission to do the work 19 that we've identified that we know is kind of 20 time sensitive on this commission, make it as 21 broad as we can understand, you know, that can 22 be dual use, so, you know, the multi-purpose 23 road that, you know, may eventually be used to 24 do something in the future, but we know we're 25 going to need it now.</p>
<p style="text-align: right;">Page 50</p> <p>1 versus a vertical request that we would able 2 to utilize the property all the way from 3 Linebaugh Avenue extending north to get all 4 the way up to the Promise Drive property. 5 So those are two different things, and I 6 imagine that they're going to require you to 7 do that are totally different. 8 MR. DVORAK: They said you could include 9 both of them. 10 MS. McCORMICK: You could. Okay. Okay. 11 MR. DVORAK: In fact, their 12 recommendation was "be absolutely clear on 13 exactly what you want to do and include it." 14 You know what I mean? 15 Like, to your point, like, you know, ask 16 for, you know -- you know, a graded, you know, 17 base-type roadway that going to support, you 18 know, Doug's trucks going back there. 19 CHAIRMAN CHESNEY: Okay. 20 MR. DVORAK: Make it wide enough so 21 that, you know, a person walking and a vehicle 22 can pass, and let's make sure we get our power 23 conduit, you know, back and forth. 24 CHAIRMAN CHESNEY: Okay. Well -- 25 MR. DVORAK: Just include it all, you</p>	<p style="text-align: right;">Page 52</p> <p>1 But I wonder how far we can actually put 2 that in writing, you know, and be able to 3 justify if they ask for additional 4 documentation on our plans. 5 MS. WHYTE: I'm looking at the 6 application -- before I even contacted Steven 7 and Steven had contact with her, I had gone 8 through the real estate division on their 9 website, and it says here, profile of the 10 elevation of a road. 11 So it's in here already on their docs, 12 but you have to produce what it is you're 13 intending on doing. 14 MR. BAUMHOVER: Okay. So my concern is, 15 we ask for something that's a little bit too 16 far that's really like five percent of our 17 stated intent, and they completely deny 18 everything -- 19 MS. WHYTE: Yes. 20 MR. BAUMHOVER: -- the 95 percent that 21 really wouldn't have been controversial 22 because we went a little too far. That's my 23 concern. 24 MR. DVORAK: I think the way when I 25 first heard it was, a realistic, but all</p>

<p style="text-align: right;">Page 53</p> <p>1 inclusive request, period, you know.</p> <p>2 MR. BAUMHOVER: Okay.</p> <p>3 CHAIRMAN CHESNEY: So we have passed a</p> <p>4 resolution on this board that we want to</p> <p>5 enhance the viability of that property, so we</p> <p>6 want to make sure that we can have a walkway</p> <p>7 and that we can get those -- all the things</p> <p>8 you just said, have a vehicle ultimately go</p> <p>9 through there.</p> <p>10 So that would need to be in our</p> <p>11 application, I guess, and that's the</p> <p>12 suggestion, so --</p> <p>13 MR. DVORAK: Well, I think -- I think</p> <p>14 what -- I mean, one thing that we would do is</p> <p>15 -- I mean, Sonny and Doug will know exactly</p> <p>16 what, you know -- I mean, we need to</p> <p>17 disseminate from them exactly what their --</p> <p>18 their vision and --</p> <p>19 CHAIRMAN CHESNEY: So I don't know. Do</p> <p>20 we need a motion to direct them?</p> <p>21 MS. McCORMICK: (Moving head from side</p> <p>22 to side.)</p> <p>23 CHAIRMAN CHESNEY: I don't think so. So</p> <p>24 you can go ahead begin the application with</p> <p>25 them.</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 big of a deal.</p> <p>2 CHAIRMAN CHESNEY: \$5,000 -- do you</p> <p>3 think? -- \$3,000?</p> <p>4 MR. DVORAK: I would say easily under</p> <p>5 that, yeah.</p> <p>6 CHAIRMAN CHESNEY: Under --</p> <p>7 MR. DVORAK: Yeah.</p> <p>8 MR. BAUMHOVER: So not to exceed 3,000?</p> <p>9 CHAIRMAN CHESNEY: Okay. So, I mean,</p> <p>10 normally you don't need a motion for --</p> <p>11 MS. McCORMICK: You don't need to --</p> <p>12 yeah, I don't think you need a motion for</p> <p>13 that.</p> <p>14 CHAIRMAN CHESNEY: Okay. So please go</p> <p>15 ahead and make the application.</p> <p>16 MS. WHYTE: Do you want to -- just</p> <p>17 before we go further off of the subject -- do</p> <p>18 you want to consider the boardwalk instead of</p> <p>19 putting it in the water, that we might want to</p> <p>20 potentially boardwalk that easement? Is that</p> <p>21 a potential --</p> <p>22 CHAIRMAN CHESNEY: Yes, that would be a</p> <p>23 lot less expensive.</p> <p>24 MS. WHYTE: Okay. Yeah, that would be.</p> <p>25 We'll put that into what we're thinking.</p>
<p style="text-align: right;">Page 54</p> <p>1 MS. McCORMICK: I mean, I guess only to</p> <p>2 the extent that there's going to be cost</p> <p>3 associated with it.</p> <p>4 CHAIRMAN CHESNEY: It's \$500.</p> <p>5 MS. WHYTE: It's \$500.</p> <p>6 MS. McCORMICK: That's for what they're</p> <p>7 working on?</p> <p>8 MS. WHYTE: Yeah, that's for the</p> <p>9 application.</p> <p>10 MS. McCORMICK: That's for the</p> <p>11 application.</p> <p>12 MS. WHYTE: But he'll have to do some --</p> <p>13 MR. BAUMHOVER: For the engineer, there</p> <p>14 will be additional fees for it.</p> <p>15 MS. WHYTE: -- right.</p> <p>16 MR. DVORAK: I'm guessing nobody is</p> <p>17 going to issue an easement without a sketch</p> <p>18 and legal description, so that might be</p> <p>19 something we have to do --</p> <p>20 CHAIRMAN CHESNEY: Of course. What do</p> <p>21 you think the cost would be?</p> <p>22 MR. DVORAK: -- as part of the process.</p> <p>23 Well, I mean, it kind of depends on how where</p> <p>24 -- you know, how far and where and that stuff,</p> <p>25 but, I mean, sketches and legals are not that</p>	<p style="text-align: right;">Page 56</p> <p>1 CHAIRMAN CHESNEY: All right. Robert?</p> <p>2 MR. DVORAK: That's all I have.</p> <p>3 CHAIRMAN CHESNEY: So you're going to</p> <p>4 get from Erin an agreement on the roads by the</p> <p>5 end of the -- Friday. Right?</p> <p>6 MS. McCORMICK: Yes. Yes. Yes. This</p> <p>7 is on the Greens, on the gated --</p> <p>8 CHAIRMAN CHESNEY: It's the Greens,</p> <p>9 Harbor Links and the Vineyards --</p> <p>10 MS. McCORMICK: Right.</p> <p>11 CHAIRMAN CHESNEY: -- the Sheriff's</p> <p>12 agreements need to be renewed, and then we</p> <p>13 just need like a DOT cert or something on the</p> <p>14 roadways.</p> <p>15 MS. WHYTE: Yeah, we talked about it.</p> <p>16 CHAIRMAN CHESNEY: Okay. You did.</p> <p>17 Awesome. I was really just mostly picking on</p> <p>18 Erin because she was supposed to send it to</p> <p>19 you already.</p> <p>20 MS. WHYTE: I thought I had it, and I</p> <p>21 looked for it, and I didn't have it, so --</p> <p>22 CHAIRMAN CHESNEY: Anything else?</p> <p>23 MS. McCORMICK: Do you want to talk</p> <p>24 about the -- I don't know if we need -- Robert</p> <p>25 is here. But do you want to talk about this</p>

<p style="text-align: right;">Page 57</p> <p>1 RFP for the landscape architecture services in 2 case there is anything -- that's the -- that's 3 on DropBox, that's the RFP that we're getting 4 ready to publish. 5 CHAIRMAN CHESNEY: For? 6 THE WITNESS: For the landscape 7 architecture, the signage on the entranceways. 8 CHAIRMAN CHESNEY: Oh. I don't know. I 9 mean, do you have landscape architecture 10 services? 11 MS. WHYTE: Oh, yes. 12 CHAIRMAN CHESNEY: We've already asked 13 that. 14 MR. DVORAK: We had a discussion on 15 that. I mean, yeah. I told them that I would 16 be more than glad to recommend LAs that we 17 work with in the course of our doing business 18 that we -- if you wanted to solicit bids from, 19 you know, four or five different consultants 20 that we could get you some names of folks that 21 we work with so that you have a -- 22 CHAIRMAN CHESNEY: Well, I think that 23 we're doing a request for qualifications, so 24 maybe if you could make sure that those people 25 see it, that would be great.</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 Robert passed you that information, would that 2 be something that you would be able to make 3 sure that's -- 4 MR. MENDENHALL: Yeah, I mean, if that's 5 okay to reach out to him to -- 6 MS. McCORMICK: Uh-huh. 7 MR. MENDENHALL: Yes. Certainly. Yeah, 8 no problem. 9 MR. DVORAK: Very good. And that's all 10 I had. 11 CHAIRMAN CHESNEY: Okay. Awesome. 12 MR. BAUMHOVER: Thank you very much, 13 Robert. 14 MR. DVORAK: Thank you. 15 MR. ROSS: Thank you. 16 CHAIRMAN CHESNEY: Attorney's report. 17 MS. McCORMICK: So I want to talk about 18 the cell tower. So we had a public meeting 19 that's going to be taking place at the 20 Westchase Swim and Tennis Center on February 21 24th at 6:00 p.m., and we've been working with 22 the county. 23 We're going to be posting signs at seven 24 different locations throughout the community 25 kind of at the entrances and in front of the</p>
<p style="text-align: right;">Page 58</p> <p>1 MR. DVORAK: Sure. That's what I was -- 2 I think that's perfect. Yeah. 3 MS. McCORMICK: Yeah. So I think this 4 is going to get published on Friday. 5 MR. MENDENHALL: It will be published on 6 Friday. 7 MS. McCORMICK: And we're going to be 8 taking statements of qualification until 9 probably February 24th, and then the board 10 will see those at the March meetings. 11 MR. DVORAK: Perfect. 12 MS. McCORMICK: And if anybody -- I 13 mean, this has been uploaded to DropBox. But 14 if anybody does have any comments or anything 15 that they want me to add in the description of 16 the services, if you can give that to me 17 tonight because we are getting it to the 18 newspaper. 19 MR. BAUMHOVER: Andy, in previous 20 requests, if we had people in mind, did you 21 not like ask them if they were interested in 22 submitting -- 23 MR. MENDENHALL: Yeah. We've previously 24 with different types of RFQs and RFPs -- 25 MR. BAUMHOVER: I was going to ask if</p>	<p style="text-align: right;">Page 60</p> <p>1 park. 2 The county is very concerned about 3 making sure that it's clear to everybody that 4 this is not just Westchase residents, but 5 non-residents, and there's going to be a 6 notice that's published in the newspaper with 7 a little map showing the proposed location of 8 this cell tower, and that's either going to 9 get published on Saturday or Monday. We're 10 still finalizing that. 11 MR. BAUMHOVER: So this is on Monday, 12 the 24th? 13 MS. McCORMICK: Monday, the 24th. And 14 in DropBox now, you should have seen the photo 15 simulations that were done by Vertex. 16 They went out and used some balloons and 17 did renderings that show what the flag pole, 18 which is the design that they're using, will 19 look like from different locations throughout 20 the community when you're looking at Glenciff 21 Park. So, hopefully, everybody has seen 22 those, and those are going to be presented at 23 the public meeting. 24 And then in the meantime, I met with 25 Vertex, with Alan, and with Jennifer Frost</p>

<p style="text-align: right;">Page 61</p> <p>1 from Vertex about the lease agreement. They</p> <p>2 had some comments to it, which, for the most</p> <p>3 part, I thought, you know, what they had --</p> <p>4 the changes that they were making worked, but</p> <p>5 there were some issues that I do want to</p> <p>6 either discuss with the board or discuss with</p> <p>7 the individual board members.</p> <p>8 I'm going to be posting my</p> <p>9 latest version of the option and lease</p> <p>10 agreement to DropBox, so you'll have that so</p> <p>11 you can, you know, get with me with any</p> <p>12 comments that you have about that.</p> <p>13 But just to kind of run down the issues</p> <p>14 that I at least wanted to bring to the</p> <p>15 attention of the board that are things that</p> <p>16 Vertex is concerned about, I guess to start</p> <p>17 out with, the term of the lease agreement.</p> <p>18 What we have proposed is a ten-year</p> <p>19 lease agreement with a lessee option to renew</p> <p>20 the lease for two, five-year terms. So they</p> <p>21 have the option for it to go out 20 years.</p> <p>22 They're requesting that we give them</p> <p>23 three, five-year renewal periods. So they've</p> <p>24 requested that it would be a lease of a</p> <p>25 maximum of 25 years rather than 20 years.</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 tower from the real estate.</p> <p>2 There are some issues related to the</p> <p>3 financing entity that they use for purposes of</p> <p>4 the lease, and I know that's something, Brian,</p> <p>5 that you had talked about in some of the</p> <p>6 previous meetings that we've had, but</p> <p>7 according to them, you know, it's important</p> <p>8 for their financing purposes that the</p> <p>9 security that they have with their financing</p> <p>10 company includes the agreement that they have</p> <p>11 with us is a lease agreement, the tower</p> <p>12 facility itself, and all of the personal</p> <p>13 property and any subleases.</p> <p>14 And so what would happen if Vertex went</p> <p>15 bankrupt, for example, or the financing entity</p> <p>16 would foreclosure on the tower, and then they</p> <p>17 would take possession of the tower, and they</p> <p>18 would have the right to the lease, and they</p> <p>19 would have the right to assign that agreement</p> <p>20 to other parties at that point if they wanted</p> <p>21 to. So that's one of the issues.</p> <p>22 They also have requested a right of</p> <p>23 first refusal prior to us leasing any other</p> <p>24 areas apart to third parties. I'm going to</p> <p>25 remove that at this point.</p>
<p style="text-align: right;">Page 62</p> <p>1 MR. ROSS: No objection from me.</p> <p>2 MS. McCORMICK: Okay. Let's see --</p> <p>3 MR. LEWIS: Erin, is that something that</p> <p>4 we can approach -- I'm drawing a blank on his</p> <p>5 name right now -- Steel in the Air is what I</p> <p>6 remember.</p> <p>7 MS. McCORMICK: Yeah, we can talk to --</p> <p>8 I will talk to our consultant, to Ken, about</p> <p>9 these issues, too, and just get his thoughts</p> <p>10 about it, but I do recall that he had said</p> <p>11 that -- you know, I guess what Alan is saying</p> <p>12 is that it's more standard at this point for</p> <p>13 them to seek at least a 25-year lease, and,</p> <p>14 of course, the longer that they can go out,</p> <p>15 the better from the standpoint of the tower</p> <p>16 company.</p> <p>17 MR. LEWIS: Right.</p> <p>18 MS. McCORMICK: The other thing that</p> <p>19 they wanted to write into the lease is that</p> <p>20 the tower itself is not a fixture, which means</p> <p>21 that it's not part of the real estate, so they</p> <p>22 have the right to remove it; and once the</p> <p>23 lease terminates, we don't have any right to</p> <p>24 retain the tower, but, I mean, we were already</p> <p>25 requiring that they're going to remove that</p>	<p style="text-align: right;">Page 64</p> <p>1 CHAIRMAN CHESNEY: Well, yeah, what if</p> <p>2 we lease the -- what if we do a soccer lease</p> <p>3 or something like that?</p> <p>4 MS. McCORMICK: Well, I think that the</p> <p>5 thought would be if there was another cell</p> <p>6 tower that wanted to come in and do it.</p> <p>7 CHAIRMAN CHESNEY: Any language that</p> <p>8 would confuse things.</p> <p>9 MS. McCORMICK: Right. One of the</p> <p>10 things that they have sort of requested that</p> <p>11 we remove is a requirement that they have to</p> <p>12 allow a carrier to go on the tower -- on the</p> <p>13 tower if it's a reasonable commercial terms to</p> <p>14 locate on the tower.</p> <p>15 I know that's something that's really</p> <p>16 driving this whole thing by the board. So my</p> <p>17 thought is that we would tell them that that's</p> <p>18 something that we want to attain in the lease,</p> <p>19 is that they have a duty to allow somebody</p> <p>20 that comes in with commercially reasonable</p> <p>21 terms to be able to locate on the tower.</p> <p>22 CHAIRMAN CHESNEY: Yes.</p> <p>23 MR. BAUMHOVER: Uh-huh.</p> <p>24 MS. McCORMICK: And the other issue is</p> <p>25 the time period for -- from the time that we</p>

<p style="text-align: right;">Page 65</p> <p>1 execute the lease until the tower is 2 constructed. 3 So we gave them a time of six months to 4 exercise the option with the right to extend 5 that for a six-month period. They've actually 6 requested that they just have a straight 7 forward 12-month period to exercise the 8 option, and then once the option is exercised, 9 that they would have two years to complete the 10 construction of the tower, whereas we had a 11 15-month time period. 12 And they've provided me kind of with a 13 schedule of what -- what the different steps 14 are in the whole process, but essentially 15 they're requesting 24 months from the time 16 that the lease is executed until the 17 completion of construction. 18 And they've also indicated that they 19 can't commit at this point as to how long it 20 will take for a carrier to go on the tower, so 21 we had a requirement in there that they had to 22 -- that the carrier had to go on the tower 23 within three months of the completion of 24 construction, and they said that that's not -- 25 that's not viable.</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 contract rights with us to a third party 2 without our prior written consent. 3 One of the issues with regard to the 4 construction is regardless of when it starts 5 within the 24-month period, there needs to be 6 a set period that they have to finish the 7 construction. 8 I mean, we don't want a construction 9 zone in our park for 24 months. I don't know 10 what a reasonable period of time would be. 11 But are you thinking about putting that in 12 there? 13 MS. McCORMICK: Yeah. And they are 14 saying about -- I think they said six to eight 15 weeks, so it's not a long period of time. 16 MR. ROSS: Okay. Them wanting to call 17 it a fixture makes it easier for a creditor of 18 theirs to come in and take it -- 19 MS. McCORMICK: Right. 20 MR. ROSS: -- if you will. I'm just 21 saying that's why they're doing it. It sounds 22 like to me they don't have all their money 23 lined up like they want to. And I get it, 24 that's commerce. 25 When I saw those visuals, I really,</p>
<p style="text-align: right;">Page 66</p> <p>1 CHAIRMAN CHESNEY: So how about this? I 2 mean, we have -- I mean, we have Matt assigned 3 to it. 4 MS. McCORMICK: Uh-huh. And I will -- 5 CHAIRMAN CHESNEY: He's got a good 6 handle on those. Do you want -- 7 MS. McCORMICK: Yeah, and I'll upload 8 the lease to DropBox, so if anybody has any 9 other things that they're very concerned 10 about. 11 I wanted to bring these to the attention 12 to the board at this point because I know last 13 month we kind of talked about, okay, this has 14 been going on for a while, and the county 15 wants to see the latest version of the lease 16 before the meeting on February 24th. 17 So this is all kind of moving forward, 18 and I don't want to leave the board behind on 19 some of these issues. 20 CHAIRMAN CHESNEY: Okay. Brian. 21 MR. ROSS: Just I was trying to follow 22 you rattling off those issues. 23 MS. McCORMICK: Right. 24 MR. ROSS: I think we would want to have 25 in there that they cannot assign their</p>	<p style="text-align: right;">Page 68</p> <p>1 really was concerned about the maintenance 2 issues. For example, you see the visual of 3 Glenclyff Park and you see the fence that 4 their proposing, and it's partially covered by 5 green material, but not totally. 6 What maintenance rights do we have if 7 they fail to perform their maintenance 8 obligations? I don't want to get into a 9 quarrel with they haven't done it, and they're 10 saying, "Yes, we have." 11 I want us to be able to have the right 12 and say, "Fine. We don't want to argue. 13 We'll just go stick up some more shrubbery." 14 Do we have that right? 15 MS. McCORMICK: Right. Well, we're 16 going to be responsible for all of the 17 landscaping and irrigation outside of the 18 chain link fence, and they are going to retain 19 control over everything that's in the chain 20 link fence. So we will have complete control 21 of the landscaping that's outside. 22 MR. ROSS: It looked like a white vinyl 23 fence, but I just don't remember all the 24 particulars. 25 Then the other thing was the flag.</p>

<p style="text-align: right;">Page 69</p> <p>1 There is nothing worse -- well, there is</p> <p>2 things worse -- but it would really look bad</p> <p>3 if the American flag is tattered, and I can</p> <p>4 see that becoming an issue within the</p> <p>5 community.</p> <p>6 Again, I don't want to get into a</p> <p>7 quarrel as to whether it's tattered too much</p> <p>8 or they're saying it's not tattered enough. I</p> <p>9 think the lease needs to state that the flag</p> <p>10 goes up at our option, but at their expense,</p> <p>11 because we don't have the ability to go up</p> <p>12 poles like this.</p> <p>13 MS. McCORMICK: Uh-huh.</p> <p>14 MR. ROSS: And if we want it down, it</p> <p>15 comes down. If we want it up, we want it up.</p> <p>16 And so I could see at some point, we may say,</p> <p>17 "Let's try it up," and then we realize, "Man,</p> <p>18 it really puts a spotlight on that tower,</p> <p>19 let's take it down," or the vice versa.</p> <p>20 Does all that make sense?</p> <p>21 MS. McCORMICK: Yes.</p> <p>22 MR. ROSS: Okay.</p> <p>23 CHAIRMAN CHESNEY: Chris.</p> <p>24 MR. LEWIS: Can I get --</p> <p>25 CHAIRMAN CHESNEY: Yeah.</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 mean, if they use that as a guideline, we</p> <p>2 always have the right to say, "Take it down,"</p> <p>3 but --</p> <p>4 CHAIRMAN CHESNEY: Mr. Barrett.</p> <p>5 MR. BARRETT: Question? Who purchases</p> <p>6 the flag? Is it Vertex?</p> <p>7 And the second, if there is a flag on</p> <p>8 the pole, does it need to be lit at night, and</p> <p>9 will that be an issue?</p> <p>10 CHAIRMAN CHESNEY: Erin.</p> <p>11 MS. McCORMICK: I think that -- I think</p> <p>12 that was something that was mentioned, was if</p> <p>13 there is a flag on it, it needs to be lit,</p> <p>14 so --</p> <p>15 MR. BAUMHOVER: It's part of the flag</p> <p>16 code.</p> <p>17 MS. McCORMICK: So I'll talk to Alan</p> <p>18 about that.</p> <p>19 MR. BAUMHOVER: It's part of the flag</p> <p>20 code.</p> <p>21 MS. McCORMICK: Uh-huh.</p> <p>22 MR. LEWIS: You know, I remember</p> <p>23 bringing this up with Ken, our consultant, and</p> <p>24 this is just his opinion and my opinion.</p> <p>25 He did mention that it was -- that they</p>
<p style="text-align: right;">Page 70</p> <p>1 MR. LEWIS: Sorry. Was the idea -- I</p> <p>2 think somebody was kind leading up to it a</p> <p>3 minute ago -- Erin, you're going to drop this</p> <p>4 in DropBox, and then we can all comment on it?</p> <p>5 MS. McCORMICK: Right. Right. Right.</p> <p>6 Yes, I will.</p> <p>7 MR. BAUMHOVER: I was going to go back</p> <p>8 to the flag comment. I mean, even though it's</p> <p>9 not binding, we can use the U.S. Flag Code as</p> <p>10 kind of the guidelines, how much we can do it</p> <p>11 here, but we have the right to be able to tell</p> <p>12 them if we would like them to take it down.</p> <p>13 Would that be sufficient, Brian?</p> <p>14 MR. ROSS: I --</p> <p>15 MR. BAUMHOVER: The flag code is not</p> <p>16 binding, but it is guidelines on how to</p> <p>17 properly, you know, maintain and, you know,</p> <p>18 display a flag and --</p> <p>19 MR. ROSS: I just think our best out is</p> <p>20 that we control it.</p> <p>21 MR. BAUMHOVER: Right. Right. Right.</p> <p>22 MR. ROSS: So let's not argue about it.</p> <p>23 If we think it's not in compliance with the</p> <p>24 statutory requirement, then --</p> <p>25 MR. BAUMHOVER: Right. Right. Yeah, I</p>	<p style="text-align: right;">Page 72</p> <p>1 were not very -- that they don't last very</p> <p>2 long. They were a little bit expensive. So</p> <p>3 just some food for thought --</p> <p>4 MR. ROSS: And the argument --</p> <p>5 MR. LEWIS: -- go ahead.</p> <p>6 MR. ROSS: Sorry. Go ahead.</p> <p>7 MR. LEWIS: Just that's all I was going</p> <p>8 to say in regards to the flag.</p> <p>9 MR. ROSS: And there's an assertion that</p> <p>10 when you put the flag on the pole, you</p> <p>11 unintentionally put a spotlight on the pole,</p> <p>12 and so while some people think by putting up</p> <p>13 the flag, it's distraction of the pole,</p> <p>14 there's arguments of the exact opposite. So I</p> <p>15 personally probably would be saying let's</p> <p>16 start without the flag.</p> <p>17 CHAIRMAN CHESNEY: Okay. All right.</p> <p>18 MS. McCORMICK: Okay.</p> <p>19 CHAIRMAN CHESNEY: I'm sure you'll</p> <p>20 figure it out.</p> <p>21 MS. McCORMICK: Yeah, the only -- what</p> <p>22 I'm wondering is if we should have take the</p> <p>23 flag off before the meeting where we show</p> <p>24 these pictures on the 24th.</p> <p>25 CHAIRMAN CHESNEY: Yes.</p>

<p style="text-align: right;">Page 73</p> <p>1 MS. McCORMICK: Okay.</p> <p>2 CHAIRMAN CHESNEY: There you go.</p> <p>3 MR. LEWIS: When did you need the</p> <p>4 responses back, Erin, on these --</p> <p>5 MS. McCORMICK: I'm going to try to get</p> <p>6 these -- I'm going to call Alan and Jennifer</p> <p>7 and talk to them about these issues probably</p> <p>8 tomorrow, and then if the board members can</p> <p>9 get with me with any comments that they have</p> <p>10 this week, that would be great, so I can keep</p> <p>11 things moving with Vertex on this.</p> <p>12 MR. LEWIS: Okay.</p> <p>13 CHAIRMAN CHESNEY: Dale, do you have a</p> <p>14 question on this topic?</p> <p>15 MR. SELLS: Yeah, just a question.</p> <p>16 Obviously you've anticipated this, but I'm</p> <p>17 assuming this is a flag pole similar to what's</p> <p>18 down by the Y and similar to what's up in the</p> <p>19 Eagles.</p> <p>20 It seems like whenever there's a serious</p> <p>21 storm some of those panels blow away. So I</p> <p>22 assume you've got something in there about how</p> <p>23 long they have to fix it, because I know the</p> <p>24 one down on Waters, there have been times when</p> <p>25 three or four panels at the top of the tower</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 Ms. McCORMICK: All right. Yeah, so</p> <p>2 that's all I'm going to say about that, unless</p> <p>3 anybody has any questions about that issue or</p> <p>4 anything that's transpired since the last</p> <p>5 board meeting.</p> <p>6 CHAIRMAN CHESNEY: No.</p> <p>7 MS. McCORMICK: Okay. And then on the</p> <p>8 minor change request for Promise Drive, I have</p> <p>9 not -- I have checked with the county twice</p> <p>10 and not gotten any response back from them.</p> <p>11 So I need to push on that a little bit harder</p> <p>12 to find out what is happening with the</p> <p>13 application.</p> <p>14 MR. ROSS: Why is it controversial, if</p> <p>15 at all?</p> <p>16 MS. McCORMICK: It shouldn't be</p> <p>17 controversial. I mean, this is -- it's an</p> <p>18 administrative approval, so I don't understand</p> <p>19 why --</p> <p>20 MR. ROSS: The county has -- I'm sorry I</p> <p>21 spoke over you.</p> <p>22 MS. McCORMICK: Uh-huh.</p> <p>23 MR. ROSS: The county has their own</p> <p>24 department that promotes community gardens --</p> <p>25 MS. McCORMICK: Right.</p>
<p style="text-align: right;">Page 74</p> <p>1 are gone for an extended period of time.</p> <p>2 CHAIRMAN CHESNEY: Okay.</p> <p>3 MS. McCORMICK: Okay.</p> <p>4 MR. LEWIS: That's a great point.</p> <p>5 MS. McCORMICK: So this would be panels</p> <p>6 on the exterior of the --</p> <p>7 MR. SELLS: On the exterior.</p> <p>8 MS. McCORMICK: Thank you.</p> <p>9 MR. SELLS: So you've got a flag pole</p> <p>10 with three or four vertical panels missing for</p> <p>11 a while.</p> <p>12 MS. McCORMICK: Yeah.</p> <p>13 CHAIRMAN CHESNEY: It sounds like</p> <p>14 something about -- needs to address not just</p> <p>15 functional maintenance, but cosmetic</p> <p>16 maintenance.</p> <p>17 MS. McCORMICK: Right.</p> <p>18 CHAIRMAN CHESNEY: Okay. Anything else,</p> <p>19 Erin?</p> <p>20 MS. McCORMICK: Just that one of the</p> <p>21 nano bubblers now is installed within the</p> <p>22 pond, and the other is getting installed this</p> <p>23 week, I believe.</p> <p>24 MR. MAYS: Yes. He's actually working</p> <p>25 on it right now.</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. ROSS: -- promotes these things. I</p> <p>2 mean, you can go on there and see. It's all</p> <p>3 on their website, and examples, and they have</p> <p>4 handouts and materials and on and on and on.</p> <p>5 So if -- I'd be willing to meet with the</p> <p>6 county. I just don't understand in any way</p> <p>7 why this isn't supported by the county.</p> <p>8 MS. McCORMICK: Right. Right. Yeah.</p> <p>9 And I --</p> <p>10 CHAIRMAN CHESNEY: Well, we don't know</p> <p>11 that it's not --</p> <p>12 MS. McCORMICK: Yeah. And I --</p> <p>13 CHAIRMAN CHESNEY: -- that they're not</p> <p>14 doing anything.</p> <p>15 MR. ROSS: I'm just anxious -- let's</p> <p>16 take care of things, kind of like you're</p> <p>17 mentioned about the cell tower, "Let's just</p> <p>18 take it off our list."</p> <p>19 MS. McCORMICK: Right.</p> <p>20 MR. ROSS: The same thing here, let's</p> <p>21 just get this off our list and move on with</p> <p>22 the project. Obviously I'm in favor of the</p> <p>23 project.</p> <p>24 MS. McCORMICK: Okay.</p> <p>25 CHAIRMAN CHESNEY: Okay. So two things</p>

<p style="text-align: right;">Page 77</p> <p>1 on this. So February 24th, we don't have a</p> <p>2 regularly scheduled workshop then in February.</p> <p>3 Correct? So the only --</p> <p>4 MS. WHYTE: Yeah, we do. We have one</p> <p>5 scheduled for the 18th.</p> <p>6 CHAIRMAN CHESNEY: Well, that's what I'm</p> <p>7 trying to understand.</p> <p>8 Are we going to keep that, because we</p> <p>9 had some agenda items for that workshop?</p> <p>10 MS. McCORMICK: The problem with the</p> <p>11 18th was that I could not be there at that</p> <p>12 workshop, so that's why we came up with</p> <p>13 February 24th for the cell tower, but I don't</p> <p>14 know if you still want to have other things.</p> <p>15 CHAIRMAN CHESNEY: Insurance.</p> <p>16 MS. WHYTE: The insurance, adjusters,</p> <p>17 with all the stuff from the insurance company</p> <p>18 with the value of the property, that was the</p> <p>19 only thing I wanted to work out at a budget</p> <p>20 workshop -- or at a workshop, period.</p> <p>21 CHAIRMAN CHESNEY: Well, do we need to</p> <p>22 do it this month? Can we do it next month?</p> <p>23 MS. WHYTE: I don't see why -- I'll call</p> <p>24 them and let them know.</p> <p>25 CHAIRMAN CHESNEY: Okay. I saw the</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 and Tennis Center on Countryway.</p> <p>2 CHAIRMAN CHESNEY: Oh, it is at the Swim</p> <p>3 and Tennis Center.</p> <p>4 MS. WHYTE: It's not at the library</p> <p>5 because it was election -- or pre-election.</p> <p>6 So we had to go the HOA -- where we used to</p> <p>7 host our meetings.</p> <p>8 MS. McCORMICK: And it starts at</p> <p>9 6:00 p.m.</p> <p>10 CHAIRMAN CHESNEY: I put it at the</p> <p>11 library.</p> <p>12 MR. ROSS: Are we able to talk about</p> <p>13 other stuff besides the cell tower on the</p> <p>14 24th?</p> <p>15 MS. McCORMICK: Probably not because --</p> <p>16 CHAIRMAN CHESNEY: No, because we don't</p> <p>17 have an agenda.</p> <p>18 MS. McCORMICK: Yeah.</p> <p>19 MR. ROSS: Okay.</p> <p>20 MR. BARRETT: Just I did put the</p> <p>21 February notice in the WOW, so I will make</p> <p>22 note of it, but it might be great if there was</p> <p>23 just a sign on the library door letting people</p> <p>24 know it's been shifted.</p> <p>25 MS. WHYTE: Yes. Absolutely.</p>
<p style="text-align: right;">Page 78</p> <p>1 change request for the vehicles.</p> <p>2 MS. WHYTE: You got that?</p> <p>3 CHAIRMAN CHESNEY: So, I mean, there's</p> <p>4 nothing unusual in that.</p> <p>5 MS. WHYTE: That's for the trailer.</p> <p>6 CHAIRMAN CHESNEY: It's more than --</p> <p>7 it's also updated vehicles. Yeah, let's just</p> <p>8 push it off another month.</p> <p>9 MS. WHYTE: Okay. Cancel the February</p> <p>10 18th --</p> <p>11 MR. ROSS: So are you canceling the 18th</p> <p>12 workshop?</p> <p>13 CHAIRMAN CHESNEY: Yeah. Don't you</p> <p>14 think?</p> <p>15 MR. ROSS: I just want to know. I've</p> <p>16 got my calendar --</p> <p>17 CHAIRMAN CHESNEY: I don't think we've</p> <p>18 ever had three meetings outside of any legal</p> <p>19 action in a month ever.</p> <p>20 MS. McCORMICK: Yeah.</p> <p>21 MR. ROSS: Canceling the 18th, but we're</p> <p>22 keeping the 24th?</p> <p>23 CHAIRMAN CHESNEY: Yes. Yes.</p> <p>24 MR. ROSS: Got it.</p> <p>25 MS. WHYTE: And the 24th is at the Swim</p>	<p style="text-align: right;">Page 80</p> <p>1 CHAIRMAN CHESNEY: Okay. All right. So</p> <p>2 the only other thing, I just want to let the</p> <p>3 board -- or remind the board that this year</p> <p>4 we do have our landscaping renewal upcoming,</p> <p>5 and I'm not concerned about the landscaping</p> <p>6 part of it, but every year a lot of people</p> <p>7 like to bring up our consultant, so unless</p> <p>8 something changes, our consultant will be</p> <p>9 doing that, which is -- I forgot their name --</p> <p>10 MR. MENDENHALL: OLM.</p> <p>11 CHAIRMAN CHESNEY: -- OLM. Thank you.</p> <p>12 So that process will probably begin in April.</p> <p>13 MR. MENDENHALL: Yeah. I mean, in order</p> <p>14 to get the numbers and everything.</p> <p>15 CHAIRMAN CHESNEY: Yeah. Yeah. Yeah.</p> <p>16 So just making the board members aware of</p> <p>17 that.</p> <p>18 Next item. You're all done?</p> <p>19 MS. McCORMICK: I'm all done.</p> <p>20 CHAIRMAN CHESNEY: Manager's report.</p> <p>21 MR. MENDENHALL: So that's actually a</p> <p>22 good segue, because the one thing I wanted</p> <p>23 to bring up tonight is kind of the budget</p> <p>24 schedule.</p> <p>25 And so, right now, the first</p>

<p style="text-align: right;">Page 81</p> <p>1 presentation of the budget, which is really</p> <p>2 just kind of here it is and start</p> <p>3 brainstorming, is on April 7th, and then at</p> <p>4 your May 5th meeting, that will be the first</p> <p>5 adoption that goes off to the county, which is</p> <p>6 required.</p> <p>7 You have the 60 days, at least, between</p> <p>8 that and your final adoption. So your final</p> <p>9 adoption would be the 4th of August. So those</p> <p>10 are kind of the three key dates, but I mainly</p> <p>11 bring it up because that first one in April is</p> <p>12 really where we start trying to put together</p> <p>13 any, you know, projects, wish lists, contracts</p> <p>14 that might need to be looked at, those sorts</p> <p>15 of things, and it give us enough time to kind</p> <p>16 of get everything in there by the time we</p> <p>17 adopt.</p> <p>18 CHAIRMAN CHESNEY: So when is our March</p> <p>19 workshop scheduled for? Because that would</p> <p>20 probably be a logical budget workshop then.</p> <p>21 MR. MENDENHALL: I can tell you.</p> <p>22 MR. ROSS: I've got it as the 17th.</p> <p>23 MR. MENDENHALL: That sounds right.</p> <p>24 Let's see here. Yes, that is correct.</p> <p>25 CHAIRMAN CHESNEY: Okay. The 17th.</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 MR. ROSS: Right.</p> <p>2 MR. MENDENHALL: So that would be --</p> <p>3 MR. ROSS: We don't have a --</p> <p>4 MS. WHYTE: We have a 2020 and a 2021.</p> <p>5 MR. MENDENHALL: Is there a 2020 also?</p> <p>6 I know there is one that is 2021 because I</p> <p>7 just got a call on it the other day. So it</p> <p>8 very well, yeah, there could be one for 2020</p> <p>9 as well.</p> <p>10 MR. ROSS: When we -- leading to my real</p> <p>11 question --</p> <p>12 MR. MENDENHALL: Sure.</p> <p>13 MR. ROSS: When we retire one of those</p> <p>14 bonds, is there a pool of money that is sent</p> <p>15 back to us, whether that was held for</p> <p>16 insurance, security, whatever excess --</p> <p>17 MR. MENDENHALL: So the short answer is,</p> <p>18 it depends. Usually the bonds, depending on</p> <p>19 how they're set up, they can have a declining</p> <p>20 reserve balance which is used a protective</p> <p>21 measure for the bond.</p> <p>22 Typically what winds up happening is</p> <p>23 those funds are used to help pay off the bond</p> <p>24 whatever amount early that they account for.</p> <p>25 It might be a matter of months or it could --</p>
<p style="text-align: right;">Page 82</p> <p>1 MR. BAUMHOVER: It's also St. Patrick's</p> <p>2 Day.</p> <p>3 CHAIRMAN CHESNEY: The CDD budget. At</p> <p>4 least we know what we'll do afterwards.</p> <p>5 MR. MENDENHALL: So, yeah, I mean, if</p> <p>6 anything -- just using that as an example, if</p> <p>7 anything comes out of that workshop, and you</p> <p>8 can just let Sonny or Doug can ship it off to</p> <p>9 me, and we'll make sure those sorts of things</p> <p>10 get in that first cut of the budget, which</p> <p>11 you'll get then at your first April meeting,</p> <p>12 and start working on that.</p> <p>13 Other than that, I didn't have anything</p> <p>14 really to report on tonight. Obviously I've</p> <p>15 working on some of the advertisements that you</p> <p>16 have going on for the two upcoming -- both the</p> <p>17 RFQ, as well as the meeting for the cell</p> <p>18 tower, so --</p> <p>19 CHAIRMAN CHESNEY: Okay.</p> <p>20 MR. ROSS: I have a question for you.</p> <p>21 MR. MENDENHALL: Yes, sir.</p> <p>22 MR. ROSS: I think one of our bonds gets</p> <p>23 paid off this year probably in May-ish.</p> <p>24 MR. MENDENHALL: We have one that pays</p> <p>25 off in May of 2021.</p>	<p style="text-align: right;">Page 84</p> <p>1 you know, in some cases, depending on the</p> <p>2 bond, once again, I've had some districts</p> <p>3 where it's helped pay off a year ahead of</p> <p>4 time.</p> <p>5 So that's kind of the high-level answer.</p> <p>6 I can find out the specific details, though.</p> <p>7 MR. ROSS: Can you let us know next</p> <p>8 meeting whether I'm right that we pay one off</p> <p>9 in May of this year?</p> <p>10 MS. McCORMICK: That's what it says in</p> <p>11 the audit report actually --</p> <p>12 MR. MENDENHALL: Yeah.</p> <p>13 MS. McCORMICK: -- is that it's May</p> <p>14 2020, and I think that's the last one.</p> <p>15 MR. ROSS: No. There's one in 2021.</p> <p>16 MR. MENDENHALL: There's one in 2021. I</p> <p>17 just had that come up the other day.</p> <p>18 MS. McCORMICK: Oh, right. Okay. Yeah.</p> <p>19 That's this year and the other one is --</p> <p>20 MR. ROSS: If we do get money back, I'll</p> <p>21 go ahead and put in dibs to my fellow</p> <p>22 supervisors that would be a great way to</p> <p>23 kickstart any work that we need to do on that</p> <p>24 Promise Lane community garden or anything like</p> <p>25 that. I'm not going to make a motion, but I</p>

<p style="text-align: right;">Page 85</p> <p>1 thought I'd put that into your brain cells.</p> <p>2 MR. MENDENHALL: I'll reach out to Alan</p> <p>3 right now to see if I can get a quick answer.</p> <p>4 He'll know right away, then we can find out.</p> <p>5 And if I don't get it here, I'll email it out</p> <p>6 to everybody, so --</p> <p>7 MR. ROSS: Okay.</p> <p>8 MS. McCORMICK: The market value is</p> <p>9 \$466,900 for the bond --</p> <p>10 MR. MENDENHALL: Okay.</p> <p>11 CHAIRMAN CHESNEY: Okay.</p> <p>12 MR. MENDENHALL: Yeah.</p> <p>13 CHAIRMAN CHESNEY: Anything else for our</p> <p>14 manager?</p> <p>15 (No response.)</p> <p>16 CHAIRMAN CHESNEY: Okay. Field manager.</p> <p>17 MR. MAYS: As you guys know, the bridge</p> <p>18 that's between West Park Village and the</p> <p>19 Village Greens is starting to deteriorate.</p> <p>20 You can look at that piece and pass it</p> <p>21 around. We've got a proposal to have a</p> <p>22 company repair it, replace the bottom with</p> <p>23 what's there now. The material that is</p> <p>24 two-by-four -- two-by-sixes -- actually</p> <p>25 pressure-treated two-by-sixes.</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 LaVon and Christian can do it ourselves, and</p> <p>2 the material cost is \$7,000. My</p> <p>3 recommendation is to authorize me to purchase</p> <p>4 the material that we can use to change the</p> <p>5 bottom and portions of the bottom siding.</p> <p>6 There's five different colors this comes</p> <p>7 in. You can pick whichever one you want.</p> <p>8 There's dark green, there's black. This one</p> <p>9 looks like it matches the best for our</p> <p>10 community. It's considered cedar.</p> <p>11 There is brown, I believe, and then</p> <p>12 there's a tan, a light tan, but I think this</p> <p>13 is probably the best one for our bridge.</p> <p>14 CHAIRMAN CHESNEY: So let me just make</p> <p>15 sure I understand. So the Biomass proposal</p> <p>16 for 7800, that's not using that material.</p> <p>17 MR. MAYS: No, it's not.</p> <p>18 CHAIRMAN CHESNEY: That's building it as</p> <p>19 is.</p> <p>20 MR. MAYS: As is, wooden two-by-sixes.</p> <p>21 MR. BAUMHOVER: How long would the</p> <p>22 bridge be out of commission if you're --</p> <p>23 MR. MAYS: Well, the way we'll do it --</p> <p>24 the way we can do it, we can do a picket at a</p> <p>25 time, so we won't have to take it out, except</p>
<p style="text-align: right;">Page 86</p> <p>1 And that bridge, I would assume, is</p> <p>2 close to 25 years old. We've replaced a few</p> <p>3 of the pickets and the boards on it ourselves</p> <p>4 with the same stuff, the same material, the</p> <p>5 two-by-six pressure treated.</p> <p>6 So anyway, it's deteriorating quite fast.</p> <p>7 So you figure it took about 20 years for that</p> <p>8 thing to really start failing. This is the</p> <p>9 exact same material that's on the bridge that</p> <p>10 crosses in Radcliffe.</p> <p>11 It's the same -- it looks just like a</p> <p>12 two-by-six, the same width, bigger than the</p> <p>13 smaller stuff you see on some -- you know, the</p> <p>14 smaller stuff you see on some decks.</p> <p>15 This material has over 50 years --</p> <p>16 they're saying 50 years plus on this material.</p> <p>17 And if you looked at the Radcliffe bridge,</p> <p>18 there is no deterioration on it, and it's been</p> <p>19 there for 15 years now, so there is zero</p> <p>20 deterioration on it.</p> <p>21 So the first proposal we have is from a</p> <p>22 company called Biomass that does this kind of</p> <p>23 stuff. They can repair the bridge with the</p> <p>24 two-by-six pressure-treated for \$7800.</p> <p>25 I have looked up this material. Me,</p>	<p style="text-align: right;">Page 88</p> <p>1 we may want a, you know, detour sign, have</p> <p>2 people be careful, take it down during just</p> <p>3 the daytime.</p> <p>4 We can pull a picket, put a new one in,</p> <p>5 pull a picket and put a new one in.</p> <p>6 MR. ROSS: We heard our deputy say that</p> <p>7 people shouldn't be driving their golf carts</p> <p>8 on the sidewalks, which I assume means also</p> <p>9 shouldn't be driving on that bridge.</p> <p>10 I think I mentioned before, could we put</p> <p>11 a bollard up in the middle so that people</p> <p>12 won't be able to drive a golf cart through</p> <p>13 there?</p> <p>14 Now, I realize our utility vehicles,</p> <p>15 which is not a golf cart, they use those</p> <p>16 bridges. So if you can give that some thought</p> <p>17 as to what's a smart solution.</p> <p>18 Should we put up a bollard so people</p> <p>19 don't drive their golf carts, or would we be</p> <p>20 unintentionally be impeding our ability to --</p> <p>21 MR. MAYS: Well, I have given it some</p> <p>22 thought. I've already had a conversation with</p> <p>23 our maintenance crew. They used to drive</p> <p>24 around it. It got to be a shortcut, so I told</p> <p>25 them to stop using that shortcut.</p>

<p style="text-align: right;">Page 89</p> <p>1 If you were doing it before that way, 2 you can do it again the proper way. Their 3 carts do not need to be on that bridge. They 4 don't use the Radcliffe and cut across it, you 5 know. So why do they have to use that one? 6 So I've already instructed our maintenance 7 team not to do that. 8 As for residents, hopefully, with the 9 Sheriff's Office and the information we've 10 been given today, the golf cart problem may go 11 away. I don't know if it will, but I'm 12 thinking positive. 13 MR. ROSS: I love your optimism. Put up 14 those bollards. 15 MR. MAYS: The reason I worry about the 16 bollards is because we have bicyclists and 17 people that walk that at night. I worry about 18 them not seeing the bollards at night. 19 CHAIRMAN CHESNEY: Yeah, especially 20 bicyclists. 21 MR. MAYS: If you're a -- if you're on a 22 bicycle and you're coming from the World of 23 Beer, you might miss that bollard, and I'd 24 hate to see that one. That's why I worry 25 about that bollards.</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 MR. LEWIS: And just so I'm clear on 2 this discussion, there was a MarkStar -- 3 I think there was a MarkStar quote for 7,000. 4 Is that the material cost that you were just 5 talking about? 6 MR. MAYS: Yes. Yes, that is it. 7 MR. LEWIS: Okay. 8 MR. ROSS: I'll just add, I didn't know 9 they made bollards with lights. I think if 10 the conclusion is to do a bollard, then we've 11 got to do it with a light for the very reason 12 you said, that I'm the kind of guy that would 13 be riding my bike and would run into a 14 bollard. 15 I know I would probably be guilty of 16 that. Yeah, you've got to do something -- 17 MR. LEWIS: Throw some reflective tape 18 on there, we'll be good. 19 CHAIRMAN CHESNEY: All right. So I 20 think Doug is looking for direction from us if 21 we want to go ahead and have him begin repairs 22 on the bridge. 23 MR. ROSS: I'll make that motion. 24 CHAIRMAN CHESNEY: Do we have a second? 25 MR. BAUMHOVER: Second.</p>
<p style="text-align: right;">Page 90</p> <p>1 MR. BAUMHOVER: This is just the layman 2 in me, I pulled up kind of what FDOT has to 3 say about pedestrian bridges, and it -- and 4 the reference that I have says that, you know, 5 a separate bicycle and pedestrian bridge may 6 be necessary to provide continuity to 7 sidewalks, bicycle lanes and shared use paths. 8 It sounds very consistent with, you 9 know, the statement that sidewalks are not 10 intended -- and, you know, vehicles are not 11 allowed to be on sidewalks. 12 So I think that I would probably 13 support, you know, having a bollard to prevent 14 golf carts from going on that bridge. 15 MR. LEWIS: They make bollards that they 16 lock to the ground, and then you can have a 17 key to lock them, and then pull it out if you 18 need to. 19 MR. MAYS: Yeah, we've got those 20 existing in Baybridge Park. We do have 21 electric over there, and I think they do 22 have -- 23 MS. WHYTE: They have bollards with 24 lights, 25 MR. MAYS: -- bollards with lights.</p>	<p style="text-align: right;">Page 92</p> <p>1 CHAIRMAN CHESNEY: Second. Any further 2 discussion? 3 MR. LEWIS: The motion was for Doug and 4 his crew to do the work? 5 CHAIRMAN CHESNEY: Yes. Yes. 6 MR. LEWIS: Okay. No more discussion. 7 CHAIRMAN CHESNEY: Okay. All right. 8 All in favor signify by -- 9 MR. BAUMHOVER: I have a question. He 10 also was looking for guidance on what color? 11 MR. MAYS: Yes. 12 CHAIRMAN CHESNEY: Do whatever Sonny 13 says. 14 MS. WHYTE: Okay. Got it. 15 CHAIRMAN CHESNEY: All in favor signify 16 by saying aye. 17 (All board members signify in the 18 affirmative.) 19 CHAIRMAN CHESNEY: Motion passes four to 20 zero. 21 (Motion passes.) 22 CHAIRMAN CHESNEY: Okay. Doug. 23 MR. MAYS: One of the things that came 24 to my attention through Davey and also our OLM 25 inspection services, something we may want to</p>

<p style="text-align: right;">Page 93</p> <p>1 consider, possibly taking out a contract -- as</p> <p>2 you know, we buy fifteen -- right at 15,000</p> <p>3 annuals, four times a year now in the medians,</p> <p>4 where all the centerpieces are for the</p> <p>5 community.</p> <p>6 There are companies out there that</p> <p>7 actually -- and I talked with one of them</p> <p>8 already -- that strictly handle annuals. And</p> <p>9 Davey does it. They do a decent job.</p> <p>10 OLM says there's ways out there that we</p> <p>11 can have it done even better. I mean, they do</p> <p>12 it enough to pass the inspections, but we know</p> <p>13 sometimes certain annuals fail faster. The</p> <p>14 deer love to eat certain ones, you know, so</p> <p>15 we've got to be careful what we plant in</p> <p>16 certain areas.</p> <p>17 There are companies out there that will</p> <p>18 do it for what the contract cost right now,</p> <p>19 and when it's done, what they do is, they will</p> <p>20 also come out every other week and weed them</p> <p>21 also, they will fertilize them additional, and</p> <p>22 if there are any missing, they will replace</p> <p>23 them at their cost, which is similar to what</p> <p>24 we have with Davey, but Davey's -- it's one of</p> <p>25 those line items that most companies don't</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 commenting on how we do things.</p> <p>2 MR. MAYS: Right.</p> <p>3 CHAIRMAN CHESNEY: So that would be</p> <p>4 good, that kind of thing.</p> <p>5 MR. MAYS: That's why I just want to</p> <p>6 bring it to your attention that it is</p> <p>7 available and it is out there.</p> <p>8 CHAIRMAN CHESNEY: And I think if we</p> <p>9 begin by advertising it now, then we might get</p> <p>10 some of the residents. I know at least one of</p> <p>11 the residents that's contacted me -- actually</p> <p>12 it's a landscape architect that lives in</p> <p>13 Westchase, and, you know, she has some</p> <p>14 suggestions.</p> <p>15 And I'm sure there are other residents</p> <p>16 like that. I know Chris has many suggestions.</p> <p>17 MR. MAYS: We've got a few master</p> <p>18 gardeners out there that has helped us with a</p> <p>19 few recommendations.</p> <p>20 MS. WHYTE: We certainly have received</p> <p>21 phone calls. They contact us.</p> <p>22 MR. BARRETT: Oh, in terms of</p> <p>23 landscaping --</p> <p>24 MS. WHYTE: Yeah, suggestions or</p> <p>25 whatever, they call our office.</p>
<p style="text-align: right;">Page 94</p> <p>1 make anything off the annuals.</p> <p>2 It's just something that they have to</p> <p>3 put in the contract. So we wanted them to</p> <p>4 look a little bit at the same cost, we might</p> <p>5 want to consider taking it out of the</p> <p>6 contract.</p> <p>7 The only reason I mention it now is</p> <p>8 because we're talking about contracts in the</p> <p>9 next few months. And, you know, here we have</p> <p>10 a company -- Davey does everything, but -- or</p> <p>11 the next landscaper, whoever takes over, does</p> <p>12 everything, but if we could have somebody that</p> <p>13 strictly handled annuals, it may help the</p> <p>14 property be enhanced the way -- it may give us</p> <p>15 an opportunity to enlarge some of the beds and</p> <p>16 make them look a little bigger for certain</p> <p>17 people around here that love that.</p> <p>18 MR. BARRETT: You're looking at me.</p> <p>19 CHAIRMAN CHESNEY: Actually that's --</p> <p>20 that kind of thinking is a great idea, and</p> <p>21 maybe in our April workshop we should have</p> <p>22 landscaping and solicit landscaping requests</p> <p>23 because there might be other people in the</p> <p>24 community, you know -- I know I get several</p> <p>25 calls throughout the year from people</p>	<p style="text-align: right;">Page 96</p> <p>1 MR. ROSS: I'm making a serious remark</p> <p>2 that -- not that all this wasn't serious, but</p> <p>3 it really underscores why it's great that we</p> <p>4 have staff, that we have a field manager who</p> <p>5 is looking out for the community's interest,</p> <p>6 and, hey, if we can make it a little bit</p> <p>7 better at the same cost, if not lower, let's</p> <p>8 look at that.</p> <p>9 And I say that as a pat on the back to</p> <p>10 you. I appreciate you raising that, and it</p> <p>11 really demonstrates why Westchase is</p> <p>12 Westchase.</p> <p>13 MR. MAYS: Thank you.</p> <p>14 CHAIRMAN CHESNEY: Very nice.</p> <p>15 MR. MAYS: And the last thing I really</p> <p>16 would say is, I did take a walk around the</p> <p>17 lake again today that M/I Homes gave us, with</p> <p>18 the midge fly issue, I actually did take a</p> <p>19 walk around it.</p> <p>20 Me and Mr. Baumgardner -- Baumhover just</p> <p>21 talked about it a few minutes before we came</p> <p>22 in. And the midge fly problem is down. It's</p> <p>23 down some, but there is still an existing</p> <p>24 midge fly problem.</p> <p>25 But the nano bubbler has been in for</p>

<p style="text-align: right;">Page 97</p> <p>1 about ten days. We sent you a couple of</p> <p>2 pictures, and you can see where some of the</p> <p>3 algae bloom that was really bad on the lake is</p> <p>4 already starting to clean up just from this</p> <p>5 one unit that's in place after ten days.</p> <p>6 So we're hoping with this other unit</p> <p>7 that he's out there working on right now, with</p> <p>8 two of them out there running, that it should</p> <p>9 start helping it.</p> <p>10 We still don't have any guarantee that</p> <p>11 the nano bubblers is what can deal with midge</p> <p>12 flies, but we do know that it definitely will</p> <p>13 clean up the lake and possibly we won't have a</p> <p>14 bad algae outbreak and have another fish kill</p> <p>15 where we're killing thousands of fishes.</p> <p>16 Most importantly, you can see it's</p> <p>17 starting to clean up the pond. So we're</p> <p>18 hoping -- hoping that the midge fly problem</p> <p>19 does go away.</p> <p>20 MR. BARRETT: Without complicating any</p> <p>21 potential discussions you're having, I know</p> <p>22 that they left it to the staff about whether</p> <p>23 to apply the larvicide?</p> <p>24 MR. MAYS: Larvicide.</p> <p>25 MR. BARRETT: Did you go ahead and do</p>	<p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 that you wouldn't have like the natural</p> <p>2 vegetation.</p> <p>3 So, you know, the challenge that, you</p> <p>4 know, I think a lot of people are having is</p> <p>5 that the area in front of M/I Homes is not</p> <p>6 nearly as easy to maintain, whether it's</p> <p>7 because some of the property is not</p> <p>8 necessarily ours, but because, you know, the</p> <p>9 EPC has placed additional restrictions on what</p> <p>10 can and can't be done.</p> <p>11 And I think Erin is kind of -- and Doug</p> <p>12 -- are kind of trying to help figure out what</p> <p>13 those options are. But, you know, any</p> <p>14 progress in that being able to get some of</p> <p>15 that alleviated, my opinion, based on what I</p> <p>16 think you're telling me, would probably be</p> <p>17 more helpful than just by putting a third</p> <p>18 treatment of this larvicide, you know, down.</p> <p>19 I definitely noticed that in the areas I</p> <p>20 walked in that are well maintained there's</p> <p>21 almost nothing -- and then I'd go into a place</p> <p>22 that had a lot of vegetation, and it was</p> <p>23 nasty, and it was very clear.</p> <p>24 MR. MAYS: They seem to house or breed</p> <p>25 in those areas that are large shrubs and</p>
<p style="text-align: right;">Page 98</p> <p>1 that?</p> <p>2 MR. MAYS: We did two treatments. We</p> <p>3 did two treatments. We did the last one, I</p> <p>4 want to say since the last board, we did it</p> <p>5 right away, and then two weeks later we did</p> <p>6 another one.</p> <p>7 So we can either do another one, or we</p> <p>8 can hold off and let's see what the nano</p> <p>9 bubblers are going to do for right now.</p> <p>10 MR. BARRETT: If this will complicate</p> <p>11 things, so don't answer -- and, Erin, if you</p> <p>12 don't want him to answer, I'm okay with it.</p> <p>13 In your opinion, does the larvicide really</p> <p>14 work?</p> <p>15 MR. MAYS: I don't think it does.</p> <p>16 MR. BARRETT: Okay.</p> <p>17 MR. BAUMHOVER: I'll just --</p> <p>18 CHAIRMAN CHESNEY: Yes, Forrest.</p> <p>19 MR. BAUMHOVER: -- I walked around that</p> <p>20 lake -- I guess it was about two weekends ago</p> <p>21 -- and my observation, just as a layman, is</p> <p>22 that the areas that were well maintained, like</p> <p>23 adjacent to the Westchase homes where we could</p> <p>24 actually get in and mow the grass and keep it</p> <p>25 down, were much less problematic than areas</p>	<p style="text-align: right;">Page 100</p> <p>1 bushes and trees in the area, because me and</p> <p>2 LaVon were over there today, and you could</p> <p>3 actually shake the plants and see the midge</p> <p>4 flies.</p> <p>5 CHAIRMAN CHESNEY: Why can't we cut them</p> <p>6 down? I don't know, whatever. I'm sure</p> <p>7 you'll work it out. You'll work it out.</p> <p>8 MR. MAYS: And part of the property is</p> <p>9 not ours is the problem, too, so --</p> <p>10 CHAIRMAN CHESNEY: All right. Do you</p> <p>11 have anything else, Doug?</p> <p>12 MR. MAYS: Only if Erin wants to talk</p> <p>13 about what the EPC is requiring us to do on</p> <p>14 that one mitigation --</p> <p>15 MS. McCORMICK: No, I don't think we</p> <p>16 need to talk --</p> <p>17 MR. MAYS: Okay.</p> <p>18 MS. McCORMICK: -- about that yet.</p> <p>19 MR. MAYS: Okay.</p> <p>20 CHAIRMAN CHESNEY: All right. Audience</p> <p>21 comments.</p> <p>22 Yes, sir. If you could state your name</p> <p>23 and address.</p> <p>24 MR. KLEIN: Yeah, I was going to. I'm</p> <p>25 Tom Klein. I live on Greensprings Drive.</p>

<p style="text-align: right;">Page 101</p> <p>1 I've lived there for 22 years.</p> <p>2 Obviously there's a lot of things I like</p> <p>3 about Westchase, especially the job that the</p> <p>4 CDD does in keeping it up. And one of the</p> <p>5 other things I've always liked is the warm</p> <p>6 glow in the neighborhoods at night because of</p> <p>7 the street lighting, and now I see that that's</p> <p>8 changing.</p> <p>9 And I know some of my neighbors --</p> <p>10 actually some of my friends have come over and</p> <p>11 said, "What's with those white lights?" And,</p> <p>12 you know, there's this thing about light</p> <p>13 pollution, which is an environmental issue,</p> <p>14 and light pollution can affect humans and can</p> <p>15 affect the environment.</p> <p>16 And I don't see why we can't be putting</p> <p>17 lights in that have a cooler-color temperature</p> <p>18 rather than that bright white thing. And so</p> <p>19 some of us are upset that the whole character</p> <p>20 of Westchase is going to change, and in the</p> <p>21 end, it's going to look like a Wal-Mart</p> <p>22 parking lot.</p> <p>23 And so my request is -- or I want to</p> <p>24 bring this to your attention, my request is</p> <p>25 this, can you do something about this, if they</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 apologize. I wish I would have realized your</p> <p>2 question while our engineer was here. Perhaps</p> <p>3 we could get someone from TECO to come out and</p> <p>4 talk to us about our lights. I mean, we are</p> <p>5 their customer.</p> <p>6 MS. WHYTE: We've had them out -- they</p> <p>7 came out about a year --</p> <p>8 MR. BAUMHOVER: They came out about a</p> <p>9 year ago.</p> <p>10 MS. WHYTE: -- year and a half ago --</p> <p>11 MR. BAUMHOVER: Uh-huh.</p> <p>12 MS. WHYTE: -- and when we were talking</p> <p>13 about the ownership of the lights, and these</p> <p>14 are the way that they're going in everywhere,</p> <p>15 and they're all what they call now the smart</p> <p>16 lights.</p> <p>17 MR. BAUMHOVER: Yes.</p> <p>18 MS. WHYTE: They actually already have</p> <p>19 built-in wi-fi, they have 5G. They send it</p> <p>20 automatically to them.</p> <p>21 MR. BAUMHOVER: So they came out about a</p> <p>22 year, year and a half ago, and during that</p> <p>23 time they came and spoke to the voting</p> <p>24 members, and what they said was, there is an</p> <p>25 option upon request to TECO to put in some</p>
<p style="text-align: right;">Page 102</p> <p>1 say, "Well, we don't have the technology to do</p> <p>2 that"?</p> <p>3 The way lighting is changing I've got to</p> <p>4 believe you can get energy-efficient lights in</p> <p>5 the future that are not so white. And I think</p> <p>6 this has come up before in the World of</p> <p>7 Westchase, and I don't know how that ended,</p> <p>8 but I can see these creeping in in the</p> <p>9 neighborhood, and it is, it's changing the</p> <p>10 whole character of Westchase.</p> <p>11 CHAIRMAN CHESNEY: Are you aware of what</p> <p>12 our options are from TECO?</p> <p>13 MS. WHYTE: TECO, there aren't a lot of</p> <p>14 options, because they feel that these lights</p> <p>15 that they're putting in right now, from what</p> <p>16 I'm understanding is, is these are the lights</p> <p>17 that they're putting in everywhere as a safety</p> <p>18 measure.</p> <p>19 Anything -- any kind of other lumens or</p> <p>20 any kind of soft, whatever the yellow it is, I</p> <p>21 believe they are not comfortable. They want</p> <p>22 to have the bright lights everywhere. And</p> <p>23 what we can do about this? I don't know.</p> <p>24 There are so many complaints.</p> <p>25 CHAIRMAN CHESNEY: So my suggestion -- I</p>	<p style="text-align: right;">Page 104</p> <p>1 sort of mitigation.</p> <p>2 And I don't think it was a different</p> <p>3 light bulb. It was just like a -- like if you</p> <p>4 had a house that was directly impacted, it was</p> <p>5 like a deflector that would, you know, kind of</p> <p>6 mitigate the light shining right into your</p> <p>7 window.</p> <p>8 But they made it very clear at the</p> <p>9 meeting that the old light bulbs were an old</p> <p>10 technology that they -- I mean, they are</p> <p>11 phasing this out. That is no longer an option</p> <p>12 in their eyes.</p> <p>13 CHAIRMAN CHESNEY: If they failed to</p> <p>14 do --</p> <p>15 MR. KLEIN: I don't understand this. I</p> <p>16 mean, TECO is not responsible for the safety</p> <p>17 of the community. Again, that's --</p> <p>18 MS. WHYTE: The lights belong to TECO.</p> <p>19 MR. KLEIN: I know, but they don't have</p> <p>20 any liability if something happens, because</p> <p>21 one of their lights is out, because their</p> <p>22 lights go out all the time. Have they ever</p> <p>23 been sued because one of their street lights</p> <p>24 -- I don't understand this.</p> <p>25 Secondly, technology has advanced so</p>

<p style="text-align: right;">Page 105</p> <p>1 much with lighting that they're just getting</p> <p>2 these at a cheap price and probably</p> <p>3 overcharging us, and they're just being stiff</p> <p>4 necked about it.</p> <p>5 CHAIRMAN CHESNEY: Yeah, did you have</p> <p>6 some comments on this, Dale?</p> <p>7 MR. SELLS: The only thing I was going</p> <p>8 to suggest -- and you may have already talked</p> <p>9 to Rick -- because this has been a big issue</p> <p>10 in West Park Village to the point that there</p> <p>11 were people that were spray painting the light</p> <p>12 fixtures --</p> <p>13 MR. BAUMHOVER: Yeah, I was going to get</p> <p>14 to that.</p> <p>15 MR. SELLS: -- after putting the bulbs</p> <p>16 in.</p> <p>17 MR. BAUMHOVER: Yes.</p> <p>18 MR. SELLS: So I'm not up on it. I</p> <p>19 remember that Rick and a couple of other folks</p> <p>20 had done a lot of research to see what the</p> <p>21 options were. So I don't have any answers</p> <p>22 other than there is another resource that --</p> <p>23 MR. BAUMHOVER: My last recollection was</p> <p>24 when this was problematic to the point where</p> <p>25 people were spray painting that, they actually</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 I would presume they'll only want to</p> <p>2 purchase one bulb rather than, you know, like</p> <p>3 this light bulb is dim, this is dim, and these</p> <p>4 are bright, this is not.</p> <p>5 MR. BAUMHOVER: Right.</p> <p>6 MS. WHYTE: I think they wanted to</p> <p>7 unify. But I certainly will reach out to</p> <p>8 TECO --</p> <p>9 MR. BAUMHOVER: So my -- my --</p> <p>10 MS. WHYTE: -- again, and if I can, then</p> <p>11 I will get somebody to speak to us.</p> <p>12 MR. BAUMHOVER: -- so my last</p> <p>13 observation from that was that their stated</p> <p>14 plan was to replace light bulbs as they fail.</p> <p>15 CHAIRMAN CHESNEY: Yes.</p> <p>16 MS. WHYTE: That's right.</p> <p>17 MR. BAUMHOVER: But we, as a community</p> <p>18 and they left it up to us to define if that's</p> <p>19 an HOA, if that's an HOA sub -- you know, like</p> <p>20 the Greens, for example, or if it's the CDD,</p> <p>21 if they left it up to us to define what the</p> <p>22 community would be that would ask them for</p> <p>23 consideration about some sort of overall</p> <p>24 replacement plan.</p> <p>25 And my guess would be if a, quote,</p>
<p style="text-align: right;">Page 106</p> <p>1 told us they're passing that back down to the</p> <p>2 CDD.</p> <p>3 MS. WHYTE: That's absolutely correct.</p> <p>4 CHAIRMAN CHESNEY: Matt.</p> <p>5 MR. LEWIS: I was just going to say I</p> <p>6 remember this coming up before.</p> <p>7 Sonny, it may be worth talking to TECO,</p> <p>8 because when we do roadway projects and they</p> <p>9 put new lighting out there, they do</p> <p>10 calculations to determine based on the</p> <p>11 spacing, so if you have any distance spacing</p> <p>12 -- I didn't catch the gentleman's name who</p> <p>13 brought this to our attention -- but I think</p> <p>14 there's like -- I agree with them.</p> <p>15 There's got to be some kind of lower</p> <p>16 footcandle power of the bulb that they</p> <p>17 can put in these things, too, on how many</p> <p>18 existing spacing of our lights. It may be</p> <p>19 worth a question, though, but this can't be a</p> <p>20 new thing.</p> <p>21 MS. WHYTE: I can talk to them again,</p> <p>22 but, like I said, what they're -- what they're</p> <p>23 -- what -- I believe in part of the</p> <p>24 conversation I had with them is the continuous</p> <p>25 lighting all throughout, so it's unified.</p>	<p style="text-align: right;">Page 108</p> <p>1 community were to engage TECO in kind of a big</p> <p>2 picture plan, we'd probably have more ability</p> <p>3 to see what options are available, you know,</p> <p>4 if we were to engage them and, you know, have</p> <p>5 that discussion and just a single homeowner,</p> <p>6 you know, kind of --</p> <p>7 CHAIRMAN CHESNEY: I've heard of -- okay.</p> <p>8 We need someone to come out to our meeting</p> <p>9 from TECO, because I've had this -- over the</p> <p>10 last ten years, this conversation.</p> <p>11 I mean, they've said stuff like that to</p> <p>12 us. Well, I mean, we haven't gotten rid of</p> <p>13 the street lights. We haven't asked them to</p> <p>14 take them back, so --</p> <p>15 MS. WHYTE: I will reach out to TECO.</p> <p>16 CHAIRMAN CHESNEY: -- they should do</p> <p>17 whatever --</p> <p>18 MR. BAUMHOVER: Well, we also had them</p> <p>19 try to track down like all the street lights</p> <p>20 numbers so we could --</p> <p>21 MS. WHYTE: We've got part of it now.</p> <p>22 We've got part of it now.</p> <p>23 MR. BAUMHOVER: And we were trying to</p> <p>24 figure out the billing issue, so it might be</p> <p>25 just worth TECO to come out so that we can</p>

<p style="text-align: right;">Page 109</p> <p>1 kind of address a couple of things, that being</p> <p>2 one of them.</p> <p>3 MR. KLEIN: Well, are these lights being</p> <p>4 changed all over the City of Tampa?</p> <p>5 MR. BAUMHOVER: All over -- all over the</p> <p>6 county.</p> <p>7 MS. WHYTE: I have a neon white light</p> <p>8 outside my house like a Christmas light.</p> <p>9 MR. MAYS: They did it in my</p> <p>10 neighborhood, and I live in Carrollwood, so --</p> <p>11 MR. BAUMHOVER: Yeah, this is county-</p> <p>12 wide.</p> <p>13 MR. MENDENHALL: Yeah, it's happened in</p> <p>14 Pasco also. It's everywhere.</p> <p>15 MR. KLEIN: Excess light pollution, it's</p> <p>16 not good for anybody.</p> <p>17 MS. WHYTE: I will reach out to TECO,</p> <p>18 and if I can, I will see if I can get a TECO</p> <p>19 rep to come and speak to the board, if that is</p> <p>20 what you would like, so --</p> <p>21 MR. BAUMHOVER: It might be worth -- it</p> <p>22 might be worth having them up to speed on the</p> <p>23 other issues.</p> <p>24 MS. WHYTE: I will certainly do that</p> <p>25 when I talk to them.</p>	<p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 of opportunities for people to provide input,</p> <p>2 but as near as I can remember in 24 years,</p> <p>3 this is the first time we ever put a survey in</p> <p>4 every single owner's hand at the same time</p> <p>5 with the ability to reply in paper, by email,</p> <p>6 scan it, send it in, however they want to.</p> <p>7 As you would probably expect, a lot of</p> <p>8 folks look at the assessment envelope, they</p> <p>9 write the check, because they have no choice,</p> <p>10 and they don't do much else with what's in</p> <p>11 there, because there was a lot of other stuff</p> <p>12 in that envelope, too.</p> <p>13 But we did have, at this point, about</p> <p>14 250 people that took the time to respond to</p> <p>15 the questions, and one of the things that</p> <p>16 became clear to me, and I guess I shouldn't be</p> <p>17 surprised, even though Chris puts it in the</p> <p>18 WOW every month, this was a WCA survey and</p> <p>19 talking about WCA stuff, but there were a</p> <p>20 number of responses that were really more</p> <p>21 appropriate for the CDD.</p> <p>22 And I had provided to Sonny a summary of</p> <p>23 the things that I felt like were more CDD</p> <p>24 indicated out of these responses, and they</p> <p>25 were in response to the question, what changes</p>
<p style="text-align: right;">Page 110</p> <p>1 MR. SELLS: Rick might have a couple of</p> <p>2 names for you because he --</p> <p>3 MS. WHYTE: Oh, I have a name. Yeah, I</p> <p>4 worked with Rick on it.</p> <p>5 MR. SELLS: -- okay. Yeah, they've been</p> <p>6 through this.</p> <p>7 CHAIRMAN CHESNEY: Okay. Thank you.</p> <p>8 MS. WHYTE: I'll do my best.</p> <p>9 MR. KLEIN: Yes, thank you.</p> <p>10 CHAIRMAN CHESNEY: All right. Any other</p> <p>11 audience requests? Dale, do you have</p> <p>12 anything?</p> <p>13 MR. SELLS: Yes, if I may.</p> <p>14 CHAIRMAN CHESNEY: Sure.</p> <p>15 MR. SELLS: Sonny, this memo, did you</p> <p>16 send that out?</p> <p>17 MS. WHYTE: Darn it. I'll send it out</p> <p>18 tomorrow morning, so --</p> <p>19 MR. SELLS: Dale Sells, I'm here in my</p> <p>20 official capacity. One of the things we did,</p> <p>21 those of you that live in Westchase, we sent</p> <p>22 out a survey with the assessment envelope when</p> <p>23 it came, and gave everyone a chance to respond</p> <p>24 to about ten questions.</p> <p>25 And the idea was, there had been a lot</p>	<p style="text-align: right;">Page 112</p> <p>1 or addition to WCA facilities would you like</p> <p>2 to see and why.</p> <p>3 All of the surveys are going to be</p> <p>4 provided to the WCA's master planning</p> <p>5 committee, which is cranking up again, as they</p> <p>6 do every two, three, four, five years, so all</p> <p>7 the details are there.</p> <p>8 So all I did was try to categorize and</p> <p>9 get some commonalities. And there were things</p> <p>10 likes, oh, community garden, keep golf carts</p> <p>11 off the Village Green bridge, upgrade the</p> <p>12 landscaping at entries and on medians.</p> <p>13 CHAIRMAN CHESNEY: Working on it.</p> <p>14 MR. SELLS: So Sonny has that, she'll</p> <p>15 send it out, and I provide it with no</p> <p>16 indication of validity. It's just for your</p> <p>17 information.</p> <p>18 Again, not a lot of responses, but those</p> <p>19 things were consistently mentioned, so do with</p> <p>20 it as you wish.</p> <p>21 CHAIRMAN CHESNEY: Yes.</p> <p>22 MR. ROSS: No. I'm giving you a thumbs</p> <p>23 up.</p> <p>24 MS. WHYTE: My apologies for not</p> <p>25 forwarding that. And it should be in your</p>

<p style="text-align: right;">Page 113</p> <p>1 inbox in about two minutes.</p> <p>2 CHAIRMAN CHESNEY: Okay. Awesome.</p> <p>3 Supervisor requests. Brian.</p> <p>4 MR. ROSS: A question. We have in our</p> <p>5 materials some photos or graphs or charts of</p> <p>6 where they're looking at putting no parking</p> <p>7 areas.</p> <p>8 Is that something that we need to</p> <p>9 address, or is that just for our information?</p> <p>10 CHAIRMAN CHESNEY: No, I don't think</p> <p>11 it's -- it's only in the public records.</p> <p>12 MS. WHYTE: It's not -- it's just</p> <p>13 strictly for your information. And what that</p> <p>14 is, is the only one that they've rescinded on</p> <p>15 not striking the county is the one in front of</p> <p>16 the apartment complex due to the fact that</p> <p>17 they park their vehicles that they use to go</p> <p>18 between Point A to Point B out front and</p> <p>19 potential new renters.</p> <p>20 So they've opted not to do -- and work</p> <p>21 on that corner and leave everything else.</p> <p>22 Everything else, they've had to redo some --</p> <p>23 it should have been in by now or started.</p> <p>24 But I spoke to Mike yesterday, and he</p> <p>25 informed me they had to go back and do some</p>	<p style="text-align: right;">Agenda Page 33 Page 115</p> <p>1 that's reflective of the relationship we have,</p> <p>2 is that we're able to identify issues and</p> <p>3 concerns as they come to our attention and</p> <p>4 have a nice public discussion about them. But</p> <p>5 I don't have any requests.</p> <p>6 CHAIRMAN CHESNEY: Okay. Matt, do you</p> <p>7 have any requests?</p> <p>8 MR. LEWIS: No really request. Two</p> <p>9 things. Doug, there were two pictures -- or</p> <p>10 Sonny -- there were two pictures in there that</p> <p>11 looked like an outfall structure.</p> <p>12 Is that related to what Robert was</p> <p>13 talking about, or was that something to do</p> <p>14 with the nano bubbler?</p> <p>15 MS. WHYTE: It was the nano bubbler. It</p> <p>16 was the picture, the one with the green was</p> <p>17 when it went in ten days ago, and the one that</p> <p>18 looks like it's cleared up, I mean, it's not</p> <p>19 pretty by far, but you can see the difference</p> <p>20 between ten days ago to today.</p> <p>21 And we just wanted to show you. Doug is</p> <p>22 going to try to follow it, so you can see the</p> <p>23 clarity and how well the nano bubbler is</p> <p>24 actually performing already.</p> <p>25 MR. LEWIS: Yeah. Okay. Great. The</p>
<p style="text-align: right;">Page 114</p> <p>1 revisions. They should be ready to put the</p> <p>2 signages up before they stripe them in the</p> <p>3 next couple of weeks.</p> <p>4 I've asked them to notify me when they</p> <p>5 -- he has heard that they're going or will be</p> <p>6 in so that I can notify Chris Barrett and the</p> <p>7 government affairs committee so that they can</p> <p>8 send it out to the community so that no one is</p> <p>9 absolutely blindsided by it.</p> <p>10 But potentially they are ready to go</p> <p>11 forward, and it should be within the next</p> <p>12 month or two that everything will be</p> <p>13 completed.</p> <p>14 MR. ROSS: Okay. That was it.</p> <p>15 CHAIRMAN CHESNEY: Okay. Forrest.</p> <p>16 MR. BAUMHOVER: I just wanted to second</p> <p>17 Brian's observation that we have an engaged</p> <p>18 staff, and I wanted to note that, you know,</p> <p>19 the items that Mr. Sells listed off of his</p> <p>20 surveys were all discussed during the course</p> <p>21 of normal business in this meeting and that in</p> <p>22 no way were that coordinated with us prior to</p> <p>23 this meeting.</p> <p>24 I mean, we had a nice discussion about</p> <p>25 each of those concerns, and I think that</p>	<p style="text-align: right;">Page 116</p> <p>1 other thing ironically was I was going to</p> <p>2 bring up what Forrest, I think, said a minute</p> <p>3 ago about the TECO light bills, and I was</p> <p>4 going to ask where we stood with that, but I</p> <p>5 think I got my answer. I guess, we really</p> <p>6 don't have one yet.</p> <p>7 MS. WHYTE: We got a number of -- yeah,</p> <p>8 it's a little bit of a challenge. Let's put</p> <p>9 it this way.</p> <p>10 We are certainly on the record. We are</p> <p>11 being billed for those street lights as</p> <p>12 they're changing them out, and they're very</p> <p>13 expensive.</p> <p>14 CHAIRMAN CHESNEY: Weren't we going to</p> <p>15 do something with the tracking of those?</p> <p>16 MS. WHYTE: No, not the actual tracking</p> <p>17 of the lights, but what we were going to do is</p> <p>18 we've got a better understanding of where the</p> <p>19 street lights are, what is part of the</p> <p>20 lighting district. We've got a number --</p> <p>21 CHAIRMAN CHESNEY: I thought you were</p> <p>22 going to bring our app out and map what --</p> <p>23 MS. WHYTE: We can't map street lights.</p> <p>24 Our app is not set up for that.</p> <p>25 CHAIRMAN CHESNEY: It's not expensive</p>

<p style="text-align: right;">Page 117</p> <p>1 enough.</p> <p>2 MS. WHYTE: That's way, way, way too</p> <p>3 many layers. Like that's probably about 30</p> <p>4 layers down on our --</p> <p>5 MR. BAUMHOVER: But we have coordinates</p> <p>6 for each light so that we could --</p> <p>7 MS. WHYTE: All we do, and the county</p> <p>8 department was very efficient on that, what</p> <p>9 they can find for us.</p> <p>10 TECO could not find any potential</p> <p>11 contract. Some were so old and they were</p> <p>12 developer, and they don't necessarily follow</p> <p>13 for Westchase.</p> <p>14 They -- when they had to do the</p> <p>15 research, they actually -- because Erin and I</p> <p>16 a bunch of contracts that had nothing to do --</p> <p>17 it just had the word "Westchase" in it, and</p> <p>18 could have been signed by the developer, it</p> <p>19 could have been, you know, whoever set up the</p> <p>20 community.</p> <p>21 There were challenges. I think we found</p> <p>22 two. Erin, am I correct in my remembering?</p> <p>23 It's been so long.</p> <p>24 MS. McCORMICK: I think we found a</p> <p>25 little bit -- we found more than that, but, I</p>	<p style="text-align: right;">Agenda Page 34 Page 119</p> <p>1 question for them would be, based on what I</p> <p>2 thought they told us a year ago, that they're</p> <p>3 replacing light bulbs as part of the course of</p> <p>4 normal maintenance.</p> <p>5 I don't think we usually get charged</p> <p>6 every time they change a light bulb if it goes</p> <p>7 out. Like under the old system, if a light</p> <p>8 bulb went out, they would charge us to replace</p> <p>9 it?</p> <p>10 MR. MENDENHALL: No, just because you</p> <p>11 have a lease basically, so they take care of</p> <p>12 repairs and bulbs.</p> <p>13 MR. BAUMHOVER: So why are we getting</p> <p>14 charged for new light bulbs that --</p> <p>15 MS. WHYTE: That's what I was getting --</p> <p>16 CHAIRMAN CHESNEY: Well, technically --</p> <p>17 I don't want to have this discussion right</p> <p>18 now.</p> <p>19 MS. WHYTE: Okay.</p> <p>20 CHAIRMAN CHESNEY: But technically what</p> <p>21 happened, our lease expired. So I thought</p> <p>22 when our lease expired, our rate was going to</p> <p>23 decrease. It did not decrease.</p> <p>24 And I had a conversation. I said, well,</p> <p>25 then we looked at owning them. They said, "It</p>
<p style="text-align: right;">Page 118</p> <p>1 mean, certainly not for all of the street</p> <p>2 lights throughout the community.</p> <p>3 MS. WHYTE: But we're still working on</p> <p>4 it. It's still piled -- if you walk in my</p> <p>5 office, there's a huge pile. It's all TECO.</p> <p>6 MR. LEWIS: Okay. Thank you. That's</p> <p>7 all I've got, Greg.</p> <p>8 MS. WHYTE: You're welcome.</p> <p>9 CHAIRMAN CHESNEY: Mr. Barrett.</p> <p>10 MR. BARRETT: Just curious. Does the</p> <p>11 billing -- when they swap in the new</p> <p>12 supposedly more energy efficient lights, does</p> <p>13 the billing for the light service go down?</p> <p>14 MS. WHYTE: Not as of yet.</p> <p>15 CHAIRMAN CHESNEY: No.</p> <p>16 MS. WHYTE: My understanding is, is that</p> <p>17 it has to be -- the light has to be paid for,</p> <p>18 and we might potentially see it down the road.</p> <p>19 My exact question would be -- well, I</p> <p>20 asked him. I said, "Okay. So LEDs, they're</p> <p>21 going down. Your usage should considerably go</p> <p>22 down."</p> <p>23 "Not right away. It will be down the</p> <p>24 road."</p> <p>25 MR. BAUMHOVER: I guess my first</p>	<p style="text-align: right;">Page 120</p> <p>1 wouldn't go down."</p> <p>2 I said, "Well, don't you take them all</p> <p>3 back." I mean, this was a number of years</p> <p>4 ago. I don't remember all the particulars,</p> <p>5 but it was just, you know, whatever.</p> <p>6 So up until the lease expired, it</p> <p>7 included our maintenance. Now we get charged</p> <p>8 for it.</p> <p>9 MS. WHYTE: We are out of lease. It</p> <p>10 automatically renews, but we're up.</p> <p>11 CHAIRMAN CHESNEY: Yes.</p> <p>12 MR. BARRETT: I seem to remember,</p> <p>13 Forrest, I think Rick posted something online</p> <p>14 right around the holidays where he said that</p> <p>15 TECO approached us swapping out the light was</p> <p>16 changing to more like "We're moving in and</p> <p>17 changing them all at the request of</p> <p>18 Westchase," so it may be --</p> <p>19 MR. BAUMHOVER: Right. I mean, my</p> <p>20 recollection is a year old, so if --</p> <p>21 MS. WHYTE: Yeah, they are going</p> <p>22 forward. There was something to that --</p> <p>23 MR. BAUMHOVER: Right. Okay.</p> <p>24 MR. BARRETT: So Rick probably knows a</p> <p>25 lot more.</p>

<p style="text-align: right;">Page 121</p> <p>1 MR. BAUMHOVER: Yeah.</p> <p>2 MS. WHYTE: I have a meeting with Rick</p> <p>3 next week, and I will certainly reach out to</p> <p>4 TECO and hopefully have an update for you at</p> <p>5 the next meeting.</p> <p>6 CHAIRMAN CHESNEY: Okay. All right. So</p> <p>7 any budget items, don't forget to send them to</p> <p>8 Sonny.</p> <p>9 MS. WHYTE: Any requests, any potential</p> <p>10 request for future projects, upcoming projects</p> <p>11 that I need to budget for that you'd like me</p> <p>12 to get the price of for --</p> <p>13 CHAIRMAN CHESNEY: Mine is not real</p> <p>14 expensive, but I would like an ice skating</p> <p>15 rink.</p> <p>16 MS. WHYTE: I can potentially get that</p> <p>17 for you.</p> <p>18 CHAIRMAN CHESNEY: You think I'm</p> <p>19 kidding. I'm not kidding. Look in the Wall</p> <p>20 Street Journal, they have them. They're fake.</p> <p>21 MR. BARRETT: Glice.</p> <p>22 CHAIRMAN CHESNEY: Glice, yes. Was it</p> <p>23 the New York Times? Is that what it was?</p> <p>24 MR. BARRETT: Yeah.</p> <p>25 CHAIRMAN CHESNEY: Glice. About the</p>	<p style="text-align: right;">Agenda Page 35 Page 123</p> <p>1 CHAIRMAN CHESNEY: Yes.</p> <p>2 MR. SELLS: Your comment about ice</p> <p>3 skating rink, I didn't put it in the memo, but</p> <p>4 one of the requests was for an amphitheater.</p> <p>5 CHAIRMAN CHESNEY: An amphitheater?</p> <p>6 MS. WHYTE: Yes, there was. Yes.</p> <p>7 CHAIRMAN CHESNEY: I'm not sure where we</p> <p>8 would put that, but sure. I just think, you</p> <p>9 know, ice skating rink, I mean, people are</p> <p>10 putting them in their backyards.</p> <p>11 I mean, we could get them, you set them</p> <p>12 up and go ice skating for a weekend or</p> <p>13 something.</p> <p>14 MS. WHYTE: You can easily do that.</p> <p>15 They have them in Citrus Park Mall. You can</p> <p>16 shop -- you can skate all Christmas season in</p> <p>17 the mall in the little tiny kiosks.</p> <p>18 CHAIRMAN CHESNEY: I'm sure we could</p> <p>19 find a place to store it.</p> <p>20 Anyways -- okay. Anything else?</p> <p>21 (No response.)</p> <p>22 CHAIRMAN CHESNEY: A motion to adjourn</p> <p>23 would be in order.</p> <p>24 MR. BAUMHOVER: So moved.</p> <p>25 CHAIRMAN CHESNEY: Second?</p>
<p style="text-align: right;">Page 122</p> <p>1 only problem would be, we'd have to get</p> <p>2 someone to run it, but it would be fun at</p> <p>3 Christmas. Put it up in the park.</p> <p>4 MS. WHYTE: That it would be. That it</p> <p>5 would be.</p> <p>6 Any realistic potential budget items</p> <p>7 that you guys would like --</p> <p>8 CHAIRMAN CHESNEY: It's totally</p> <p>9 realistic.</p> <p>10 MS. WHYTE: -- to take care of, please</p> <p>11 send it up to me. And don't wait. As soon as</p> <p>12 possible would be appreciated.</p> <p>13 MR. BARRETT: And one of the things, if</p> <p>14 you're looking at a new bid, I remember Doug</p> <p>15 saying that if -- because you have to rebid it</p> <p>16 this year --</p> <p>17 CHAIRMAN CHESNEY: Yes.</p> <p>18 MR. BARRETT: -- so he had a number -- I</p> <p>19 don't remember what it was -- but it's going</p> <p>20 to likely go up. So that probably -- whatever</p> <p>21 that estimate is, build it into the --</p> <p>22 MS. WHYTE: Potentially --</p> <p>23 MR. BARRETT: You guys are way ahead of</p> <p>24 me.</p> <p>25 MR. SELLS: Greg.</p>	<p style="text-align: right;">Page 124</p> <p>1 MR. ROSS: Second.</p> <p>2 CHAIRMAN CHESNEY: All right. All in</p> <p>3 favor.</p> <p>4 (All board members signify in the</p> <p>5 affirmative, and the motion passes.)</p> <p>6 (At 5:56 p.m., the meeting adjourned.)</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

1 REPORTER'S CERTIFICATE

2 STATE OF FLORIDA:

3 COUNTY OF HILLSBOROUGH:

4 I, Kimberly Ann Roberts, certify that I was
5 authorized to and did stenographically report the
6 foregoing proceedings and that the transcript is a
7 true and complete record of my stenographic notes.

8 I further certify that I am not a
9 relative, employee, attorney or counsel of any of
10 the parties, nor am I a relative or employee of any
11 of the parties' attorney or counsel connected with
12 the action, nor am I financially interested in the
13 action.

14 DATED February 24, 2020.
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James P. Mills, Chairman

2B.

**Westchase
Community Development District**

Financial Report

January 31, 2020

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

January 31, 2020

Balance Sheet
January 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)
ASSETS									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Other Funds	4,668,672	345,568	29,952	36,742	36,592	810	540,820	72,079	57,270
Investments:									
Certificates of Deposit - 12 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 15 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 24 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 6 Months	-	-	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-	-	-
Reserve Fund	-	-	-	-	-	-	-	-	-
Revenue Fund	-	-	-	-	-	-	-	-	-
Deposits	6,389	3,628	4,043	20	-	-	7,425	800	18,600
TOTAL ASSETS	\$ 4,675,061	\$ 349,196	\$ 33,995	\$ 36,762	\$ 36,592	\$ 810	\$ 548,245	\$ 72,879	\$ 75,870

Balance Sheet
January 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)
LIABILITIES									
Accounts Payable	\$ 43,634	\$ 485	\$ 1,516	\$ 24	\$ -	\$ -	\$ 5,487	\$ 480	\$ 8,560
Accrued Expenses	-	-	-	-	-	-	14,500	-	-
Sales Tax Payable	136	5	-	-	-	-	20	-	-
Deposits	6,000	-	-	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	49,770	490	1,516	24	-	-	20,007	480	8,560
FUND BALANCES									
Nonspendable:									
Deposits	6,389	3,628	4,043	20	-	-	7,425	800	18,600
Restricted for:									
Debt Service	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-
Assigned to:									
Operating Reserves	649,632	6,932	4,372	1,888	1,285	-	63,497	3,184	-
Reserves - Erosion Control	60,000	-	-	-	-	-	-	-	-
Reserves - Roadways	502,031	76,365	-	12,093	9,296	-	233,256	32,899	-
Unassigned:	3,407,239	261,781	24,064	22,737	26,011	810	224,060	35,516	48,710
TOTAL FUND BALANCES	\$ 4,625,291	\$ 348,706	\$ 32,479	\$ 36,738	\$ 36,592	\$ 810	\$ 528,238	\$ 72,399	\$ 67,310
TOTAL LIABILITIES & FUND BALANCES	\$ 4,675,061	\$ 349,196	\$ 33,995	\$ 36,762	\$ 36,592	\$ 810	\$ 548,245	\$ 72,879	\$ 75,870

Balance Sheet
January 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	SERIES 2000 DEBT SERVICE FUND	SERIES 2007-2 DEBT SERVICE FUND	SERIES 2007-3 DEBT SERVICE FUND	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
ASSETS								
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326,902	\$ 326,902
Due From Other Funds	21,133	212,622	5,534	7,514	5,831	-	-	6,041,139
Investments:								
Certificates of Deposit - 12 Months	-	-	-	-	-	275,608	345,083	620,691
Certificates of Deposit - 15 Months	-	-	-	-	-	-	346,644	346,644
Certificates of Deposit - 24 Months	-	-	-	-	-	421,207	945,917	1,367,124
Certificates of Deposit - 36 Months	-	-	-	-	-	-	107,253	107,253
Certificates of Deposit - 6 Months	-	-	-	-	-	-	342,426	342,426
Money Market Account	-	-	-	-	-	-	3,626,912	3,626,912
Reserve Fund	-	-	34,000	-	-	-	-	34,000
Revenue Fund	-	-	269,671	-	449,679	-	-	719,350
Deposits	-	-	-	-	-	-	-	40,905
TOTAL ASSETS	\$ 21,133	\$ 212,622	\$ 309,205	\$ 7,514	\$ 455,510	\$ 696,815	\$ 6,041,137	\$ 13,573,346

Balance Sheet
January 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	SERIES 2000 DEBT SERVICE FUND	SERIES 2007-2 DEBT SERVICE FUND	SERIES 2007-3 DEBT SERVICE FUND	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
LIABILITIES								
Accounts Payable	\$ 417	\$ 332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,935
Accrued Expenses	-	-	-	-	-	-	-	14,500
Sales Tax Payable	-	-	-	-	-	-	-	161
Deposits	-	-	-	-	-	-	-	6,000
Due To Other Funds	-	-	-	-	-	-	6,041,139	6,041,139
TOTAL LIABILITIES	417	332	-	-	-	-	6,041,139	6,122,735
FUND BALANCES								
Nonspendable:								
Deposits	-	-	-	-	-	-	-	40,905
Restricted for:								
Debt Service	-	-	309,205	7,514	455,510	-	-	772,229
Capital Projects	-	-	-	-	-	696,815	-	696,815
Assigned to:								
Operating Reserves	1,289	3,932	-	-	-	-	-	736,011
Reserves - Erosion Control	-	-	-	-	-	-	-	60,000
Reserves - Roadways	9,385	96,360	-	-	-	-	-	971,685
Unassigned:	10,042	111,998	-	-	-	-	(2)	4,172,966
TOTAL FUND BALANCES	\$ 20,716	\$ 212,290	\$ 309,205	\$ 7,514	\$ 455,510	\$ 696,815	\$ (2)	\$ 7,450,611
TOTAL LIABILITIES & FUND BALANCES	\$ 21,133	\$ 212,622	\$ 309,205	\$ 7,514	\$ 455,510	\$ 696,815	\$ 6,041,137	\$ 13,573,346

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	JAN-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 514	\$ 1,470	\$ 3,000	49.00%
Interest - Tax Collector	641	641	-	0.00%
Special Assmnts- Tax Collector	89,319	2,509,915	2,697,061	93.06%
Special Assmnts- Delinquent	-	486	-	0.00%
Special Assmnts- Discounts	(2,740)	(99,663)	(107,884)	92.38%
Other Miscellaneous Revenues	1,719	1,724	-	0.00%
Pavilion Rental	1,639	5,097	4,000	127.43%
TOTAL REVENUES	91,092	2,419,670	2,596,177	93.20%

EXPENDITURES**Administration**

P/R-Board of Supervisors	1,600	4,400	19,000	23.16%
FICA Taxes	122	337	1,454	23.18%
ProfServ-Engineering	5,563	14,425	36,000	40.07%
ProfServ-Legal Services	23,593	49,217	90,000	54.69%
ProfServ-Mgmt Consulting Serv	9,446	37,783	113,349	33.33%
ProfServ-Recording Secretary	1,051	2,892	11,000	26.29%
Auditing Services	4,000	7,500	7,592	98.79%
Postage and Freight	31	289	1,200	24.08%
Insurance - General Liability	-	32,707	39,104	83.64%
Printing and Binding	66	218	600	36.33%
Legal Advertising	-	512	6,500	7.88%
Misc-Assessmnt Collection Cost	1,732	48,215	50,525	95.43%
Misc-Credit Card Fees	58	150	350	42.86%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	47,262	198,820	377,499	52.67%

Flood Control/Stormwater Mgmt

Contracts-Lake and Wetland	9,833	39,333	118,000	33.33%
Contracts-Fountain	1,000	2,255	7,020	32.12%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	6,050	94,843	28,000	338.73%
R&M-Fountain	-	994	3,000	33.13%
Total Flood Control/Stormwater Mgmt	16,883	137,425	171,020	80.36%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	JAN-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	15,968	63,660	198,246	32.11%
Payroll-Benefits	5,382	25,805	62,454	41.32%
Payroll - Overtime	1,701	6,779	17,500	38.74%
Payroll - Bonus	-	10,500	35,883	29.26%
FICA Taxes	2,082	8,797	28,221	31.17%
Contracts-Police	10,877	38,947	145,000	26.86%
Contracts-Other Services	1,630	6,520	19,560	33.33%
Contracts-Landscape	52,026	188,695	562,608	33.54%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	-	18,542	70,959	26.13%
Contracts-Road Cleaning	-	2,784	11,135	25.00%
Contracts-Security Alarms	-	333	641	51.95%
Contracts-Pest Control	48	192	540	35.56%
Contracts-Other Landscape	-	480	5,760	8.33%
Fuel, Gasoline and Oil	937	3,268	13,000	25.14%
Communication - Teleph - Field	200	1,875	5,000	37.50%
Utility - General	1,790	7,607	23,275	32.68%
Utility - Reclaimed Water	(318)	859	10,000	8.59%
Insurance - General Liability	-	3,123	3,743	83.44%
R&M-General	532	5,286	42,500	12.44%
R&M-Equipment	-	1,748	8,000	21.85%
R&M-Grounds	2,500	17,666	110,184	16.03%
R&M-Irrigation	9,120	31,864	65,000	49.02%
R&M-Sidewalks	-	7,195	15,616	46.07%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	1,000	5,567	32,500	17.13%
Misc-Holiday Decor	-	7,816	10,000	78.16%
Misc-Taxes (Streetlights)	-	34,076	35,670	95.53%
Misc-Contingency	-	4,965	5,000	99.30%
Office Supplies	-	110	3,500	3.14%
Cleaning Services	-	-	1,680	0.00%
Op Supplies - General	45	1,511	6,000	25.18%
Op Supplies - Uniforms	-	-	600	0.00%
Supplies - Misc.	-	141	600	23.50%
Subscriptions and Memberships	-	1,100	400	275.00%
Conference and Seminars	-	-	1,000	0.00%
Total Right of Way	105,520	581,607	1,705,367	34.10%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	JAN-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Common Area				
R&M-General	-	4,036	17,000	23.74%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	2,100	1,500	140.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Misc-Internet Services	612	1,836	7,391	24.84%
Impr - Park	-	-	312,200	0.00%
Total Common Area	<u>612</u>	<u>7,972</u>	<u>342,291</u>	<u>2.33%</u>
TOTAL EXPENDITURES	170,277	925,824	2,596,177	35.66%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>(79,185)</u>	<u>1,493,846</u>	<u>-</u>	<u>0.00%</u>
Net change in fund balance	<u>\$ (79,185)</u>	<u>\$ 1,493,846</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		3,131,445	3,131,445	
FUND BALANCE, ENDING		<u>\$ 4,625,291</u>	<u>\$ 3,131,445</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	JAN-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 44	\$ 127	\$ 125	101.60%
Special Assmnts- Tax Collector	1,912	53,739	57,746	93.06%
Special Assmnts- Discounts	(59)	(2,135)	(2,310)	92.42%
Gate Bar Code/Remotes	65	323	-	0.00%
TOTAL REVENUES	1,962	52,054	55,561	93.69%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	37	1,032	1,155	89.35%
Misc-Credit Card Fees	2	10	15	66.67%
Total Administration	39	1,042	1,170	89.06%
Right of Way				
Communication - Teleph - Field	249	1,269	2,831	44.83%
Electricity - Streetlighting	485	1,854	8,585	21.60%
Insurance - General Liability	-	1,387	1,662	83.45%
R&M-General	1,055	4,562	19,700	23.16%
R&M-Gate	-	2,389	6,340	37.68%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	1,789	11,461	54,391	21.07%
TOTAL EXPENDITURES	1,828	12,503	55,561	22.50%
Excess (deficiency) of revenues Over (under) expenditures	134	39,551	-	0.00%
Net change in fund balance	\$ 134	\$ 39,551	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		309,155	309,155	
FUND BALANCE, ENDING		\$ 348,706	\$ 309,155	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	JAN-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 4	\$ 12	\$ 40	30.00%
Special Assmnts- Tax Collector	602	16,913	18,174	93.06%
Special Assmnts- Discounts	(18)	(672)	(727)	92.43%
TOTAL REVENUES	588	16,253	17,487	92.94%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	12	325	363	89.53%
Total Administration	12	325	363	89.53%
Right of Way				
R&M-Streetlights	1,516	5,988	17,124	34.97%
Total Right of Way	1,516	5,988	17,124	34.97%
TOTAL EXPENDITURES	1,528	6,313	17,487	36.10%
Excess (deficiency) of revenues				
Over (under) expenditures	(940)	9,940	-	0.00%
Net change in fund balance	\$ (940)	\$ 9,940	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		22,539	22,539	
FUND BALANCE, ENDING		\$ 32,479	\$ 22,539	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	JAN-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 7	\$ 19	\$ 42	45.24%
Special Assmnts- Tax Collector	127	3,575	3,842	93.05%
Special Assmnts- Discounts	(4)	(142)	(154)	92.21%
TOTAL REVENUES	130	3,452	3,730	92.55%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	2	69	77	89.61%
Misc-Credit Card Fees	-	-	5	0.00%
Total Administration	2	69	82	84.15%
Right of Way				
Communication - Teleph - Field	150	600	1,980	30.30%
Insurance - General Liability	-	370	444	83.33%
R&M-General	100	100	1,500	6.67%
R&M-Gate	-	1,615	3,619	44.63%
R&M-Streetlights	24	98	500	19.60%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	274	2,783	9,886	28.15%
TOTAL EXPENDITURES	276	2,852	9,968	28.61%
Excess (deficiency) of revenues				
Over (under) expenditures	(146)	600	(6,238)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(6,238)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(6,238)	0.00%
Net change in fund balance	\$ (146)	\$ 600	\$ (6,238)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		36,138	36,138	
FUND BALANCE, ENDING		\$ 36,738	\$ 29,900	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	JAN-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 4	\$ 12	\$ 10	120.00%
Special Assmnts- Tax Collector	230	6,473	6,956	93.06%
Special Assmnts- Discounts	(7)	(257)	(278)	92.45%
TOTAL REVENUES	227	6,228	6,688	93.12%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	4	124	139	89.21%
Total Administration	4	124	139	89.21%
Right of Way				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	1,549	0.00%
Total Right of Way	-	-	6,549	0.00%
TOTAL EXPENDITURES	4	124	6,688	1.85%
Excess (deficiency) of revenues Over (under) expenditures	223	6,104	-	0.00%
Net change in fund balance	\$ 223	\$ 6,104	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		30,488	30,488	
FUND BALANCE, ENDING		\$ 36,592	\$ 30,488	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	JAN-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 65	\$ 186	\$ 500	37.20%
Special Assmnts- Tax Collector	9,956	279,765	300,625	93.06%
Special Assmnts- Discounts	(305)	(11,115)	(12,026)	92.42%
Gate Bar Code/Remotes	245	863	-	0.00%
TOTAL REVENUES	9,961	269,699	289,099	93.29%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	193	5,373	6,012	89.37%
Misc-Credit Card Fees	8	27	120	22.50%
Total Administration	201	5,400	6,132	88.06%
Right of Way				
Contracts-Security Services	14,500	59,450	160,000	37.16%
Contracts-Pest Control	20	80	240	33.33%
Communication - Teleph - Field	174	697	3,000	23.23%
Insurance - General Liability	-	713	855	83.39%
R&M-General	592	11,343	21,760	52.13%
R&M-Gate	1,689	1,999	10,000	19.99%
R&M-Streetlights	4,272	16,820	52,000	32.35%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	21,247	91,102	291,967	31.20%
TOTAL EXPENDITURES	21,448	96,502	298,099	32.37%
Excess (deficiency) of revenues Over (under) expenditures	(11,487)	173,197	(9,000)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(9,000)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(9,000)	0.00%
Net change in fund balance	\$ (11,487)	\$ 173,197	\$ (9,000)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		355,041	355,041	
FUND BALANCE, ENDING		\$ 528,238	\$ 346,041	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	JAN-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 11	\$ 30	\$ 80	37.50%
Special Assmnts- Tax Collector	544	15,278	16,417	93.06%
Special Assmnts- Discounts	(17)	(607)	(658)	92.25%
TOTAL REVENUES	538	14,701	15,839	92.82%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	11	293	328	89.33%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	11	293	338	86.69%
Right of Way				
Contracts-Plant Replacement	-	3,300	-	0.00%
Communication - Teleph - Field	125	498	1,450	34.34%
Insurance - General Liability	-	288	345	83.48%
R&M-General	100	100	1,000	10.00%
R&M-Gate	-	-	3,800	0.00%
R&M-Streetlights	480	1,854	5,800	31.97%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	705	6,040	15,501	38.97%
TOTAL EXPENDITURES	716	6,333	15,839	39.98%
Excess (deficiency) of revenues Over (under) expenditures	(178)	8,368	-	0.00%
Net change in fund balance	<u>\$ (178)</u>	<u>\$ 8,368</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		64,031	64,031	
FUND BALANCE, ENDING		<u>\$ 72,399</u>	<u>\$ 64,031</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	JAN-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1	\$ 3	\$ 300	1.00%
Special Assmnts- Tax Collector	3,941	110,747	119,005	93.06%
Special Assmnts- Discounts	(121)	(4,400)	(4,760)	92.44%
TOTAL REVENUES	3,821	106,350	114,545	92.85%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	76	2,127	2,380	89.37%
Total Administration	76	2,127	2,380	89.37%
Right of Way				
R&M-Streetlights	8,560	33,831	99,900	33.86%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	8,560	33,831	112,165	30.16%
TOTAL EXPENDITURES	8,636	35,958	114,545	31.39%
Excess (deficiency) of revenues Over (under) expenditures	(4,815)	70,392	-	0.00%
Net change in fund balance	<u>\$ (4,815)</u>	<u>\$ 70,392</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		(3,082)	(3,082)	
FUND BALANCE, ENDING		<u>\$ 67,310</u>	<u>\$ (3,082)</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	JAN-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 2	\$ 8	\$ 90	8.89%
Special Assmnts- Tax Collector	258	7,237	7,777	93.06%
Special Assmnts- Discounts	(8)	(288)	(310)	92.90%
TOTAL REVENUES	252	6,957	7,557	92.06%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	5	139	156	89.10%
Total Administration	5	139	156	89.10%
Right of Way				
R&M-Streetlights	417	1,649	4,999	32.99%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	417	1,649	7,401	22.28%
TOTAL EXPENDITURES	422	1,788	7,557	23.66%
Excess (deficiency) of revenues Over (under) expenditures	(170)	5,169	-	0.00%
Net change in fund balance	\$ (170)	\$ 5,169	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		15,547	15,547	
FUND BALANCE, ENDING		\$ 20,716	\$ 15,547	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	JAN-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 30	\$ 87	\$ 150	58.00%
Special Assmnts- Tax Collector	881	24,770	26,617	93.06%
Special Assmnts- Discounts	(27)	(984)	(1,065)	92.39%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	884	23,938	25,702	93.14%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	17	476	532	89.47%
Misc-Credit Card Fees	-	-	25	0.00%
Total Administration	17	476	557	85.46%
Right of Way				
Communication - Teleph - Field	-	115	1,150	10.00%
Insurance - General Liability	-	291	349	83.38%
R&M-General	-	-	4,401	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	332	1,708	5,000	34.16%
Misc-Internet Services	115	345	1,272	27.12%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	447	2,459	25,145	9.78%
TOTAL EXPENDITURES	464	2,935	25,702	11.42%
Excess (deficiency) of revenues Over (under) expenditures	420	21,003	-	0.00%
Net change in fund balance	\$ 420	\$ 21,003	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		191,287	191,287	
FUND BALANCE, ENDING		\$ 212,290	\$ 191,287	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	JAN-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 192	\$ 626	\$ -	0.00%
Special Assmnts- Tax Collector	5,825	163,694	175,900	93.06%
Special Assmnts- Discounts	(179)	(6,504)	(7,036)	92.44%
TOTAL REVENUES	5,838	157,816	168,864	93.46%
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	4,289	3,717	115.39%
Misc-Assessmnt Collection Cost	113	3,144	3,518	89.37%
Total Administration	113	7,433	8,235	90.26%
Debt Service				
Principal Debt Retirement	-	-	110,000	0.00%
Interest Expense	-	7,988	15,975	50.00%
Total Debt Service	-	7,988	125,975	6.34%
TOTAL EXPENDITURES	113	15,421	134,210	11.49%
Excess (deficiency) of revenues				
Over (under) expenditures	5,725	142,395	34,654	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	34,654	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	34,654	0.00%
Net change in fund balance	\$ 5,725	\$ 142,395	\$ 34,654	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		166,810	166,810	
FUND BALANCE, ENDING		\$ 309,205	\$ 201,464	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2020

ACCOUNT DESCRIPTION	JAN-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 288	\$ 828	\$ -	0.00%
Special Assmnts- Tax Collector	11,161	313,616	337,000	93.06%
Special Assmnts- Discounts	(342)	(12,460)	(13,480)	92.43%
TOTAL REVENUES	11,107	301,984	323,520	93.34%
EXPENDITURES				
Administration				
ProfServ-Arbitrage Rebate	-	-	200	0.00%
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	4,771	4,337	110.01%
Misc-Assessmnt Collection Cost	216	6,023	6,740	89.36%
Total Administration	216	10,794	12,277	87.92%
Debt Service				
Principal Debt Retirement	-	-	455,000	0.00%
Interest Expense	-	9,669	19,338	50.00%
Total Debt Service	-	9,669	474,338	2.04%
TOTAL EXPENDITURES	216	20,463	486,615	4.21%
Excess (deficiency) of revenues				
Over (under) expenditures	10,891	281,521	(163,095)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(163,095)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(163,095)	0.00%
Net change in fund balance	\$ 10,891	\$ 281,521	\$ (163,095)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		173,989	173,989	
FUND BALANCE, ENDING		\$ 455,510	\$ 10,894	

**Westchase
Community Development District**

Supporting Schedules

January 31, 2020

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

Date Received	Net Amount Received	Interest/ Discount Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND				
					001 General Fund Assessments	002 Harbor Links Fund Assessments	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments
Assessments Levied				\$ 3,767,120 100%	\$ 2,697,061 71.59%	\$ 57,746 1.53%	\$ 18,174 0.48%	\$ 3,842 0.10%	\$ 6,956 0.18%
11/05/19	\$45,845	\$2,382	\$936	\$49,163	\$35,198	\$754	\$237	\$50	\$91
11/15/19	245,405	10,428	5,008	260,841	186,749	3,998	1,258	266	482
11/22/19	329,177	13,996	6,718	349,891	250,504	5,363	1,688	357	646
12/06/19	2,423,332	103,026	49,456	2,575,814	1,844,148	39,485	12,427	2,627	4,756
12/12/19	136,840	5,627	2,793	145,259	103,998	2,227	701	148	268
01/08/20	118,511	3,827	2,419	124,757	89,319	1,912	602	127	230
TOTAL	3,299,110	139,285	67,329	3,505,724	2,509,915	53,739	16,913	3,575	6,473
% COLLECTED				93.06%	93.06%	93.06%	93.06%	93.06%	93.06%
TOTAL O/S				261,396	187,146	4,007	1,261	267	483

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

		ALLOCATION BY FUND					
Date Received	102 The Greens Fund Assessments	103 Stonebridge Fund Assessments	104 West Park Village Fund Assessments	105 West Park Village Fund Assessments	106 Vineyards Fund Assessments	254 DS 2000 Fund Assessments	257 DS 2007-3 Fund Assessments
Assessments \$	300,625 7.98%	\$ 16,417 0.44%	\$ 119,005 3.16%	\$ 7,777 0.21%	\$ 26,617 0.71%	\$ 175,900 4.67%	\$ 337,000 8.95%
11/05/19	\$3,923	\$214	\$1,553	\$101	\$347	\$2,296	\$4,398
11/15/19	20,816	1,137	8,240	538	1,843	12,180	23,334
11/22/19	27,922	1,525	11,053	722	2,472	16,338	31,301
12/06/19	205,556	11,225	81,371	5,318	18,200	120,274	230,428
12/12/19	11,592	633	4,589	300	1,026	6,783	12,995
01/08/20	9,956	544	3,941	258	881	5,825	11,161
TOTAL	279,765	15,278	110,747	7,237	24,770	163,694	313,616
% COLLECTED	93.06%	93.06%	93.06%	93.06%	93.06%	93.06%	93.06%
TOTAL O/S	20,860	1,139	8,258	540	1,847	12,205	23,384

Cash & Investment Report
January 31, 2020

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
CLEARING FUND					
Public Funds Checking		n/a	CenterState Bank	n/a	326,902
Certificate of Deposit-8199	8-06-17	5/6/2020	CenterState Bank	0.50%	170,789
Certificate of Deposit-9344	1-20-17	7/20/2020	CenterState Bank	0.50%	171,637
			6 months Subtotal		342,426
Certificate of Deposit-5019	5-18-17	5/18/2020	CenterState Bank	1.00%	345,083
			12 months Subtotal		345,083
Certificate of Deposit-3719	6-19-17	9/19/2020	CenterState Bank	2.40%	346,644
			15 months Subtotal		346,644
Certificate of Deposit-1416	7-20-16	7/20/2020	CenterState Bank	1.25%	314,685
Certificate of Deposit-8473	5-18-16	5/18/2020	CenterState Bank	1.25%	315,906
Certificate of Deposit-1530	6-19-16	6/19/2020	CenterState Bank	1.25%	315,326
			24 months Subtotal		945,917
Certificate of Deposit-3385	5-18-15	5/18/2021	CenterState Bank	2.01%	35,815
Certificate of Deposit-6423	6-19-15	6/19/2021	CenterState Bank	2.01%	35,776
Certificate of Deposit-4544	7-20-15	7/20/2021	CenterState Bank	2.01%	35,663
			36 months Subtotal		107,253
Money Market Account	5-07-12	n/a	CenterState Bank	0.31%	3,626,912
			Subtotal		6,041,136
DEBT SERVICE FUNDS					
Series 2000 Reserve Account			U.S. Bank	n/a	34,000 (1)
Series 2000 Revenue Account			U.S. Bank	n/a	269,671 (1)
Series 2007-3 Revenue Account			U.S. Bank	n/a	449,679 (1)
			Subtotal		753,350
UNINSURABLE ASSETS					
Certificate of Deposit 12 mo-4426	5-18-17	5/18/2020	CenterState Bank	1.00%	275,608 (2)
Certificate of Deposit 24 mo-1338	5-18-16	5/18/2020	CenterState Bank	1.25%	421,207 (2)
			Subtotal		696,815
			Total	\$	7,491,302

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

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

Westchase CDD

Bank Reconciliation

Bank Account No. 1160 CenterState Bank
Statement No. 01-2020
Statement Date 1/31/2020

G/L Balance (LCY)	326,901.82	Statement Balance	361,327.78
G/L Balance	326,901.82	Outstanding Deposits	237.40
Positive Adjustments	0.00		
		Subtotal	361,565.18
Subtotal	326,901.82	Outstanding Checks	34,663.36
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	326,901.82	Ending Balance	326,901.82
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Outstanding Checks							
9/17/2019	Payment	9575	QUALITY POWER	16.45	0.00	16.45	
1/10/2020	Payment	9730	BRIAN M. ROSS	184.70	0.00	184.70	
1/21/2020	Payment	9741	MO'ZART DESIGNS	493.50	0.00	493.50	
1/24/2020	Payment	9746	BRIAN M. ROSS	184.70	0.00	184.70	
1/24/2020	Payment	DD4050	Payment of Invoice 022529	1,455.86	0.00	1,455.86	
1/27/2020	Payment	DD4047	Payment of Invoice 022480	9,503.42	0.00	9,503.42	
1/28/2020	Payment	9747	ERIN McCORMICK LAW PA	11,908.00	0.00	11,908.00	
1/28/2020	Payment	9748	JMT	5,562.50	0.00	5,562.50	
1/28/2020	Payment	9749	NETWORK FACTOR INC	45.00	0.00	45.00	
1/30/2020	Payment	9750	AG OUTSHINES LLC	1,309.23	0.00	1,309.23	
1/30/2020	Payment	9751	GRAU & ASSOCIATES	4,000.00	0.00	4,000.00	
Total Outstanding Checks.....				34,663.36		34,663.36	
Outstanding Deposits							
1/31/2020		SQUARE DEP	Tallman, Murray & Amarillas CC Sales	G/L Acc	237.40	0.00	237.40
Total Outstanding Deposits.....				237.40		237.40	



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

Page: 1

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

Account Number:
Statement Date: 2/02/20
Checks/Items Enclosed: 32

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SUMMARY OF ALL ACCOUNTS

CHECKING 361,327.78

PUBLIC FUNDS BUS ANALYSIS	WESTCHASE COMMUNITY DEVELOPMENT DISTRICT	Acct
Beginning Balance	1/01/20	2,569,298.30
Deposits / Misc Credits	19	122,676.61
Withdrawals / Misc Debits	54	2,330,647.13
** Ending Balance	1/31/20	361,327.78 **
Service Charge		.00
Minimum Balance		361,327
Enclosures		32

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
1/03	72.52		Square Inc/200103P2
1/06	72.52		Square Inc/200106P2
1/07	53.27		Square Inc/200107P2
1/08	118,510.85		HLLS TAX LICENS/DIST ID454 WESTCHASE
1/08	194.10		Square Inc/200108P2
1/09	33.99		Square Inc/200109P2
1/13	106.51		Square Inc/200113P2
1/14	96.35		Square Inc/200114P2
1/15	641.46		HLLS TAX LICENS/DIST191231 WESTCHASE



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

2/02/20

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
1/15	241.84		Square Inc/200115P2
1/16	203.31		Square Inc/200116P2
1/17	120.77		Square Inc/200117P2
1/21	96.80		Square Inc/200120P2
1/22	203.81		Square Inc/200122P2
1/23	96.49		Square Inc/200123P2
1/27	1,719.00		Merchant Capture Deposit
1/28	106.51		Square Inc/200128P2
1/29	72.52		Square Inc/200129P2
1/30	33.99		Square Inc/200130P2

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
1/03		495.00	UBIQUITY RETIREM/ONLINE401K ANDREW MENDENHALL
1/06		2,357.04	CARD ASSETS/PAYMENT ACCOUNT,BILLING
1/09		10,131.01	ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

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2/02/20

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
1/10		738.80	ACH Batch Offset Debit WESTCHASE COMMUN/board WESTCHASE COMMUNITY DE
1/13		3,345.06	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
1/13		153.00	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
1/15		152.57	VERIZON WIRELESS/PAYMENTS 0000000024226654000001
1/17		2,000,000.00	OCM Transfer To 2653
1/17		36.50	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
1/17		32.11	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
1/17		27.30	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
1/17		18.91	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
1/17		18.40	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
1/21		1,594.87	BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD
1/23		9,796.14	ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
1/23		1,646.68	WESTCHASE CDD/401K WESTCHASE CDD
1/24		16,200.46	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
1/24		369.40	ACH Batch Offset Debit WESTCHASE COMMUN/board WESTCHASE COMMUNITY DE

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

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2/02/20

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
1/24		56.00	FLA DEPT REVENUE/C01
1/27		3,243.03	WESTCHASE COMMU
1/27		91.80	IRS/USATAXPYMT
1/31		63.65	WESTCHASE COMMUNITY DE
			IRS/USATAXPYMT
			WESTCHASE COMMUNITY DE
			HC-WATER/INTERNET
			043000095935792 WESTCHASE COMMUNITY DE

CHECKS

* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
1/08	9674	2,265.25	1/13	9722	9,993.93	1/13	9735	15,292.83
1/06	9712*	46,434.00	1/15	9723	92.04	1/15	9736	500.00
1/06	9713	1,040.72	1/14	9724	3,799.83	1/27	9737	46,434.00
1/03	9714	3,900.00	1/21	9726*	1,354.21	1/29	9738	750.00
1/09	9715	167.00	1/14	9727	699.50	1/27	9739	87,318.00
1/09	9716	1,630.00	1/22	9728	1,375.00	1/28	9740	1,000.00
1/06	9717	4,770.63	1/16	9729	138.14	1/27	9742*	937.35
1/07	9718	1,391.88	1/15	9731*	2,200.86	1/30	9743	5,000.00
1/14	9719	9,833.33	1/17	9732	5,300.00	1/27	9744	85.00
1/15	9720	2,157.30	1/15	9733	1,611.75	1/28	9745	182.85
1/13	9721	21,924.00	1/15	9734	500.00			

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
1/03	2,564,975.82	1/07	2,509,107.34	1/09	2,613,653.02
1/06	2,510,445.95	1/08	2,625,547.04	1/10	2,612,914.22



CenterState Bank of Florida
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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
Statement Date: 2/02/20

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
1/13	2,562,311.91	1/21	533,644.82	1/28	367,034.92
1/14	2,548,075.60	1/22	532,473.63	1/29	366,357.44
1/15	2,541,744.38	1/23	521,127.30	1/30	361,391.43
1/16	2,541,809.55	1/24	504,501.44	1/31	361,327.78
1/17	536,497.10	1/27	368,111.26		

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 1/1/2020 to 1/31/2020
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND (001) - 001								
001	9719	01/07/20	A & B AQUATICS	2021627 DEPOSIT	JAN AQUATIC MAINT	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	9720	01/07/20	AG OUTSHINES LLC	001124	Pressure wash walls/sidewalks/gates	R&M-Walls and Signage	546106-53901	\$1,457.30
001	9720	01/07/20	AG OUTSHINES LLC	001124	Hot water Steam Park playgrounds Equipment	R&M-General	546001-57208	\$700.00
001	9721	01/07/20	DAVEY TREE EXPERT CO	914214203	NOV 2019 IRR REPRS	R&M-Irrigation	546041-53901	\$3,382.00
001	9721	01/07/20	DAVEY TREE EXPERT CO	914253161	DEC ANNUALS INSTALLED/ADDENDUM	additional new plants	534075-53901	\$889.00
001	9721	01/07/20	DAVEY TREE EXPERT CO	914253161	DEC ANNUALS INSTALLED/ADDENDUM	December annuals	534075-53901	\$17,653.00
001	9722	01/07/20	ERIN McCORMICK LAW PA	10387	11/22 - 12/17/19 General Counsel	ProfServ-Legal Services	531023-51401	\$9,993.93
001	9723	01/07/20	FED EX	6-878-19479	DEC POSTAGE	Postage and Freight	541006-51301	\$92.04
001	9724	01/07/20	FLORIDA MUNICIPAL INS. TRUST	H0754-010120	JAN HLTH INSURANCE	Payroll-Benefits	512010-53901	\$3,799.83
001	9726	01/07/20	NETWORK FACTOR INC	110904	New Computer/Monitor	Op Supplies - General	552001-53901	\$1,325.21
001	9726	01/07/20	NETWORK FACTOR INC	110967	JAN 2020 PHONE SERVICE	Communication - Teleph - Field	541005-53901	\$29.00
001	9727	01/07/20	RICHARD LEE REPORTING	7262	12/3/19 MTG RECORDED	ProfServ-Recording Secretary	531036-51301	\$699.50
001	9728	01/07/20	TRAPEZE SOFTWARE GROUP INC	664-11906	11/7/19 - 30% progress:Insurance Appraisal Svc	FINAL 30%	549900-53901	\$1,375.00
001	9731	01/09/20	BCI INTEGRATED SOLUTIONS	35841	10/1/19: 2 CAMERA REPRS / POE Switches	R&M-General	546001-57208	\$2,200.86
001	9732	01/09/20	BIOMASS TECH INC	1906-16	RETAINAGE POND 51 EAST-BA	change order as per Doug	546019-53801	\$5,300.00
001	9733	01/09/20	HILLSBOROUGH COUNTY	38445	DEC SHERIFF'S PATROL SERVICE	Contracts-Police	534031-53901	\$1,611.75
001	9736	01/09/20	TRIANGLE POOL SERVICE	7497	DEC FOUNTAIN MAINT	Contracts-Fountain	534023-53801	\$500.00
001	9737	01/14/20	DAVEY TREE EXPERT CO	914260744	JAN LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$46,434.00
001	9738	01/21/20	A & B AQUATICS	2021692	Jan Midge Fly Treatment/2nd Series begins	R&M-Drainage	546019-53801	\$750.00
001	9739	01/21/20	DAVEY TREE EXPERT CO	914258482	12/27/19 MULCHING	Semi annual Mulch installation	534065-53901	\$73,796.00
001	9739	01/21/20	DAVEY TREE EXPERT CO	914258479	12/26/19- DEC IRR REPRS	various Irrigation repairs	546041-53901	\$8,770.00
001	9739	01/21/20	DAVEY TREE EXPERT CO	914258480	12/26/19: DEC LANDSCAPE ENHANCEMENTS	additional new plants	546037-53901	\$1,452.00
001	9740	01/21/20	MARK LANE TONNY	476225	WPV BRICK REPRS - Bahia Park WPV	R&M-Walls and Signage	546106-53901	\$1,000.00
001	9742	01/21/20	PALMDALE OIL COMPANY, INC	1276665	FUEL FOR ACCT 80180172	Fuel, Gasoline and Oil	540004-53901	\$937.35
001	9743	01/21/20	PETE'S TREE	273342	TREE TRIMMING/REMOVAL/STUMP GRIND 1.8.20	R&M-Grounds	546037-53901	\$2,500.00
001	9743	01/21/20	PETE'S TREE	273330	TREE TRIMMING/REMOVAL/GRIND 12.5.19	R&M-Grounds	546037-53901	\$2,500.00
001	9744	01/21/20	TRIANGLE POOL SERVICE	84570	UNCLOG PENTAIR VALVE	R&M-Fountain	546032-53801	\$85.00
001	9747	01/28/20	ERIN McCORMICK LAW PA	10395	12/17/19-1/15/20 General Counsel	ProfServ-Legal Services	531023-51401	\$11,908.00
001	9748	01/28/20	JMT	4-150765	GEN ENGINEERING THRU 12/28/19	ProfServ-Engineering	531013-51501	\$5,562.50
001	9749	01/28/20	NETWORK FACTOR INC	111018	TECH SERVICE-Logitech Webcam	Op Supplies - General	552001-53901	\$45.00
001	9751	01/30/20	GRAU & ASSOCIATES	19007	AUDIT FYE 09/30/19	Auditing Services	532002-51301	\$4,000.00
001	DD4027	01/16/20	TECO - ACH	122619 ACH	11/19-12/20/19 ELEC SRVCS	Electricity - Streetlighting	543013-53901	\$139.16
001	DD4028	01/12/20	VERIZON FLORIDA LLC - ACH	9844843343	11/24-12/23/19 242266540-00001	Communication - Teleph - Field	541005-53901	\$152.57
001	DD4047	01/27/20	INFRAMARK, LLC - ACH	47451	DEC 2019 MGMNT SERVICES	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,445.75
001	DD4047	01/27/20	INFRAMARK, LLC - ACH	47451	DEC 2019 MGMNT SERVICES	Postage and Freight	541006-51301	\$29.75
001	DD4047	01/27/20	INFRAMARK, LLC - ACH	47451	DEC 2019 MGMNT SERVICES	Printing and Binding	547001-51301	\$0.15
001	DD4047	01/27/20	INFRAMARK, LLC - ACH	47451	DEC 2019 MGMNT SERVICES	FedEx	541006-51301	\$27.77
001	DD4048	01/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601123119 ACH	12/30-1/29/20 Brighthouse Svc	Glenclyff Park	549031-57208	\$204.00
001	DD4048	01/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601123119 ACH	12/30-1/29/20 Brighthouse Svc	Baybridge	549031-57208	\$204.00
001	DD4048	01/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601123119 ACH	12/30-1/29/20 Brighthouse Svc	WestPark Village	549031-57208	\$204.00
001	DD4048	01/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601123119 ACH	12/30-1/29/20 Brighthouse Svc	Office Internet	541005-53901	\$169.97

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

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001	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	Tree removal permit	546037-53901	\$35.00
001	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	holdia y deocr ribbons wreath	549027-53901	\$142.94
001	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	Felix & Son - Sod	546037-53901	\$220.00
001	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	Zagg Inc	552001-53901	\$5.99
001	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	Joann Stores	549027-53901	\$112.81
001	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	www.1 and 1	551002-53901	\$9.99
001	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	BJS Wholesale	549027-53901	\$79.96
001	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	CBI Malwarebytes	551002-53901	\$24.95
001	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	Water Quality testing MI Homes	546019-53801	\$416.00
001	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	Pro Auto Care	546001-53901	\$1,118.60
001	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	www.1and1	551002-53901	\$5.00
001	DD4050	01/24/20	DECIMAL, INC. - ACH	011020 ACH	UBIQUITY - P/D 1/10/20	Deferred Compensation-Current	235000	\$1,455.86
001	DD4051	01/17/20	DECIMAL, INC. - ACH	011920 ACH	PAYROLL SERVICES P/D 1/24/20 ACH	Deferred Compensation-Current	235000	\$1,646.68
001	DD4052	01/21/20	TECO - ACH	010720-0710 ACH	11/19/19-12/20/19 TECO SRVCS	Utility - General	543001-53901	\$1,307.14
001	DD4093	01/31/20	BOCC - ACH WATER	011620-0000 ACH	12/09/19-01/10/20 WATER SVCS	Utility - General	543001-53901	\$344.03
001	DD4093	01/31/20	BOCC - ACH WATER	011620-0000 ACH	12/09/19-01/10/20 WATER SVCS	Utility - Reclaimed Water	543028-53901	(\$153.11)
001	DD4093	01/31/20	BOCC - ACH WATER	011620-0000 ACH	12/09/19-01/10/20 WATER SVCS	refund 7/18/19 deposit	543028-53901	(\$165.00)
Fund Total								\$237,765.56

GENERAL FUND - HARBOR LINKS (002) - 002

002	9734	01/09/20	RAP ELECTRIC LLC	1142	NEW BOX AT GATE HARBOR LINKS	R&M-General	546001-53901	\$500.00
002	9750	01/30/20	AG OUTSHINES LLC	001131	PRESSURE WASHING	sidewalk, monumnets fencing etc.	546001-53901	\$554.61
002	DD4048	01/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601123119 ACH	12/30-1/29/20 Brighthouse Svc	Radcliff GH	541005-53901	\$124.62
002	DD4048	01/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601123119 ACH	12/30-1/29/20 Brighthouse Svc	Peabody GH	541005-53901	\$124.62
002	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	Peabody	541005-53901	\$49.95
002	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	Radcliff gate	541005-53901	\$49.95
002	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	Peabody	541005-53901	\$37.95
002	DD4049	01/04/20	CARD SERVICES CENTER - ACH	121019-0566 ACH	11/9/19-12/10/19 CC PURCH	Radcliff Gate	541005-53901	\$47.95
002	DD4052	01/21/20	TECO - ACH	010720-0710 ACH	11/19/19-12/20/19 TECO SRVCS	Electricity - Streetlighting	543013-53901	\$450.88
Fund Total								\$1,940.53

GENERAL FUND - THE ENCLAVE (003) - 003

003	DD4052	01/21/20	TECO - ACH	010720-0710 ACH	11/19/19-12/20/19 TECO SRVCS	R&M-Streetlights	546095-53901	\$1,429.96
Fund Total								\$1,429.96

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

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GENERAL FUND - SAVILLE ROW (004) - 004

004	9750	01/30/20	AG OUTSHINES LLC	001131	PRESSURE WASHING	monumnet and fencing	546106-53901	\$100.00
004	DD4048	01/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601123119 ACH	12/30-1/29/20 Brighthouse Svc	Saville Row	541005-53901	\$149.97
004	DD4052	01/21/20	TECO - ACH	010720-0710 ACH	11/19/19-12/20/19 TECO SRVCS	R&M-Streetlights	546095-53901	\$24.57
Fund Total								\$274.54

GENERAL FUND - THE GREENS (102) - 102

102	9735	01/09/20	SECURITAS SECURITY	E4533713	DEC 2019 SECURITY - THE GREENS	Contracts-Security Services	534037-53901	\$15,292.83
102	9741	01/21/20	MO'ZART DESIGNS	20-4723	1/6/20 GREENS EXIT GATE REPR	R&M-Gate	546034-53901	\$493.50
102	9750	01/30/20	AG OUTSHINES LLC	001131	PRESSURE WASHING	sidewalks, monuments fencing etc	546001-53901	\$554.62
102	DD4048	01/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601123119 ACH	12/30-1/29/20 Brighthouse Svc	The Greens	541005-53901	\$174.23
102	DD4052	01/21/20	TECO - ACH	010720-0710 ACH	11/19/19-12/20/19 TECO SRVCS	R&M-Streetlights	546095-53901	\$4,038.41
102	DD4093	01/31/20	BOCC - ACH WATER	011620-0000 ACH	12/09/19-01/10/20 WATER SVCS	R&M-General	546001-53901	\$37.73
Fund Total								\$20,591.32

GENERAL FUND - STONEBRIDGE (103) - 103

103	9739	01/21/20	DAVEY TREE EXPERT CO	914258480	12/26/19: DEC LANDSCAPE ENHANCEMENTS	installation of Blueberry trees	534075-53901	\$3,300.00
103	9750	01/30/20	AG OUTSHINES LLC	001131	PRESSURE WASHING	monument and fencing...	546106-53901	\$100.00
103	DD4048	01/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601123119 ACH	12/30-1/29/20 Brighthouse Svc	Stonebridge	541005-53901	\$124.62
103	DD4052	01/21/20	TECO - ACH	010720-0710 ACH	11/19/19-12/20/19 TECO SRVCS	R&M-Streetlights	546095-53901	\$430.74
Fund Total								\$3,955.36

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

104	DD4052	01/21/20	TECO - ACH	010720-0710 ACH	11/19/19-12/20/19 TECO SRVCS	R&M-Streetlights	546095-53901	\$8,123.41
Fund Total								\$8,123.41

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

105	DD4052	01/21/20	TECO - ACH	010720-0710 ACH	11/19/19-12/20/19 TECO SRVCS	R&M-Streetlights	546095-53901	\$395.35
Fund Total								\$395.35

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

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GENERAL FUND - VINEYARDS (106) - 106

106	DD4048	01/16/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601123119 ACH	12/30-1/29/20 Brighthouse Svc	Vineyards GH	549031-53901	\$114.84
Fund Total								\$114.84

CLEARING FUND - 800

800	DD4006	01/09/20	KRISTIAN GUNDERSEN	PAYROLL	January 09, 2020 Payroll Posting			\$497.45
800	DD4007	01/09/20	PATRICK J. MCLANE	PAYROLL	January 09, 2020 Payroll Posting			\$534.76
800	DD4008	01/09/20	DOUGLAS R. MAYS	PAYROLL	January 09, 2020 Payroll Posting			\$2,210.00
800	DD4009	01/09/20	SONJA WHYTE	PAYROLL	January 09, 2020 Payroll Posting			\$1,312.66
800	DD4010	01/09/20	LIVAN SOTO VIEGO	PAYROLL	January 09, 2020 Payroll Posting			\$1,474.71
800	DD4011	01/09/20	DANIEL P. HAWKINS	PAYROLL	January 09, 2020 Payroll Posting			\$424.72
800	DD4012	01/09/20	DANIEL R. WOOLLEY	PAYROLL	January 09, 2020 Payroll Posting			\$585.93
800	DD4013	01/09/20	CRISTIAN A. GUABA	PAYROLL	January 09, 2020 Payroll Posting			\$1,289.55
800	DD4014	01/09/20	CHAD E. FRISCO	PAYROLL	January 09, 2020 Payroll Posting			\$459.90
800	DD4015	01/09/20	KATHERINE A. LAMB	PAYROLL	January 09, 2020 Payroll Posting			\$265.96
800	DD4018	01/09/20	JAMES M. SCHNEIDER	PAYROLL	January 09, 2020 Payroll Posting			\$349.08
800	DD4019	01/09/20	JOSEPH H. MAURER	PAYROLL	January 09, 2020 Payroll Posting			\$277.05
800	DD4020	01/09/20	MICHAEL F. MANN	PAYROLL	January 09, 2020 Payroll Posting			\$449.24
800	9729	01/10/20	JESSICA L. WEATHERMAN	PAYROLL	January 10, 2020 Payroll Posting			\$138.14
800	9730	01/10/20	BRIAN M. ROSS	PAYROLL	January 10, 2020 Payroll Posting			\$184.70
800	DD4022	01/10/20	GREGORY L. CHESNEY	PAYROLL	January 10, 2020 Payroll Posting			\$184.70
800	DD4023	01/10/20	JAMES P. MILLS	PAYROLL	January 10, 2020 Payroll Posting			\$184.70
800	DD4024	01/10/20	MATTHEW W. LEWIS	PAYROLL	January 10, 2020 Payroll Posting			\$184.70
800	DD4025	01/10/20	FORREST D. BAUMHOVER	PAYROLL	January 10, 2020 Payroll Posting			\$184.70
800	DD4029	01/23/20	KRISTIAN GUNDERSEN	PAYROLL	January 23, 2020 Payroll Posting			\$714.40
800	DD4030	01/23/20	PATRICK J. MCLANE	PAYROLL	January 23, 2020 Payroll Posting			\$91.42
800	DD4031	01/23/20	DOUGLAS R. MAYS	PAYROLL	January 23, 2020 Payroll Posting			\$2,210.00
800	DD4032	01/23/20	SONJA WHYTE	PAYROLL	January 23, 2020 Payroll Posting			\$1,312.66
800	DD4033	01/23/20	LIVAN SOTO VIEGO	PAYROLL	January 23, 2020 Payroll Posting			\$1,265.16
800	DD4034	01/23/20	DANIEL P. HAWKINS	PAYROLL	January 23, 2020 Payroll Posting			\$581.82
800	DD4035	01/23/20	DANIEL R. WOOLLEY	PAYROLL	January 23, 2020 Payroll Posting			\$157.67
800	DD4036	01/23/20	CRISTIAN A. GUABA	PAYROLL	January 23, 2020 Payroll Posting			\$1,217.24
800	DD4037	01/23/20	CHAD E. FRISCO	PAYROLL	January 23, 2020 Payroll Posting			\$137.14
800	DD4038	01/23/20	KATHERINE A. LAMB	PAYROLL	January 23, 2020 Payroll Posting			\$182.85
800	DD4039	01/23/20	RYAN I. BRONSON	PAYROLL	January 23, 2020 Payroll Posting			\$204.85
800	DD4040	01/23/20	JASON C. BECKMAN	PAYROLL	January 23, 2020 Payroll Posting			\$365.71
800	DD4041	01/23/20	JAMES M. SCHNEIDER	PAYROLL	January 23, 2020 Payroll Posting			\$365.71

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

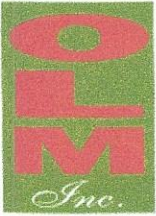
Payment Register by Fund
For the Period from 1/1/2020 to 1/31/2020
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
800	DD4042	01/23/20	JOSEPH H. MAURER	PAYROLL	January 23, 2020 Payroll Posting			\$335.23
800	DD4043	01/23/20	MICHAEL F. MANN	PAYROLL	January 23, 2020 Payroll Posting			\$313.55
800	DD4044	01/23/20	JESSICA L. WEATHERMAN	PAYROLL	January 23, 2020 Payroll Posting			\$340.73
800	9745	01/24/20	ROBERT D. BARLOW	PAYROLL	January 24, 2020 Payroll Posting			\$182.85
800	9746	01/24/20	BRIAN M. ROSS	PAYROLL	January 24, 2020 Payroll Posting			\$184.70
800	DD4045	01/24/20	GREGORY L. CHESNEY	PAYROLL	January 24, 2020 Payroll Posting			\$184.70
800	DD4046	01/24/20	MATTHEW W. LEWIS	PAYROLL	January 24, 2020 Payroll Posting			\$184.70
Fund Total								\$21,725.74

Total Cks Paid	\$296,316.61
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Sixth Order of Business

6A.



February 13, 2020

Sonny Whyte
WESTCHASE CDD
9515 W. Linebaugh Avenue
Tampa, FL 33626

Re: Re-bidding of landscape maintenance for Westchase CDD

Dear Sonny:

This letter agreement authorizes OLM, Inc. to rebid the landscape maintenance for the Westchase CDD.

OLM will modify and update the current specifications as needed and will coordinate the bid process, conducting an on-site prebid meeting. Bids will be submitted to the District Office and OLM will receive bids via email from the bidding contractors. OLM will then verify accuracy, evaluate bids, and provide a bid summary package with detailed pricing backup.

After final dollar amounts are agreed upon, OLM will assist in the preparation of final contracts ready for execution. The fee for this will be \$2,500.

Please sign below authorizing us to begin and return via fax 770-420-0904 or email mlimbaugh@olminc.com

Do not hesitate to call if you have any questions.

Sincerely,

Thomas V. Medlock

Thomas V. Medlock
President

TVM:lg

Signature	Print	Company	Date
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