

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

May 5, 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

April 28, 2020

Board of Supervisors
Westchase Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Westchase Community Development District will be held on Tuesday, May 5, 2020 at 4 p.m. via conference call, pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2, Florida Statutes. Following is the advance agenda for this meeting.

Telephone Number and Access Code for Participation via Telephone: 1-800-747-5150, then enter code 2758201

- 1. Roll Call**
- 2. Consent Agenda**
 - A. Approval of the March 3, 2020 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of March 2020
- 3. Engineer's Report**
- 4. Attorney's Report**
- 5. Manager's Report**
 - A. Review and Discussion of Proposed Budget for the Fiscal Year 2020/2021 and Consideration of Resolution 2020-01, Setting the Public Hearing
 - B. Discussion of the Cell Tower Comments
- 6. Field Manager's 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.

<div>Page 1</div> <div>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</div> <div>TRANSCRIPT OF: BOARD MEETING</div> <div>DATE: March 3, 2020</div> <div>TIME: 4:01 p.m. - 5:40 p.m.</div> <div>PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida</div> <div>REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large</div>	<div>Agenda pages Page 3</div> <div>INDEX</div> <div> <table> <tr><th></th><th>PAGE</th></tr> <tr><td>Meeting called to order</td><td>4</td></tr> <tr><td>Roll Call</td><td>4</td></tr> <tr><td>Consent Agenda</td><td>4</td></tr> <tr><td>Motion to approve the consent agenda (Motion passes)</td><td>5 4</td></tr> <tr><td>Engineer's report</td><td>5</td></tr> <tr><td>Update on asset map</td><td>5</td></tr> <tr><td>TECO Easement application update</td><td>6</td></tr> <tr><td>Signage inspection in Harbor Links and the Greens</td><td>6</td></tr> <tr><td>Millport Drive drainage issue</td><td>11</td></tr> <tr><td>Attorney's report</td><td>23</td></tr> <tr><td>Community garden update</td><td>23</td></tr> <tr><td>Cell tower update</td><td>23</td></tr> <tr><td>Manager's report</td><td>32</td></tr> <tr><td>RFQ for landscape architect</td><td>32</td></tr> <tr><td>Field manager's report</td><td>38</td></tr> <tr><td>Fencing proposals</td><td>38</td></tr> <tr><td>Motion to approve proposal</td><td>42</td></tr> <tr><td>Motion passes</td><td>42</td></tr> <tr><td>Bridge repair update</td><td>42</td></tr> <tr><td>Camera installation discussion</td><td>48</td></tr> <tr><td>Motion to approve installation (Motion passes)</td><td>54</td></tr> <tr><td>Promise Lane update</td><td>55</td></tr> <tr><td>Motion to approve proposal from David's Pump (Motion passes)</td><td>58 58</td></tr> <tr><td>OLM proposal update</td><td>59</td></tr> <tr><td>Motion to approve proposal (Motion passes)</td><td>65</td></tr> <tr><td>Millport Drive drainage issue further discussion</td><td>68</td></tr> <tr><td>Audience comments</td><td>79</td></tr> <tr><td>Supervisor requests</td><td>103</td></tr> <tr><td>Motion to adjourn (Motion passes)</td><td>110</td></tr> <tr><td>Adjournment</td><td>110</td></tr> </table> </div>		PAGE	Meeting called to order	4	Roll Call	4	Consent Agenda	4	Motion to approve the consent agenda (Motion passes)	5 4	Engineer's report	5	Update on asset map	5	TECO Easement application update	6	Signage inspection in Harbor Links and the Greens	6	Millport Drive drainage issue	11	Attorney's report	23	Community garden update	23	Cell tower update	23	Manager's report	32	RFQ for landscape architect	32	Field manager's report	38	Fencing proposals	38	Motion to approve proposal	42	Motion passes	42	Bridge repair update	42	Camera installation discussion	48	Motion to approve installation (Motion passes)	54	Promise Lane update	55	Motion to approve proposal from David's Pump (Motion passes)	58 58	OLM proposal update	59	Motion to approve proposal (Motion passes)	65	Millport Drive drainage issue further discussion	68	Audience comments	79	Supervisor requests	103	Motion to adjourn (Motion passes)	110	Adjournment	110
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<div>Page 2</div> <div>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS: Jim Mills, Chairman Greg Chesney, Vice Chairman Matthew Lewis Brian Ross Forrest Baumhover</div> <div>ALSO PRESENT: INFRAMARK: Andy Mendenhall, District Manager</div> <div>DISTRICT ATTORNEY: Erin McCormick</div> <div>DISTRICT ENGINEER: Robert Dvorak</div> <div>WESTCHASE STAFF: Doug Mays Sonny Whyte</div>	<div>Page 4</div> <div> <p>1 The transcript of Westchase Community</p> <p>2 Development District Board Meeting, on the 3rd day</p> <p>3 of March, 2020, at the Westchase Community</p> <p>4 Association Office, 10049 Parley Drive, Tampa,</p> <p>5 Florida, beginning at 4:01 p.m., reported by</p> <p>6 Kimberly Ann Roberts, Notary Public in and for the</p> <p>7 State of Florida at Large.</p> <p>8 * * * * *</p> <p>9 CHAIRMAN MILLS: Good afternoon. I'm</p> <p>10 going to call the March 3rd, 2020 Westchase</p> <p>11 CDD monthly meeting to order.</p> <p>12 The record should reflect that all</p> <p>13 supervisors, with the exception of Mr. Ross,</p> <p>14 are present, as is district counsel, district</p> <p>15 manager, and the better half of the staff.</p> <p>16 Please join me for the Pledge of</p> <p>17 Allegiance.</p> <p>18 (The Pledge of Allegiance was recited.)</p> <p>19 CHAIRMAN MILLS: The first item on the</p> <p>20 agenda is the consent agenda for approval of</p> <p>21 the last month's, February 4th, meeting</p> <p>22 minutes --</p> <p>23 MR. CHESNEY: So moved.</p> <p>24 MR. BAUMHOVER: Second.</p> <p>25 CHAIRMAN MILLS: -- and the financial</p> </div>																																																														

<p style="text-align: right;">Page 5</p> <p>1 statements.</p> <p>2 MR. BAUMHOVER: Second.</p> <p>3 CHAIRMAN MILLS: Seconded by Forrest.</p> <p>4 All in favor.</p> <p>5 (Motion passes.)</p> <p>6 CHAIRMAN CHESNEY: Passes four to zero.</p> <p>7 Engineer's report.</p> <p>8 MR. DVORAK: I do have a couple items to</p> <p>9 update.</p> <p>10 CHAIRMAN MILLS: All right, Robert.</p> <p>11 MR. DVORAK: We have provided Sonny and</p> <p>12 Doug with an updated ownership slash asset map</p> <p>13 for their review. And there may be a few</p> <p>14 items, as they go through it, that need to be</p> <p>15 adjusted or corrected, color changed or</p> <p>16 something like that. But, for the most part,</p> <p>17 it's done.</p> <p>18 And the next thing would be to get them</p> <p>19 a landscape maintenance map so that they can</p> <p>20 include in the RFP that's coming up in a few</p> <p>21 months. Right?</p> <p>22 MS. WHYTE: Uh-huh.</p> <p>23 MR. DVORAK: So that was the first</p> <p>24 thing. The TECO easement request and the</p> <p>25 exhibit has been submitted, and I have a copy,</p>	<p style="text-align: right;">Agenda page6 Page 7</p> <p>1 issues if the CDD at a later date wanted to</p> <p>2 implement to make the signage better.</p> <p>3 You know, just for example, the</p> <p>4 crosswalk pedestrian signs are out of date.</p> <p>5 There is a new version of that. And then the</p> <p>6 proximity of the golf cart crossing signs are</p> <p>7 a little far away from the actual crossing</p> <p>8 location, and those are minor things.</p> <p>9 And it didn't affect the recertification</p> <p>10 process, but just things that we made note of</p> <p>11 for the benefit of the community here.</p> <p>12 CHAIRMAN MILLS: Sonny -- just let me</p> <p>13 interrupt you for a second -- is that</p> <p>14 something that we've taken note of and are</p> <p>15 going to work on?</p> <p>16 MS. WHYTE: We'll address it as soon as</p> <p>17 possible, yes.</p> <p>18 CHAIRMAN MILLS: Okay. Thank you.</p> <p>19 MR. DVORAK: Pretty straightforward</p> <p>20 stuff. Really, that's it. I didn't have</p> <p>21 anything else other than that.</p> <p>22 CHAIRMAN MILLS: Okay. Thank you for</p> <p>23 that.</p> <p>24 MS. WHYTE: Again, all of these are</p> <p>25 strictly recommendations. They're not</p>
<p style="text-align: right;">Page 6</p> <p>1 a small copy, if any of you guys want to see</p> <p>2 it.</p> <p>3 But there's a review committee internal</p> <p>4 to their organization that meets, I believe,</p> <p>5 on the 12th, is the date, which is next week,</p> <p>6 and then they would put together comments and</p> <p>7 let us know what issues they have or they</p> <p>8 don't have with what we've requested --</p> <p>9 CHAIRMAN MILLS: Okay.</p> <p>10 MR. DVORAK: -- which includes the</p> <p>11 access from the south, and the cross access,</p> <p>12 and then an easement for the power to get</p> <p>13 across.</p> <p>14 (Mr. Ross and Mr. Mays join the</p> <p>15 meeting.)</p> <p>16 MR. DVORAK: The next thing is the</p> <p>17 update on signage inspection in Harbor Links</p> <p>18 and in the Greens.</p> <p>19 We had our field inspector go out, and</p> <p>20 everything from an enforcement standpoint was</p> <p>21 in order, so we went ahead and provided the</p> <p>22 certification letter to Erin, and I believe</p> <p>23 she's already done what she needs to do with</p> <p>24 it, and our traffic department did have a few</p> <p>25 recommendations to non-enforceable signage</p>	<p style="text-align: right;">Page 8</p> <p>1 actually required or anything, but we figured</p> <p>2 we might as well go ahead and be compliant,</p> <p>3 and I'll present you guys with some quotes in</p> <p>4 the next couple of meetings.</p> <p>5 CHAIRMAN MILLS: Okay. The record</p> <p>6 should reflect that Mr. Ross and Mr. Mays have</p> <p>7 arrived.</p> <p>8 Erin.</p> <p>9 MS. McCORMICK: I was just going to tell</p> <p>10 you, I did go ahead and submit the request for</p> <p>11 the agreement to go to the board -- it will</p> <p>12 have to go to the board of county</p> <p>13 commissioners.</p> <p>14 The assistant county attorney was out</p> <p>15 last week, but I'm anticipating it will</p> <p>16 probably end up, you know, being a couple of</p> <p>17 months, and we'll get it on the board agenda</p> <p>18 for approval hopefully.</p> <p>19 And I submitted that for Harbor Links</p> <p>20 and for the Greens, which is what we have done</p> <p>21 in the past. When I was reviewing the</p> <p>22 minutes, I noticed that the Vineyards was</p> <p>23 mentioned in one of Greg's comments, so I</p> <p>24 didn't know if that was something we also</p> <p>25 needed to be addressing.</p>

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<p>1 MR. CHESNEY: Well --</p> <p>2 MS. McCORMICK: It was not included as</p> <p>3 part of the certification.</p> <p>4 MR. CHESNEY: Well, there's not -- we</p> <p>5 don't usually do traffic -- specific traffic</p> <p>6 enforcement in there. There's only one road</p> <p>7 really.</p> <p>8 MS. WHYTE: No. There's three or four,</p> <p>9 but --</p> <p>10 MR. CHESNEY: Well, it's like a loop</p> <p>11 really.</p> <p>12 MS. WHYTE: It's kind of loopy thing.</p> <p>13 But they have asked us. It's up to the board</p> <p>14 whether or not you feel like it's necessary.</p> <p>15 CHAIRMAN MILLS: Are there sign upgrade</p> <p>16 requirements to meet that requirement?</p> <p>17 MR. CHESNEY: We don't know.</p> <p>18 MS. WHYTE: I don't think so, because I</p> <p>19 believe we have done the Vineyards signage,</p> <p>20 have we not?</p> <p>21 MR. MAYS: The Vineyards, no.</p> <p>22 MS. WHYTE: There could be some --</p> <p>23 MS. McCORMICK: It would have to be a</p> <p>24 new one that would be done by the traffic</p> <p>25 engineer too.</p>	<p>1 ask if there were any other reports that might</p> <p>2 have an engineer. In fact, we seem to, at</p> <p>3 some point during the meeting, have a report</p> <p>4 where we say, "We wish Robert had stayed for</p> <p>5 this." I was going to ask if there are any --</p> <p>6 Doug.</p> <p>7 CHAIRMAN MILLS: Doug.</p> <p>8 MR. MAYS: The drainage issue on</p> <p>9 Millport. I don't know if we necessarily need</p> <p>10 Robert to explain it, but we've got a resident</p> <p>11 that wants to come -- one of two residents</p> <p>12 that wants to be here and can't make it until</p> <p>13 4:30 to discuss what can be done back there.</p> <p>14 I did talk to Mr. Longnecker and</p> <p>15 Mr. Woodruff over there about the situation and</p> <p>16 what they would be something responsible for</p> <p>17 after talking with Erin, and they seem to be</p> <p>18 on board, but they also would like to make sure</p> <p>19 that -- it's depending on how much, obviously,</p> <p>20 they would have to put out of pocket. So that</p> <p>21 was their question, you know, what their cost</p> <p>22 would be, which, right now, we're working on</p> <p>23 getting the bids together.</p> <p>24 We've still -- contacted two companies</p> <p>25 about it so far, and we're just waiting on the</p>
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<p>1 MS. WHYTE: Yeah. So it's up to you</p> <p>2 guys.</p> <p>3 MS. McCORMICK: We can just proceed with</p> <p>4 the Greens and Harbor Links, but I just wanted</p> <p>5 to mention that.</p> <p>6 CHAIRMAN MILLS: I don't know that I</p> <p>7 want to leave any communities out of that down</p> <p>8 the road long term.</p> <p>9 MR. LEWIS: Has our past agreement</p> <p>10 included the Vineyards?</p> <p>11 CHAIRMAN MILLS: No.</p> <p>12 MS. WHYTE: No.</p> <p>13 MR. CHESNEY: I mean, it's not like they</p> <p>14 have -- they don't have the, you know, patrol.</p> <p>15 I mean, they have, yeah, the traffic patrols.</p> <p>16 MS. WHYTE: We can work with Robert</p> <p>17 maybe in the future and have him look at the</p> <p>18 signage and everything else and get a</p> <p>19 recommendation.</p> <p>20 CHAIRMAN MILLS: Okay. That would be</p> <p>21 fine. Okay. Anything else for Robert?</p> <p>22 (No response.)</p> <p>23 CHAIRMAN MILLS: All right, sir. Thank</p> <p>24 you. Appreciate it.</p> <p>25 MR. BAUMHOVER: I was actually going to</p>	<p>1 bids to come in and see how they recommend</p> <p>2 doing it.</p> <p>3 We know what the engineer services says</p> <p>4 how we should do it, but there's some other</p> <p>5 possibilities and ways to do it, too. So</p> <p>6 we're looking at some other options, so --</p> <p>7 MR. CHESNEY: So what part is flooding</p> <p>8 back there? That resident contacted me</p> <p>9 actually.</p> <p>10 MR. MAYS: Mr. Woodruff has almost half</p> <p>11 of his yard is flooded. Mr. Longnecker, I</p> <p>12 would say about probably an eighth to a</p> <p>13 quarter of his backyard.</p> <p>14 MR. CHESNEY: But what's causing the</p> <p>15 flooding?</p> <p>16 MR. MAYS: For some reason, when they</p> <p>17 built those two yards, those two lots, they</p> <p>18 put a low-lying spot back there. It's the</p> <p>19 lowest section -- lowest spot in the</p> <p>20 neighborhood, and I don't know why they put it</p> <p>21 so low.</p> <p>22 It's not necessary. It's almost three</p> <p>23 feet below the fence line. If you're standing</p> <p>24 in their backyard, it would be three foot up</p> <p>25 before you see the brick wall. So it's pretty</p>

<p style="text-align: right;">Page 13</p> <p>1 low for some reason. I don't know why.</p> <p>2 MR. CHESNEY: Like in the past -- I'll</p> <p>3 use one example -- on the corner of Montague</p> <p>4 and Linebaugh, you know, we were causing</p> <p>5 flooding into their yards, so we fixed that.</p> <p>6 Is that similar to that situation?</p> <p>7 MR. DVORAK: This condition was original</p> <p>8 to the development, because what happened was,</p> <p>9 when you looked on the original plans, that</p> <p>10 depression area was there, and to address the</p> <p>11 fact that it was a depression and would hold</p> <p>12 water, the original idea was to put a small</p> <p>13 inlet in the low area and then pipe it to one</p> <p>14 of the curb inlets, which is what they did.</p> <p>15 So what's happened since then, the pipe</p> <p>16 has failed. It was a plastic pipe, and it's</p> <p>17 collapsed, so it no longer provides any</p> <p>18 drainage.</p> <p>19 The solution that we provided to Sonny</p> <p>20 and Doug and to you guys was a replacement of</p> <p>21 that existing system. And so it's going to</p> <p>22 provide a better positive outfall.</p> <p>23 But the problem was, the area is so low</p> <p>24 that the residents back there are going to</p> <p>25 have -- are going to have to do some grading</p>	<p style="text-align: right;">Agenda page8 Page 15</p> <p>1 If we go beyond that, we're going to be</p> <p>2 on private property, and it's the CDD's</p> <p>3 easement -- drainage easement, so we didn't</p> <p>4 want to go any further.</p> <p>5 We discussed a couple meetings ago the</p> <p>6 possibility of getting the property owners'</p> <p>7 approval for obtaining the easement and</p> <p>8 perhaps extending the pipe system into the</p> <p>9 yard further, but we decided that replacing</p> <p>10 the system and giving them something better</p> <p>11 than what was there originally and letting</p> <p>12 them drain to it was sort of the ideal way to</p> <p>13 proceed.</p> <p>14 MS. MCCORMICK: Yeah. And that was</p> <p>15 actually last month we talked about that, and</p> <p>16 that's what I clarified with Doug, because I</p> <p>17 wanted to make sure he was advising the</p> <p>18 residents that the district -- what we decided</p> <p>19 to do last month was to not do any -- not to</p> <p>20 request an easement and do any improvements on</p> <p>21 the residents' property.</p> <p>22 So they just need to make a decision if</p> <p>23 they want to do that, and if they do want to</p> <p>24 do it, I think Brian had suggested -- and I</p> <p>25 talked to Doug about this, too -- that they</p>
<p style="text-align: right;">Page 14</p> <p>1 on their own property in order to get the</p> <p>2 drainage to flow towards the inlet.</p> <p>3 That's just sort of the law of -- I</p> <p>4 mean, the physics of it.</p> <p>5 MR. BAUMHOVER: So I'm going to spit it</p> <p>6 back out to you in laymen's English, and</p> <p>7 hopefully I got it correct.</p> <p>8 But basically even if the solution that</p> <p>9 we provide as the CDD is as intended, there</p> <p>10 are still some resident grading required just</p> <p>11 to get any water to drain to the area that we</p> <p>12 would be draining from.</p> <p>13 MR. DVORAK: Correct.</p> <p>14 MR. BAUMHOVER: So because -- is that</p> <p>15 because of changes in their yard since the</p> <p>16 development, or is that the way it originally</p> <p>17 was?</p> <p>18 MR. DVORAK: It actually was -- the</p> <p>19 inlet -- the top of the inlet was higher than</p> <p>20 what we've proposed. We're providing more</p> <p>21 relief than what was in the original plan.</p> <p>22 The reason why we can't extend it all</p> <p>23 the way into the very lowest part is because</p> <p>24 there's an easement there. And we are at the</p> <p>25 very, very end and the edge of the easement.</p>	<p style="text-align: right;">Page 16</p> <p>1 may want to coordinate the timing of when they</p> <p>2 do the grading on their property with when the</p> <p>3 district is doing its work for the drainage</p> <p>4 system.</p> <p>5 MR. DVORAK: The odd thing about it is</p> <p>6 that the area is full of like cypress trees,</p> <p>7 which is an indicator that there might have</p> <p>8 been an existing -- you know, may not have</p> <p>9 been a full wetland area and designated --</p> <p>10 MR. BAUMHOVER: There's standing</p> <p>11 water --</p> <p>12 MR. DVORAK: -- but there had to be</p> <p>13 standing water for -- yeah, forever, you know,</p> <p>14 in that little spot because cypress trees are</p> <p>15 pretty mature. I mean, they're older than the</p> <p>16 development, so --</p> <p>17 CHAIRMAN MILLS: Okay. Mr. Barrett.</p> <p>18 MR. BARRETT: Full disclosure,</p> <p>19 Mr. Longnecker is my brother-in-law. I just</p> <p>20 want you to know that.</p> <p>21 Is there any possibility and this --</p> <p>22 because I've actually seen -- visiting their</p> <p>23 home, I've seen the flooding. And I know that</p> <p>24 in other areas where the brick wall exists, I</p> <p>25 know there's an issue with it here, there are</p>

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<p>1 little gaps in the bottom of the wall, is a 2 possible solution simply just filling in the 3 low area, completely regrading the yard and 4 just having it drain through the wall into the 5 road, or is that not a realistic option? 6 MR. DVORAK: I mean -- 7 MR. BARRETT: I'm just wondering if that 8 would be cheaper than actually -- 9 MR. MAYS: That's a lot more dirt that 10 would be required, and now you're bringing the 11 level up to the level of their pool and their 12 house to get it to that level, that's -- their 13 house is level with the fence. 14 So if you build it all up there just to 15 drain the water that way -- 16 MR. BAUMHOVER: It might drain into the 17 pool. 18 MR. MAYS: -- water will be draining 19 towards his house, and now he's flooded out. 20 MR. BAUMHOVER: So, Doug, I was going to 21 ask you, what we kind of think they might be 22 discussing, is that what you think that they 23 might be coming to discuss, like one of two 24 alternatives, or are they going to come with 25 something that's completely --</p>	<p>1 And I'm not sure if Robert has checked 2 on that drain box or not, but it seems like 3 that might be better option to me. 4 MR. CHESNEY: What did we do for the 5 house on Linebaugh and Montague, because we 6 had -- it was a similar problem. It was -- 7 MR. MAYS: Oh, we put a French drain in 8 there. So we put basically French drains 9 across their yard and ran it out to the 10 street. 11 It was a lot higher. There was no dip 12 -- it was just a dip that was deep enough that 13 it was flooding on the side of the house, so 14 we were able to put a couple of -- three 15 boxes, and then ran it out to the street. 16 CHAIRMAN MILLS: You had your hand up. 17 Can we get your name and address, please, for 18 the record? 19 MS. CLEMENT: Claire Clement, 9804 West 20 Park Village Drive. I was going to say I just 21 saw a fix like this on another house that was 22 the friend of my daughter, and what we did 23 was, we dug it out where it floods, and we 24 filled it in with rock, and then we put the 25 pump down in there at a certain level, and it</p>
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<p>1 MR. MAYS: Well, that's one of the -- 2 the option that they're talking is doable, but 3 I'm still worried about because the drain box 4 that's on Gretna Green -- the corner of Gretna 5 Green and Linebaugh is so -- the water levels 6 are still above the pipe that's existing there 7 now. 8 So even though you raise it up, where is 9 the water going to go? There's no place for 10 it to go. So I talked to different companies 11 and options about, one of the things would be 12 to build a box in their backyards, which would 13 consist of a bilge pump -- it would be 14 electric, and then they could basically hook 15 the electric to their house. 16 Technically, it's their problem. They 17 could put this in there, you have an 18 electrician wire it to the house, the bilge 19 pump kicks in automatically, and you pump the 20 water either out to the street, so it's on 21 their property, or pump -- push it out towards 22 the south, which, if you go to the south side, 23 there's a drain that the water levels are so 24 low that you can't even see them, but it's on 25 Linebaugh Avenue.</p>	<p>1 took care of the problem perfectly. 2 MR. MAYS: I think that the bilge pump 3 is pretty much the cheapest, and I hate to say 4 it, I think it might be the only option. 5 I'm no engineer, but it seems like it's 6 going to be hard for them -- too much dirt -- 7 that's a lot of money to bring that much dirt, 8 because there is no access to these backyards, 9 too. 10 We would have to take down some of that 11 wrought iron fence on Gretna Green in dump 12 truck after -- well, now, you couldn't get a 13 dump truck through there. You would have to 14 take tractor load after tractor load after -- 15 that's so -- 16 MS. CLEMENT: We ran the gravel all the 17 way toward the street, and then they put a 18 little drain thing toward where it could come 19 out. So basically they picked it up in the 20 back, went on the side of the house, and now 21 towards the street. It works really good. 22 CHAIRMAN MILLS: Robert, what are your 23 thoughts about the bilge idea? 24 MR. DVORAK: Mechanical systems just 25 require an -- it's more ongoing maintenance,</p>

<p style="text-align: right;">Page 21</p> <p>1 but if you're committed to doing that or the</p> <p>2 homeowners are, then it can work, for sure.</p> <p>3 CHAIRMAN MILLS: Okay.</p> <p>4 MR. CHESNEY: Seems like an easy way to</p> <p>5 do it.</p> <p>6 CHAIRMAN MILLS: Yeah.</p> <p>7 MR. MAYS: We actually used one in</p> <p>8 Glenclyff Park. As you all know, that park</p> <p>9 over there is built very high, but we still</p> <p>10 have flooding in there every once in a while</p> <p>11 when we get days and days and days of rain.</p> <p>12 So what me and the guys did over there,</p> <p>13 we did just that, we bought a box, we cut out</p> <p>14 the material underneath the swing set, that</p> <p>15 way when we -- that's the lowest spot.</p> <p>16 Then we dropped a bilge pump down inside</p> <p>17 there, pump it out, and then we take the mat</p> <p>18 and the box that we got, and we cover it right</p> <p>19 up, and it gets rid of water pretty fast. And</p> <p>20 it's a small bilge pump.</p> <p>21 So if there's a way we don't have to</p> <p>22 leave it in the ground, of course, it's going</p> <p>23 to be easier to maintain the equipment, but</p> <p>24 like I say, I've got a guy looking at a box</p> <p>25 built with the pump inside of it to -- I'm</p>	<p style="text-align: right;">Agenda page 10 Page 23</p> <p>1 MS. McCORMICK: We -- I wanted to let</p> <p>2 everybody know that we did get the minor</p> <p>3 change for the community garden finally</p> <p>4 approved by the county.</p> <p>5 They sent us that approval today. So</p> <p>6 we've got that now so that we were ready go</p> <p>7 forward with the community garden for that</p> <p>8 area. We can do that.</p> <p>9 CHAIRMAN MILLS: Okay.</p> <p>10 MS. McCORMICK: And since Sonny had</p> <p>11 uploaded to DropBox today, regarding the cell</p> <p>12 tower, has everybody seen the pictures of the</p> <p>13 poles and the antenna that are being -- that</p> <p>14 are going in on Countryway Boulevard and</p> <p>15 Linebaugh Avenue with some new antenna that</p> <p>16 Verizon is putting in there?</p> <p>17 So I did talk with our consultant today,</p> <p>18 because I just wanted to get his kind of</p> <p>19 insight and input about what, if any, impact</p> <p>20 that may have with our proposal regarding the</p> <p>21 cell tower.</p> <p>22 So I don't know if you all have</p> <p>23 questions about that or if you want me to go</p> <p>24 over that.</p> <p>25 CHAIRMAN MILLS: So I have a couple of</p>
<p style="text-align: right;">Page 22</p> <p>1 assuming it's designed for just that type of</p> <p>2 stuff, so --</p> <p>3 MR. CHESNEY: Okay.</p> <p>4 CHAIRMAN MILLS: Okay. You said they're</p> <p>5 going to be here at 4:30.</p> <p>6 MR. MAYS: One of them is going to be</p> <p>7 here at 4:30. And we haven't discussed this</p> <p>8 option --</p> <p>9 CHAIRMAN MILLS: Okay.</p> <p>10 MR. MAYS: I may have discussed this</p> <p>11 with him, but I also had to go back and</p> <p>12 discuss more about the bringing the soil and</p> <p>13 elevating the land and how much that would</p> <p>14 cost.</p> <p>15 I think in the long run it would be</p> <p>16 cheaper to go with this idea, and between him</p> <p>17 and the neighbor, pay for it together.</p> <p>18 CHAIRMAN MILLS: Robert, you're more</p> <p>19 than welcome to stay a few minutes, or leave,</p> <p>20 if you have to.</p> <p>21 MR. DVORAK: No, that's fine.</p> <p>22 CHAIRMAN MILLS: We'll just keep moving</p> <p>23 and we'll circle back to this, if that's okay.</p> <p>24 If there's nothing else from our</p> <p>25 engineer. Attorney's report.</p>	<p style="text-align: right;">Page 24</p> <p>1 questions. The first one is, did we know</p> <p>2 about it?</p> <p>3 MS. WHYTE: No.</p> <p>4 CHAIRMAN MILLS: And, second, then</p> <p>5 therefore why didn't we know about it?</p> <p>6 MS. WHYTE: Well, because it's Verizon.</p> <p>7 They don't have to report to us.</p> <p>8 CHAIRMAN MILLS: But is it our property</p> <p>9 they're putting it on?</p> <p>10 MS. McCORMICK: It's on the right of</p> <p>11 way.</p> <p>12 CHAIRMAN MILLS: It's on the right of</p> <p>13 way. Okay.</p> <p>14 MS. McCORMICK: Right.</p> <p>15 MS. WHYTE: We saw the pole go up this</p> <p>16 week -- two weeks ago?</p> <p>17 MR. MAYS: Yeah.</p> <p>18 MS. WHYTE: We saw a pole, and so we</p> <p>19 were curious, so I placed a call to my contact</p> <p>20 downtown to see if anybody knew what it was</p> <p>21 for. Didn't get a response. Called Rick</p> <p>22 Goldstein. He didn't know what it was for.</p> <p>23 This morning we found out what it was for.</p> <p>24 CHAIRMAN MILLS: So what impact does</p> <p>25 Vertex have --</p>

<p style="text-align: right;">Page 25</p> <p>1 MS. McCORMICK: Well, I have not talked 2 to Vertex about this because I just found out 3 about it this morning, but I did talk to our 4 consultant, because, really, essentially the 5 question I was asking him is, does the fact 6 that these poles with antenna go -- is it 7 going to improve the coverage here in the 8 community to the extent that it may not be 9 needed or may not provide as much of a benefit 10 as we thought it would do to do a tower in 11 Glenclyff Park? 12 And, you know, according to him, he said 13 that this would sort of be ancillary services 14 that would be provided from these antenna that 15 would not replace the benefit that you would 16 get from a tower going up at Glenclyff Park. 17 He said regarding the 5G portion of the 18 services that would be provided by the 19 antenna, that that basically would cover about 20 a 200-foot radius from where the actual 21 antenna are located. 22 And according to what Sonny found out 23 from the Verizon people that were working, 24 they are right now putting in two poles, and 25 they're planning on putting in three more at</p>	<p style="text-align: right;">Agenda page 11 Page 27</p> <p>1 does not want other carriers to go on those 2 poles, so it does not make them available. 3 And he said often what you'll find what 4 is happening is that you'll have like Verizon 5 poles, and right next to them you may have 6 AT&T poles because they aren't co-locating. 7 MR. LEWIS: Does the county know? 8 MR. CHESNEY: The county lets as many 9 to go -- 10 MS. McCORMICK: I think it's under 11 federal and state law also that the county 12 can't preclude cell phone companies from 13 utilizing public right of way to put their 14 pole facilities and antennas within the rights 15 of way. So the county really can't force them 16 to share those poles either. 17 CHAIRMAN MILLS: Okay. Well, we'll just 18 continue to monitor then, see what -- 19 MS. McCORMICK: I mean, I -- you know, I 20 guess I just want to make sure that the 21 board's feeling is that we still move forward 22 with what we're doing as far as the cell 23 tower, that this doesn't change or cause you 24 to want to rethink and maybe slow down, or 25 wait and see if there is -- I just wanted to</p>
<p style="text-align: right;">Page 26</p> <p>1 least in -- 2 MS. WHYTE: Correct, Doug? 3 MR. MAYS: Yeah, he mentioned three 4 poles, and there's already two on Countryway, 5 so closer to Waters Avenue, though. 6 MS. McCORMICK: Okay. And then he said 7 on 4G portion of the services by this Verizon 8 antenna, that that would give you coverage 9 maybe a quarter of a mile from where the 10 antenna poles go in. 11 So it really wouldn't address the 12 coverage issues that we have that we're trying 13 to address with the tower. He said that that 14 is going to do a lot more to penetrate and 15 provide coverage to you within the internal 16 neighborhoods within the community. 17 CHAIRMAN MILLS: Is that only for 18 Verizon customers? 19 MS. McCORMICK: Well, Sonny said that 20 the poles only -- are being done by Verizon. 21 MS. WHYTE: For Verizon only. 22 MS. McCORMICK: But they have space on 23 the poles for other service providers, but 24 what Ken told me is that typically when 25 Verizon does this and it puts the poles in, it</p>	<p style="text-align: right;">Page 28</p> <p>1 make sure. 2 MR. BAUMHOVER: It sounds like if 3 someone is still willing to put up a pole to 4 begin with, and they're leasing out space to 5 the providers, they would have given us the 6 feedback on whether or not this is not going 7 to work out for them. 8 But if they're going to continue doing 9 that, then they probably already built in the 10 assumption that Verizon will put in its 5G 11 capability. 12 There still is a need for a cell phone 13 tower on top of that, and I would expect that 14 we would hear feedback from the technical 15 experts on whether -- that would be their 16 judgment call because it's their business case 17 analysis. 18 CHAIRMAN MILLS: Yeah. Sonny. 19 MS. WHYTE: We did ask that question, 20 Doug and I, you know, we are putting -- 21 looking at putting a cell tower in Glenclyff 22 Park, which they knew about. And he did tell 23 us, though, it was still beneficial to have a 24 cell tower. Am I correct? 25 MS. McCORMICK: Who did? Who said that?</p>

<p style="text-align: right;">Page 29</p> <p>1 MS. WHYTE: The gentleman, not from 2 Verizon, the installer, he said these are just 3 -- like you said, they only have a radius of a 4 certain amount to boot, but he did say it 5 would be beneficial to have. And I can't 6 remember what word he used, something -- a 7 pertinent -- something -- coverage. 8 MR. MAYS: He just said it would give 9 you better coverage with the cell tower also. 10 MS. WHYTE: Yeah, he did say that. 11 MR. MAYS: He didn't say they were -- 12 they are not ruling out cell towers by putting 13 this in. 14 CHAIRMAN MILLS: Okay. Matt. 15 MR. LEWIS: Okay. Well, that kind of -- 16 what you just said -- does the county have any 17 kind of a map or any -- I'm sure they have a 18 permit that's required to be applied for. 19 MS. WHYTE: I have no idea. 20 MR. LEWIS: So I wonder if they would 21 provide where these things may be going for 22 our information. 23 But then did you say you put in a call 24 to Alan at Vertex? 25 MS. McCORMICK: I have not talked to</p>	<p style="text-align: right;">Agenda page 12 Page 31</p> <p>1 MS. McCORMICK: We are. 2 MR. ROSS: I feel like we should wait 3 for the period to play itself out, and it's 4 conceivable we'll hear something, get some 5 feedback that would influence thinking. It's 6 unlikely -- 7 MS. McCORMICK: Yeah. We've gotten a 8 couple of comments, which I think Sonny 9 uploaded to Dropbox from -- 10 MS. WHYTE: From that meeting? I had 11 one. That's all I had, is one, which I 12 uploaded into -- 13 CHAIRMAN MILLS: The flag issue. Right? 14 MS. McCORMICK: Oh, and one went to 15 Greg, too, that I think should be uploaded as 16 well. 17 MR. CHESNEY: Yeah. I'm sorry. I 18 didn't -- I was looking at the financial 19 statement. What -- 20 MS. McCORMICK: That's okay. You got a 21 comment -- 22 MR. CHESNEY: Yes. And I sent it to 23 you, yes. 24 MS. McCORMICK: And there was another 25 one that I forwarded to Sonny.</p>
<p style="text-align: right;">Page 30</p> <p>1 Alan about this yet. The only person I talked 2 to is Ken Schmidt when I found out about this. 3 I mean, you know, remember that Verizon, 4 I think, is the carrier that Vertex is 5 thinking may be going initially on the tower 6 that they would be building, so I guess the -- 7 if Verizon, for some reason, you know, decided 8 not to go forward with leasing space on the 9 tower, then I don't think that Vertex is going 10 to exercise the option to build a tower 11 without a carrier that's willing to go on that 12 tower, so -- 13 MR. LEWIS: Yeah. I'd be curious to 14 know what he -- you can ask him if he knows 15 about any of these as well. 16 MS. McCORMICK: I can talk to Alan about 17 this. And Ken also said, you know, if the 18 board had any questions for him, he had a 19 conference call today, but he could be 20 available between 4:30 and 5:30, if needed. 21 CHAIRMAN MILLS: Mr. Ross. 22 MR. ROSS: You posed the question as to 23 whether the board is still in favor in moving 24 forward. Aren't we still in the 20-day 25 comment period?</p>	<p style="text-align: right;">Page 32</p> <p>1 MS. WHYTE: Correct. 2 CHAIRMAN MILLS: Yeah, I guess, my take, 3 based on the limited coverage these new poles 4 are providing and the exclusivity that it 5 sounds like it provides to Verizon, doesn't 6 preclude us from continuing to explore a full 7 tower and all the carriers potentially getting 8 strapped -- 9 MR. CHESNEY: I think these smaller 10 poles might be something to do with their 5G 11 roll-out. 12 MS. McCORMICK: Yeah. I think what Ken 13 was saying is that it's probably providing 5G 14 as well as 4G. 15 CHAIRMAN MILLS: Okay. All right. What 16 else you got? 17 MS. McCORMICK: I think that's it for 18 right now. 19 CHAIRMAN MILLS: Okay. Great. Thank 20 you. Manager's report. 21 MR. MENDENHALL: A couple things. We 22 had -- as you may recall, we did the RFQ for 23 landscaping architect the last meeting, 24 advertised on the 7th of February, with a due 25 date on 21st.</p>

<p style="text-align: right;">Page 33</p> <p>1 We actually got zero responses for it.</p> <p>2 We reached out to three -- or I reached out to</p> <p>3 three folks and -- from straight off the</p> <p>4 streets from the ad, we didn't get any</p> <p>5 responses.</p> <p>6 The one firm that we reached out to,</p> <p>7 which I think was used at Westchase prior to</p> <p>8 my time here, which was Hardeman-Kempton, they</p> <p>9 did not respond.</p> <p>10 I followed up with them just curiosity</p> <p>11 why they didn't respond, and I guess they just</p> <p>12 had a lot of things going on, and they</p> <p>13 mentioned that if there would be any</p> <p>14 extension, they could submit something to the</p> <p>15 district by next week.</p> <p>16 They just weren't able to make the 2/21</p> <p>17 deadline. In addition, Sonny had given me --</p> <p>18 she had gotten a referral for another company</p> <p>19 that does landscaping architect as well, so</p> <p>20 that's another potential that we could reach</p> <p>21 out to.</p> <p>22 I just defer two things. Number One, to</p> <p>23 the board, if you still want to pursue that</p> <p>24 route of getting a professional to handle this</p> <p>25 aspect, and then, of course, to Erin, as far</p>	<p style="text-align: right;">Agenda page 13 Page 35</p> <p>1 CHAIRMAN MILLS: Okay. That sounds like</p> <p>2 direction.</p> <p>3 MR. MENDENHALL: All right. So we'll go</p> <p>4 ahead and do that, and I'll forward it on to</p> <p>5 the board as soon as I get the information,</p> <p>6 and I'll queue it up for the next meeting.</p> <p>7 The only other thing I had was we have</p> <p>8 the budget coming up, of course. We have the</p> <p>9 first version of the budget. It goes off to</p> <p>10 the county. That will happen at your May</p> <p>11 meeting so -- at your April meeting, which, of</p> <p>12 course, is your next one.</p> <p>13 We'll have kind of a first cut at the</p> <p>14 budget, if you will. So at that point, and</p> <p>15 even up to that point, if you folks, as board</p> <p>16 members, and, of course, Sonny and Doug, as</p> <p>17 staff members, if we have anything that we're</p> <p>18 thinking of, wish lists, projects, obviously</p> <p>19 we know some potential increases to kind of be</p> <p>20 cognizant of, like the landscaping, like you</p> <p>21 wanted it.</p> <p>22 We build in there a little bit, just</p> <p>23 assuming there is some potential there for</p> <p>24 that contract to change. But anything like</p> <p>25 that if you want to feed to me or feed to</p>
<p style="text-align: right;">Page 34</p> <p>1 as the legalities of the RFQ, the</p> <p>2 advertisement being overdone, and whether the</p> <p>3 board could potentially reach back out to,</p> <p>4 Number One, somebody that, you know, didn't</p> <p>5 respond, and then to a fresh company that</p> <p>6 would just be hearing about this for the first</p> <p>7 time.</p> <p>8 MS. McCORMICK: Yeah. I mean, I think</p> <p>9 since we went through the RFP process and we</p> <p>10 didn't get any responses back, then at this</p> <p>11 point we can proceed with reaching out --</p> <p>12 MR. MENDENHALL: Okay.</p> <p>13 MS. McCORMICK: -- individually to other</p> <p>14 architects.</p> <p>15 MR. MENDENHALL: So back on the table to</p> <p>16 the board then whether you think that's a good</p> <p>17 idea.</p> <p>18 My opinion, there's no harm in getting</p> <p>19 the information and then contemplating it. You</p> <p>20 can always decide you don't want to go that</p> <p>21 route if you look at it and it doesn't seem</p> <p>22 appealing, but I defer to you.</p> <p>23 CHAIRMAN MILLS: Any thoughts?</p> <p>24 MR. LEWIS: I'm up for that.</p> <p>25 MR. CHESNEY: Yeah. Keep going.</p>	<p style="text-align: right;">Page 36</p> <p>1 Sonny and Doug, and we'll make sure that we</p> <p>2 get as much of that as we can on the budget</p> <p>3 that I bring to the next meeting, and then,</p> <p>4 again, you'll still have a full month from</p> <p>5 that point before we have to submit something</p> <p>6 to the country.</p> <p>7 We'll do that at the May meeting. So</p> <p>8 that's kind of my high-level introduction to</p> <p>9 the budget.</p> <p>10 CHAIRMAN MILLS: Okay. Ma'am, name and</p> <p>11 address again, please.</p> <p>12 MS. CLEMENT: I'm sorry. I have a</p> <p>13 comment about the -- Claire Clement, 9804 West</p> <p>14 Park Village Drive.</p> <p>15 The one thing I would say, has anybody</p> <p>16 ever heard of the firm Ekistics Design</p> <p>17 Studio? It's E-k-i-s-t-i-c-s. His name is</p> <p>18 Tom Levin. He is a landscape architect. He's</p> <p>19 local, knows this area very well.</p> <p>20 For example, he did the aquarium, he did</p> <p>21 the convention center, but he also does like</p> <p>22 even smaller, more minute jobs, like the big,</p> <p>23 fancy house on Harbour Island with the -- you</p> <p>24 know, the lighthouse.</p> <p>25 So he does really interesting work, very</p>

<p style="text-align: right;">Page 37</p> <p>1 well known. But I think you should reach out 2 to him because he'd love to submit a proposal 3 here. 4 CHAIRMAN MILLS: Okay. Well, Andy, you 5 got that? 6 MR. MENDENHALL: Sure. Got the name. 7 No problem. 8 MS. CLEMENT: My second comment is this: 9 Has anybody looked at the landscaping that's 10 up around where the big boxes are at the mall, 11 not the mall side, but the other side? 12 You know, I've watched those 13 landscapers, and they do a beautiful job. I 14 don't know who they are, but I could find out, 15 but their workmanship, if you look at their 16 plant quality, the variety of color, it's 17 always got something blooming, and what they 18 plant seems to last, instead of always being 19 replaced. I'm impressed with what they're 20 doing. 21 CHAIRMAN MILLS: Okay. Thank you. 22 Andy, anything else? 23 MR. MENDENHALL: No. That's all I have 24 for today. 25 CHAIRMAN MILLS: Field manager's report,</p>	<p style="text-align: right;">Agenda page 14 Page 39</p> <p>1 area. So I think it wouldn't match properly. 2 So we've got a company -- we went to 3 Fence Outlet, we went to Farmer's Friend, and 4 we went to Elite Fence. Elite Fence, their 5 board on board came in at 10,000 even for 632 6 feet. 7 Fence Outlet came in 14,000 for the 8 same, shadow box, which is similar to board on 9 board. And then the Farmer's Friend, the 10 Farmer's Friend came in at 9800. So he came 11 in at \$200 below the Elite Fence Company. 12 We used him actually for the fence that 13 we put along the lake over here, the new lake 14 that we acquired. So he does do good work. 15 We were happy with his work. He's \$200 -- 16 either way, would pick either one of the 17 companies, but my recommendation is to do the 18 whole 632 feet at the price from the Farmer's 19 Friend at \$9800. 20 MR. BAUMHOVER: I have a question, 21 because I'm trying to imagine that fence line, 22 but is it in any way like inside the 23 neighborhood fences or like yards and stuff 24 like that? 25 MR. MAYS: Yes.</p>
<p style="text-align: right;">Page 38</p> <p>1 Doug, Sonny. 2 MR. MAYS: Well, you probably got the 3 information that we -- Sonny sent out about 4 the fence on the back side of Bennington. 5 We've got three proposals. We got two of them 6 that she attached, and one of them is on my 7 phone. He just got it to me. 8 MS. WHYTE: Just came in shortly, so my 9 apologies, just before the meeting. 10 MR. MAYS: But, anyway, what happened 11 was, in the back of Bennington, obviously all 12 that fence, that section, that 632 feet, it 13 belongs to the CDD, and then the rest of them, 14 the residents have been taking care of, 15 because it's behind their houses because the 16 only other thing back there is TECO. We don't 17 have a maintenance agreement. 18 So we try to maintain our fence area 19 only. This is the only section that I know of 20 that we have. It's 632 feet of what they call 21 shadow box. I've got proposals for shadow 22 box, board on board, even vinyl. 23 I wouldn't recommend the vinyl, I mean, 24 although it lasts longer, it's really going to 25 stick out like a sore thumb in a nice wooded</p>	<p style="text-align: right;">Page 40</p> <p>1 MR. BAUMHOVER: So that board on board, 2 I don't know what the neighborhood specific 3 fencing guidelines are. Shadow box -- 4 MS. WHYTE: That's what's there. 5 MR. BAUMHOVER: Okay. Just wanted to 6 make sure. I haven't been back there, so I 7 wanted to make sure we don't put something 8 that's completely -- 9 MR. MAYS: Yeah. What happened was 10 about 120 feet of it fell. 11 MR. BAUMHOVER: Okay. Got it. We're 12 just replacing that. 13 MR. MAYS: The other ones are going to 14 be bad, too. The only thing keeping them up 15 in some areas is the trees that are growing 16 into them and keeping them up. 17 We've had residents actually go over 18 there on the other side to do repairs to keep 19 them up, and you see a lot of two by fours 20 that are leaning against them just to keep 21 them standing up at this point, so I think 22 after 27 years, I think, it's time. 23 CHAIRMAN MILLS: Mr. Lewis. 24 MR. LEWIS: Does this area back up to 25 Twin Branch Acres?</p>

<p style="text-align: right;">Page 41</p> <p>1 MR. MAYS: Yes, it does.</p> <p>2 MR. LEWIS: Is there any need to put up</p> <p>3 a gate along that 632 feet?</p> <p>4 MR. MAYS: Only if you want Twin Branch</p> <p>5 Acres to have access to that back area.</p> <p>6 MR. LEWIS: Well, I know, but -- and I</p> <p>7 knew that was going to be your answer, but I</p> <p>8 didn't know for our maintenance or for maybe</p> <p>9 shared maintenance, it would be easier to</p> <p>10 access.</p> <p>11 MR. MAYS: Not necessarily, because if</p> <p>12 you go all the way to the end of it, it</p> <p>13 doesn't -- it's a dead end on the fence, but</p> <p>14 there's a way people walk around it anyway.</p> <p>15 MR. LEWIS: Okay.</p> <p>16 MR. MAYS: You can walk around it. The</p> <p>17 complaints from some of the residents after it</p> <p>18 fell over is the people from Twin Branch Acres</p> <p>19 were going over there and fishing on the pond,</p> <p>20 not that fishing is a bad thing to do, but</p> <p>21 it's not authorized in here, and these people</p> <p>22 don't obviously want to see people's</p> <p>23 headlights now because headlights are coming</p> <p>24 through, and people are walking through and</p> <p>25 leaving trash.</p>	<p style="text-align: right;">Agenda page 15 Page 43</p> <p>1 in here to do a little touch up on the top</p> <p>2 rails and things like that.</p> <p>3 We already painted side concrete and we</p> <p>4 made that repair that was made from somebody</p> <p>5 hitting it with either a golf cart, or our</p> <p>6 landscape company hit it and they broke it.</p> <p>7 We managed to fix that ourselves, too.</p> <p>8 So that's completed other than getting some</p> <p>9 painting, a little bit of touch-up work done</p> <p>10 on it.</p> <p>11 CHAIRMAN MILLS: Where are we at on</p> <p>12 design or thoughts for limiting what can cross</p> <p>13 that thing?</p> <p>14 MR. MAYS: The idea that we came up with</p> <p>15 is obviously we had to worry about ADA</p> <p>16 compliance, so we checked the information</p> <p>17 that's out there, and ADA says we need a</p> <p>18 36-inch opening.</p> <p>19 So if we a 36 -- if we put -- instead of</p> <p>20 putting one bollard in the center that I was</p> <p>21 worried about people hitting in the dark, we</p> <p>22 can actually put a bollard on each corner and</p> <p>23 leave it 36 to 38 inches wide, and that would</p> <p>24 stop any kind of cart of any sort going across</p> <p>25 it but still give enough room for people in</p>
<p style="text-align: right;">Page 42</p> <p>1 MR. LEWIS: Do we need a motion for</p> <p>2 this?</p> <p>3 CHAIRMAN MILLS: Yes.</p> <p>4 MR. LEWIS: I'll motion that we go with</p> <p>5 the staff's recommendation with Farmer's</p> <p>6 Friend, I think, for \$9800. Is that what it</p> <p>7 was?</p> <p>8 MR. MAYS: 9800, yeah.</p> <p>9 MR. BAUMHOVER: I'll second the motion.</p> <p>10 CHAIRMAN MILLS: Seconded by Forrest.</p> <p>11 Any discussion?</p> <p>12 (No response.)</p> <p>13 CHAIRMAN MILLS: All in favor.</p> <p>14 (All board members signify in the</p> <p>15 affirmative.)</p> <p>16 CHAIRMAN MILLS: Passes five to zero.</p> <p>17 (Motion passes.)</p> <p>18 CHAIRMAN MILLS: Okay.</p> <p>19 MR. MAYS: Got anything? Oh, the -- I</p> <p>20 don't know if anybody has walked it yet, but</p> <p>21 we have completed the boards on the bottom,</p> <p>22 the vinyl, the recycled lumber on the bottom</p> <p>23 of the bridge, a lot of compliments on it.</p> <p>24 It turned out well. It looks good.</p> <p>25 Now we just need to get our painting company</p>	<p style="text-align: right;">Page 44</p> <p>1 wheelchairs, handicapped, bicycles, strollers,</p> <p>2 things likes that, to get over the bridge.</p> <p>3 So Sonny is working on ordering --</p> <p>4 getting together and ordering -- since it's</p> <p>5 under our spending threshold, I still would</p> <p>6 like the board's approval, obviously to say,</p> <p>7 yes, let's do the four bollards.</p> <p>8 That would be my recommendation, to put</p> <p>9 the four bollards, and possibly, even if the</p> <p>10 board would like, there is power over there,</p> <p>11 we could possibly run some bollards with</p> <p>12 lights in them.</p> <p>13 The ones with lights in them don't seem</p> <p>14 to be as heavy duty as the steel bollards. So</p> <p>15 we're checking into that still, too --</p> <p>16 CHAIRMAN MILLS: Okay.</p> <p>17 MR. MAYS: -- because we also would like</p> <p>18 to possibly put a camera in each direction and</p> <p>19 have cameras going across the walk bridge,</p> <p>20 too.</p> <p>21 CHAIRMAN MILLS: I had asked you about</p> <p>22 double stroller, side by side.</p> <p>23 MS. WHYTE: We're still working on that.</p> <p>24 We haven't done anything yet, but --</p> <p>25 CHAIRMAN MILLS: Okay. So that's all in</p>

<p style="text-align: right;">Page 45</p> <p>1 the future.</p> <p>2 MS. WHYTE: It's still in the works.</p> <p>3 CHAIRMAN MILLS: Okay. Great. ADA is</p> <p>4 one thing, but a double wide, side by side is</p> <p>5 an inch wider than that we're in trouble.</p> <p>6 Right? So --</p> <p>7 MS. WHYTE: We'll look at it.</p> <p>8 CHAIRMAN MILLS: Mr. Ross.</p> <p>9 MR. ROSS: I think it was my motion that</p> <p>10 said include the bollards. I don't want to</p> <p>11 micro manage the project. I certainly have</p> <p>12 complete confidence in our staff.</p> <p>13 So if we need to make a motion, I'll</p> <p>14 make a motion, but I just would like to affirm</p> <p>15 what was just said, that if the two bollard</p> <p>16 system at each entryway makes sense and solves</p> <p>17 the issue, go with that.</p> <p>18 If lighting makes sense and enhances the</p> <p>19 safety, go with that. So I don't know how to</p> <p>20 best articulate it other than I trust you to</p> <p>21 do it the right way, and I'd just as soon not</p> <p>22 micro manage it.</p> <p>23 CHAIRMAN MILLS: Okay. And I wasn't</p> <p>24 here last month, so I apologize. Was there a</p> <p>25 motion to that effect last month?</p>	<p style="text-align: right;">Agenda page 16 Page 47</p> <p>1 CHAIRMAN MILLS: Yes.</p> <p>2 MR. LEWIS: Do we need to put up any</p> <p>3 signs if we put the bollards in about no golf</p> <p>4 carts or anything like that to --</p> <p>5 MR. MAYS: No. If we put the bollards</p> <p>6 in, it will --</p> <p>7 MR. LEWIS: Well, I guess I could see</p> <p>8 one guy flying down there and not realizing</p> <p>9 things have --</p> <p>10 MR. MAYS: We can put them at the front</p> <p>11 entry points and let them know it's not a golf</p> <p>12 cart crossing or no golf cart crossing,</p> <p>13 something simple like that.</p> <p>14 MR. LEWIS: Yeah.</p> <p>15 MS. WHYTE: We will get appropriate</p> <p>16 signage as well as the slippery when wet</p> <p>17 signs, usual requirements for bridges and</p> <p>18 crosswalks and that type of material.</p> <p>19 MR. LEWIS: Thank you.</p> <p>20 CHAIRMAN MILLS: What else?</p> <p>21 MS. WHYTE: Do you guys want to consider</p> <p>22 a camera for the bridge? I put it in there.</p> <p>23 It is under our threshold, but I just wanted</p> <p>24 to make sure you guys were okay with putting</p> <p>25 cameras so -- because there has been, again,</p>
<p style="text-align: right;">Page 46</p> <p>1 MS. McCORMICK: I don't remember,</p> <p>2 honestly, so --</p> <p>3 MR. LEWIS: I don't remember.</p> <p>4 MR. ROSS: I thought so, but maybe --</p> <p>5 MR. MAYS: No. I think it was just a</p> <p>6 recommendation because it's under the spending</p> <p>7 threshold, so some --</p> <p>8 MR. ROSS: Okay. Then I stand</p> <p>9 corrected.</p> <p>10 CHAIRMAN MILLS: So we don't -- if it's</p> <p>11 under the threshold, then we don't need a</p> <p>12 motion. Right?</p> <p>13 MS. McCORMICK: Right.</p> <p>14 CHAIRMAN MILLS: Okay. Mr. Barrett.</p> <p>15 MR. BARRETT: It looks really good. I</p> <p>16 did notice that the board have a good amount</p> <p>17 of bounce to them.</p> <p>18 MR. MAYS: Yeah.</p> <p>19 MR. BARRETT: I was wondering did you</p> <p>20 use screws to --</p> <p>21 MR. MAYS: We used screws.</p> <p>22 MR. BARRETT: Okay. Very good. That</p> <p>23 solves my issue.</p> <p>24 CHAIRMAN MILLS: Mr. Lewis.</p> <p>25 MR. LEWIS: I have one more question.</p>	<p style="text-align: right;">Page 48</p> <p>1 in the Village Green, if I'm not mistaken,</p> <p>2 some thefts of mailboxes last week and -- or a</p> <p>3 couple of weeks ago and recently, and they</p> <p>4 presume they came in off the bridge. They're</p> <p>5 walkers.</p> <p>6 So the question is, do you want to</p> <p>7 protect the bridge and the assets of the</p> <p>8 community, or do you not? So we got a</p> <p>9 proposal just in case you chose to.</p> <p>10 MR. CHESNEY: I like how you worded it.</p> <p>11 CHAIRMAN MILLS: Well, any objections to</p> <p>12 that?</p> <p>13 MR. CHESNEY: I do. Well, would it</p> <p>14 require another internet service?</p> <p>15 MR. MAYS: Yes.</p> <p>16 MS. WHYTE: It would. We would have to</p> <p>17 figure out to get it there. We're not there</p> <p>18 yet. We might be able to route it to the</p> <p>19 guardhouse.</p> <p>20 MR. CHESNEY: Well, it's just every time</p> <p>21 we do that, it's 204 bucks -- is that what it</p> <p>22 is? -- each month. I'm looking at the budget.</p> <p>23 MS. WHYTE: I'm going to -- yeah, I</p> <p>24 know, but I'm going to bring you some new</p> <p>25 stuff in the next little bit, because I'm</p>

<p style="text-align: right;">Page 49</p> <p>1 working on something with Spectrum. 2 And apparently all of the wi-fi we're 3 paying for in the park, nowadays, they don't 4 even charge for wi-fi. 5 MR. CHESNEY: They don't charge for it? 6 MS. WHYTE: No, they don't charge for 7 it. I got them to waive the -- 8 MR. CHESNEY: I'm looking at the \$204 9 charges. 10 MS. WHYTE: Well, because I haven't 11 finished yet. There's so many projects on the 12 plate right now. 13 I'm working with a guy, and he did say 14 he would do it now, if we wanted to do 15 installation. I got him to waive all the 16 installation fees, but I'm not ready to 17 present it to you. 18 But, yes, there is a way to do -- if 19 there's a router that's far enough to -- we 20 may be able to boost the signal enough. I'm 21 not sure. We're not there yet. Or we do it 22 as a record only, so if there's an instance, 23 we can still go and pull it from there if we 24 need to, because the DVR will be on site in a 25 metal box enclosed and encased.</p>	<p style="text-align: right;">Agenda page 17 Page 51</p> <p>1 that's what they're doing, crossing over that 2 bridge, so my concern there is, if we don't, 3 now we're charging to the community, then the 4 other communities are going to say, "Where are 5 our cameras?" So -- 6 MS. WHYTE: You have potential -- that's 7 why we brought it to you. 8 MR. MAYES: That's why, even though it's 9 under the spending threshold, I don't want to 10 make the decision. And I'm also concerned 11 about enough lighting over there. 12 Those night cameras are good -- they 13 have -- they work good in cars because of the 14 tag light. The light -- the infrared picks up 15 the light, but there's nothing -- you know, 16 they're not going to cross the bridge with a 17 flashlight and say, "Hey, look at me. I'm 18 coming in here to steal your mail," whatever. 19 So I'm just not even sure they would 20 work properly, so that's why I'm second- 21 guessing it. 22 MR. CHESNEY: Well, how much is the 23 camera? I don't remember -- 24 MS. WHYTE: The whole thing, 25 installation and all, is \$4800.</p>
<p style="text-align: right;">Page 50</p> <p>1 MR. BAUMHOVER: How much footage does it 2 store? 3 MS. WHYTE: Depending on how much 4 traffic there is. 5 MR. BAUMHOVER: Does it require like a 6 lot of maintenance to go in -- 7 MS. WHYTE: About 30 days usually, 8 depending on how much traffic. If there's not 9 a lot of traffic, it could be 45 days. It 10 varies. It will just replay itself. It will 11 re-record itself over. 12 Most of our -- most of our cameras are 13 recording -- we're on a terabyte on memory on 14 most of them. They're recording a good 30 15 days with a lot of foot traffic. 16 Foot traffic isn't going to be that 17 heavy. So I would say we should be able to 18 get a good 35, maybe -- you know, a month, 19 maybe even two months, but won't know until we 20 put it in. 21 CHAIRMAN MILLS: Okay. 22 MR. MAYES: It would have to be charged 23 to the Greens, because if not, we'd start 24 having to look -- since it's for -- since it's 25 pretty much to protect the Greens, because</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. BAUMHOVER: So do we incur any like 2 expectations or obligations, like you 3 mentioned, like if one community has it now, 4 other communities will be asking? 5 And like are there any legal obligations 6 that we have in terms of -- I don't know -- 7 helping law enforcement or retention or 8 anything like that? Because it sounds like we 9 could be solving this problem for, you know, 10 future -- are there any questions that we 11 should be considering before we just move into 12 this? 13 MS. McCORMICK: I think we looked under 14 public records like how long to maintain the 15 video in the past, and I think it was a 16 relatively shorter period of time. 17 MS. WHYTE: I think it's 15 to 30 days. 18 It's not -- 19 MS. McCORMICK: Right. And from the 20 legal standpoint of, would we be obligated to 21 install cameras in other places, I would say 22 no, but -- 23 MR. BAUMHOVER: Right. 24 MS. McCORMICK: -- I think the issue is 25 from a policy standpoint a concern that you</p>

<p style="text-align: right;">Page 53</p> <p>1 might be setting a precedent that could then</p> <p>2 cause an issue with future requests that you</p> <p>3 might have from other communities, that if</p> <p>4 there was a similar request for video cameras</p> <p>5 to be installed, but I don't see that as a</p> <p>6 legal issue.</p> <p>7 CHAIRMAN MILLS: Any other thoughts?</p> <p>8 MR. CHESNEY: (Moving head from side to</p> <p>9 side.)</p> <p>10 CHAIRMAN MILLS: Well, I mean, you know,</p> <p>11 we just spent a fair amount to redo the</p> <p>12 bridge. It is an entry in and out of a gated</p> <p>13 community.</p> <p>14 MS. WHYTE: Before you make your</p> <p>15 decision, the cameras at the Greens guardhouse</p> <p>16 need to be replaced. I checked -- we got a</p> <p>17 proposal, because the DVR keeps crashing and</p> <p>18 it's analog, that's approximately around</p> <p>19 \$10,000 in order to get brand-new cameras and</p> <p>20 a DVR in there to be -- they were put in in</p> <p>21 2010. I just want you to know. They've been</p> <p>22 in ten years.</p> <p>23 MR. CHESNEY: There's a lot of money in</p> <p>24 that, so, I mean --</p> <p>25 MS. WHYTE: But the residents are</p>	<p style="text-align: right;">Agenda page 18 Page 55</p> <p>1 MS. WHYTE: Oh, no. I'll work on that.</p> <p>2 Don't worry.</p> <p>3 MR. CHESNEY: I'm just saying every</p> <p>4 camera, I mean, \$204, we were already up to</p> <p>5 like a thousand bucks a month just in</p> <p>6 internet.</p> <p>7 MS. WHYTE: Keep in mind, Harbor Links</p> <p>8 has two gates, so it's two cameras, two -- you</p> <p>9 know, there is quite a bit.</p> <p>10 MR. CHESNEY: I understand. It's just</p> <p>11 expensive.</p> <p>12 CHAIRMAN MILLS: Yes.</p> <p>13 MS. WHYTE: The other thing we have for</p> <p>14 you is the property up on Promise Lane, as</p> <p>15 Robert mentioned, TECO requesting access and</p> <p>16 all of that.</p> <p>17 But in order to get the power there at</p> <p>18 the county level, at the TECO, you have to</p> <p>19 have a purpose of what it is you need the</p> <p>20 power for. You can't just say "power."</p> <p>21 So since we are looking at potentially</p> <p>22 putting in a community garden, Doug got a</p> <p>23 proposal for the well pump that we had talked</p> <p>24 about.</p> <p>25 And we do -- we uploaded it, and it is</p>
<p style="text-align: right;">Page 54</p> <p>1 extremely -- they always ask about the</p> <p>2 cameras, and they always ask us about the</p> <p>3 bridge. And we've never had it on the bridge</p> <p>4 as far as we -- as long as Doug and I have</p> <p>5 worked here, but I just want you to know that</p> <p>6 we do need to replace the cameras, which are</p> <p>7 -- the DVR is crashing periodically.</p> <p>8 MR. CHESNEY: I'll make the motion that</p> <p>9 we replace the cameras in the Greens and add</p> <p>10 the one for the bridge.</p> <p>11 MR. LEWIS: I'll second that.</p> <p>12 CHAIRMAN MILLS: Okay. Any further</p> <p>13 discussion?</p> <p>14 MS. McCORMICK: And you have the</p> <p>15 proposals for both.</p> <p>16 MS. WHYTE: I have the proposals in</p> <p>17 hand.</p> <p>18 CHAIRMAN MILLS: All in favor.</p> <p>19 (All board members signify in the</p> <p>20 affirmative.)</p> <p>21 CHAIRMAN MILLS: Five to zero.</p> <p>22 (Motion passes.)</p> <p>23 MS. WHYTE: Thank you.</p> <p>24 MR. CHESNEY: And hopefully we won't get</p> <p>25 \$204 a month --</p>	<p style="text-align: right;">Page 56</p> <p>1 potentially -- and you do need power to run</p> <p>2 the pump. So since we are going that route in</p> <p>3 the near future --</p> <p>4 MS. McCORMICK: Aren't we also using it</p> <p>5 for the aerator?</p> <p>6 MS. WHYTE: Yes, but that's apparently</p> <p>7 not enough for them. Right, Doug?</p> <p>8 MR. MAYS: Yes.</p> <p>9 MR. CHESNEY: What do you -- want us to</p> <p>10 put in a solar array? It doesn't make any</p> <p>11 sense.</p> <p>12 MS. WHYTE: I don't know. I can only</p> <p>13 tell you what I've been told, what we've</p> <p>14 discussed, and that is what they say that we</p> <p>15 need.</p> <p>16 We need a purpose for -- now, I don't</p> <p>17 know if we ever told them what we are using</p> <p>18 the aerator for because we don't have the</p> <p>19 aerator because we don't have permission yet</p> <p>20 from TECO.</p> <p>21 MR. DVORAK: I think you need a use for</p> <p>22 the parcel that you're requesting power for.</p> <p>23 MS. WHYTE: And here's the thing is,</p> <p>24 because we haven't got the use to go through</p> <p>25 the TECO stuff yet to be able to say, "Hey,</p>

<p style="text-align: right;">Page 57</p> <p>1 we're going to use it for that aerator,"</p> <p>2 because we don't have that usage yet, so we're</p> <p>3 working on usage present.</p> <p>4 MR. MAYS: And we were told once we have</p> <p>5 a proposal from a well company --</p> <p>6 MS. WHYTE: That might be sufficient.</p> <p>7 MR. MAYS: -- and we accept that</p> <p>8 proposal, we'll be able to -- they have to</p> <p>9 apply for the permit, and once they've applied</p> <p>10 for the permit, then TECO will issue the</p> <p>11 authorization for the electric.</p> <p>12 MR. CHESNEY: Okay.</p> <p>13 CHAIRMAN MILLS: Is there a motion</p> <p>14 approve the proposal for the well?</p> <p>15 MR. CHESNEY: Sure. How much is it?</p> <p>16 MR. MAYS: We don't have it yet.</p> <p>17 MS. WHYTE: The proposal?</p> <p>18 MR. LEWIS: Oh, I thought she had it.</p> <p>19 CHAIRMAN MILLS: Yeah.</p> <p>20 MS. WHYTE: You gave it to me. It's on</p> <p>21 there. There's a pump.</p> <p>22 CHAIRMAN MILLS: David's Pump.</p> <p>23 MS. WHYTE: That's not what -- you said</p> <p>24 the other one you were waiting on.</p> <p>25 MR. CHESNEY: How much was it?</p>	<p style="text-align: right;">Agenda page 19 Page 59</p> <p>1 CHAIRMAN MILLS: Five to zero.</p> <p>2 MS. WHYTE: And the only other thing</p> <p>3 that we have is -- we uploaded for you -- and</p> <p>4 that could be a topic of discussion tonight or</p> <p>5 a workshop because it is quite extensive, and</p> <p>6 that is the -- I received a proposal from OLM</p> <p>7 for them to do the services for the landscape</p> <p>8 contract.</p> <p>9 I have uploaded it. I think it's \$2500.</p> <p>10 And so you would need to approve that, and</p> <p>11 then, of course, the time line as well as the</p> <p>12 requirements, potential -- he called it</p> <p>13 prequalifications, but maybe qualifications,</p> <p>14 however you guys deem fit on what you wanted</p> <p>15 to do.</p> <p>16 MS. McCORMICK: So I just got this</p> <p>17 today, and I was talking to Sonny a little bit</p> <p>18 before the meeting. I would like to talk to</p> <p>19 OLM about the way that this process is going</p> <p>20 to work.</p> <p>21 I think the intent is to do something</p> <p>22 similar the last time we went through this</p> <p>23 process, which was to do a prequalifications</p> <p>24 of the landscape companies, and then we were</p> <p>25 to have those prequalified companies that</p>
<p style="text-align: right;">Page 58</p> <p>1 CHAIRMAN MILLS: 10,000 is --</p> <p>2 MR. CHESNEY: Okay. I'll make a --</p> <p>3 MS. WHYTE: It's from David's Pump, and</p> <p>4 it's \$10,195.</p> <p>5 MR. CHESNEY: I'll make a motion to</p> <p>6 approve the proposal from David's Pump.</p> <p>7 MS. McCORMICK: Are you getting any</p> <p>8 other proposals, or is that the only one?</p> <p>9 MR. MAYS: We've got another one coming</p> <p>10 this week.</p> <p>11 MS. McCORMICK: Why don't you do it for</p> <p>12 a not-to-exceed amount?</p> <p>13 MR. CHESNEY: Okay. Not to exceed</p> <p>14 10,195. So instead of accepting the</p> <p>15 proposal --</p> <p>16 MS. WHYTE: Nothing to exceed this</p> <p>17 price.</p> <p>18 MR. CHESNEY: Yes.</p> <p>19 MS. WHYTE: Okay. Perfect.</p> <p>20 CHAIRMAN MILLS: Is there a second?</p> <p>21 MR. LEWIS: I'll second it.</p> <p>22 CHAIRMAN MILLS: Matt, thank you. All</p> <p>23 in favor.</p> <p>24 (All board members signify in the</p> <p>25 affirmative.)</p>	<p style="text-align: right;">Page 60</p> <p>1 would actually submit the landscape bids.</p> <p>2 And so I just want to walk through that</p> <p>3 with OLM a little bit, but I think that this</p> <p>4 is just kind of for initial information by the</p> <p>5 board, for any questions that you may have,</p> <p>6 and then we'll come back in April with some</p> <p>7 additional information.</p> <p>8 CHAIRMAN MILLS: Okay.</p> <p>9 MR. CHESNEY: And can we also ask them</p> <p>10 to -- for whatever reason, every time they</p> <p>11 quote us 2500, and then we ask them to reduce</p> <p>12 it, and then usually it's 1500.</p> <p>13 So can we go ahead and do that again? I</p> <p>14 just don't understand why they continually --</p> <p>15 to me, it should be included. It should be</p> <p>16 zero, but --</p> <p>17 MS. WHYTE: We can reach out to Tommy,</p> <p>18 or maybe Andy would like to reach out to</p> <p>19 Tommy.</p> <p>20 MR. MENDENHALL: Yeah, I mean, I can</p> <p>21 reach out to them.</p> <p>22 The other thing I recommend, if you're</p> <p>23 talking to them about the time line and</p> <p>24 everything else, is just a very clear scope on</p> <p>25 what they're going to do during this process.</p>

<p style="text-align: right;">Page 61</p> <p>1 Like are they going to be evaluating the</p> <p>2 qualifications and are they going to</p> <p>3 evaluating -- I know it says that they're</p> <p>4 evaluating bids, but it's been -- the past two</p> <p>5 times we've done it, it's been a little</p> <p>6 blurry.</p> <p>7 MS. McCORMICK: Okay.</p> <p>8 MR. CHESNEY: A/k/a they ended up doing</p> <p>9 a lot of the work.</p> <p>10 MR. MENDENHALL: Yeah.</p> <p>11 MS. McCORMICK: Oh, okay.</p> <p>12 MR. MENDENHALL: So I don't want them to</p> <p>13 have a reduction, and then we wind up doing</p> <p>14 everything, so --</p> <p>15 MS. McCORMICK: Okay. One of the</p> <p>16 things, though, that I do want to make sure</p> <p>17 that the board understands, and I think Sonny</p> <p>18 has talked to Jim, to you, about this a little</p> <p>19 bit, but it looks like, based on the time line</p> <p>20 that we are looking at here, we would not be</p> <p>21 getting bids back from these landscape</p> <p>22 maintenance companies till like --</p> <p>23 MS. WHYTE: July.</p> <p>24 MS. McCORMICK: -- July, and we wouldn't</p> <p>25 be actually choosing which contractor we're</p>	<p style="text-align: right;">Agenda page 20 Page 63</p> <p>1 MR. CHESNEY: No. Yeah, I wouldn't --</p> <p>2 MR. BAUMHOVER: (Inaudible) I mean</p> <p>3 couldn't we ask OLM to do that?</p> <p>4 MR. MENDENHALL: I would -- I would</p> <p>5 think based on their experience that they</p> <p>6 might be able to give us some sort of a</p> <p>7 percentage that we could expect, because I</p> <p>8 think it's going to go up, but they could</p> <p>9 probably give us some idea of "Here's a good</p> <p>10 buffer."</p> <p>11 And, you know, once again, you can</p> <p>12 balance that out by -- if not enough is put</p> <p>13 in, you have enough fund balance for a year,</p> <p>14 deficit fund it, and then just build it into</p> <p>15 next year's budget.</p> <p>16 MR. BARRETT: Do landscape companies</p> <p>17 ever request the budget?</p> <p>18 MR. MENDENHALL: A lot of times they go</p> <p>19 and find it on their own. I rarely have one</p> <p>20 that will request the budget, but I have</p> <p>21 plenty that know the numbers.</p> <p>22 MS. WHYTE: Oh, yeah, they all know the</p> <p>23 numbers.</p> <p>24 MR. MENDENHALL: Yeah, the big ones do,</p> <p>25 for sure.</p>
<p style="text-align: right;">Page 62</p> <p>1 going through until potentially September. So</p> <p>2 that's going to be way beyond the budgeting</p> <p>3 process, and so --</p> <p>4 MS. WHYTE: That's why we wanted to</p> <p>5 present you the time line, because now you</p> <p>6 could choose how you want to handle it.</p> <p>7 MR. CHESNEY: I mean -- yeah.</p> <p>8 MR. MENDENHALL: Yeah. I mean,</p> <p>9 regardless, even if we could speed up that</p> <p>10 time line, we would technically need to know a</p> <p>11 ballpark amount by when we submit to the</p> <p>12 county in May.</p> <p>13 So I don't know that it would</p> <p>14 necessarily matter if, you know, we don't get</p> <p>15 it by then.</p> <p>16 MR. CHESNEY: And, quite frankly, I</p> <p>17 mean, we have sufficient fund balance. I</p> <p>18 mean, we don't have to immediately raise</p> <p>19 assessments just because your expenses go up.</p> <p>20 MR. MENDENHALL: For one year you could</p> <p>21 deficit fund it out.</p> <p>22 MR. CHESNEY: Yeah, I mean, easily</p> <p>23 deficit fund it --</p> <p>24 MS. McCORMICK: So you're not concerned</p> <p>25 this coinciding with the budgeting process.</p>	<p style="text-align: right;">Page 64</p> <p>1 MS. WHYTE: I spoke to -- Doug and I had</p> <p>2 a meeting with Paul last week prior to the</p> <p>3 inspection and shortly thereafter the</p> <p>4 inspection, and we asked, "What are the</p> <p>5 numbers coming in?" And he said just probably</p> <p>6 expect close to 20 percent.</p> <p>7 MS. McCORMICK: Increase?</p> <p>8 MS. WHYTE: Uh-huh. Roughly. I mean,</p> <p>9 again, it depends, and you can't be certain,</p> <p>10 but he figures that's the average, is about 20</p> <p>11 percent increase.</p> <p>12 CHAIRMAN MILLS: Okay. All right.</p> <p>13 MR. CHESNEY: And my recommendation, you</p> <p>14 know, is to just see what comes in and not</p> <p>15 worry so much about the budget at this time.</p> <p>16 MS. McCORMICK: So if the board is going</p> <p>17 to approve the proposal to go forward with OLM</p> <p>18 subject to negotiating the price and spelling</p> <p>19 out the functions, just don't send back the</p> <p>20 proposal. We'll --</p> <p>21 MS. WHYTE: I gave it to Andy.</p> <p>22 MS. McCORMICK: -- we'll make it a</p> <p>23 little bit more detailed so it's clear who is</p> <p>24 going to do what.</p> <p>25 CHAIRMAN MILLS: Okay. Do we need a</p>

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<p>1 motion for that?</p> <p>2 MS. McCORMICK: Yes.</p> <p>3 CHAIRMAN MILLS: Yeah? Okay.</p> <p>4 MR. BAUMHOVER: So moved.</p> <p>5 MR. LEWIS: Second.</p> <p>6 CHAIRMAN MILLS: Seconded by Matt, to</p> <p>7 approve OLM to proceed forward, subject to the</p> <p>8 discussion here, for \$2500. All in favor.</p> <p>9 MR. CHESNEY: Not to exceed \$2500.</p> <p>10 CHAIRMAN MILLS: Not to exceed \$2500.</p> <p>11 (All board members signify in the</p> <p>12 affirmative.)</p> <p>13 CHAIRMAN MILLS: Five to zero.</p> <p>14 (Motion passes.)</p> <p>15 MS. WHYTE: Do you guys want to discuss</p> <p>16 any potential changes to the landscape</p> <p>17 contract that Doug will recommend to you at a</p> <p>18 workshop?</p> <p>19 MR. CHESNEY: Well, I thought we were</p> <p>20 just going to have a workshop for the</p> <p>21 landscape -- yeah.</p> <p>22 MS. WHYTE: Is that what the next</p> <p>23 workshop potentially should be about or should</p> <p>24 include that and what other --</p> <p>25 MR. CHESNEY: Supposed to garner</p>	<p>1 CHAIRMAN MILLS: That's St. Patrick's</p> <p>2 Day.</p> <p>3 MR. CHESNEY: So you might want to do it</p> <p>4 -- that will affect attendance.</p> <p>5 MR. BAUMHOVER: It would affect my</p> <p>6 attendance.</p> <p>7 CHAIRMAN MILLS: It will affect my</p> <p>8 attendance.</p> <p>9 MS. WHYTE: If they can't attend, they</p> <p>10 can also email their questions or their</p> <p>11 concerns or their recommendations or</p> <p>12 suggestions.</p> <p>13 MR. ROSS: So what's the decision? Will</p> <p>14 it be March?</p> <p>15 MR. CHESNEY: Sure.</p> <p>16 CHAIRMAN MILLS: Wait a minute. It's on</p> <p>17 the books right now for the 17th. Right?</p> <p>18 MR. BAUMHOVER: Right.</p> <p>19 MR. ROSS: At the library.</p> <p>20 MS. WHYTE: So the 17th.</p> <p>21 CHAIRMAN MILLS: Uh-huh.</p> <p>22 MR. CHESNEY: Because we need to know</p> <p>23 before we put out the bid specs.</p> <p>24 CHAIRMAN MILLS: Right. So the timing</p> <p>25 is critical.</p>
Page 66	Page 68
<p>1 resident input for, you know, things they</p> <p>2 might want done differently and stuff like</p> <p>3 that, too, different plantings.</p> <p>4 MS. WHYTE: So maybe Chris' article</p> <p>5 could -- I don't know.</p> <p>6 MR. CHESNEY: I don't know.</p> <p>7 MR. MAYS: Discuss it in a workshop.</p> <p>8 CHAIRMAN MILLS: Yeah.</p> <p>9 MR. CHESNEY: Yeah.</p> <p>10 MR. LEWIS: I think it's too much to go</p> <p>11 over personally.</p> <p>12 MS. WHYTE: It's very detailed. I</p> <p>13 brought it. It's very detailed.</p> <p>14 CHAIRMAN MILLS: Okay. Anything else?</p> <p>15 MR. BARRETT: Do you want me to say that</p> <p>16 the next workshop will deal with landscaping</p> <p>17 and resident input on it?</p> <p>18 CHAIRMAN MILLS: Yes.</p> <p>19 MR. BARRETT: Okay. Thank you.</p> <p>20 MS. WHYTE: Make a call --</p> <p>21 MR. ROSS: And what's the date of that</p> <p>22 workshop?</p> <p>23 MS. WHYTE: March 18, I believe.</p> <p>24 MR. CHESNEY: Make sure that's not</p> <p>25 spring break.</p>	<p>1 MS. McCORMICK: I won't be here, but I</p> <p>2 don't think you'll need me.</p> <p>3 CHAIRMAN MILLS: Okay. Anything else?</p> <p>4 MR. MAYS: Mr. Longnecker is here if you</p> <p>5 want to discuss that with the engineer.</p> <p>6 CHAIRMAN MILLS: Okay. We're going to</p> <p>7 have to circle back to that.</p> <p>8 So we were talking about the -- it's</p> <p>9 Millport. Right? -- the flooding issue over</p> <p>10 there. So, if you would, please state your</p> <p>11 name and address for the record, and we can</p> <p>12 open up the discussion.</p> <p>13 MR. LONGNECKER: Yeah. My name is Carl</p> <p>14 Longnecker, L-o-n-g-n-e-c-k-e-r, and we're on</p> <p>15 218 Millport Drive.</p> <p>16 CHAIRMAN MILLS: Okay. So Doug and</p> <p>17 Robert, you kind of want to quickly go back</p> <p>18 through what we were talking about.</p> <p>19 MR. DVORAK: Well, I can kind of go</p> <p>20 through a little bit of why it popped up to</p> <p>21 begin with.</p> <p>22 In that low area behind your house, the</p> <p>23 developer originally put a small inlet back</p> <p>24 there with a pipe that connected to the inlet</p> <p>25 in the street to provide drainage for that</p>

<p style="text-align: right;">Page 69</p> <p>1 area, and for whatever reason, the area</p> <p>2 wasn't filled as part of the grading for the</p> <p>3 project.</p> <p>4 And we can only guess that maybe because</p> <p>5 of the large cypress trees back there, there</p> <p>6 may be an environmental concern for filling</p> <p>7 them in or taking them down, I don't know.</p> <p>8 But, anyway, this inlet connected to the</p> <p>9 street, it was a plastic corrugated pipe, and</p> <p>10 it had failed, so there was no outlet</p> <p>11 whatsoever.</p> <p>12 So as the water table came up, and it</p> <p>13 rained, and the water from your roof and your</p> <p>14 yard went into that low area, it had</p> <p>15 absolutely no place to go, which is kind of</p> <p>16 the way it is today.</p> <p>17 The pipe's collapsed. There is no</p> <p>18 positive outfall. So we looked at it.</p> <p>19 There's an easement, and the pipe and the</p> <p>20 inlet are in this existing drainage easement,</p> <p>21 so we basically surveyed the area, so we have</p> <p>22 all the elevations and the grades, and we</p> <p>23 designed a replacement; that is, a gravity</p> <p>24 inlet, both box and pipe, that connects back</p> <p>25 to the street.</p>	<p style="text-align: right;">Agenda page 22 Page 71</p> <p>1 property, they could put the fill in and grade</p> <p>2 it. And that's kind of where we left it.</p> <p>3 And I think since then, Doug has talked</p> <p>4 to other people about different solutions, but</p> <p>5 -- and I don't know how much of your yard</p> <p>6 would have to be filled or your neighbor's</p> <p>7 yard would have to be filled in order to get</p> <p>8 that positive drainage, but, you know, it's</p> <p>9 going to cost a few bucks.</p> <p>10 So I don't know. At this point, that's</p> <p>11 kind of what we agreed to, and then Doug was</p> <p>12 going to talk to you and your neighbor and see</p> <p>13 what you guys thoughts about that.</p> <p>14 MR. LONGNECKER: Well, I'm not actually</p> <p>15 speaking on my neighbor's behalf, but he and I</p> <p>16 have talked a couple of times about this.</p> <p>17 So we're willing to work with you guys</p> <p>18 to do whatever is easiest slash best for all</p> <p>19 parties concerned. So if that means extending</p> <p>20 the easements, we're fine with that.</p> <p>21 I think based on the shape of the drain</p> <p>22 I don't think that necessarily helps because I</p> <p>23 feel it would come out of the ground if you</p> <p>24 extend it any farther. It's kind of what you</p> <p>25 were implying. Right?</p>
<p style="text-align: right;">Page 70</p> <p>1 The discussions we've had with the board</p> <p>2 here in the past meetings was you can't place</p> <p>3 the infrastructure outside of the easement</p> <p>4 like go into your yard or your neighbor's</p> <p>5 yards or anything like that.</p> <p>6 So the elevations are such that where we</p> <p>7 put the inlet, you know, let's say, the bottom</p> <p>8 of the low area is the floor here, we're not</p> <p>9 all the way in to the very center of that low</p> <p>10 area. We're off to the side. So we're a</p> <p>11 little bit higher than the very bottom of the</p> <p>12 low area.</p> <p>13 So if you wanted your drain -- your yard</p> <p>14 to drain to that inlet, you know, you would be</p> <p>15 looking at putting fill and making it sloped</p> <p>16 to the top of the inlet yourself to get that</p> <p>17 positive drainage.</p> <p>18 And that's kind of where we left it at</p> <p>19 the last meeting, was that we're replacing an</p> <p>20 existing system that failed to operate or no</p> <p>21 maintenance activity for the CDD, and it's</p> <p>22 going to be better than what it was when it</p> <p>23 was originally installed, and it will be the</p> <p>24 homeowner's responsibility to kind of make --</p> <p>25 if they wanted it any better on their</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. DVORAK: Uh-huh.</p> <p>2 MR. LONGNECKER: But after talking with</p> <p>3 Doug, I get the impression you have to fix the</p> <p>4 collapsed drain and everything else that stems</p> <p>5 from there would be -- could be a decision</p> <p>6 that we decide on if that fixes the problem</p> <p>7 enough for us, you know, either adding fill</p> <p>8 later, or Doug I know had suggested putting in</p> <p>9 a bilge pump that we would run off our house</p> <p>10 electric or our neighbor's house electric to</p> <p>11 get the water pumped into the drain.</p> <p>12 These are all things that we're willing</p> <p>13 to consider. The only thought we had about</p> <p>14 fill was if you guys are going to be back</p> <p>15 there with heavy equipment and all to begin</p> <p>16 with, it doesn't make sense, from a cost</p> <p>17 saving perspective, to get fill in now instead</p> <p>18 of deciding in six months or a year after it's</p> <p>19 done that we really need the fill.</p> <p>20 MR. DVORAK: Yeah, that's something you</p> <p>21 could include in the contractor's work and</p> <p>22 have a separate line item that would be the --</p> <p>23 you know, for the cost for that part of the</p> <p>24 work.</p> <p>25 It would be -- you know, it would be the</p>

<p style="text-align: right;">Page 73</p> <p>1 homeowner's cost, and it could be done at the 2 same time. It certainly would be a lot 3 cheaper than doing the drainage project and 4 then coming back, you know, a month or two 5 later, and then trying to do the fill -- you 6 know, put the fill in. So that makes complete 7 sense. 8 MR. LONGNECKER: Is anybody aware of the 9 going rate for a dump truck full of dirt for 10 fill? 11 MS. CLEMENT: I am. It's about \$10.00 a 12 cubic yard, and they hold about 18 yards, but 13 then you've got to have a guy with a machine 14 on the ground pushing it around and putting it 15 where you want it. 16 MR. LONGNECKER: Yeah. Okay. 17 MR. BAUMHOVER: Would it be possible to 18 maybe try and get a quote that includes, you 19 know, what Mr. Longnecker and his neighbor -- 20 MR. MAYS: Yes. Site Masters is one of 21 the companies we use for this type of work. I 22 had him -- 23 MR. BAUMHOVER: Oh, you already did. 24 MR. MAYS: Yeah. I met him this 25 afternoon.</p>	<p style="text-align: right;">Agenda page23 Page 75</p> <p>1 trees down. I don't think the county is going 2 to like that too much, especially when they're 3 monster two-foot-in-diameter cypress trees 4 standing 50 feet tall right now, but it's not 5 my decision on something like that. 6 But that's what I would be concerned 7 with. That's why I'm leaning more towards the 8 box with the pump, and I think in the long run 9 it will be cheaper to run electricity for 10 these guys and have an extra \$2.00 a month on 11 their electric bill. It only kicks on when 12 the water is flooding. When it floods, that's 13 when it kicks on, so -- 14 CHAIRMAN MILLS: Mr. Lewis. 15 MR. LEWIS. Robert or Doug, maybe I got 16 confused about what was going on. But do they 17 really need to provide -- what you're putting 18 back in is a control structure that once it 19 gets up to the level -- 20 MR. DVORAK: Bottom inlet. 21 MR. LEWIS: -- it's going -- yeah, DBI. 22 MR. DVORAK: Right. 23 MR. LEWIS: So do they really need to 24 regrade anything? If you're just going to -- 25 it's going to flow into that area, and if it</p>
<p style="text-align: right;">Page 74</p> <p>1 MR. BAUMHOVER: Oh, okay. That's the 2 quote you're waiting to get in. 3 MR. MAYS: Yes. He's going to give me 4 different options, A, B, C, D, and one of them 5 we discussed was also to bring in soil, and 6 then obviously when you bring in the soil, you 7 need sod. 8 The only concern he shows about bringing 9 in soil, which is what I'm always concerned 10 about, is when you start burying tree roots, 11 now you put a foot worth of dirt on top of a 12 tree, that, a lot of times, can suffocate a 13 tree and kills trees, so that's why a lot of 14 times you don't see fill coming in for that 15 reason. 16 You can kill a tree putting a couple 17 feet of dirt on top of it. The last time we 18 had to do it, that's the first thing we did, 19 we had to remove the tree out of the way 20 first. 21 So it was a dying tree, so it didn't 22 hurt anything, but, still, these are healthy 23 trees that I would be concerned with. That's 24 just another think to think about. When you 25 bring in fill, you probably have to cut those</p>	<p style="text-align: right;">Page 76</p> <p>1 gets up to that inlet, water is going to go 2 away anyway. 3 MR. DVORAK: It's going over it. Right. 4 What I think their concern is is that 5 because it's not at the very -- 6 MR. LEWIS: Bottom. 7 MR. LONGNECKER: -- bottom, you know -- 8 MR. BAUMHOVER: There's still going to 9 be some standing water. 10 MR. DVORAK: -- there's still going to 11 be some standing water whether it's two inches 12 or three inches or six inches. 13 It's not going to be three feet, 14 because, as you said, the water is going to 15 come into this lower area and go right to the 16 edge -- to the top of the box and then over 17 the edge and out. 18 So it's really significantly reduced. 19 It's very -- you know, very much improved, but 20 if you're talking about just the very bottom 21 of it, that's going to be -- you know, 22 probably still have a little bit of standing 23 water. 24 MR. LEWIS: Okay. Okay. And I guess 25 that's what you're concerned with, sir.</p>

<p style="text-align: right;">Page 77</p> <p>1 MR. LONGNECKER: Yeah. To echo what he 2 said, right now, we get a mini lake in the wet 3 season, and I think the very real concern is 4 that if we do all this work, it may not be a 5 lake, but it's still going to be a swamp in 6 the rainy season. 7 MR. LEWIS: Okay. So you would like it 8 to be more dry, I guess, or dry as it can be. 9 Is that my understanding? 10 MR. LONGNECKER: Well, the concern is we 11 have kids who like to play in the area, but 12 it's fine with us, but it's kind of a safety 13 hazard the way it is right now. 14 MR. MAYS: I think at the wettest time 15 of year -- what would you say? -- it's eight 16 inches deep on -- 17 MR. LONGNECKER: Oh, at least. It goes 18 up to my knees in some spots. 19 MR. LEWIS: Okay. Thank you. 20 MR. LONGNECKER: Yeah. Yeah. So the 21 water flow is not at the surface. It's under 22 the surface, so that's -- it would take it a 23 while to drain, and that's why I think it 24 would stay wet a lot even with the fixed up 25 drain.</p>	<p style="text-align: right;">Agenda page24 Page 79</p> <p>1 that back at the next meeting. 2 MR. DVORAK: Yeah. 3 CHAIRMAN MILLS: Yeah. Okay. We'll 4 continue to work on it, it sounds like, and, 5 you know -- 6 MR. LONGNECKER: I appreciate you guys 7 listening to it, so far. 8 CHAIRMAN MILLS: Good thing it's the 9 first week of March and not the first week in 10 June. Right? 11 MR. LONGNECKER: Yeah. 12 CHAIRMAN MILLS: Keep working at it. 13 Is that satisfactory to you, Mr. Longnecker? 14 MR. LONGNECKER: Yeah. 15 CHAIRMAN MILLS: Okay. Great. Any 16 other audience comments this afternoon? 17 Yes, sir. Name and address, please. 18 MR. GILLIS: Reggie Gillis, 11806 19 Marblehead Drive in Harbor Links. I came to 20 ask about the policies and use of the fields, 21 and specifically on the time which most people 22 would use them during the week, Monday through 23 Friday, from 5:00 to 7:00 p.m. 24 Most of these fields, particularly like 25 Glendcliff, where we're close to Harbor Links,</p>
<p style="text-align: right;">Page 78</p> <p>1 MS. McCORMICK: I would just recommend 2 that it's fine to get a proposal from the same 3 contractor to do both pieces of work, but I 4 think it should be separately contracted for. 5 So we do the part that's on our 6 property, and the homeowner does the part 7 that's on their property. 8 CHAIRMAN MILLS: Yeah. I was just going 9 to say I would encourage you guys to all -- it 10 sounds like we're kicking around a couple of 11 different options, continue to work together 12 and come up with what is going to work. 13 MR. LONGNECKER: Uh-huh. 14 CHAIRMAN MILLS: And we'll proceed 15 accordingly once we know what we're looking 16 at. Right? 17 Is there any part of our piece that's 18 going to need a contract and approval and all 19 that down the road? Has it been costed out 20 yet? 21 MR. DVORAK: We did an engineer's 22 estimate, but the real number is going to be 23 with the contractor here. 24 CHAIRMAN MILLS: Okay. 25 MS. McCORMICK: So I think we'd bring</p>	<p style="text-align: right;">Page 80</p> <p>1 are completely booked with the soccer 2 association for practice. 3 And I got asked to come because if 4 there's anybody that's soccer friendly, I have 5 an older son that's 38 and a younger son 6 that's nine, a little bit of a spread. He's 7 nine going on ten. 8 So the older son played soccer since he 9 was five, played house league, traveled, and 10 all the way to Division One college soccer. 11 He's a coach now for Virginia. 12 My younger son is typical of today, and 13 that was very typical, like the older kids and 14 all his buddies, the other one played soccer 15 also at first, but now I'm on my eighth season 16 of coaching flag football. 17 That's kind of typical. If any of you 18 have gone over to Ed Radice on Friday nights, 19 you'll see, in the winter -- and I talked to 20 the commission about it -- 1200 to 1500 people 21 are at Ed Radice on Friday night. 22 About two thirds of those are Westchase 23 residents. We can't practice at Ed Radice 24 during the week because the Tampa Bay Soccer 25 Association partially pays for the fields, and</p>

<p style="text-align: right;">Page 81</p> <p>1 you can't practice on them. So we have to 2 find somewhere to practice. 3 When you go, like, for example, over to 4 Glenclyff -- and, again, so for the last four 5 years, I've been trying to have practice there 6 from -- and me and not just -- you've got a 7 lot of volunteer coaches who are in that 8 neighborhood. 9 They suffer from the same thing. So at 10 4:00 is really the only time you can possibly 11 -- and just like one of my coaches is chief 12 ticketing officer and marketing for the Bucs. 13 He can't get there at 4:00, and a lot of 14 parents can't, but 5:00 to 7:00 you can't 15 book. 16 And we've even tried to have practice 17 there at 4:00, and I'll just give you some 18 examples of some exchanges we have in our -- 19 kids on our team play soccer also. 20 A lot of the parents -- in fact, the 21 reason I came today, we've got to work around 22 -- I quit trying to practice anywhere else. I 23 now practice at Waterchase, and the reason we 24 do that is because one of the parents knew 25 someone on the homeowners association.</p>	<p style="text-align: right;">Agenda page 25 Page 83</p> <p>1 and what they point out and talk amongst 2 themselves is, so the kids in front of them, 3 most of them don't live here, most of them 4 don't go to the same schools, and they're 5 practicing on the fields in which they can't, 6 where we live right around the corner, you 7 know, we're residents, so, at a minimum -- and 8 I'm not sure. 9 I've talked to some of the soccer 10 coaches and asked them about it. I think some 11 of them are practicing twice a week, and, 12 again, sometimes they do extra things. We 13 practice once a week like most travel sports 14 or sports like this. 15 Flag football has gotten crazy. I mean, 16 the NFL Pro Bowl, before and during half time, 17 you know, the national championships for flag 18 football occur, so it's really gotten much, 19 much bigger. 20 But coaches all over -- in our 21 neighborhood and our community have a very 22 difficult time finding somewhere to practice 23 because of the restrictions that are being -- 24 because the fields are booked completely 25 during the week Monday through Friday.</p>
<p style="text-align: right;">Page 82</p> <p>1 The first time we tried to practice 2 there, said, "No, you can't do it for all 3 these various reasons." They went to the 4 homeowners association. Actually I felt like 5 trying to be good neighbors. You know, they 6 approved us to practice at Waterchase. 7 So we can practice there. I have 11 kids 8 on the team, and very typical, nine of them 9 live in Westchase and a couple in other 10 places. But if I try to practice at 11 Glenclyff, I have coaches that will come up in 12 the middle of practice dragging soccer goals 13 to the middle of the field, "Why are you 14 practicing?" 15 Parents have come out on the field, 16 saying, "What are you doing? That's unsafe." 17 We've had coaches trying to practice when they 18 were not scheduled. One of our assistant 19 coaches also coaches soccer, and he goes to 20 Coaches Corner and looks at the schedule right 21 there on his phone, and said, "Look, you're 22 not even scheduled now." 23 "Well, I worked it out with the parents. 24 We're here not during our scheduled time." 25 The kids know the kids in front of them,</p>	<p style="text-align: right;">Page 84</p> <p>1 So our games are Friday night. I just 2 think that's wrong, and I work -- I've got to 3 work around, and, again, partly because I'm 4 kind of soccer friendly, you know, I've got 5 asked, "Hey, why don't you go talk to the 6 board. At least make sure they're aware this 7 has been going on for years now." 8 I have seen it for the last four years. 9 And we really think something should be done 10 about it. 11 CHAIRMAN MILLS: Sonny, what can you 12 tell us about this? Anything? Are you aware 13 of it at all? 14 MS. WHYTE: Nothing about the flag 15 football. That's the first I've heard. But 16 we are aware that we have an -- they have 17 exclusive rights to use the soccer fields for 18 practices Monday to Friday, and on Saturdays 19 they have the fields. That's the way it's 20 always been. 21 MR. MAYS: When does that start? 22 MS. WHYTE: Oh, gee whiz. There is a 23 break between Christmas and New Year's. 24 MR. LEWIS: It's going to start up again 25 in a couple weeks.</p>

<p style="text-align: right;">Page 85</p> <p>1 MS. WHYTE: There you go. I think it 2 should start -- actually it should be starting 3 this month because I went to make a 4 reservation today -- 5 MR. GILLIS: It's spring and winter, 6 both. 7 MS. WHYTE: Yeah. So, I mean, we have 8 summer season. There's a break between, let's 9 say, November -- if I remember correctly, mid 10 November, like around Thanksgiving, through 11 until now that there is a break, but beyond 12 that, they're right through until May again. 13 So March through to May, and as well as 14 September through until November. 15 CHAIRMAN MILLS: Uh-huh. 16 MS. WHYTE: So it's always been that way 17 since I've worked for the district. 18 CHAIRMAN MILLS: Mr. Barrett. 19 MR. BARRETT: Just a question. You may 20 be able to help me. They, probably two years 21 ago, stopped submitting registration 22 information to the WOW to kind of promote to 23 Westchase families that the soccer association 24 is there. 25 How do they attract players? Is it word</p>	<p style="text-align: right;">Agenda page 26 Page 87</p> <p>1 and then you have to review it again for the 2 next fall season. 3 MR. BARRETT: Can you carve out one day 4 a week? 5 MR. BAUMHOVER: So when is our next 6 review of that? 7 MR. CHESNEY: So that's actually not a 8 bad idea. What about carving out one day a 9 week, instead of giving it to them all week? 10 I don't know. Why don't you ask Margo that? 11 MR. GILLIS: I don't think one, but I 12 think a couple. The point is, right now, 13 there's none where you can do anything else 14 during that time, that's the issue. 15 MR. CHESNEY: Well -- 16 CHAIRMAN MILLS: Well, hold on. One at 17 a time. First of all, we're under contract. 18 Right? So unless you tell me otherwise, what 19 I would recommend is if the flag football 20 organization has a recommendation that they 21 would like us to entertain, provide that to 22 us, and then we can manage, however the board 23 determines to manage, the balance between the 24 use of the fields for soccer and the use of 25 the fields for another use. Right?</p>
<p style="text-align: right;">Page 86</p> <p>1 of mouth? 2 MR. LEWIS: I think it is. I don't talk 3 to Margo all that much anymore other than just 4 when I sign up to coach and my kid signs up to 5 play. 6 But I don't know. I know that they've 7 had a lot of response the last couple of 8 seasons because I took about a year off and 9 went back, and it seems to be go strong again. 10 So I don't know, Chris. 11 MR. GILLIS: To me, that point is almost 12 moot, you know, how many there are or anything 13 else. The real -- to me, the main point is, 14 we have a lot of members in the community that 15 can't use those fields all day long. 16 MR. BAUMHOVER: So what are our options 17 in terms -- if there are other people that 18 want to -- I mean, what is our obligation to 19 current -- 20 MS. WHYTE: We have a contract. 21 MR. CHESNEY: Well -- 22 MR. BAUMHOVER: And when is that over? 23 MR. CHESNEY: -- it's by season, the 24 contract. 25 MS. WHYTE: It goes through until May,</p>	<p style="text-align: right;">Page 88</p> <p>1 MR. GILLIS: Can I ask -- you say under 2 contract. A paying contract? 3 MR. CHESNEY: No. They don't pay. 4 CHAIRMAN MILLS: No. 5 MR. GILLIS: Okay. Well, we are in this 6 -- so the soccer -- the Tampa Bay Soccer 7 Association pays for those fields, and that's 8 why we can't go there to practice during the 9 week. Waterchase, for example, we're not 10 paying there. They allow us because the 11 homeowners association looks at it as, hey, if 12 you can't even practice in your own 13 neighborhoods, we'll allow you to practice 14 here. I don't think that's right. 15 CHAIRMAN MILLS: Erin, do you want to 16 comment on that as far as the balance review? 17 I mean, soccer comes up twice a year -- 18 MS. McCORMICK: Right. 19 CHAIRMAN MILLS: -- or annually, and we 20 do two seasons, but we can dictate the terms 21 that we approve for that. 22 MS. McCORMICK: Oh, yeah. Yeah, sure we 23 can. We can. I was just trying to remember 24 if we have an agreement for this upcoming 25 spring season.</p>

<p style="text-align: right;">Page 89</p> <p>1 MS. WHYTE: I believe -- again, I'm not 2 100 percent, but I do believe you did that for 3 this year, because, remember, there was 4 that -- 5 MS. McCORMICK: So we did both seasons? 6 MS. WHYTE: Usually in the past, the 7 last two years we have done full seasons. 8 MS. McCORMICK: Right. Right. 9 MS. WHYTE: So that way, we didn't have 10 to bring it back -- that they didn't have to 11 bring it back to you. 12 CHAIRMAN MILLS: Greg. 13 MR. CHESNEY: So -- okay. I'm sorry. 14 I'm a little off today. So I think that when 15 the contract comes up for renewal, we should 16 at least, you know, look at maybe some other 17 alternatives. 18 But the other thing, you know, we have 19 been batting around uses for the property back 20 there, and since we have our engineers maybe 21 have worked out some parking issues and some 22 other things worked out, but perhaps maybe 23 athletic fields would be a good use for the 24 back. 25 MS. WHYTE: Access?</p>	<p style="text-align: right;">Agenda page 27 Page 91</p> <p>1 MR. CHESNEY: I don't remember. It's 2 been a long time. 3 MS. McCORMICK: -- hours. I think it's 4 like 4:00 until sundown, Monday through Friday 5 and on weekends. 6 MR. BAUMHOVER: What are our options in 7 terms of reviewing that agreement? 8 MS. McCORMICK: It comes up for renewal 9 -- or it comes up for consideration by the 10 board every year, so -- 11 MR. BAUMHOVER: But we can't alter the 12 terms of it outside of that window of 13 opportunity once a year? 14 MS. McCORMICK: No. We have the right 15 to -- I mean, we have the right to revisit it 16 if we wanted to. It's not -- 17 MR. CHESNEY: I'll just let you know, 18 from practical experience is -- because I have 19 -- and Margo and them know my position on 20 this. 21 To me, the park is a community park, and 22 it's not really -- it wasn't designed for 23 athletic facilities. So I have, for 20 years 24 almost -- because I've been on this board for 25 almost 20 years, but -- tried to kick them off.</p>
<p style="text-align: right;">Page 90</p> <p>1 MR. CHESNEY: Well, I talked with -- 2 MR. GILLIS: Steven. 3 MR. CHESNEY: -- Steven, and I think 4 it'll be some parking -- 5 MS. WHYTE: But we had to give them a 6 requirement as to the time frame, and sun up, 7 sun down is what we gave them. So sun down on 8 that would coincide as long as it was that, 9 but those fields -- that area, if we're doing 10 the community garden, there is no -- not 11 really set up for soccer fields. 12 There is no irrigation. There's no 13 nothing. 14 MR. CHESNEY: Yeah, but we can do those 15 things. 16 MS. WHYTE: Well, that's an Erin 17 question. 18 MS. McCORMICK: We would have to get 19 approval to use that property from the county 20 for that purpose. 21 MR. BAUMHOVER: So what our obligations 22 under the current contract? 23 MS. McCORMICK: We have an agreement 24 with them for them to use the fields for those 25 -- for the times that are in the -- in the --</p>	<p style="text-align: right;">Page 92</p> <p>1 And if there's one thing that will cause 2 a lot of people to show up at your meeting is 3 suggest ending the use of the fields. I mean, 4 so -- 5 MR. BAUMHOVER: Oh, I guess I want to 6 say -- well, I'm not saying that we end the 7 use of the fields. I'm just saying I don't 8 think we need to find ourselves waiting to May 9 to, you know, look into an issue that is a 10 legitimate concern brought up by a Westchase 11 resident. 12 We don't need to punt this until May. 13 We can take a look at it in the near future. 14 MR. CHESNEY: I just think that, as part 15 of this, we should strongly consider utilizing 16 our space back there for athletic fields. 17 CHAIRMAN MILLS: Mr. Ross. 18 MR. ROSS: My comments are, I think 19 there is great empathy from the board as to 20 your comments. I heard you use words like 21 "It's not fair," things like that. 22 My experience with this board is we want 23 to be fair. We are fair. I would observe 24 that the flip side of it is there are 25 Westchase residents who are participating in</p>

<p style="text-align: right;">Page 93</p> <p>1 soccer, and they have expectations.</p> <p>2 And I think it would be inappropriate in</p> <p>3 the middle of a time period in which there</p> <p>4 might be expectations as to how they're going</p> <p>5 to be able to benefit from the field for us</p> <p>6 to jerk it out from underneath them.</p> <p>7 So I don't think this forum is the time</p> <p>8 to work out all these various nuances. My</p> <p>9 suggestion would be let's assemble appropriate</p> <p>10 folks, let me study it, let them understand</p> <p>11 it.</p> <p>12 You mentioned some things that I wasn't</p> <p>13 aware of about somebody paying for use of a</p> <p>14 soccer field. That's new news to me. I</p> <p>15 didn't know that they have been raising this</p> <p>16 issue for four years about wanting to use our</p> <p>17 fields. I wasn't aware of that.</p> <p>18 So I just think there's a shortfall of</p> <p>19 information, and there shouldn't be some</p> <p>20 initial knee-jerk reaction that somebody has</p> <p>21 got an unfair agenda.</p> <p>22 I think we want all our kids to be</p> <p>23 enjoying the fields. And I don't mean to</p> <p>24 suggest that's what you were throwing out</p> <p>25 there. I just think we're more on the same</p>	<p style="text-align: right;">Agenda page 28 Page 95</p> <p>1 meeting.</p> <p>2 CHAIRMAN MILLS: And what I'll say is,</p> <p>3 if -- because this is the first I'm hearing it</p> <p>4 -- potentially they're using it when they're</p> <p>5 not contracted to, and defer to staff to</p> <p>6 review that and determine if that, in fact, is</p> <p>7 the case, Number One.</p> <p>8 And then, Number Two, as I stated</p> <p>9 earlier, Mr. Gillis, come to this board with a</p> <p>10 recommendation or a request of what you'd like</p> <p>11 to see integrated into the board approval for</p> <p>12 those uses for the park, respective of flag</p> <p>13 football.</p> <p>14 And I agree with Mr. Ross. I don't --</p> <p>15 we're under contract. We ought to honor that.</p> <p>16 But the next review period would be the time</p> <p>17 that I would think for us to kind of relook</p> <p>18 at the whole thing and determine what would</p> <p>19 make sense.</p> <p>20 MR. ROSS: If I could just respond since</p> <p>21 you mentioned my name.</p> <p>22 CHAIRMAN MILLS: Yes.</p> <p>23 MR. ROSS: I think it would be important</p> <p>24 it give a heads up to the soccer association,</p> <p>25 that they're aware that we're looking at the</p>
<p style="text-align: right;">Page 94</p> <p>1 page than different pages, and let's just</p> <p>2 assemble the right people and let them work it</p> <p>3 out.</p> <p>4 MR. GILLIS: I want to clarify. What I</p> <p>5 was suggesting is that, right now, it's</p> <p>6 exclusive all week long, and I believe,</p> <p>7 talking to the coaches, they're practicing</p> <p>8 multiple times, and they're not even adhering</p> <p>9 to the schedule.</p> <p>10 So it's hard for anybody else to even</p> <p>11 use it at any time. I would -- again, my son</p> <p>12 played soccer, too, and my older son is a</p> <p>13 coach. I would hate to have anybody try to</p> <p>14 suggest that.</p> <p>15 But as it stands today, they're using it</p> <p>16 multiple times a week, and nobody else can use</p> <p>17 it. That's my main point. Even if it were</p> <p>18 restricted, you can only practice once a week,</p> <p>19 you could use it for other things. That's</p> <p>20 really the main point.</p> <p>21 MR. ROSS: I gotcha. I gotcha. I</p> <p>22 gotcha. And if I said something inappropriate,</p> <p>23 I apologize. I think we're all on the same</p> <p>24 page trying to go in the same direction. It's</p> <p>25 just not going to get worked out in this</p>	<p style="text-align: right;">Page 96</p> <p>1 issue, so they're not caught off good.</p> <p>2 CHAIRMAN MILLS: I would agree.</p> <p>3 Forrest.</p> <p>4 MR. BAUMHOVER: I think Mr. Gillis has</p> <p>5 already presented --</p> <p>6 MR. GILLIS: I have.</p> <p>7 MR. BAUMHOVER: -- a proposal of sorts.</p> <p>8 I think he would be happy if even one or two</p> <p>9 days a week were set aside for flag football,</p> <p>10 and if we came back and said --</p> <p>11 MR. GILLIS: I suggest other sports.</p> <p>12 MR. BAUMHOVER: Or other sports. So</p> <p>13 something --</p> <p>14 MR. GILLIS: I am not suggesting just</p> <p>15 flag football.</p> <p>16 MR. BAUMHOVER: -- so some sort of</p> <p>17 non-exclusive use, you know, for soccer. I</p> <p>18 think that is okay for you. I would not think</p> <p>19 that we need to expect he comes back with a</p> <p>20 formal proposal.</p> <p>21 CHAIRMAN MILLS: Okay. Well, then I</p> <p>22 guess I misunderstood, because if you have a</p> <p>23 Tuesday where it's a non-exclusive and a</p> <p>24 soccer group shows up on Tuesday, they have</p> <p>25 every right to be there then, so you haven't</p>

<p style="text-align: right;">Page 97</p> <p>1 really solved the problem that's been 2 identified. Right? 3 MR. BAUMHOVER: In that case -- in that 4 case, then I guess his expectation would be 5 one day a week of -- 6 CHAIRMAN MILLS: Right? I mean, that's 7 something we can take off line or for future 8 discussion to your point. 9 MR. GILLIS: There is a schedule now, as 10 you are aware of. There is a schedule for 11 when the teams practice. 12 What I was saying is some coaches don't 13 adhere to that schedule. 14 CHAIRMAN MILLS: Okay. 15 MR. GILLIS: It sounds like you're 16 contract is for a block of time, so that 17 doesn't really fix anything if they have the 18 entire time to schedule practices. 19 CHAIRMAN MILLS: Yeah. There's a couple 20 different issues now that we're hearing. 21 Right? So we'll pursue it. 22 MR. LEWIS: I'm just curious. I'm 23 sorry, Bob. I know you've been putting your 24 hand up. Where do you play your games at? Is 25 it always at one field?</p>	<p style="text-align: right;">Agenda page 29 Page 99</p> <p>1 MR. ARGUS: I have two points on this. 2 In the past, I've seen flag football teams 3 practice in Baybridge Park. 4 And, two, what about the field behind 5 the Westchase Community Center, the 6 county-owned park? 7 MR. GILLIS: So it's a little more 8 clear, so just the division I coach in, there 9 are 18 teams, and there are 10 to 12 players. 10 There is an upper division and a lower 11 division. 12 So, yes, Chris (inaudible) practices in 13 that field there. Nobody else can because you 14 can only get one team in there at a time, and 15 he has a deal with the after school folks that 16 take his kids out of after school and go over 17 there and practices. So that's how he 18 practices there each day. 19 MR. ARGUS: Okay. Thank you. 20 CHAIRMAN MILLS: All right. 21 Mr. Barrett. 22 MR. BARRETT: Just to clarify, they not 23 only pay to use those, they're contracted to 24 maintain all those fields out there. That's 25 how the county saves money.</p>
<p style="text-align: right;">Page 98</p> <p>1 MR. GILLIS: Always at Ed Radice on the 2 astroturf on the Tampa Bay Soccer Association's 3 fields. 4 MR. LEWIS: And the county won't make 5 any accommodations for you guys to practice as 6 a league? 7 MR. GILLIS: Because Tampa Bay Soccer 8 Association -- 9 MR. LEWIS: I know. My other daughter 10 plays there, too, so I'm fully aware of that. 11 MR. GILLIS: Because they pay, they have 12 a contract, one of the stipulations of the 13 contract is you will not practice there before 14 you have games. 15 We practice right before the games on 16 Friday night. Starting at 5:00, you would be 17 amazed at how many people are over at Ed 18 Radice. 19 MR. LEWIS: It's surprising, though, 20 they don't allow you a window there. 21 MR. CHESNEY: Well, we do have other 22 facilities, West Park Village. That's where I 23 used to practice. 24 CHAIRMAN MILLS: Well, thank you for 25 coming and bringing that to our -- Mr. Argus.</p>	<p style="text-align: right;">Page 100</p> <p>1 MR. GILLIS: Okay. 2 MR. BARRETT: So that's why -- since 3 they're maintaining it, they restrict it for 4 just their use. 5 MR. LEWIS: I thought that was just the 6 turf, but fair enough. 7 MR. BARRETT: I think it is. 8 MR. GILLIS: No. It's all it. Yeah, 9 you can't practice anywhere on those fields. 10 MR. BARRETT: Oh, I didn't -- if it's 11 opposed to artificial. 12 CHAIRMAN MILLS: Any other audience 13 comments this afternoon? Yes, ma'am. 14 MS. CLEMENT: Just what is happening 15 with the golf course and the CDD? 16 MR. CHESNEY: No additional information. 17 I mean, nothing. I mean, there is nothing 18 more than the last meeting we had. 19 MS. CLEMENT: Which meeting? The one 20 with me or the one with -- 21 MR. CHESNEY: No. I had a meeting that 22 -- I had a meeting the following Thursday, and 23 then that was the last meeting we had on the 24 golf course. 25 MS. CLEMENT: Oh. Greg, which Thursday</p>

<p style="text-align: right;">Page 101</p> <p>1 was that? Was it --</p> <p>2 MR. CHESNEY: Literally the Thursday</p> <p>3 after the Tuesday that you had come to the</p> <p>4 workshop.</p> <p>5 MS. CLEMENT: Oh. So I did the</p> <p>6 workshop, and then two days later you all had</p> <p>7 a meeting?</p> <p>8 MR. CHESNEY: Yeah.</p> <p>9 MS. CLEMENT: Was it just you with Nick,</p> <p>10 or who was it?</p> <p>11 MR. CHESNEY: Yes.</p> <p>12 MS. CLEMENT: Okay. Is the board</p> <p>13 working on a contract with Nick, or do you</p> <p>14 know about that?</p> <p>15 MS. McCORMICK: No.</p> <p>16 MR. CHESNEY: No.</p> <p>17 MS. CLEMENT: Is there any new news on</p> <p>18 it?</p> <p>19 MR. CHESNEY: Nothing.</p> <p>20 CHAIRMAN MILLS: No.</p> <p>21 MR. CHESNEY: I mean, there's nothing.</p> <p>22 MS. CLEMENT: Nothing?</p> <p>23 MR. CHESNEY: Nothing. No calls, no --</p> <p>24 nothing.</p> <p>25 MS. CLEMENT: Okay. All right.</p>	<p style="text-align: right;">Agenda page30 Page 103</p> <p>1 communicating with him.</p> <p>2 I would have no knowledge as to anything</p> <p>3 going on with regard to the golf course. And</p> <p>4 I suspect that's true of every other board</p> <p>5 member other than Greg.</p> <p>6 MR. CHESNEY: Yeah. I have a friendly</p> <p>7 relationship with him, but he's not -- he has</p> <p>8 not asked me to submit an offer, and I have</p> <p>9 not submitted an offer. I mean, I couldn't</p> <p>10 anyway since I don't have board approval.</p> <p>11 CHAIRMAN MILLS: Yeah.</p> <p>12 MS. CLEMENT: Okay. That's all I have.</p> <p>13 CHAIRMAN MILLS: Okay. Anybody else?</p> <p>14 MR. ROSS: The gentleman in the back.</p> <p>15 CHAIRMAN MILLS: No. Supervisor</p> <p>16 requests. Mr. Ross.</p> <p>17 MR. ROSS: Yes. You mentioned about</p> <p>18 budget. If we would think about -- and I</p> <p>19 don't know if this is to you or Greg -- having</p> <p>20 a budget line item for the cell tower on a go</p> <p>21 forward basis both on the revenue side and on</p> <p>22 the expense side, and similarly for the</p> <p>23 community garden slash new athletic field, if</p> <p>24 we could also have that as a --</p> <p>25 MR. CHESNEY: I like it. I'm serious.</p>
<p style="text-align: right;">Page 102</p> <p>1 MR. CHESNEY: Should there be something?</p> <p>2 MS. CLEMENT: I want to hear what you</p> <p>3 guys are thinking because, you know -- and the</p> <p>4 only thing I guess I would say is what came</p> <p>5 out in Facebook and the news and this and that</p> <p>6 was sort of a shame because nobody really seen</p> <p>7 -- you know, more than most people, but, you</p> <p>8 know, I don't think something should be judged</p> <p>9 like this unless you really get a full picture</p> <p>10 of what the concept is.</p> <p>11 It doesn't mean it can't change, but,</p> <p>12 you know, if the board were working on an</p> <p>13 offer to Nick, which I'm -- sounds like, you</p> <p>14 know, to me, that's how it sounded like, you</p> <p>15 know, I certainly would be willing to work</p> <p>16 with the board.</p> <p>17 MR. CHESNEY: Yeah. I mean, this board</p> <p>18 has not directed me to make an offer, and he</p> <p>19 has not contacted us about soliciting one.</p> <p>20 MS. CLEMENT: Okay.</p> <p>21 CHAIRMAN MILLS: Mr. Ross.</p> <p>22 MR. ROSS: And just so the record is</p> <p>23 clear, Greg is our point person, and speaking</p> <p>24 only for myself, I don't think I ever met the</p> <p>25 golf course representative, certainly not</p>	<p style="text-align: right;">Page 104</p> <p>1 CHAIRMAN MILLS: Well played. Well</p> <p>2 played.</p> <p>3 MS. McCORMICK: Got the community</p> <p>4 garden.</p> <p>5 MR. MENDENHALL: Yeah, so that's a good</p> <p>6 idea.</p> <p>7 MR. CHESNEY: You can have a community</p> <p>8 garden and a ball field. Those are things</p> <p>9 that work well together on the same parcel.</p> <p>10 MR. ROSS: Unless it's artificial turf.</p> <p>11 It makes a difference.</p> <p>12 MR. CHESNEY: You would be surprised,</p> <p>13 less --</p> <p>14 MR. MENDENHALL: Less weeding.</p> <p>15 CHAIRMAN MILLS: Anything else,</p> <p>16 Mr. Ross?</p> <p>17 MR. ROSS: No. That was it.</p> <p>18 CHAIRMAN MILLS: Forrest.</p> <p>19 MR. BAUMHOVER: I was just going to ask</p> <p>20 Mr. Mays if the nano bubbler had been up and</p> <p>21 working.</p> <p>22 MR. MAYS: Yes. You should have</p> <p>23 something uploaded to DropBox, seeing some</p> <p>24 before and after pictures. It's already</p> <p>25 gotten rid of the algae problem we had around</p>

<p style="text-align: right;">Page 105</p> <p>1 it.</p> <p>2 You'd see a green skim. Well, that</p> <p>3 green skim is now gone. The midge fly problem</p> <p>4 is reduced.</p> <p>5 MR. CHESNEY: Really?</p> <p>6 MR. MAYS: Yes.</p> <p>7 MS. McCORMICK: Are the two operating</p> <p>8 right now?</p> <p>9 MR. MAYS: Yes.</p> <p>10 MS. McCORMICK: Okay.</p> <p>11 MR. MAYS: One is a rental, and one is</p> <p>12 ours.</p> <p>13 MR. BAUMHOVER: Awesome.</p> <p>14 MR. MAYS: So, yes, it seems like it's</p> <p>15 doing a good job.</p> <p>16 CHAIRMAN MILLS: Mr. Ross.</p> <p>17 MR. ROSS: When you say the midge fly</p> <p>18 problem is reduced, is that evidenced as in</p> <p>19 resident feedback, or is that just your</p> <p>20 observation?</p> <p>21 MR. MAYS: Yeah, I go over there and</p> <p>22 look at weekly and check it out.</p> <p>23 MR. ROSS: Do we know if the residents</p> <p>24 are observing an improvement?</p> <p>25 MR. MAYS: We haven't heard from them.</p>	<p style="text-align: right;">Agenda page 31 Page 107</p> <p>1 meeting with them.</p> <p>2 Now would be a good time because our CDs</p> <p>3 come due usually from May -- May and June and</p> <p>4 July. So that was something I was going to</p> <p>5 throw out there. Is that something the board</p> <p>6 thinks is a good idea?</p> <p>7 CHAIRMAN MILLS: Mr. Ross.</p> <p>8 MR. ROSS: I'll disclose. I'm a</p> <p>9 shareholder in Pilot Bank, and my mother is on</p> <p>10 the board of directors of Pilot Bank.</p> <p>11 I discussed with Pilot Bank. They'd be</p> <p>12 very interested in working with the district,</p> <p>13 and they believe they can assist us with some</p> <p>14 of our issues and --</p> <p>15 MR. CHESNEY: Over the years, I have met</p> <p>16 with Pilot Bank, you know, just -- I mean, our</p> <p>17 banking needs were met, and it did -- you</p> <p>18 know, we were with a community bank.</p> <p>19 It just got acquired, and basically they</p> <p>20 all left. The other concern I have on a</p> <p>21 longer-term basis is, we had a pretty deep</p> <p>22 relationship with that bank.</p> <p>23 So it's gone. And how it impacted us</p> <p>24 is, well, we were able to get whatever CD</p> <p>25 rates we needed because we could just contact</p>
<p style="text-align: right;">Page 106</p> <p>1 There was one lady that does talk to me, but I</p> <p>2 was directed not to talk to anybody over</p> <p>3 there. So are you setting me up?</p> <p>4 MR. ROSS: No.</p> <p>5 MS. McCORMICK: I haven't had any</p> <p>6 communications from there --</p> <p>7 MR. ROSS: And maybe that's the</p> <p>8 conclusion and nobody is complaining, that</p> <p>9 they're happy.</p> <p>10 CHAIRMAN MILLS: Anything else, Forrest?</p> <p>11 MR. BAUMHOVER: That's all I had.</p> <p>12 CHAIRMAN MILLS: Mr. Lewis.</p> <p>13 MR. LEWIS: I don't have anything.</p> <p>14 CHAIRMAN MILLS: Mr. Chesney.</p> <p>15 MR. CHESNEY: So I was thinking about</p> <p>16 our banking relationship since our bank has</p> <p>17 been acquired and --</p> <p>18 MS. WHYTE: Again?</p> <p>19 MR. CHESNEY: -- yes, acquired several</p> <p>20 times in rapid fashion.</p> <p>21 So we have historically used community</p> <p>22 banks. So I didn't know if the board would be</p> <p>23 interested in meeting with -- I mean, we still</p> <p>24 have three high quality community banks</p> <p>25 nearby, Pilot, Citrus and Flagship, with</p>	<p style="text-align: right;">Page 108</p> <p>1 them, and then the other thing is, we did have</p> <p>2 an informal line of credit, which, you know,</p> <p>3 if we ever did purchase the golf course, we</p> <p>4 would probably need.</p> <p>5 So I think it's a good idea to have a</p> <p>6 stronger banking relationship than we have</p> <p>7 right now. I don't know exactly how to go</p> <p>8 about doing that with Center State since</p> <p>9 they're a much larger organization.</p> <p>10 So it would be my suggestion that we</p> <p>11 review our banking relationship.</p> <p>12 CHAIRMAN MILLS: I would support you</p> <p>13 doing that.</p> <p>14 MR. CHESNEY: Okay. So I just want to</p> <p>15 make a -- last time, because I called Andy to</p> <p>16 make sure what we did last time, and last time</p> <p>17 I just met with some different banks.</p> <p>18 So if someone else is willing to do it,</p> <p>19 if someone else wants to, or -- or, I mean, I</p> <p>20 prefer that approach, because we have a</p> <p>21 specific set of needs.</p> <p>22 I mean, I think putting it out there is</p> <p>23 unnecessary, in other words, advertising it.</p> <p>24 MS. McCORMICK: Uh-huh. No.</p> <p>25 CHAIRMAN MILLS: Nobody knows those</p>

<p style="text-align: right;">Page 109</p> <p>1 needs better than you.</p> <p>2 MR. CHESNEY: Yeah. Yes.</p> <p>3 CHAIRMAN MILLS: Thank you for bringing</p> <p>4 that up.</p> <p>5 MR. ROSS: If you want, I can email to</p> <p>6 Erin the contact person at Pilot Bank.</p> <p>7 MR. CHESNEY: I got it. I mean, I met</p> <p>8 with them maybe a year or two ago.</p> <p>9 MR. ROSS: They changed presidents a</p> <p>10 couple years ago.</p> <p>11 MR. CHESNEY: Oh. Well, I didn't meet</p> <p>12 with the president of the bank. I mean, we</p> <p>13 were solicited -- actually we met with Citrus,</p> <p>14 too. We met with Citrus. That's why I know</p> <p>15 those banks because we had met with them</p> <p>16 already.</p> <p>17 MS. McCORMICK: Who was the third? You</p> <p>18 said Pilot, Citrus. And who was the third?</p> <p>19 MR. CHESNEY: Flagship.</p> <p>20 MS. McCORMICK: Flagship.</p> <p>21 MR. CHESNEY: Okay. Those would be the</p> <p>22 three that I will probably meet with. I'll do</p> <p>23 that at some point.</p> <p>24 CHAIRMAN MILLS: Okay. Anything else?</p> <p>25 MR. CHESNEY: Nope. That's it. Sorry.</p>	<p style="text-align: right;">Agenda page32 Page 111</p> <p>1 REPORTER'S CERTIFICATE</p> <p>2 STATE OF FLORIDA:</p> <p>3 COUNTY OF HILLSBOROUGH:</p> <p>4 I, Kimberly Ann Roberts, certify that I was</p> <p>5 authorized to and did stenographically report the</p> <p>6 foregoing proceedings and that the transcript is a</p> <p>7 true and complete record of my stenographic notes.</p> <p>8 I further certify that I am not a</p> <p>9 relative, employee, attorney or counsel of any of</p> <p>10 the parties, nor am I a relative or employee of any</p> <p>11 of the parties' attorney or counsel connected with</p> <p>12 the action, nor am I financially interested in the</p> <p>13 action.</p> <p>14 DATED March 23, 2020.</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>
<p style="text-align: right;">Page 110</p> <p>1 CHAIRMAN MILLS: Okay. A motion to</p> <p>2 adjourn would be appropriate.</p> <p>3 MR. BAUMHOVER: So moved.</p> <p>4 MR. CHESNEY: So moved.</p> <p>5 CHAIRMAN MILLS: Second.</p> <p>6 MR. BAUMHOVER: Second.</p> <p>7 (All board members signify in the</p> <p>8 affirmative, and the motion passes.)</p> <p>9 CHAIRMAN MILLS: All right. Thanks,</p> <p>10 folks.</p> <p>11 (At 5:40 p.m., the meeting adjourns.)</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>	<p>James P. Mills, Chairman</p>

2B.

**Westchase
Community Development District**

Financial Report

March 31, 2020

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

March 31, 2020

Balance Sheet

March 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)
ASSETS								
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Other Funds	4,377,942	344,837	27,384	33,404	36,841	810	505,349	71,440
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
TOTAL ASSETS	\$ 4,384,331	\$ 348,465	\$ 31,427	\$ 33,424	\$ 36,841	\$ 810	\$ 512,774	\$ 72,240
LIABILITIES								
Accounts Payable	\$ 21,746	\$ (410)	\$ -	\$ 3,150	\$ -	\$ -	\$ 18,432	\$ -
Accrued Expenses	160	449	1,518	25	-	-	4,308	476
Sales Tax Payable	43	-	-	-	-	-	17	-
Deposits	6,000	-	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	27,949	39	1,518	3,175	-	-	22,757	476

Balance Sheet

March 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)
FUND BALANCES								
Nonspendable:								
Deposits	6,389	3,628	4,043	20	-	-	7,425	800
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:	3,138,330	261,501	21,494	16,248	26,260	810	185,839	34,881
TOTAL FUND BALANCES	\$ 4,356,382	\$ 348,426	\$ 29,909	\$ 30,249	\$ 36,841	\$ 810	\$ 490,017	\$ 71,764
TOTAL LIABILITIES & FUND BALANCES	\$ 4,384,331	\$ 348,465	\$ 31,427	\$ 33,424	\$ 36,841	\$ 810	\$ 512,774	\$ 72,240

Balance Sheet

March 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,768	\$ 168,768
Due From Other Funds	34,609	20,517	213,248	9,345	7,514	13,134	-	-	5,696,374
Investments:									
Certificates of Deposit - 12 Months	-	-	-	-	-	-	276,766	346,532	623,298
Certificates of Deposit - 15 Months	-	-	-	-	-	-	-	350,146	350,146
Certificates of Deposit - 24 Months	-	-	-	-	-	-	423,419	950,884	1,374,303
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	108,160	108,160
Certificates of Deposit - 6 Months	-	-	-	-	-	-	-	343,144	343,144
Money Market Account	-	-	-	-	-	-	-	3,428,741	3,428,741
Reserve Fund	-	-	-	34,000	-	-	-	-	34,000
Revenue Fund	-	-	-	270,187	-	450,526	-	-	720,713
Deposits	18,600	-	-	-	-	-	-	-	40,905
TOTAL ASSETS	\$ 53,209	\$ 20,517	\$ 213,248	\$ 313,532	\$ 7,514	\$ 463,660	\$ 700,185	\$ 5,696,375	\$ 12,888,552
LIABILITIES									
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,918
Accrued Expenses	8,483	417	-	-	-	-	-	-	15,836
Sales Tax Payable	-	-	-	-	-	-	-	-	60
Deposits	-	-	-	-	-	-	-	-	6,000
Due To Other Funds	-	-	-	-	-	-	-	5,696,374	5,696,374
TOTAL LIABILITIES	8,483	417	-	-	-	-	-	5,696,374	5,761,188

Balance Sheet

March 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	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
FUND BALANCES									
Nonspendable:									
Deposits	18,600	-	-	-	-	-	-	-	40,905
Restricted for:									
Debt Service	-	-	-	313,532	7,514	463,660	-	-	784,706
Capital Projects	-	-	-	-	-	-	700,185	-	700,185
Assigned to:									
Operating Reserves	-	1,289	3,932	-	-	-	-	-	736,011
Reserves - Erosion Control	-	-	-	-	-	-	-	-	60,000
Reserves - Roadways	-	9,385	96,360	-	-	-	-	-	971,685
Unassigned:	26,126	9,426	112,956	-	-	-	-	1	3,833,872
TOTAL FUND BALANCES	\$ 44,726	\$ 20,100	\$ 213,248	\$ 313,532	\$ 7,514	\$ 463,660	\$ 700,185	\$ 1	\$ 7,127,364
TOTAL LIABILITIES & FUND BALANCES	\$ 53,209	\$ 20,517	\$ 213,248	\$ 313,532	\$ 7,514	\$ 463,660	\$ 700,185	\$ 5,696,375	\$ 12,888,552

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

ACCOUNT DESCRIPTION	MAR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 704	\$ 11,549	\$ 3,000	384.97%
Interest - Tax Collector	-	641	-	0.00%
Special Assmnts- Tax Collector	23,331	2,570,694	2,697,061	95.31%
Special Assmnts- Delinquent	-	486	-	0.00%
Special Assmnts- Discounts	(252)	(100,804)	(107,884)	93.44%
Other Miscellaneous Revenues	-	3,524	-	0.00%
Pavilion Rental	507	7,290	4,000	182.25%
TOTAL REVENUES	24,290	2,493,380	2,596,177	96.04%
EXPENDITURES				
Administration				
P/R-Board of Supervisors	1,800	7,000	19,000	36.84%
FICA Taxes	138	536	1,454	36.86%
ProfServ-Engineering	11,135	30,498	36,000	84.72%
ProfServ-Legal Services	-	59,595	90,000	66.22%
ProfServ-Mgmt Consulting Serv	9,446	56,675	113,349	50.00%
ProfServ-Recording Secretary	766	4,500	11,000	40.91%
Auditing Services	-	7,500	7,592	98.79%
Postage and Freight	57	484	1,200	40.33%
Insurance - General Liability	-	32,707	39,104	83.64%
Printing and Binding	21	286	600	47.67%
Legal Advertising	-	2,786	6,500	42.86%
Misc-Assessmnt Collection Cost	462	49,408	50,525	97.79%
Misc-Credit Card Fees	18	212	350	60.57%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	23,843	252,362	377,499	66.85%
Flood Control/Stormwater Mgmt				
Contracts-Lake and Wetland	9,833	59,000	118,000	50.00%
Contracts-Fountain	500	3,510	7,020	50.00%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	2,400	6,523	28,000	23.30%
R&M-Fountain	193	1,187	3,000	39.57%
Impr - Lake Bank Restoration	-	75,194	-	0.00%
Cap Outlay- Lake	-	27,601	-	0.00%
Total Flood Control/Stormwater Mgmt	12,926	173,015	171,020	101.17%

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

ACCOUNT DESCRIPTION	MAR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	15,932	95,523	198,246	48.18%
Payroll-Benefits	4,878	39,362	62,454	63.03%
Payroll - Overtime	1,584	9,969	17,500	56.97%
Payroll - Bonus	-	10,500	35,883	29.26%
FICA Taxes	2,091	12,950	28,221	45.89%
Contracts-Police	11,262	60,792	145,000	41.93%
Contracts-Other Services	1,630	9,780	19,560	50.00%
Contracts-Landscape	46,434	289,153	562,608	51.40%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	21,209	39,751	70,959	56.02%
Contracts-Road Cleaning	1,392	5,568	11,135	50.00%
Contracts-Security Alarms	168	500	641	78.00%
Contracts-Pest Control	48	288	540	53.33%
Contracts-Other Landscape	-	480	5,760	8.33%
Fuel, Gasoline and Oil	779	5,362	13,000	41.25%
Communication - Teleph - Field	503	2,729	5,000	54.58%
Utility - General	1,794	11,632	23,275	49.98%
Utility - Reclaimed Water	291	1,493	10,000	14.93%
Insurance - General Liability	-	3,123	3,743	83.44%
R&M-General	3,451	11,685	42,500	27.49%
R&M-Equipment	145	5,607	8,000	70.09%
R&M-Grounds	11,920	34,806	110,184	31.59%
R&M-Irrigation	3,700	37,112	65,000	57.10%
R&M-Sidewalks	-	7,195	15,616	46.07%
R&M-Signage	1,164	1,164	6,000	19.40%
R&M-Walls and Signage	5,145	10,712	32,500	32.96%
Misc-Holiday Decor	-	7,696	10,000	76.96%
Misc-Taxes (Streetlights)	-	34,076	35,670	95.53%
Misc-Contingency	307	5,363	5,000	107.26%
Office Supplies	36	136	3,500	3.89%
Cleaning Services	-	-	1,680	0.00%
Op Supplies - General	5	1,536	6,000	25.60%
Op Supplies - Uniforms	260	260	600	43.33%
Supplies - Misc.	-	141	600	23.50%
Subscriptions and Memberships	-	1,100	400	275.00%
Conference and Seminars	-	320	1,000	32.00%
Total Right of Way	136,128	831,660	1,705,367	48.77%

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

ACCOUNT DESCRIPTION	MAR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	2,210	6,246	17,000	36.74%
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	3,060	7,391	41.40%
Impr - Park	-	-	312,200	0.00%
Total Common Area	<u>2,822</u>	<u>11,406</u>	<u>342,291</u>	<u>3.33%</u>
TOTAL EXPENDITURES	175,719	1,268,443	2,596,177	48.86%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>(151,429)</u>	<u>1,224,937</u>	<u>-</u>	<u>0.00%</u>
Net change in fund balance	<u>\$ (151,429)</u>	<u>\$ 1,224,937</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		3,131,445	3,131,445	
FUND BALANCE, ENDING		<u>\$ 4,356,382</u>	<u>\$ 3,131,445</u>	

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

ACCOUNT DESCRIPTION	MAR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 70	\$ 1,123	\$ 125	898.40%
Special Assmnts- Tax Collector	500	55,040	57,746	95.31%
Special Assmnts- Discounts	(5)	(2,160)	(2,310)	93.51%
Gate Bar Code/Remotes	-	323	-	0.00%
TOTAL REVENUES	565	54,326	55,561	97.78%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	10	1,058	1,155	91.60%
Misc-Credit Card Fees	-	10	15	66.67%
Total Administration	10	1,068	1,170	91.28%
Right of Way				
Communication - Teleph - Field	344	1,947	2,831	68.77%
Electricity - Streetlighting	449	2,763	8,585	32.18%
Insurance - General Liability	-	1,387	1,662	83.45%
R&M-General	-	4,562	19,700	23.16%
R&M-Gate	-	3,328	6,340	52.49%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	793	13,987	54,391	25.72%
TOTAL EXPENDITURES	803	15,055	55,561	27.10%
Excess (deficiency) of revenues				
Over (under) expenditures	(238)	39,271	-	0.00%
Net change in fund balance	\$ (238)	\$ 39,271	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		309,155	309,155	
FUND BALANCE, ENDING		\$ 348,426	\$ 309,155	

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

ACCOUNT DESCRIPTION	MAR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 5	\$ 85	\$ 40	212.50%
Special Assmnts- Tax Collector	157	17,322	18,174	95.31%
Special Assmnts- Discounts	(2)	(680)	(727)	93.54%
TOTAL REVENUES	160	16,727	17,487	95.65%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	3	333	363	91.74%
Total Administration	3	333	363	91.74%
Right of Way				
R&M-Streetlights	1,518	9,024	17,124	52.70%
Total Right of Way	1,518	9,024	17,124	52.70%
TOTAL EXPENDITURES	1,521	9,357	17,487	53.51%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,361)	7,370	-	0.00%
Net change in fund balance	<u>\$ (1,361)</u>	<u>\$ 7,370</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		22,539	22,539	
FUND BALANCE, ENDING		<u>\$ 29,909</u>	<u>\$ 22,539</u>	

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

ACCOUNT DESCRIPTION	MAR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 8	\$ 135	\$ 42	321.43%
Special Assmnts- Tax Collector	33	3,662	3,842	95.31%
Special Assmnts- Discounts	-	(144)	(154)	93.51%
TOTAL REVENUES	41	3,653	3,730	97.94%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessmnt Collection Cost	1	70	77	90.91%
Misc-Credit Card Fees	-	-	5	0.00%
Total Administration	1	70	82	85.37%
<u>Right of Way</u>				
Communication - Teleph - Field	150	900	1,980	45.45%
Insurance - General Liability	1,939	2,309	444	520.05%
R&M-General	3,150	3,250	1,500	216.67%
R&M-Gate	-	2,865	3,619	79.17%
R&M-Streetlights	25	148	500	29.60%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	5,264	9,472	9,886	95.81%
TOTAL EXPENDITURES	5,265	9,542	9,968	95.73%
Excess (deficiency) of revenues				
Over (under) expenditures	(5,224)	(5,889)	(6,238)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	(6,238)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(6,238)	0.00%
Net change in fund balance	\$ (5,224)	\$ (5,889)	\$ (6,238)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		36,138	36,138	
FUND BALANCE, ENDING		\$ 30,249	\$ 29,900	

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

ACCOUNT DESCRIPTION	MAR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 7	\$ 110	\$ 10	1100.00%
Special Assmnts- Tax Collector	60	6,630	6,956	95.31%
Special Assmnts- Discounts	(1)	(260)	(278)	93.53%
TOTAL REVENUES	66	6,480	6,688	96.89%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	1	127	139	91.37%
Total Administration	1	127	139	91.37%
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	1	127	6,688	1.90%
Excess (deficiency) of revenues				
Over (under) expenditures	65	6,353	-	0.00%
Net change in fund balance	<u>\$ 65</u>	<u>\$ 6,353</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		30,488	30,488	
FUND BALANCE, ENDING		<u>\$ 36,841</u>	<u>\$ 30,488</u>	

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

ACCOUNT DESCRIPTION	MAR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 80	\$ 1,329	\$ 500	265.80%
Special Assmnts- Tax Collector	2,601	286,540	300,625	95.31%
Special Assmnts- Discounts	(28)	(11,243)	(12,026)	93.49%
Gate Bar Code/Remotes	198	1,301	-	0.00%
TOTAL REVENUES	2,851	277,927	289,099	96.14%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	51	5,506	6,012	91.58%
Misc-Credit Card Fees	7	40	120	33.33%
Total Administration	58	5,546	6,132	90.44%
Right of Way				
Contracts-Security Services	15,107	89,511	160,000	55.94%
Contracts-Pest Control	20	120	240	50.00%
Communication - Teleph - Field	173	1,044	3,000	34.80%
Insurance - General Liability	-	713	855	83.39%
R&M-General	556	11,934	21,760	54.84%
R&M-Gate	305	3,374	10,000	33.74%
R&M-Streetlights	4,268	25,359	52,000	48.77%
Cap Outlay - Signage	5,350	5,350	-	0.00%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	25,779	137,405	291,967	47.06%
TOTAL EXPENDITURES	25,837	142,951	298,099	47.95%
Excess (deficiency) of revenues				
Over (under) expenditures	(22,986)	134,976	(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	\$ (22,986)	\$ 134,976	\$ (9,000)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		355,041	355,041	
FUND BALANCE, ENDING		\$ 490,017	\$ 346,041	

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

ACCOUNT DESCRIPTION	MAR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 14	\$ 237	\$ 80	296.25%
Special Assmnts- Tax Collector	142	15,648	16,417	95.32%
Special Assmnts- Discounts	(2)	(614)	(658)	93.31%
TOTAL REVENUES	154	15,271	15,839	96.41%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	3	301	328	91.77%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	3	301	338	89.05%
Right of Way				
Communication - Teleph - Field	124	747	1,450	51.52%
Insurance - General Liability	-	288	345	83.48%
R&M-General	-	3,400	1,000	340.00%
R&M-Gate	-	-	3,800	0.00%
R&M-Streetlights	476	2,802	5,800	48.31%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	600	7,237	15,501	46.69%
TOTAL EXPENDITURES	603	7,538	15,839	47.59%
Excess (deficiency) of revenues Over (under) expenditures	(449)	7,733	-	0.00%
Net change in fund balance	<u>\$ (449)</u>	<u>\$ 7,733</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		64,031	64,031	
FUND BALANCE, ENDING		<u>\$ 71,764</u>	<u>\$ 64,031</u>	

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

ACCOUNT DESCRIPTION	MAR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2	\$ 300	0.67%
Special Assmnts- Tax Collector	1,029	113,429	119,005	95.31%
Special Assmnts- Discounts	(11)	(4,450)	(4,760)	93.49%
TOTAL REVENUES	1,018	108,981	114,545	95.14%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	20	2,180	2,380	91.60%
Total Administration	20	2,180	2,380	91.60%
Right of Way				
R&M-General	8,130	8,130	-	0.00%
R&M-Streetlights	8,483	50,863	99,900	50.91%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	16,613	58,993	112,165	52.59%
TOTAL EXPENDITURES	16,633	61,173	114,545	53.41%
Excess (deficiency) of revenues				
Over (under) expenditures	(15,615)	47,808	-	0.00%
Net change in fund balance	<u>\$ (15,615)</u>	<u>\$ 47,808</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		(3,082)	(3,082)	
FUND BALANCE, ENDING		<u>\$ 44,726</u>	<u>\$ (3,082)</u>	

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

ACCOUNT DESCRIPTION	MAR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 4	\$ 57	\$ 90	63.33%
Special Assmnts- Tax Collector	67	7,413	7,777	95.32%
Special Assmnts- Discounts	(1)	(291)	(310)	93.87%
TOTAL REVENUES	70	7,179	7,557	95.00%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	1	142	156	91.03%
Total Administration	1	142	156	91.03%
Right of Way				
R&M-Streetlights	417	2,484	4,999	49.69%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	417	2,484	7,401	33.56%
TOTAL EXPENDITURES	418	2,626	7,557	34.75%
Excess (deficiency) of revenues				
Over (under) expenditures	(348)	4,553	-	0.00%
Net change in fund balance	<u>\$ (348)</u>	<u>\$ 4,553</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		15,547	15,547	
FUND BALANCE, ENDING		<u>\$ 20,100</u>	<u>\$ 15,547</u>	

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

ACCOUNT DESCRIPTION	MAR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 43	\$ 701	\$ 150	467.33%
Special Assmnts- Tax Collector	230	25,370	26,617	95.32%
Special Assmnts- Discounts	(2)	(995)	(1,065)	93.43%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	271	25,141	25,702	97.82%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	5	488	532	91.73%
Misc-Credit Card Fees	-	-	25	0.00%
Total Administration	5	488	557	87.61%
Right of Way				
Communication - Teleph - Field	-	-	1,150	0.00%
Insurance - General Liability	-	291	349	83.38%
R&M-General	-	-	4,401	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	-	1,708	5,000	34.16%
Misc-Internet Services	120	693	1,272	54.48%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	120	2,692	25,145	10.71%
TOTAL EXPENDITURES	125	3,180	25,702	12.37%
Excess (deficiency) of revenues				
Over (under) expenditures	146	21,961	-	0.00%
Net change in fund balance	\$ 146	\$ 21,961	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		191,287	191,287	
FUND BALANCE, ENDING		\$ 213,248	\$ 191,287	

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

ACCOUNT DESCRIPTION	MAR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 244	\$ 1,141	\$ -	0.00%
Special Assmnts- Tax Collector	1,522	167,658	175,900	95.31%
Special Assmnts- Discounts	(16)	(6,578)	(7,036)	93.49%
TOTAL REVENUES	1,750	162,221	168,864	96.07%
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	4,289	3,717	115.39%
Misc-Assessmnt Collection Cost	30	3,222	3,518	91.59%
Total Administration	30	7,511	8,235	91.21%
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	30	15,499	134,210	11.55%
Excess (deficiency) of revenues Over (under) expenditures	1,720	146,722	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	\$ 1,720	\$ 146,722	\$ 34,654	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		166,810	166,810	
FUND BALANCE, ENDING		\$ 313,532	\$ 201,464	

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

ACCOUNT DESCRIPTION	MAR-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 401	\$ 1,676	\$ -	0.00%
Special Assmnts- Tax Collector	2,915	321,210	337,000	95.31%
Special Assmnts- Discounts	(32)	(12,603)	(13,480)	93.49%
TOTAL REVENUES	3,284	310,283	323,520	95.91%
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	58	6,172	6,740	91.57%
Total Administration	58	10,943	12,277	89.13%
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	58	20,612	486,615	4.24%
Excess (deficiency) of revenues Over (under) expenditures	3,226	289,671	(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	\$ 3,226	\$ 289,671	\$ (163,095)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		173,989	173,989	
FUND BALANCE, ENDING		\$ 463,660	\$ 10,894	

**Westchase
Community Development District**

Supporting Schedules

March 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
02/05/20	50,041	1,242	1,021	52,305	37,447	802	252	53	97
03/04/20	31,591	353	645	32,588	23,331	500	157	33	60
TOTAL	3,380,742	140,880	68,995	3,590,617	2,570,694	55,040	17,322	3,662	6,630
% COLLECTED				95.31%	95.31%	95.31%	95.31%	95.31%	95.31%
TOTAL O/S				176,503	126,367	2,706	852	180	326

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

		ALLOCATION BY FUND						
Date	102 The Greens	103 Stonebridge	104 West Park Village	105 West Park Village	106 Vineyards	254 DS 2000	257 DS 2007-3	
Received	Fund	Fund	Fund	Fund	Fund	Fund	Fund	
	Assessments	Assessments	Assessments	Assessments	Assessments	Assessments	Assessments	
Assessments I \$	300,625	\$ 16,417	\$ 119,005	\$ 7,777	\$ 26,617	\$ 175,900	\$ 337,000	
	7.98%	0.44%	3.16%	0.21%	0.71%	4.67%	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	
02/05/20	4,174	228	1,652	108	370	2,442	4,679	
03/04/20	2,601	142	1,029	67	230	1,522	2,915	
TOTAL	286,540	15,648	113,429	7,413	25,370	167,658	321,210	
% COLLECTED	95.31%	95.31%	95.31%	95.31%	95.31%	95.31%	95.31%	
TOTAL O/S	14,085	769	5,576	364	1,247	8,242	15,790	

Cash & Investment Report
March 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	168,768
Certificate of Deposit-8199	8-06-17	5/6/2020	CenterState Bank	0.50%	171,148
Certificate of Deposit-9344	1-20-17	7/20/2020	CenterState Bank	0.50%	171,997
			6 months Subtotal		343,144
Certificate of Deposit-5019	5-18-17	5/18/2020	CenterState Bank	1.00%	346,532
			12 months Subtotal		346,532
Certificate of Deposit-3719	6-19-17	9/19/2020	CenterState Bank	2.40%	350,146
			15 months Subtotal		350,146
Certificate of Deposit-1416	7-20-16	7/20/2020	CenterState Bank	1.25%	316,338
Certificate of Deposit-8473	5-18-16	5/18/2020	CenterState Bank	1.25%	317,564
Certificate of Deposit-1530	6-19-16	6/19/2020	CenterState Bank	1.25%	316,982
			24 months Subtotal		950,884
Certificate of Deposit-3385	5-18-15	5/18/2021	CenterState Bank	1.25%	36,118
Certificate of Deposit-6423	6-19-15	6/19/2021	CenterState Bank	2.01%	36,078
Certificate of Deposit-4544	7-20-15	7/20/2021	CenterState Bank	2.01%	35,964
			36 months Subtotal		108,160
Money Market Account	5-07-12	n/a	CenterState Bank	0.31%	3,428,741
			Subtotal		5,696,375
DEBT SERVICE FUNDS					
Series 2000 Reserve Account			U.S. Bank	n/a	34,000 (1)
Series 2000 Revenue Account			U.S. Bank	n/a	270,187 (1)
Series 2007-3 Revenue Account			U.S. Bank	n/a	450,526 (1)
			Subtotal		754,713
UNINSURABLE ASSETS					
Certificate of Deposit 12 mo-4426	5-18-17	5/18/2020	CenterState Bank	1.00%	276,766 (2)
Certificate of Deposit 24 mo-1338	5-18-16	5/18/2020	CenterState Bank	1.25%	423,419 (2)
			Subtotal		700,185
			Total	\$	7,151,273

(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

Agenda page59

Bank Account No. 1160 CenterState Bank GF
Statement No. 03-20
Statement Date 3/31/2020

G/L Balance (LCY)	168,767.56	Statement Balance	177,958.18
G/L Balance	168,767.56	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	177,958.18
Subtotal	168,767.56	Outstanding Checks	9,190.62
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	168,767.56	Ending Balance	168,767.56
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
3/6/2020	Payment	9788	BRIAN M. ROSS	184.70	0.00	184.70
3/19/2020	Payment	9810	A & B AQUATICS	100.00	0.00	100.00
3/26/2020	Payment	9820	DAVID M JOHNSON	350.00	0.00	350.00
3/26/2020	Payment	9824	MARK LANE TONNY	2,350.00	0.00	2,350.00
3/26/2020	Payment	9825	PETE'S TREE	2,500.00	0.00	2,500.00
3/26/2020	Payment	9826	BLU RIPPLE INC	3,504.77	0.00	3,504.77
Total Outstanding Checks.....				9,190.62		9,190.62



CenterState Bank of Florida
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Winter Haven FL 33883
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24 Hour Inquiry: 888-292-7005
Internet: www.centerstatebank.com

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

Account Number:
Statement Date: 3/31/20
Checks/Items Enclosed: 48

49

SUMMARY OF ALL ACCOUNTS

CHECKING 177,958.18

PUBLIC FUNDS BUS ANALYSIS	WESTCHASE COMMUNITY DEVELOPMENT DISTRICT	Acct
Beginning Balance	3/01/20	207,154.53
Deposits / Misc Credits	11	243,999.76
Withdrawals / Misc Debits	79	273,196.11
** Ending Balance	3/31/20	177,958.18 **
Service Charge		.00
Minimum Balance		120,919
Enclosures		48

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
3/02	222.33		Square Inc/200302P2
3/04	31,590.83		HLLS TAX LICENS/DIST ID460 WESTCHASE
3/05	72.52		Square Inc/200305P2
3/06	227.59		Square Inc/200306P2
3/09	241.84		Square Inc/200309P2
3/11	11,325.00		Deposit
3/11	106.51		Square Inc/200311P2
3/12	106.51		Square Inc/200312P2
3/13	72.95		Square Inc/200313P2
3/20	200,000.00		OCM Transfer From 2653



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

3/31/20

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
3/26	33.68		Square Inc/200326P2

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
3/02		744.72	HC-WATER/INTERNET
3/02		554.10	043000094614064 WESTCHASE COMMUNITY DE ACH Batch Offset Debit WESTCHASE COMMUN/board WESTCHASE COMMUNITY DE
3/02		204.42	PAYMNT FOR LOWES/LOWESTLPAY 99006370961
3/03		122.40	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
3/04		496.81	CARD ASSETS/PAYMENT ACCOUNT,BILLING
3/05		10,188.38	ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
3/05		1,546.68	WESTCHASE CDD/401K WESTCHASE CDD
3/06		738.80	ACH Batch Offset Debit WESTCHASE COMMUN/board WESTCHASE COMMUNITY DE
3/09		3,283.79	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
3/09		153.00	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
3/16		151.96	VERIZON WIRELESS/PAYMENTS 0000000024226654000001

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

3/31/20

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
3/17		1,546.68	WESTCHASE CDD/401K WESTCHASE CDD
3/17		96.80	Square Inc/200317P2 L204294323566
3/17		90.90	SAMS BRC/PAYMENT 6046002021607378
3/18		72.52	Square Inc/200318P2 L204294345731
3/18		33.62	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
3/18		24.27	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
3/18		19.91	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
3/18		19.26	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
3/18		19.25	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
3/19		11,325.00	TO REV DEP ERROR 3/11/20
3/19		10,225.80	ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
3/19		96.80	Square Inc/200319P2 L204294364920
3/20		159.26	FLA DEPT REVENUE/C01 WESTCHASE COMMU
3/23		3,256.04	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
3/23		1,597.47	BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD
3/24		16,954.09	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

3/31/20

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
3/24		4.85	Square Inc/200324P2 L204294452968
3/25		72.52	Square Inc/200325P2 L204294472952
3/27		9,524.10	ACH Batch Offset Debit WESTCHASE COMMUN/invoice
3/30		800.03	WESTCHASE COMMUNITY DE HC-WATER/INTERNET 043000098881998 WESTCHASE COMMUNITY DE

CHECKS

* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
3/06	9773	328.21	3/20	9790	167.70	3/16	9806	10,377.95
3/09	9774	2,720.00	3/11	9791	4,111.12	3/17	9807	1,033.50
3/04	9775	48.00	3/11	9792	8,130.00	3/19	9808	1,620.21
3/05	9776	720.00	3/16	9793	137.76	3/27	9809	2,500.00
3/04	9777	4,937.50	3/10	9794	150.00	3/24	9811*	1,164.00
3/04	9778	330.00	3/10	9795	255.00	3/23	9812	55,296.00
3/06	9779	2,500.00	3/12	9796	49.00	3/23	9813	2,000.00
3/03	9780	15,635.41	3/16	9797	.43	3/24	9814	270.43
3/11	9781	184.70	3/18	9798	1,630.00	3/24	9815	765.66
3/06	9782	100.00	3/10	9799	625.79	3/23	9816	13,818.32
3/06	9783	350.00	3/11	9800	842.50	3/30	9817	604.84
3/09	9784	3,799.83	3/13	9801	1,462.00	3/24	9818	593.00
3/06	9785	10.00	3/13	9802	811.50	3/30	9819	21,209.00
3/16	9786	29.00	3/11	9803	11,325.00	3/31	9821*	1,054.64
3/09	9787	276.67	3/10	9804	1,391.88	3/31	9822	48.00
3/10	9789*	10,583.33	3/17	9805	1,939.00	3/31	9823	11,135.00



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
Statement Date: 3/31/20

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
3/02	205,873.62	3/12	163,610.62	3/23	244,624.66
3/03	190,115.81	3/13	161,410.07	3/24	224,872.63
3/04	215,894.33	3/16	150,712.97	3/25	224,800.11
3/05	203,511.79	3/17	146,006.09	3/26	224,833.79
3/06	199,712.37	3/18	144,187.26	3/27	212,809.69
3/09	189,720.92	3/19	120,919.45	3/30	190,195.82
3/10	176,714.92	3/20	320,592.49	3/31	177,958.18
3/11	163,553.11				

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 3/1/20 to 3/31/20
(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	9784	03/03/20	FLORIDA MUNICIPAL INS. TRUST	03012020	MAR HLTH INSURANCE	Payroll-Benefits	512010-53901	\$3,799.83
001	9785	03/03/20	MINUTEMAN PRESS	30181	8 LAMINATED LABELS (JOB 54918)	Op Supplies - General	552001-53901	\$10.00
001	9786	03/03/20	NETWORK FACTOR INC	111158	MARCH 2020 PHONE SERVICE	Communication - Teleph - Field	541005-53901	\$29.00
001	9787	03/03/20	SITE ONE LANDSCAPE SUPPLY	97326144-001	2 NODE 200 CONTROLLERS	R&M-Irrigation	546041-53901	\$282.32
001	9787	03/03/20	SITE ONE LANDSCAPE SUPPLY	97326144-001	2 NODE 200 CONTROLLERS	R&M-Irrigation	546041-53901	(\$5.65)
001	9789	03/06/20	A & B AQUATICS	2022023	MAR AQUATIC MAINT	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	9789	03/06/20	A & B AQUATICS	2022065	MIDGE-FLY SPRAYING	R&M-Drainage	546019-53801	\$750.00
001	9790	03/06/20	ADT SECURITY SERVICES INC	750966478	3/1/20-5/31/20 SECURITY MONITOR	Contracts-Security Alarms	534090-53901	\$167.70
001	9791	03/06/20	AG OUTSHINES LLC	001134	PRESSURE WASHINGS	various areas on Linebaugh etc...	546106-53901	\$4,111.12
001	9793	03/06/20	FED EX	6-938-53651	FEB POSTAGE	Postage and Freight	541006-51301	\$137.76
001	9795	03/06/20	FOUNTAIN DESIGN GROUP INC	20429A	FEB-APRIL QTRLY FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$255.00
001	9796	03/06/20	HOME DEPOT	020520-6845	HD 1/9/20 CC PURCHASE (BATTERY)	R&M-General	546001-53901	\$49.00
001	9797	03/06/20	NETWORK FACTOR INC	FC 501	FINANCE FEE INV #110967	Communication - Teleph - Field	541005-53901	\$0.43
001	9798	03/06/20	OLM INC	35950	2/27/20 LANDSCAPE INSPECTION	Contracts-Other Services	534033-53901	\$1,630.00
001	9799	03/06/20	PALMDALE OIL COMPANY, INC	1305129	FUEL FOR ACCT 80180172	Fuel, Gasoline and Oil	540004-53901	\$625.79
001	9800	03/06/20	RICHARD LEE REPORTING	7365	2/4/20 MTG RECORDED SERVICE	ProfServ-Recording Secretary	531036-51301	\$842.50
001	9801	03/06/20	TIMES PUBLISHING CO	0000060205	CELL TOWER HEARING NOTICE	Legal Advertising	548002-51301	\$1,462.00
001	9802	03/06/20	TIMES PUBLISHING CO	0000059805	RFQ FOR LANDSCAPING ADV	Legal Advertising	548002-51301	\$811.50
001	9803	03/06/20	TREVOR KAMM	WESTC0005	PAYMENT #2 LAKE REMEDIATION	Nano bubble for MI ponds 2nd pymt	546019-53801	\$11,325.00
001	9804	03/06/20	USA SERVICES	USA005748	2/22/20 STREET SWEEP	Contracts-Road Cleaning	534080-53901	\$1,391.88
001	9806	03/10/20	ERIN McCORMICK LAW PA	10405	1/9 & 2/4-3/3/20 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$10,377.95
001	9807	03/12/20	AG OUTSHINES LLC	001136	PRESSURE WASH WALLS/MONUMENTS	R&M-Walls and Signage	546106-53901	\$1,033.50
001	9808	03/12/20	HILLSBOROUGH COUNTY	38750	FEB SECURITY SERVICES	Contracts-Police	534031-53901	\$1,620.21
001	9809	03/12/20	PETE'S TREE	586056	TREE TRIMMING/STUMP GRINDING/REMOVAL	R&M-Grounds	546037-53901	\$2,500.00
001	9810	03/19/20	A & B AQUATICS	2022098	FOUNTAIN AERATOR SVC CALL	R&M-Fountain	546032-53801	\$100.00
001	9811	03/19/20	ARETE INDUSTRIES	CS/2020/5762	(12) No Fishing and Parking signs	R&M-Signage	546085-53901	\$1,164.00
001	9812	03/19/20	DAVEY TREE EXPERT CO	914347874	MAR LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$46,434.00
001	9812	03/19/20	DAVEY TREE EXPERT CO	914346599	FEB IRR REPRS/MAGNOLIA TREES FEED	irrigation	534050-53901	\$7,590.00
001	9812	03/19/20	DAVEY TREE EXPERT CO	914346599	FEB IRR REPRS/MAGNOLIA TREES FEED	FEB IRRIGATION REPAIRS	546041-53901	\$1,272.00
001	9814	03/19/20	LOWE'S	030220-0961	LOWES CC PURCH THRU 3/2/20	R&M-General	546001-53901	\$270.43
001	9815	03/19/20	PALMDALE OIL COMPANY, INC	1313031	FUEL FOR ACCT 80180172	Fuel, Gasoline and Oil	540004-53901	\$765.66
001	9817	03/19/20	SITE ONE LANDSCAPE SUPPLY	97828400-001	6 CONTROLLERS	R&M-Irrigation	546041-53901	\$617.18
001	9817	03/19/20	SITE ONE LANDSCAPE SUPPLY	97828400-001	6 CONTROLLERS	R&M-Irrigation	546041-53901	(\$12.34)
001	9818	03/19/20	TRIANGLE POOL SERVICE	84086	SPLASH PAD INJECTOR LINE REPLACED	repair of actuating fountain	546032-53801	\$93.00
001	9818	03/19/20	TRIANGLE POOL SERVICE	9557	FEB CLEANING OF FOUNTAINS	Contracts-Fountain	534023-53801	\$500.00
001	9819	03/26/20	DAVEY TREE EXPERT CO	914404882	ANNUAL FLOWER PLNTING	Contracts-Plant Replacement	534075-53901	\$21,209.00
001	9821	03/26/20	FRONTIER LIGHTING INC	S1997170.001	4 bollards for Bridge WPV to Greens	R&M-General	546001-53901	\$1,054.64
001	9822	03/26/20	HUGHES EXTERMINATORS INC	37742206	3/16/20 OFFICE PEST CONTROL	Contracts-Pest Control	534125-53901	\$48.00
001	9823	03/26/20	JMT	6-153679	GEN ENGINEERING THRU 2/22/20	ProfServ-Engineering	531013-51501	\$11,135.00
001	9825	03/26/20	PETE'S TREE	566099	TREE TRIM/REMOVAL	R&M-Grounds	546037-53901	\$2,500.00
001	9826	03/26/20	BLU RIPPLE INC	43461	FINAL PYMT-LUMBER FOR BRIDGE REPR	R&M-Grounds	546037-53901	\$3,504.77

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001	DD4127	03/04/20	BOCC - ACH WATER	021420-0000 ACH	01/10-02/12/20 WATER SERVICES	Utility - General	543001-53901	\$368.10
001	DD4127	03/04/20	BOCC - ACH WATER	021420-0000 ACH	01/10-02/12/20 WATER SERVICES	Utility - Reclaimed Water	543028-53901	\$342.27
001	DD4128	03/04/20	CARD SERVICES CENTER - ACH	020720-0566 ACH	CC 1/11-2/7/20 PURCHASES	Refund Ionis	551002-53901	(\$24.96)
001	DD4128	03/04/20	CARD SERVICES CENTER - ACH	020720-0566 ACH	CC 1/11-2/7/20 PURCHASES	Refund on overcharged ribbon	549027-53901	(\$119.99)
001	DD4128	03/04/20	CARD SERVICES CENTER - ACH	020720-0566 ACH	CC 1/11-2/7/20 PURCHASES	New Helmets Gloves	546001-53901	\$244.95
001	DD4128	03/04/20	CARD SERVICES CENTER - ACH	020720-0566 ACH	CC 1/11-2/7/20 PURCHASES	ionis	551002-53901	\$5.00
001	DD4128	03/04/20	CARD SERVICES CENTER - ACH	020720-0566 ACH	CC 1/11-2/7/20 PURCHASES	Office Supplies	551002-53901	\$9.99
001	DD4128	03/04/20	CARD SERVICES CENTER - ACH	020720-0566 ACH	CC 1/11-2/7/20 PURCHASES	Global Janitorial	546001-53901	\$45.41
001	DD4128	03/04/20	CARD SERVICES CENTER - ACH	020720-0566 ACH	CC 1/11-2/7/20 PURCHASES	Global Janitorial	546001-53901	\$22.25
001	DD4128	03/04/20	CARD SERVICES CENTER - ACH	020720-0566 ACH	CC 1/11-2/7/20 PURCHASES	vetrans ford	546001-53901	\$39.38
001	DD4129	03/06/20	DECIMAL, INC. - ACH	030620 ACH	PD 03/06/20	Deferred Compensation-Current	235000	\$1,546.68
001	DD4130	03/17/20	SAM'S CLUB - ACH	022520-7378 ACH	SAM'S CC 1/28/20 PURCH	Misc-Contingency	549900-53901	\$90.90
001	DD4131	03/17/20	TECO - ACH	022520 ACH	01/22-02/20/20 ELEC SRVCS	Utility - General	543001-53901	\$121.33
001	DD4149	03/27/20	INFRAMARK, LLC - ACH	49851	MARCH MNGT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,445.75
001	DD4149	03/27/20	INFRAMARK, LLC - ACH	49851	MARCH MNGT SRVCS	Postage and Freight	541006-51301	\$57.20
001	DD4149	03/27/20	INFRAMARK, LLC - ACH	49851	MARCH MNGT SRVCS	Printing and Binding	547001-51301	\$21.15
001	DD4150	03/19/20	TECO - ACH	030520 ACH	01/22/20-02/19/20 UTILITY SRVCS	Utility - General	543001-53901	\$1,240.99
001	DD4151	03/20/20	DECIMAL, INC. - ACH	031620 ACH	Retirement for ACH pd 3.20.20	Deferred Compensation-Current	235000	\$1,546.68
001	DD4185	03/23/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030220 ACH	03/01/20-03/29/20 0050844716-01	OFFICE INTERNET	541005-53901	\$169.97
001	DD4185	03/23/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030220 ACH	03/01/20-03/29/20 0050844716-01	PARK/BAYBRIDGE	549031-57208	\$204.00
001	DD4185	03/23/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030220 ACH	03/01/20-03/29/20 0050844716-01	GLENCLIFF	549031-57208	\$204.00
001	DD4185	03/23/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030220 ACH	03/01/20-03/29/20 0050844716-01	WPV	549031-57208	\$204.00
001	DD4186	03/30/20	BOCC - ACH WATER	031620-0000 ACH	02/11/20-03/16/20 UTILITY SRVCS	Utility - General	543001-53901	\$472.72
001	DD4186	03/30/20	BOCC - ACH WATER	031620-0000 ACH	02/11/20-03/16/20 UTILITY SRVCS	Utility - Reclaimed Water	543028-53901	\$291.27
001	DD4187	03/16/20	VERIZON FLORIDA LLC - ACH	9848986633 ACH	1/24-02/23/20 242266540-00001	Communication - Teleph - Field	541005-53901	\$151.96
001	DD4191	03/01/20	CARD SERVICES CENTER - ACH	011020-0566 ACH	12/11/19-1/07/20 CC PURCH	Amazon (12/16/19)	546001-53901	\$106.99
001	DD4191	03/01/20	CARD SERVICES CENTER - ACH	011020-0566 ACH	12/11/19-1/07/20 CC PURCH	Amazon (12/17/19)	546001-53901	\$236.93
001	DD4191	03/01/20	CARD SERVICES CENTER - ACH	011020-0566 ACH	12/11/19-1/07/20 CC PURCH	Affordable Openers	546001-53901	\$27.98
001	DD4191	03/01/20	CARD SERVICES CENTER - ACH	011020-0566 ACH	12/11/19-1/07/20 CC PURCH	Amazon (12/20/19)	546001-53901	\$82.06
001	DD4191	03/01/20	CARD SERVICES CENTER - ACH	011020-0566 ACH	12/11/19-1/07/20 CC PURCH	WWW.1AND1.COM	551002-53901	\$24.96
001	DD4191	03/01/20	CARD SERVICES CENTER - ACH	011020-0566 ACH	12/11/19-1/07/20 CC PURCH	WWW.1AND1.COM	551002-53901	\$5.00
001	DD4191	03/01/20	CARD SERVICES CENTER - ACH	011020-0566 ACH	12/11/19-1/07/20 CC PURCH	Veterans Ford	546022-53901	\$47.94
001	DD4191	03/01/20	CARD SERVICES CENTER - ACH	011020-0566 ACH	12/11/19-1/07/20 CC PURCH	Racetrac (12/31/19)	540004-53901	\$14.50
001	DD4191	03/01/20	CARD SERVICES CENTER - ACH	011020-0566 ACH	12/11/19-1/07/20 CC PURCH	Racetrac (1/7/20)	540004-53901	\$41.40
001	DD4191	03/01/20	CARD SERVICES CENTER - ACH	011020-0566 ACH	12/11/19-1/07/20 CC PURCH	David Johnsson (Squ*SQ)	546037-53901	\$650.00
Fund Total								\$169,224.27

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GENERAL FUND - HARBOR LINKS (002) - 002

002	9813	03/19/20	FEDERATED SECURITY	30961	PEABODY GATE INSTALL 4 BOXES	R&M-Gate	546034-53901	\$275.00
002	9813	03/19/20	FEDERATED SECURITY	87329	RADCLIFF GATE WIRING	R&M-Gate	546034-53901	\$475.00
002	DD4128	03/04/20	CARD SERVICES CENTER - ACH	020720-0566 ACH	CC 1/11-2/7/20 PURCHASES	Phone service for gates Peabody	541005-53901	\$37.95
002	DD4128	03/04/20	CARD SERVICES CENTER - ACH	020720-0566 ACH	CC 1/11-2/7/20 PURCHASES	Phone service at Radcliff Gate	541005-53901	\$47.95
002	DD4128	03/04/20	CARD SERVICES CENTER - ACH	020720-0566 ACH	CC 1/11-2/7/20 PURCHASES	key pads for gates	546034-53901	\$188.88
002	DD4150	03/19/20	TECO - ACH	030520 ACH	01/22/20-02/19/20 UTILITY SRVCS	Electricity - Streetlighting	543013-53901	\$460.33
002	DD4185	03/23/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030220 ACH	03/01/20-03/29/20 0050844716-01	PEABODY	541005-53901	\$124.20
002	DD4185	03/23/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030220 ACH	03/01/20-03/29/20 0050844716-01	RADCLIFF	541005-53901	\$124.20
002	DD4191	03/01/20	CARD SERVICES CENTER - ACH	011020-0566 ACH	12/11/19-1/07/20 CC PURCH	Garden Light LED (Dec 2019)	546001-53901	\$419.70
002	DD4191	03/01/20	CARD SERVICES CENTER - ACH	011020-0566 ACH	12/11/19-1/07/20 CC PURCH	Doorking	541005-53901	\$37.95
002	DD4191	03/01/20	CARD SERVICES CENTER - ACH	011020-0566 ACH	12/11/19-1/07/20 CC PURCH	Doorking	541005-53901	\$47.95
Fund Total								\$2,239.11

GENERAL FUND - THE ENCLAVE (003) - 003

003	DD4150	03/19/20	TECO - ACH	030520 ACH	01/22/20-02/19/20 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$1,518.15
Fund Total								\$1,518.15

GENERAL FUND - SAVILLE ROW (004) - 004

004	9805	03/10/20	EGIS INSURANCE ADVISORS	10264	10/1/19-10/1/20 UPDATED AUTO	Insurance - General Liability	545002-53901	\$1,939.00
004	9813	03/19/20	FEDERATED SECURITY	39813	SEVILLE GATE DVR INSTALL	R&M-Gate	546034-53901	\$1,250.00
004	DD4150	03/19/20	TECO - ACH	030520 ACH	01/22/20-02/19/20 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$24.64
004	DD4185	03/23/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030220 ACH	03/01/20-03/29/20 0050844716-01	SAVILLE	541005-53901	\$149.97
Fund Total								\$3,363.61

GENERAL FUND - THE GREENS (102) - 102

102	9783	03/03/20	FEDERATED SECURITY	74592	INSTL NEW CAMERA PWR BOX/GREENS	R&M-Gate	546034-53901	\$350.00
102	9794	03/06/20	FEDERATED SECURITY	72901	GREENS GATE FIX INTERNET	R&M-Gate	546034-53901	\$150.00
102	9816	03/19/20	SECURITAS SECURITY	E4583005	FEB SECURITY SERVICE - GREENS	Contracts-Security Services	534037-53901	\$13,818.32
102	9820	03/26/20	DAVID M JOHNSON	031020	Greenmont Wall/Addtl cleaning req under permit	R&M-Grounds	546037-53901	\$350.00
102	9824	03/26/20	MARK LANE TONNY	476233	GREENDALE SIGN - 50% Deposit for brickwork	Cap Outlay - Signage	564027-53901	\$2,350.00
102	DD4127	03/04/20	BOCC - ACH WATER	021420-0000 ACH	01/10-02/12/20 WATER SERVICES	R&M-General	546001-53901	\$34.35
102	DD4150	03/19/20	TECO - ACH	030520 ACH	01/22/20-02/19/20 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$4,271.43
102	DD4185	03/23/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030220 ACH	03/01/20-03/29/20 0050844716-01	GREEN GATE	541005-53901	\$173.41
102	DD4186	03/30/20	BOCC - ACH WATER	031620-0000 ACH	02/11/20-03/16/20 UTILITY SRVCS	R&M-General	546001-53901	\$36.04
Fund Total								\$21,533.55

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GENERAL FUND - STONEBRIDGE (103) - 103

103	DD4150	03/19/20	TECO - ACH	030520 ACH	01/22/20-02/19/20 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$471.77
103	DD4185	03/23/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030220 ACH	03/01/20-03/29/20 0050844716-01	STONEBRIDGE GATE	541005-53901	\$124.20
Fund Total								\$595.97

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

104	9792	03/06/20	ARETE INDUSTRIES	CS/2020/5720	new county signs installation decorative post	R&M-General	546001-53901	\$7,910.00
104	9792	03/06/20	ARETE INDUSTRIES	CS/2020/5721	11 CONCRETE BASE PROTECTORS	concrete base for the post	546001-53901	\$220.00
104	DD4150	03/19/20	TECO - ACH	030520 ACH	01/22/20-02/19/20 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$8,549.37
Fund Total								\$16,679.37

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

105	DD4150	03/19/20	TECO - ACH	030520 ACH	01/22/20-02/19/20 UTILITY SRVCS	R&M-Streetlights	546095-53901	\$417.41
Fund Total								\$417.41

GENERAL FUND - VINEYARDS (106) - 106

106	DD4185	03/23/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030220 ACH	03/01/20-03/29/20 0050844716-01	VINEYARD GATES	549031-53901	\$119.52
Fund Total								\$119.52

CLEARING FUND - 800

800	9781	03/02/20	BRIAN M. ROSS	PAYROLL	March 02, 2020 Payroll Posting			\$184.70
800	DD4102	03/02/20	GREGORY L. CHESNEY	PAYROLL	March 02, 2020 Payroll Posting			\$184.70
800	DD4103	03/02/20	JAMES P. MILLS	PAYROLL	March 02, 2020 Payroll Posting			\$184.70
800	DD4104	03/02/20	MATTHEW W. LEWIS	PAYROLL	March 02, 2020 Payroll Posting			\$184.70
800	DD4105	03/05/20	KRISTIAN GUNDERSEN	PAYROLL	March 05, 2020 Payroll Posting			\$555.44
800	DD4106	03/05/20	PATRICK J. MCLANE	PAYROLL	March 05, 2020 Payroll Posting			\$274.28
800	DD4107	03/05/20	DOUGLAS R. MAYES	PAYROLL	March 05, 2020 Payroll Posting			\$2,212.64
800	DD4108	03/05/20	SONJA WHYTE	PAYROLL	March 05, 2020 Payroll Posting			\$1,312.80
800	DD4109	03/05/20	LIVAN SOTO VIEGO	PAYROLL	March 05, 2020 Payroll Posting			\$1,353.29
800	DD4110	03/05/20	DANIEL P. HAWKINS	PAYROLL	March 05, 2020 Payroll Posting			\$581.95
800	DD4111	03/05/20	DANIEL R. WOOLLEY	PAYROLL	March 05, 2020 Payroll Posting			\$588.47
800	DD4112	03/05/20	CRISTIAN A. GUABA	PAYROLL	March 05, 2020 Payroll Posting			\$1,217.98

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800	DD4113	03/05/20	CHAD E. FRISCO	PAYROLL	March 05, 2020 Payroll Posting			\$335.23
800	DD4114	03/05/20	KATHERINE A. LAMB	PAYROLL	March 05, 2020 Payroll Posting			\$144.07
800	DD4116	03/05/20	JASON C. BECKMAN	PAYROLL	March 05, 2020 Payroll Posting			\$365.71
800	DD4118	03/05/20	JOSEPH H. MAURER	PAYROLL	March 05, 2020 Payroll Posting			\$152.38
800	DD4119	03/05/20	MICHAEL F. MANN	PAYROLL	March 05, 2020 Payroll Posting			\$204.85
800	DD4120	03/05/20	JESSICA L. WEATHERMAN	PAYROLL	March 05, 2020 Payroll Posting			\$340.73
800	DD4121	03/05/20	ROBERT D. BARLOW	PAYROLL	March 05, 2020 Payroll Posting			\$365.71
800	DD4122	03/05/20	ANDREW S. HOWARD	PAYROLL	March 05, 2020 Payroll Posting			\$182.85
800	9788	03/06/20	BRIAN M. ROSS	PAYROLL	March 06, 2020 Payroll Posting			\$184.70
800	DD4123	03/06/20	GREGORY L. CHESNEY	PAYROLL	March 06, 2020 Payroll Posting			\$184.70
800	DD4124	03/06/20	JAMES P. MILLS	PAYROLL	March 06, 2020 Payroll Posting			\$184.70
800	DD4125	03/06/20	MATTHEW W. LEWIS	PAYROLL	March 06, 2020 Payroll Posting			\$184.70
800	DD4126	03/06/20	FORREST D. BAUMHOVER	PAYROLL	March 06, 2020 Payroll Posting			\$184.70
800	DD4132	03/19/20	KRISTIAN GUNDERSEN	PAYROLL	March 19, 2020 Payroll Posting			\$555.44
800	DD4133	03/19/20	PATRICK J. MCLANE	PAYROLL	March 19, 2020 Payroll Posting			\$182.85
800	DD4134	03/19/20	DOUGLAS R. MAYS	PAYROLL	March 19, 2020 Payroll Posting			\$2,212.64
800	DD4135	03/19/20	SONJA WHYTE	PAYROLL	March 19, 2020 Payroll Posting			\$1,312.80
800	DD4136	03/19/20	LIVAN SOTO VIEGO	PAYROLL	March 19, 2020 Payroll Posting			\$1,353.29
800	DD4137	03/19/20	DANIEL P. HAWKINS	PAYROLL	March 19, 2020 Payroll Posting			\$313.55
800	DD4138	03/19/20	DANIEL R. WOOLLEY	PAYROLL	March 19, 2020 Payroll Posting			\$482.41
800	DD4139	03/19/20	CRISTIAN A. GUABA	PAYROLL	March 19, 2020 Payroll Posting			\$1,217.98
800	DD4140	03/19/20	CHAD E. FRISCO	PAYROLL	March 19, 2020 Payroll Posting			\$426.66
800	DD4141	03/19/20	KATHERINE A. LAMB	PAYROLL	March 19, 2020 Payroll Posting			\$121.91
800	DD4142	03/19/20	JASON C. BECKMAN	PAYROLL	March 19, 2020 Payroll Posting			\$121.91
800	DD4143	03/19/20	JAMES M. SCHNEIDER	PAYROLL	March 19, 2020 Payroll Posting			\$182.85
800	DD4144	03/19/20	JOSEPH H. MAURER	PAYROLL	March 19, 2020 Payroll Posting			\$365.71
800	DD4145	03/19/20	MICHAEL F. MANN	PAYROLL	March 19, 2020 Payroll Posting			\$395.08
800	DD4146	03/19/20	JESSICA L. WEATHERMAN	PAYROLL	March 19, 2020 Payroll Posting			\$340.73
800	DD4147	03/19/20	ROBERT D. BARLOW	PAYROLL	March 19, 2020 Payroll Posting			\$365.71
800	DD4148	03/19/20	ANDREW S. HOWARD	PAYROLL	March 19, 2020 Payroll Posting			\$274.28
Fund Total								\$22,076.48

Total Checks Paid	\$237,767.44
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Fifth Order of Business

5A

RESOLUTION 2020-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR
2020/2021 AND SETTING A PUBLIC HEARING THEREON
PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2020/2021; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT;**

1. The budget proposed by the District Manager for Fiscal Year 2020/2021 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: August 4, 2020

Hour: 4:00 p.m.

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

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

Adopted this 5th day of May, 2020.

James P. Mills
Chairman

Andrew P. Mendenhall, PMP
Secretary

WESTCHASE
Community Development District

Annual Operating Budget

Fiscal Year 2021

Version 1 - Proposed Budget

(Printed 4/22/20)

Prepared by:



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Westchase
Community Development District

Operating Budget
Fiscal Year 2021

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 15,309	\$ 24,459	\$ 3,000	\$ 11,549	\$ 11,549	\$ 23,098	\$ 15,000
Interest - Tax Collector	626	1,008	-	641	-	641	-
Special Assmnts- Tax Collector	2,701,118	2,698,370	2,697,061	2,570,694	126,367	2,697,061	2,699,206
Special Assmnts- Delinquents	-	-	-	486	-	486	-
Special Assmnts- Discounts	(96,457)	(99,883)	(107,884)	(100,804)	-	(100,804)	(107,968)
Disposition of Fixed Assets	-	7,500	-	-	-	-	-
Other Miscellaneous Revenues	4,832	8,739	-	3,524	-	3,524	-
Pavilion Rental	12,380	11,017	4,000	7,290	-	7,290	4,000
TOTAL REVENUES	2,637,808	2,651,210	2,596,177	2,493,380	137,916	2,631,296	2,610,238
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	16,800	15,400	19,000	7,000	6,000	13,000	19,000
FICA Taxes	1,285	1,178	1,454	536	459	995	1,454
ProfServ-Engineering	33,301	32,383	36,000	30,498	30,498	60,996	46,500
ProfServ-Legal Services	108,085	102,012	90,000	59,595	59,595	119,190	105,000
ProfServ-Mgmt Consulting Serv	108,093	111,552	113,349	56,675	56,675	113,349	116,858
ProfServ-Recording Secretary	10,480	10,231	11,000	4,500	4,500	9,000	11,000
Auditing Services	7,500	7,500	7,592	7,500	92	7,592	7,592
Postage and Freight	636	927	1,200	484	484	968	1,200
Insurance - General Liability	35,801	35,549	39,104	32,707	-	32,707	35,978
Printing and Binding	278	871	600	286	286	572	600
Legal Advertising	6,317	4,999	6,500	2,786	2,786	5,572	6,500
Misc-Assessmnt Collection Cost	33,730	30,956	50,525	49,408	2,527	51,935	50,568
Misc-Credit Card Fees	523	396	350	212	212	424	350
Misc-Contingency	-	6,019	100	-	100	100	100
Office Supplies	70	110	550	-	550	550	550
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	363,074	360,258	377,499	252,362	164,764	417,125	403,425
<i>Flood Control/Stormwater Mgmt</i>							
Contracts-Lake and Wetland	106,000	118,000	118,000	59,000	59,000	118,000	118,000
Contracts-Fountain	7,520	7,020	7,020	3,510	3,510	7,020	7,020
R&M-Aquascaping	8,650	28,294	15,000	-	15,000	15,000	15,000
R&M-Drainage	9,600	23,816	28,000	6,523	-	6,523	28,000
R&M-Fountain	2,284	1,749	3,000	1,187	1,187	2,374	3,000
R&M-Lake Erosion	-	-	-	-	-	-	-
Impr - Lake Bank Restoration	-	-	-	75,194	-	75,194	-
Capital Outlay - Lake	-	-	-	27,601	-	27,601	-
Total Flood Control/Stormwater Mgmt	134,054	178,879	171,020	173,015	78,697	251,712	171,020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Right of Way							
Payroll-Salaries	188,282	199,817	198,246	95,523	93,283	188,806	198,246
Payroll-Benefits	60,185	59,522	62,454	39,362	23,092	62,454	62,454
Payroll - Overtime	19,265	20,488	17,500	9,969	7,531	17,500	17,500
Payroll - Bonus	18,085	13,495	35,883	10,500	-	10,500	35,883
FICA Taxes	27,146	27,047	28,221	12,950	15,212	28,162	28,221
Contracts-Police	145,227	135,121	145,000	60,792	80,792	141,584	145,000
Contracts-Other Services	19,560	19,560	19,560	9,780	9,780	19,560	19,560
Contracts-Landscape	532,358	525,608	562,608	289,153	273,455	562,608	562,608
Contracts-Mulch	147,592	147,592	147,592	73,796	73,796	147,592	147,592
Contracts-Plant Replacement	52,959	53,137	70,959	39,751	35,306	75,057	76,719
Contracts-Road Cleaning	6,959	9,988	11,135	5,568	5,567	11,135	11,135
Contracts-Security Alarms	481	641	641	500	160	660	641
Contracts-Pest Control	556	726	540	288	288	576	540
Contracts-Other Landscape	5,760	5,760	5,760	480	-	480	-
Fuel, Gasoline and Oil	12,085	13,620	13,000	5,362	5,362	10,724	13,000
Communication - Teleph - Field	4,984	4,544	5,000	2,729	2,729	5,458	5,000
Utility - General	24,142	24,208	23,275	11,632	11,632	23,264	23,275
Utility - Reclaimed Water	8,887	4,950	10,000	1,493	6,493	7,986	10,000
Insurance - General Liability	3,427	3,403	3,743	3,123	-	3,123	3,435
R&M-General	28,799	34,896	42,500	11,685	30,685	42,370	42,500
R&M-Equipment	5,984	9,521	8,000	5,607	2,393	8,000	8,000
R&M-Grounds	133,193	196,706	110,184	34,806	75,378	110,184	102,800
R&M-Irrigation	92,797	61,263	65,000	37,112	37,112	74,224	75,000
R&M-Sidewalks	1,400	4,641	15,616	7,195	7,195	14,390	15,616
R&M-Signage	943	1,020	6,000	1,164	4,836	6,000	6,000
R&M-Walls and Signage	27,706	34,083	32,500	10,712	20,712	31,424	32,500
Misc-Holiday Decor	4,714	12,493	10,000	7,696	2,304	10,000	10,000
Misc-Hurricane Expense	-	14,625	-	-	-	-	-
Misc-Taxes (Streetlights)	34,084	35,670	35,670	34,076	-	34,076	34,076
Misc-Contingency	937	2,510	5,000	5,363	5,363	10,726	5,000
Office Supplies	1,914	615	3,500	136	3,364	3,500	3,500
Cleaning Services	2,240	560	1,680	-	-	-	-
Op Supplies - General	2,689	5,369	6,000	1,536	1,536	3,072	6,000
Op Supplies - Uniforms	1,030	408	600	260	340	600	600
Supplies - Misc.	272	5,019	600	141	459	600	600
Subscriptions and Memberships	249	2,738	400	1,100	90	1,190	400
Conference and Seminars	70	-	1,000	320	680	1,000	1,000
Cap Outlay - Vehicles	41,029	53,642	-	-	-	-	-
Cap Outlay	9,871	7,130	-	-	-	-	-
Total Right of Way	1,667,861	1,752,136	1,705,367	831,660	836,926	1,668,586	1,704,402

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
Common Area							
R&M-General	22,478	13,473	17,000	6,246	6,246	12,492	17,000
R&M-Boardwalks	-	-	700	-	700	700	700
R&M-Brick Pavers	-	-	1,200	-	1,200	1,200	1,200
R&M-Grounds	5,410	440	1,500	2,100	2,100	4,200	1,500
R&M-Signage	-	600	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	-	13,360	900	-	900	900	900
Misc-Internet Services	7,373	7,209	7,391	3,060	3,060	6,120	7,391
Impr - Park	54,104	16,350	312,200	-	-	-	301,300
Total Common Area	89,365	51,432	342,291	11,406	15,606	27,012	331,391
Golf Course							
ProfServ-Legal Services	49,001	-	-	-	-	-	-
Total Golf Course	49,001	-	-	-	-	-	-
TOTAL EXPENDITURES	2,303,355	2,342,705	2,596,177	1,268,443	1,095,992	2,364,434	2,610,238
Excess (deficiency) of revenues							
Over (under) expenditures	334,453	308,505	-	1,224,937	(958,076)	266,862	0
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	5,874	-	-	-	13,095	13,095	0
TOTAL OTHER SOURCES (USES)	5,874	-	-	-	13,095	13,095	0
Net change in fund balance	340,327	308,505	-	1,224,937	(944,981)	279,957	0
FUND BALANCE, BEGINNING	2,482,613	2,822,940	3,131,445	3,131,445	-	3,131,445	3,411,402
FUND BALANCE, ENDING	\$ 2,822,940	\$ 3,131,445	\$ 3,131,445	\$ 4,356,382	\$ (944,981)	\$ 3,411,402	\$ 3,411,402

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 3,411,402
Net Change in Fund Balance - Fiscal Year 2021	0
Reserves - Fiscal Year 2021 Additions	-
Total Funds Available (Estimated) - 9/30/21	3,411,402

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Deposits	6,389
Subtotal	<u>6,389</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	652,559 ⁽¹⁾
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	502,031
Subtotal	<u>1,214,590</u>

Total Allocation of Available Funds	1,220,979
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Total Unassigned (undesignated) Cash	<u>\$ 2,190,423</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Budget Narrative
Fiscal Year 2021**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Pavilion Rental

The District earns revenue on the rental of the District's pavilion and other amenities.

EXPENDITURES**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the fiscal year is based upon all supervisors attending every meeting.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney, Erin McCormick Law P.A. provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements and budgets. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Recording Secretary

The recording of the board minutes by Richard Lee Recording. Their charges include an up to \$85 hourly appearance fee, \$5.50 per page, audio and postage expenditures.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Administrative** (continued)**Insurance-General Liability**

The District's Property Insurance policy is with Public Insurance Risk. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected 10% increase in the premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous-Assessment Collection Costs

The District reimburses the Hillsborough County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous-Credit Card Fees

The District has elected to accept credit card payments for pavilion rentals, remote controls and gate bar codes. They have a contract with Square Up. For a swiped card, the fee is 2.75% and for a keyed in card, the fee is 3.5%.

Miscellaneous-Contingency

Unscheduled expenses not included in the budget categories or not anticipated in a specific line item.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

Flood Control/Stormwater Management**Contracts-Lake and Wetland**

A&B Aquatics contract is \$9,333 per month. Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD lakes. Herbicides will consist of chemical treatments. Algae control will include hand removal and chemical treatments.

Contracts-Fountain

Triangle Pool Service contract is \$500 per month. This category is intended to cover the cost of operating and maintaining the three decorative fountains and lighted entry signs that are within the Town Center on Montague Drive. The inter-active fountain has state requirements to have a state certified pool attendant perform tests every other day and report to the state monthly tests results. The District has a contract with *Fountain Design Group, Inc.* for \$255 per quarter to maintain the cascade fountain.

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Flood Control/Stormwater Management** (continued)**R&M-Aquascaping**

This category covers the cost associated for the replanting of vegetation required by permit in 28 different sites currently monitored semi-annually by regulatory agencies. The fund is intended for replenishing the species with a low survival rate to meet permit criteria.

R&M-Drainage

This category is intended to cover the cost of cleaning pond bottoms and is tied to the drainage system/baskets for the entire community.

R&M-Fountain

\$3,000 is projected for incidental repairs and supplies. This category is intended to cover the cost of operating and maintaining the three decorative fountains and lighted entry signs that are within the Town Center on Montague Drive.

Right of Way**Payroll-Salaries**

Payroll and staffing overhead costs associated with the services being provided by District staff. This includes District employees utilized in the field as well as the office, performing management of all District assets and facilities.

Payroll-Benefits

This represents Individual Retirement Account @ 2% of salary, Health Insurance and Workers' Compensation.

Payroll-Overtime

This represents the cost associated with employees working during off hours and weekends. Daily routine consists of opening the bathrooms in the mornings and at the end of the day, cleaning/closing bathrooms.

Payroll-Bonus

Annual bonuses given to field staff.

FICA Taxes

Taxes for the regular payroll, overtime and bonus.

Contracts-Police

The District has an agreement with David Gee, Sheriff to patrol the District property. The District also pays deputies a payroll based on the hours worked.

Contracts-Other Services

OLM contract is \$1,630 per month to review and monitor existing landscape contracted performance.

Contracts-Landscape

The Davey Tree Expert contract amount is \$46,884 per month for landscape maintenance services for the District.

Contracts-Mulch

The Davey Tree Expert contract amount is \$147,592 per year for bi-annual mulch application per contract specifications.

Contracts-Plant Replacement

The Davey Tree Expert contract amount is \$70,959 per year for seasonal plant installation per contract specifications.

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Right of Way** (continued)**Contracts-Road Cleaning**

USA Services contract is \$1,391.88 per sweep. Street sweeping is completed six times per year @ fifty-eight miles of curbing plus disposal.

Contracts-Security Alarms

ADT Security Services contract amount is \$160.29 per quarter for Alarm Net Transmission, Monitoring of Alarm System and Service Contract Burglary.

Contracts-Pest Control

Hughes Exterminators, Inc. contract amount is \$48 per month for 9515 W Linebaugh Ave, Tampa, FL 33626.

Fuel, Gasoline & Oil

Expenditures for the operation of all field equipment. Palmdale Oil Co. is the fuel vendor.

Communication-Telephone

Includes the cost for Network Factor (office telephone); Bright House Networks LLC (office internet); and Verizon (cellular phones).

Utility-General

Electricity for lighting in parks, entry features, fountains, gazebos, and pavilions; water, wastewater, re-use utilities for drinking fountains; feature fountains, bathrooms and irrigation. Fees are based on historical costs plus anticipated rate increases and additional areas.

Utility-Reclaimed Water

Hillsborough County (BOCC) reclaimed water.

Insurance-General Liability

Auto insurance and any other vehicle or equipment insurance not covered by the District's general liability policy. The budget includes a projected 10% premium increase.

R&M-General

Allocated for all general repairs and maintenance that the District should incur during the fiscal year.

R&M-Equipment

Repair, replacement and maintenance of equipment utilized by the District.

R&M-Grounds

This is for various maintenance functions that may arise during the fiscal year.

R&M-Irrigation

Irrigation repairs are performed routinely by *Davey Tree Expert* for the District.

R&M-Sidewalks

Planned repairs for the District sidewalks.

R&M-Signage

Scheduled maintenance of signage consists of cleaning, pressure washing, general maintenance, minor repairs, touch-up painting and gold leaf replacement.

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Right of Way** (continued)**R&M-Walls**

Scheduled maintenance consists of pressure washing, cleaning, painting, repair and replacement of damaged areas.

Miscellaneous-Holiday Decor

Seasonal decorations for the field property.

Miscellaneous-Taxes (Street Lights)

The District owns property adjacent to the road rights-of-way. For this reason, the County assesses the District for its portion of the street lighting costs. Additionally, there are specialty street lights, bollards and miscellaneous lights within the right-of-way that are the benefit of the entire community. The costs shown are for electric and maintenance only (approximately \$20.254 per light per month). Fees are based on historical costs.

Miscellaneous-Contingency

Represents the potential excess of unscheduled maintenance expenses not included in the budget categories or not anticipated in specific line item.

Office Supplies

General office supplies that are needed for field operation.

Cleaning Services

The estimated amount is \$140 per month for the field office cleaning.

Operating Supplies - General

Supplies needed for District operation.

Operating Supplies - Uniforms

Uniforms for field employees.

Supplies - Miscellaneous

This is for any miscellaneous supplies that the District may need for its operation.

Subscriptions and Memberships

This is for memberships for the website, WPV Pool, Sam's Club and BJ's.

Conferences and Seminars

Training for field staff.

Common Area (Park & Recreation)**R&M-General**

Maintenance consists of pressure washing, cleaning, repainting, repair and replacement to all District parks. Also, common area facilities such as bathrooms, gazebos, picnic tables, benches and trash containers.

R&M-Boardwalks

Scheduled maintenance consists of pressure washing, cleaning, repainting, repair and replacement of damaged areas plus minor repairs of the wooded boardwalks. This category is intended to cover the on-going maintenance of the three wooded boardwalks located at Radcliffe, Glenclyff Park and West Park Village. The total linear footage is approximately 175".

Budget Narrative
Fiscal Year 2021**EXPENDITURES****Common Area (Park & Recreation)** (continued)**R&M-Brick Pavers**

Scheduled maintenance consists of pressure washing, cleaning, and minor repairs of brick pavers located in the park at West Village. Repair and replacement of damaged areas.

R&M-Grounds

This is for various maintenance functions that may arise during the fiscal year. Deferred maintenance.

R&M-Signage

Scheduled maintenance consists of pressure washing, cleaning, general maintenance, minor repairs, touch-up painting and gold leaf replacement.

R&M-Walls

Scheduled maintenance consists of pressure washing, cleaning, painting, repair and replacement of damaged areas.

Miscellaneous-Internet Services

Bright House Networks business internet services for Glencliff, Baybridge and West Park Village.

Impr - Park

Park improvements and enhancements are planned for the District's common area.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 1,045	\$ 2,112	\$ 125	\$ 1,123	\$ 1,123	\$ 2,246	\$ 1,500
Special Assmnts- Tax Collector	66,483	62,997	57,746	55,040	2,706	57,746	56,138
Special Assmnts- Discounts	(4,278)	(4,305)	(2,310)	(2,160)	-	(2,160)	(2,246)
Capital Improvement	53,319	53,313	-	-	-	-	-
Gate Bar Code/Remotes	533	552	-	323	-	323	-
TOTAL REVENUES	117,102	114,669	55,561	54,326	3,829	58,155	55,392
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,557	1,334	1,155	1,058	54	1,112	1,123
Misc-Credit Card Fees	13	14	15	10	10	20	15
Total Administrative	1,570	1,348	1,170	1,068	64	1,132	1,138
<i>Right of Way</i>							
Communication - Teleph - Field	2,815	2,849	2,831	1,947	1,947	3,894	2,831
Electricity - Streetlighting	6,048	5,521	8,585	2,763	2,763	5,526	8,585
Insurance - General Liability	1,522	1,511	1,662	1,387	-	1,387	1,526
R&M-General	17,798	25,179	19,700	4,562	15,138	19,700	19,700
R&M-Gate	12,452	13,319	6,340	3,328	3,012	6,340	6,340
Reserve - Roadways	-	-	15,273	-	-	-	15,273
Total Right of Way	40,635	48,379	54,391	13,987	22,860	36,847	54,254
TOTAL EXPENDITURES	42,205	49,727	55,561	15,055	22,924	37,979	55,392
Excess (deficiency) of revenues							
Over (under) expenditures	74,897	64,942	-	39,271	(19,095)	20,176	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	74,897	64,942	-	39,271	(19,095)	20,176	-
FUND BALANCE, BEGINNING	169,316	244,213	309,155	309,155	-	309,155	329,331
FUND BALANCE, ENDING	\$ 244,213	\$ 309,155	\$ 309,155	\$ 348,426	\$ (19,095)	\$ 329,331	\$ 329,331

Exhibit "B"

Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 329,331
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	15,273
Total Funds Available (Estimated) - 9/30/21	344,604

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Deposits	3,628
Subtotal	3,628

Assigned Fund Balance

Operating Reserves - First Quarter Operating	10,030 ⁽¹⁾
Reserves - Roadways Prior Years	76,365
Reserves - Roadways FY 2020	15,273
Reserves - Roadways FY 2021	15,273
Subtotal	116,940

Total Allocation of Available Funds	120,568
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Total Unassigned (undesignated) Cash	\$ 224,035
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2026
Anticipated Replacement Costs	168,000
Anticipated Reserve	168,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 233	\$ 201	\$ 40	\$ 85	85	\$ 170	\$ 150
Special Assmnts- Tax Collector	18,174	18,172	18,174	17,322	852	18,174	18,057
Special Assmnts- Discounts	(649)	(673)	(727)	(680)	-	(680)	(722)
TOTAL REVENUES	17,758	17,700	17,487	16,727	937	17,664	17,485
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	236	208	363	333	17	350	361
Total Administrative	236	208	363	333	17	350	361
<i>Right of Way</i>							
R&M-Streetlights	18,283	18,242	17,124	9,024	9,024	\$ 18,048	17,124
Total Right of Way	18,283	18,242	17,124	9,024	9,024	18,048	17,124
TOTAL EXPENDITURES	18,519	18,450	17,487	9,357	9,041	18,398	17,485
Excess (deficiency) of revenues							
Over (under) expenditures	(761)	(750)	-	7,370	(8,104)	(734)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(761)	(750)	-	7,370	(8,104)	(734)	-
FUND BALANCE, BEGINNING	24,050	23,289	22,539	22,539	-	22,539	21,805
FUND BALANCE, ENDING	\$ 23,289	\$ 22,539	\$ 22,539	\$ 29,909	\$ (8,104)	\$ 21,805	\$ 21,805

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 21,805
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	-
Total Funds Available (Estimated) - 9/30/21	21,805

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Deposits	4,043
Subtotal	4,043

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	4,371 ⁽¹⁾
Subtotal	4,371

Total Allocation of Available Funds	8,414
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Total Unassigned (undesignated) Cash	\$ 13,391
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 208	\$ 316	\$ 42	\$ 135	\$ 135	\$ 270	\$ 250
Special Assmnts- Tax Collector	9,166	3,842	3,842	3,662	180	3,842	5,842
Special Assmnts- Discounts	(327)	(142)	(154)	(144)	-	(144)	(234)
Gate Bar Code/Remotes	65	130	-	-	-	-	-
TOTAL REVENUES	9,112	4,146	3,730	3,653	315	3,968	5,858
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	119	44	77	70	4	74	117
Misc-Credit Card Fees	1	2	5	-	-	-	5
Total Administrative	120	46	82	70	4	74	122
<i>Right of Way</i>							
Communication - Teleph - Field	1,958	1,875	1,980	900	900	1,800	1,980
Insurance - General Liability	406	404	444	2,309	-	2,309	2,540
R&M-General	-	-	1,500	3,250	-	3,250	1,500
R&M-Gate	3,870	1,935	3,619	2,865	754	3,619	3,619
R&M-Streetlights	332	308	500	148	352	500	500
Reserve - Roadways	-	-	1,843	-	-	-	1,834
Total Right of Way	6,566	4,522	9,886	9,472	2,006	11,478	11,973
TOTAL EXPENDITURES	6,686	4,568	9,968	9,542	2,010	11,552	12,095
Excess (deficiency) of revenues							
Over (under) expenditures	2,426	(422)	(6,238)	(5,889)	(1,695)	(7,584)	(6,237)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(6,238)	-	-	-	(6,237)
TOTAL OTHER SOURCES (USES)	-	-	(6,238)	-	-	-	(6,237)
Net change in fund balance	2,426	(422)	(6,238)	(5,889)	(1,695)	(7,584)	(6,237)
FUND BALANCE, BEGINNING	34,134	36,560	36,138	36,138	-	36,138	28,554
FUND BALANCE, ENDING	\$ 36,560	\$ 36,138	\$ 29,900	\$ 30,249	\$ (1,695)	\$ 28,554	\$ 22,317

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 28,554
Net Change in Fund Balance - Fiscal Year 2021	(6,237)
Reserves - Fiscal Year 2021 Additions	1,834
Total Funds Available (Estimated) - 9/30/21	24,152

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Deposits	20
Subtotal	20

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	2,565 ⁽¹⁾
Reserves - Roadways Prior Years	12,093
Reserves - Roadways FY 2020	1,843
Reserves - Roadways FY 2021	1,834
Subtotal	18,336

Total Allocation of Available Funds	18,356
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Total Unassigned (undesignated) Cash	\$ 5,796
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2029
Anticipated Replacement Costs	27,516
Anticipated Reserve Balance	27,516

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 75	\$ 205	\$ 10	\$ 110	\$ 110	\$ 220	\$ 150
Special Assmnts- Tax Collector	6,956	6,955	6,956	6,630	326	6,956	6,807
Special Assmnts- Discounts	(248)	(257)	(278)	(260)	-	(260)	(272)
TOTAL REVENUES	6,783	6,903	6,688	6,480	436	6,916	6,685
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	90	80	139	127	7	134	136
Total Administrative	90	80	139	127	7	134	136
<i>Right of Way</i>							
R&M - General	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roadways	-	-	1,549	-	-	-	1,549
Total Right of Way	-	-	6,549	-	5,000	5,000	6,549
TOTAL EXPENDITURES	90	80	6,688	127	5,007	5,134	6,685
Excess (deficiency) of revenues							
Over (under) expenditures	6,693	6,823	-	6,353	(4,571)	1,782	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	6,693	6,823	-	6,353	(4,571)	1,782	-
FUND BALANCE, BEGINNING	16,972	23,665	30,488	30,488	-	30,488	32,270
FUND BALANCE, ENDING	\$ 23,665	\$ 30,488	\$ 30,488	\$ 36,841	\$ (4,571)	\$ 32,270	\$ 32,270

Exhibit "E"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 32,270
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	1,549
Total Funds Available (Estimated) - 9/30/21	33,819

ALLOCATION OF AVAILABLE FUNDS***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	1,284 ⁽¹⁾
Reserves - Roadways Prior Years	9,296
Reserves - Roadways FY 2020	1,549
Reserves - Roadways FY 2021	1,549
Subtotal	<u>13,678</u>
Total Allocation of Available Funds	13,678

Total Unassigned (undesignated) Cash	\$ <u>20,141</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2023
Anticipated Replacement Costs balance	6,164
Current Budgeted Reserve Balance	15,490

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 2,334	\$ 3,090	\$ 500	\$ 1,329	\$ 1,329	\$ 2,658	\$ 1,500
Special Assmnts- Tax Collector	300,624	300,588	300,625	286,540	14,085	300,625	333,859
Special Assmnts- Discounts	(10,735)	(11,127)	(12,025)	(11,243)	-	(11,243)	(13,354)
Gate Bar Code/Remotes	2,527	2,084	-	1,301	-	1,301	-
TOTAL REVENUES	294,750	294,635	289,100	277,927	15,414	293,341	322,004
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	3,906	3,448	6,012	5,506	282	5,788	6,677
Misc-Credit Card Fees	70	68	120	40	-	40	120
Total Administrative	3,976	3,516	6,132	5,546	282	5,828	6,797
<i>Right of Way</i>							
Contracts-Security Services	164,216	176,458	160,000	89,511	89,511	179,022	180,000
Contracts-Pest Control	200	240	240	120	120	240	240
Communication - Teleph - Field	1,986	1,863	3,000	1,044	1,044	2,088	3,000
Insurance - General Liability	777	773	856	713	-	713	855
R&M-General	49,747	58,693	21,760	11,934	11,934	23,868	25,000
R&M-Gate	8,737	3,860	10,000	3,374	3,374	6,748	10,000
R&M-Streetlights	52,107	51,479	52,000	25,359	25,359	50,718	52,000
Cap Outlay - Signage	-	-	-	5,350	-	5,350	-
Reserve - Roadways	-	-	44,112	-	-	-	44,112
Total Right of Way	277,770	293,366	291,968	137,405	131,342	268,747	315,207
TOTAL EXPENDITURES	281,746	296,882	298,100	142,951	131,624	274,575	322,004
Excess (deficiency) of revenues							
Over (under) expenditures	13,004	(2,247)	(9,000)	134,976	(116,210)	18,766	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(9,000)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(9,000)	-	-	-	-
Net change in fund balance	13,004	(2,247)	(9,000)	134,976	(116,210)	18,766	-
FUND BALANCE, BEGINNING	344,284	357,288	355,041	355,041	-	355,041	373,807
FUND BALANCE, ENDING	\$ 357,288	\$ 355,041	\$ 346,041	\$ 490,017	\$ (116,210)	\$ 373,807	\$ 373,807

Exhibit "F"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 373,807
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	44,112
Total Funds Available (Estimated) - 9/30/21	417,919

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Deposits	7,425
Subtotal	7,425

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	69,473 ⁽¹⁾
Reserves - Roadways Prior Years	233,256
Reserves - Roadways FY 2020	44,112
Reserves - Roadways FY 2021	44,112
Subtotal	390,953

Total Allocation of Available Funds	398,378
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Total Unassigned (undesignated) Cash	\$ 19,541
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2029
Anticipated Replacement Costs	661,681
Anticipated Reserve Balance	661,681

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 348	\$ 506	\$ 80	\$ 237	\$ 237	\$ 474	\$ 300
Special Assmnts- Tax Collector	16,463	16,417	16,417	15,648	769	16,417	16,152
Special Assmnts- Discounts	(588)	(608)	(658)	(614)	-	(614)	(646)
Gate Bar Code/Remotes	229	98	-	-	-	-	-
TOTAL REVENUES	16,452	16,413	15,839	15,271	1,006	16,277	15,806
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	214	188	328	301	15	316	323
Misc-Credit Card Fees	6	2	10	-	-	-	10
Total Administrative	220	190	338	301	15	316	333
<i>Right of Way</i>							
Communication - Teleph - Field	1,406	1,342	1,450	747	747	1,494	1,450
Insurance - General Liability	316	314	345	288	-	288	317
R&M-General	-	1,600	1,000	3,400	500	3,900	1,000
R&M-Gate	4,040	1,860	3,800	-	3,800	3,800	3,800
R&M-Streetlights	5,777	5,636	5,800	2,802	2,802	5,604	5,800
Reserve - Roadways	-	-	3,106	-	-	-	3,106
Total Right of Way	11,539	10,752	15,501	7,237	7,849	15,086	15,473
TOTAL EXPENDITURES	11,759	10,942	15,839	7,538	7,864	15,402	15,806
Excess (deficiency) of revenues							
Over (under) expenditures	4,693	5,471	-	7,733	(6,858)	875	0
Net change in fund balance	4,693	5,471	-	7,733	(6,858)	875	0
FUND BALANCE, BEGINNING	53,867	58,560	64,031	64,031	-	64,031	64,906
FUND BALANCE, ENDING	\$ 58,560	\$ 64,031	\$ 64,031	\$ 71,764	\$ (6,858)	\$ 64,906	\$ 64,906

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 64,906
Net Change in Fund Balance - Fiscal Year 2021	0
Reserves - Fiscal Year 2021 Additions	3,106
Total Funds Available (Estimated) - 9/30/21	68,012

ALLOCATION OF AVAILABLE FUNDS***Nonspendable Fund Balance***

Deposits	800
Subtotal	800

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	3,175 ⁽¹⁾
Reserves - Roadways Prior Years	32,899
Reserves - Roadways FY 2020	3,106
Reserves - Roadways FY 2021	3,106
Subtotal	42,286

Total Allocation of Available Funds	43,086
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Total Unassigned (undesignated) Cash	\$ 24,926
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2029
Anticipated Replacement Costs	46,597
Anticipated Reserve Balance	46,597

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 1,131	\$ 38	\$ 300	\$ 2	\$ -	\$ 2	\$ -
Special Assmnts- Tax Collector	119,005	118,990	119,005	113,429	5,576	119,005	235,000
Special Assmnts- Discounts	(4,250)	(4,407)	(4,760)	(4,450)	-	(4,450)	(9,400)
TOTAL REVENUES	115,886	114,621	114,545	108,981	5,576	114,557	225,600
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,546	1,368	2,380	2,180	112	2,292	4,700
Total Administrative	1,546	1,368	2,380	2,180	112	2,292	4,700
<i>Right of Way</i>							
R&M-General	-	-	-	8,130	-	8,130	-
R&M-Streetlights	103,489	106,313	99,900	50,863	54,038	104,901	105,000
Capital Outlay	130,679	-	-	-	-	-	-
Reserve - Roadways	2,499	-	12,265	-	-	-	7,967
Total Right of Way	236,667	106,313	112,165	58,993	54,038	113,031	112,967
TOTAL EXPENDITURES	238,213	107,681	114,545	61,173	54,150	115,323	117,667
Excess (deficiency) of revenues							
Over (under) expenditures	(122,327)	6,940	-	47,808	(48,574)	(766)	107,933
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	107,933
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	107,933
Net change in fund balance	(122,327)	6,940	-	47,808	(48,574)	(766)	107,933
FUND BALANCE, BEGINNING	112,305	(10,022)	(3,082)	(3,082)	-	(3,082)	(3,848)
FUND BALANCE, ENDING	\$ (10,022)	\$ (3,082)	\$ (3,082)	\$ 44,726	\$ (48,574)	\$ (3,848)	\$ 104,086

Exhibit "H"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ (3,848)
Net Change in Fund Balance - Fiscal Year 2021	107,933
Reserves - Fiscal Year 2021 Additions	7,967
Total Funds Available (Estimated) - 9/30/21	112,052

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	18,600
Subtotal	<u>18,600</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	27,425 ⁽¹⁾
Reserves - Roadways FY Prior Year	44,000
Reserves - Roadways FY 2020	12,265
Reserves - Roadways FY 2021	7,967
Subtotal	<u>91,657</u>

Total Allocation of Available Funds	<u>110,257</u>
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Total Unassigned (undesignated) Cash	<u>\$ 1,796</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2028
Anticipated Replacement Costs	119,500
Anticipated Reserve Balance	119,500

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 128	\$ 115	\$ 90	\$ 57	\$ 57	\$ 114	\$ 90
Special Assmnts- Tax Collector	7,847	7,776	7,777	7,413	364	7,777	7,778
Special Assmnts- Discounts	(280)	(288)	(310)	(291)	-	(291)	(311)
TOTAL REVENUES	7,695	7,603	7,557	7,179	421	7,600	7,557
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	102	89	156	142	7	149	156
Total Administrative	102	89	156	142	7	149	156
<i>Right of Way</i>							
R&M-Streetlights	5,028	5,201	4,999	2,484	2,484	4,968	4,999
Capital Outlay	6,878	-	-	-	-	-	-
Reserve - Roadways	-	-	2,402	-	-	-	2,402
Total Right of Way	11,906	5,201	7,401	2,484	2,484	4,968	7,401
TOTAL EXPENDITURES	12,008	5,290	7,557	2,626	2,491	5,117	7,557
Excess (deficiency) of revenues							
Over (under) expenditures	(4,313)	2,313	-	4,553	(2,070)	2,483	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(4,313)	2,313	-	4,553	(2,070)	2,483	-
FUND BALANCE, BEGINNING	17,547	13,234	15,547	15,547	-	15,547	18,030
FUND BALANCE, ENDING	\$ 13,234	\$ 15,547	\$ 15,547	\$ 20,100	\$ (2,070)	\$ 18,030	\$ 18,030

Exhibit "I"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 18,030
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	2,402
Total Funds Available (Estimated) - 9/30/21	20,432

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	1,289 ⁽¹⁾
Reserves - Roadways Prior Years	9,385 ⁽²⁾
Reserves - Roadways FY 2020	2,402
Reserves - Roadways FY 2021	2,402
Subtotal	<u>15,478</u>
Total Allocation of Available Funds	<u>15,478</u>

Total Unassigned (undesignated) Cash	<u>\$ 4,954</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

(2) Road work projected as a fiscal year expenditure. Reserves above were reduced to record the costs.

Anticipated Replacement Year	2023
Anticipated Replacement Costs	18,991
Anticipated Reserve Balance	18,991

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2021 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2018	ACTUAL FY 2019	ADOPTED BUDGET FY 2020	ACTUAL THRU MAR-2020	PROJECTED APR- SEP-2020	TOTAL PROJECTED FY 2020	ANNUAL BUDGET FY 2021
REVENUES							
Interest - Investments	\$ 883	\$ 1,442	\$ 150	\$ 701	\$ 701	\$ 1,402	\$ 800
Special Assmnts- Tax Collector	26,617	26,614	26,617	25,370	1,247	26,617	25,926
Special Assmnts- Discounts	(951)	(985)	(1,065)	(995)	-	(995)	(1,037)
Gate Bar Code/Remotes	459	195	-	65	-	65	-
TOTAL REVENUES	27,008	27,266	25,702	25,141	1,948	27,089	25,689
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	346	305	532	488	25	513	519
Misc-Credit Card Fees	12	4	25	-	-	-	25
Total Administrative	358	309	557	488	25	513	544
<i>Right of Way</i>							
Communication - Teleph - Field	627	-	1,150	-	-	-	1,150
Insurance - General Liability	317	315	349	291	-	291	349
R&M-General	-	-	4,401	-	4,401	4,401	4,401
R&M-Drainage	-	-	3,000	-	3,000	3,000	3,000
R&M-Gate	3,198	834	5,000	1,708	3,292	5,000	5,000
Misc-Internet Services	1,272	1,262	1,272	693	693	1,386	1,272
Reserve - Roadways	-	-	9,973	-	-	-	9,973
Total Right of Way	5,414	2,411	25,145	2,692	11,386	14,078	25,145
TOTAL EXPENDITURES	5,772	2,720	25,702	3,180	11,411	14,591	25,689
Excess (deficiency) of revenues							
Over (under) expenditures	21,236	24,546	-	21,961	(9,463)	12,498	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	21,236	24,546	-	21,961	(9,463)	12,498	-
FUND BALANCE, BEGINNING	145,505	166,741	191,287	191,287	-	191,287	203,785
FUND BALANCE, ENDING	\$ 166,741	\$ 191,287	\$ 191,287	\$ 213,248	\$ (9,463)	\$ 203,785	\$ 203,785

Exhibit "J"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2021	\$ 203,785
Net Change in Fund Balance - Fiscal Year 2021	-
Reserves - Fiscal Year 2021 Additions	9,973
Total Funds Available (Estimated) - 9/30/21	213,758

ALLOCATION OF AVAILABLE FUNDS***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	3,929 ⁽¹⁾
Reserves - Roadways Prior Years	96,360
Reserves - Roadways FY 2020	9,973
Reserves - Roadways FY 2021	9,973
Subtotal	<u>120,235</u>
Total Allocation of Available Funds	<u>120,235</u>

Total Unassigned (undesignated) Cash	<u>\$ 93,523</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2031
Anticipated Replacement Costs	149,602
Anticipated Reserve Balance	149,602

Westchase

Community Development District

Supporting Budget Schedules

Fiscal Year 2021

Comparison of Assessment Rates

Fiscal Year 2021 vs. Fiscal Year 2020

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change
104		Wycliffe	30	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
110	65'	Bennington	108	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
110	70'	Woodbay	163	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
111		Berkley Square	122	\$0.00	\$0.00	n/a	\$343.31	\$341.71	0.47%
115		Glenfield	101	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
117		Keswick Forest	64	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
121		Shopping Center	9.9	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
122		Shopping Center	7.24	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
201		Glenclyff	48	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
203		Harbor Links	109	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
205		Harbor Links Estates	63	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
211		The Enclave	108	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
214		Saville Rowe	36	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
225		Ayshire	49	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
227		Cheshire	81	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
229		Derbyshire	105	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
123/125		Epic Properties	400	\$0.00	\$0.00	n/a	\$343.31	\$341.71	0.47%
221/223		Radcliffe	154	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
231a		7/11	1.17	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
231b		Primrose	1.27	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
231c		Professional Center	1.82	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
235/240		Professional Center	5.54	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
Remax Real Estate		Remax Real Estate	0.53	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
Golf Course		Golf Course	61.1	\$0.00	\$0.00	n/a	\$87.70	\$82.99	5.68%

Comparison of Assessment Rates

Fiscal Year 2021 vs. Fiscal Year 2020

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change
302		Greensprings	60	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
303		Greencrest	54	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
304		Greenshedges	53	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
305		GreenMont	41	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
306		Greendale	59	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
307		GreenPoint	153	\$0.00	\$548.77	-100.00%	\$485.41	\$485.44	0.00%
322	50'	Village Green	10	\$0.00	\$595.39	-100.00%	\$485.41	\$485.44	0.00%
322	60'	Village Green	67	\$0.00	\$667.32	-100.00%	\$485.41	\$485.44	0.00%
322	TH	Village Green	13	\$0.00	\$578.74	-100.00%	\$485.41	\$485.44	0.00%
323	50'	Westpark Village	77	\$0.00	\$516.80	-100.00%	\$485.41	\$485.44	0.00%
323	60'	Westpark Village	10	\$0.00	\$578.74	-100.00%	\$485.41	\$485.44	0.00%
323	Dplx/Villa	Westpark Village	38	\$0.00	\$335.66	-100.00%	\$485.41	\$485.44	0.00%
323	TH	Westpark Village	37	\$0.00	\$282.38	-100.00%	\$485.41	\$485.44	0.00%
324	TH(80')	Westpark Village	22	-\$198.39	\$399.54	-149.66%	\$485.41	\$485.44	0.00%
324	TH(115')	Westpark Village	22	-\$244.21	\$491.80	-149.66%	\$485.41	\$485.44	0.00%
324	Dplx/Villa	Westpark Village	24	-\$281.33	\$566.57	-149.66%	\$485.41	\$485.44	0.00%
324	50'	Westpark Village	40	-\$451.59	\$909.44	-149.66%	\$485.41	\$485.44	0.00%
324	60'	Westpark Village	6	-\$499.16	\$1,005.25	-149.66%	\$485.41	\$485.44	0.00%
325A	TH	Westpark Village	50	\$0.00	\$229.10	-100.00%	\$485.41	\$485.44	0.00%
326	TH(80')	Westpark Village	22	-\$204.43	\$411.69	-149.66%	\$485.41	\$485.44	0.00%
326	Dplx/Villa	Westpark Village	30	-\$289.68	\$583.38	-149.66%	\$485.41	\$485.44	0.00%
326	50'	Westpark Village	17	-\$463.73	\$933.90	-149.66%	\$485.41	\$485.44	0.00%
370		Castleford	69	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
371	65'	Stamford	61	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
372	70'	Baybridge	102	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
373		Wakesbridge	86	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
374		Abbotsford	40	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
375		Chelmsford	100	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
376		Brentford	85	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
377		Kingsford	132	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
378		Stockbridge	68	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
411		Sturbridge	47	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
412		Stonebridge	66	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
414		Woodbridge	40	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
430		Vineyards	120	\$0.00	\$365.63	-100.00%	\$485.41	\$485.44	0.00%

Comparison of Assessment Rates

Fiscal Year 2021 vs. Fiscal Year 2020

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change
Cavendish	TH	Cavendish	90	-\$109.06	\$219.63	-149.66%	\$485.41	\$485.44	0.00%
Gables Residential III		Gables Residential III	615	\$0.00	\$73.92	-100.00%	\$343.31	\$341.71	0.47%
Arlington Park Condos		Arlington Park Condos	76	-\$79.47	\$160.04	-149.66%	\$343.31	\$341.71	0.47%
Gables Commercial		Gables Commercial	0.94	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
419		Kids R Kids	1.73	\$0.00	\$1,947.34	-100.00%	\$14,969.78	\$14,969.80	0.00%
446/1		Eckerds	1.42	\$0.00	\$1,665.63	-100.00%	\$14,969.78	\$14,969.80	0.00%
446/2		Applebees	1.04	\$0.00	\$1,481.82	-100.00%	\$14,969.78	\$14,969.80	0.00%
446/3		Burger King	1.69	\$0.00	\$1,397.24	-100.00%	\$14,969.78	\$14,969.80	0.00%
446/4		Office	2	\$0.00	\$1,841.45	-100.00%	\$14,969.78	\$14,969.80	0.00%
324C-5		Residential	51	\$0.00	\$154.51	-100.00%	\$485.41	\$485.44	0.00%
324C-6		Ave @ Westchase	1.74	-\$1,762.13	\$3,548.71	-149.66%	\$14,969.78	\$14,969.80	0.00%
326D-3		Ave @ Westchase	0.57	-\$1,762.13	\$3,548.71	-149.66%	\$14,969.78	\$14,969.80	0.00%
326D-4		Ave @ Westchase	3.24	-\$1,762.13	\$3,548.71	-149.66%	\$14,969.78	\$14,969.80	0.00%
		David Weekly Homes	36	-\$98.57	\$198.50	-149.66%	\$485.41	\$485.44	0.00%
332		Morton Plant Mease	2.74	\$0.00	\$1,947.34	-100.00%	\$14,969.78	\$14,969.80	0.00%

Community Development District

Section	Detail	Special Funds			Security Fund			Total Assessments per Unit		
		FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change
104		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
110	65'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
110	70'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
111		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$341.71	0.47%
115		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
117		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
121		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
122		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
201		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
203		\$326.38	\$335.73	-2.78%	\$0.00	\$0.00	n/a	\$811.80	\$821.17	-1.14%
205		\$326.38	\$335.73	-2.78%	\$0.00	\$0.00	n/a	\$811.80	\$821.17	-1.14%
211		\$167.20	\$168.28	-0.64%	\$0.00	\$0.00	n/a	\$652.61	\$653.72	-0.17%
214		\$162.27	\$106.74	52.03%	\$0.00	\$0.00	n/a	\$647.69	\$592.17	9.37%
225		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
227		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
229		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
123/125		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$341.71	0.47%
221/223		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
231a		\$1,597.89	\$1,632.86	-2.14%	\$0.00	\$0.00	n/a	\$16,567.67	\$16,602.66	-0.21%
231b		\$1,597.89	\$1,632.86	-2.14%	\$0.00	\$0.00	n/a	\$16,567.67	\$16,602.66	-0.21%
231c		\$1,597.89	\$1,632.86	-2.14%	\$0.00	\$0.00	n/a	\$16,567.67	\$16,602.66	-0.21%
235/240		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
Remax Real Estate		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
Golf Course		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$87.70	\$82.99	5.68%

Community Development District

Section	Detail	Special Funds			Security Fund			Total Assessments per Unit		
		FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change
302		\$654.62	\$589.46	11.05%	\$0.00	\$0.00	n/a	\$1,140.04	\$1,074.90	6.06%
303		\$654.62	\$589.46	11.05%	\$0.00	\$0.00	n/a	\$1,140.04	\$1,074.90	6.06%
304		\$654.62	\$589.46	11.05%	\$0.00	\$0.00	n/a	\$1,140.04	\$1,074.90	6.06%
305		\$654.62	\$589.46	11.05%	\$0.00	\$0.00	n/a	\$1,140.04	\$1,074.90	6.06%
306		\$654.62	\$589.46	11.05%	\$0.00	\$0.00	n/a	\$1,140.04	\$1,074.90	6.06%
307		\$654.62	\$589.46	11.05%	\$0.00	\$0.00	n/a	\$1,140.04	\$1,623.67	-29.79%
322	50'	\$654.62	\$589.46	11.05%	\$0.00	\$0.00	n/a	\$1,140.04	\$1,670.29	-31.75%
322	60'	\$654.62	\$589.46	11.05%	\$0.00	\$0.00	n/a	\$1,140.04	\$1,742.21	-34.56%
322	TH	\$654.62	\$589.46	11.05%	\$0.00	\$0.00	n/a	\$1,140.04	\$1,653.64	-31.06%
323	50'	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,247.61	-22.26%
323	60'	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,309.55	-25.93%
323	Dplx/Villa	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,066.46	-9.05%
323	TH	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$1,013.19	-4.27%
324	TH(80')	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$771.56	\$1,130.35	-31.74%
324	TH(115')	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$725.74	\$1,222.61	-40.64%
324	Dplx/Villa	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$688.62	\$1,297.38	-46.92%
324	50'	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$518.36	\$1,640.25	-68.40%
324	60'	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$470.79	\$1,736.06	-72.88%
325A	TH	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$969.95	\$959.91	1.05%
326	TH(80')	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$765.52	\$1,142.50	-33.00%
326	Dplx/Villa	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$680.27	\$1,314.19	-48.24%
326	50'	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$506.22	\$1,664.71	-69.59%
370		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
371	65'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
372	70'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
373		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
374		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
375		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
376		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
377		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
378		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
411		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
412		\$244.73	\$248.74	-1.61%	\$0.00	\$0.00	n/a	\$730.15	\$734.18	-0.55%
414		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$485.41	\$485.44	0.00%
430		\$216.05	\$221.81	-2.60%	\$0.00	\$0.00	n/a	\$701.46	\$1,072.87	-34.62%

Community Development District

Section	Detail	Special Funds			Security Fund			Total Assessments per Unit		
		FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change	FY 2021	FY 2020	Percent Change
Cavendish	TH	\$484.54	\$245.37	97.47%	\$0.00	\$0.00	n/a	\$860.89	\$950.44	-9.42%
Gables Residential III		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$415.64	-17.40%
Arlington Park Condos		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$263.84	\$501.75	-47.42%
Gables Commercial		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$14,969.80	0.00%
419		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$16,917.14	-11.51%
446/1		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$16,635.42	-10.01%
446/2		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$16,451.61	-9.01%
446/3		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$16,367.03	-8.54%
446/4		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$16,811.25	-10.95%
324C-5		\$152.50	\$152.50	0.00%	\$0.00	\$0.00	n/a	\$637.92	\$792.45	-19.50%
324C-6		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$13,207.65	\$18,518.51	-28.68%
326D-3		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$13,207.65	\$18,518.51	-28.68%
326D-4		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$13,207.65	\$18,518.51	-28.68%
		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$386.85	\$683.94	-43.44%
332		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,969.78	\$16,917.14	-11.51%

5B.

From: [Gregory Chesney](#)
To: [Erin McCormick](#)
Subject: Fwd: Cell tower near Woodbay - request to have it blend in as much as possible (i.e. no flag)
Date: Thursday, February 27, 2020 4:30:53 PM

Gregory Chesney
813.343.2420 phone
813.343.8860 fax

Mailing address:
3905 Tampa Road #1739
Oldsmar FL 34677

Begin forwarded message:

From: Linda Connolly Ippolito <connolly88@verizon.net>
Date: February 27, 2020 at 3:14:37 PM EST
To: Seat5@westchasecdd.com, seat2@westchasecdd.com,
Seat3@westchasecdd.com, fbaum818@gmail.com,
"Attorney@tampamarkethomes.com" <Attorney@TampaMarketHomes.com>,
gregchesney@yahoo.com, cdd@westchasecdd.com
Subject: Cell tower near Woodbay - request to have it blend in as much as possible (i.e. no flag)

Hello CDD,

I attended the meeting Monday night and would like to convey my feelings about the cell tower. I understand the need for the tower but would like to request that you please do not try to make it look like a flag pole and keep a flag on it. Although I am very patriotic, I already think the tower will look ugly and do not want it illuminated or for something to draw one's attention to it. Additionally, the area is residential and natural and peacefully dark at night. I think an illuminated cell tower trying to look like a flag pole would just be an eyesore that would be difficult to change once it goes up as such.

I strongly urge you to please make the vendor have it blend in as much as possible to the environment around it. I hope they will remove it once the technology changes and it is not needed anymore.

Thank you!

Linda Connolly
9906 Bennington Drive
Tampa FL. 33626

From: [Dawn Cavaliere](#)
To: [Mendenhall, Andrew](#); [Erin McCormick](#)
Subject: Westchase cell tower proposal and other
Date: Tuesday, February 25, 2020 9:27:10 AM
Attachments: [image003.png](#)

Good Morning;

I attended the informative meeting last night at the Swim and Tennis Center. I am not a fan of putting a cell phone tower in the park. I am not convinced that this does not have health and environmental impact. I am a plant based eater for many of the same reasons. I live in Woodbay, directly across from the park and so I am in the zone that should not have cell service. When I first switched to T Mobile, I lost service as well. I asked them for a booster to put inside my house and that solved the problem, and it was free. That said, people have to have up to date equipment too. If they have a 10 year old phone or an older out of date version, even a cell tower likely won't help.

It seems that after attending the meeting last night, we are highly likely to end up with a cell tower in the park, so I would like to point out the following concerns in hopes that they can be addressed. If we go by photos shown last night, when you pull into the parking lot of the park, or drive east on Woodbay, you will see this monstrosity face forward. It almost looks like a taj mahal. I would suggest spending a little money to make the gate and entrance for providers to go along the side so it is more tucked away and landscaping can be done on the front fence to not make this look like a focal point of the park and trail. Color also should be taken into account so that it blends with the beautiful trees and outdoors and doesn't stand out like a focal point.

I have a double parked car in my driveway because my son moved back for 6 months, and I immediately got a notice from Westchase that we try to keep our community looking nice and cannot block sidewalk..... these are two nice cars, not damaged or old.... They look better than the proposed site for the cell tower, so this standard should be maintained.

I have another concern I don't know who to ask about. My neighbor has 3 or 4 dogs that come out of their house barking in the morning usually between 6 and 7 am. They do not bark at something, but come out barking and wake me up every single day. Who do I address this with? It is a nuisance.

Thank you for listening.

Dawn Cavaliere | EVP Human Resources and Benefits



O: 813.675.2200 **Ext:** 2450

4030 W. Boy Scout Blvd. | Suite 400 | Tampa, FL. 33607

dawn.cavaliere@benefithub.com | BenefitHub.com | [Video](#)

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