

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

September 1, 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

August 25, 2020

Board of Supervisors
Westchase Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Westchase Community Development District will be held Tuesday, September 1, 2020 at 4:00 p.m. via Zoom, pursuant to Executive Order 20-69 issued by Governor DeSantis, extended by under Executive Order 20-193 and pursuant to Section 120.54(5)(b)2, Florida Statutes. Following is the advance agenda for this meeting and information on how to attend the Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/2261159400>

Meeting ID: 226 115 9400

To call in you can find your local number: <https://zoom.us/u/aczzrDEF7H>

1. Roll Call

2. Consent Agenda

- A. Approval of the August 4, 2020 Meeting Minutes with Any Corrections Submitted
- B. Acceptance of Financial Statements as of July 2020

3. Discussion of Promise Lane Property

4. Engineer's Report

5. Attorney's Report

6. Manager's Report

7. Field Manager's Report

8. Audience Comments

9. Supervisors' Requests

10. Adjournment

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

Sincerely,



Andrew P. Mendenhall, PMP/ct
Manager

cc: Erin McCormick
Tonja Stewart
Christopher Barrett
Sonny Whyte

Second Order of Business

2A.

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: August 4, 2020</p> <p>TIME: 4:00 p.m. - 6:25 p.m.</p> <p>PLACE: Zoom Videoconference</p> <p>REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large</p>	<p style="text-align: right;">Agenda Page 5 Page 3</p> <table> <tr> <th>INDEX</th><th>PAGE</th></tr> <tr> <td>Meeting called to order</td><td>5</td></tr> <tr> <td>Roll Call</td><td>5</td></tr> <tr> <td>Consent Agenda</td><td>5</td></tr> <tr> <td>Motion to approve the consent agenda (Motion passes)</td><td>6</td></tr> <tr> <td>Proposed 2021 fiscal budget public hearing</td><td>6</td></tr> <tr> <td>Motion to open public hearing (Motion passes)</td><td>8</td></tr> <tr> <td>Motion to close public hearing (Motion passes)</td><td>9</td></tr> <tr> <td>Motion to adopt Resolution 2020-3 adopting 2021 fiscal budget (Motion passes)</td><td>9</td></tr> <tr> <td>Motion to adopt Resolution 2020-4 (Motion passes)</td><td>15</td></tr> <tr> <td>Engineer's report</td><td>16</td></tr> <tr> <td>Update on TECO easement</td><td>16</td></tr> <tr> <td>Update on Promise Lane access</td><td>24</td></tr> <tr> <td>Attorney's report</td><td>24</td></tr> <tr> <td>Cell tower update</td><td>24</td></tr> <tr> <td>Motion to approve paint color and fence type (Motion passes)</td><td>39</td></tr> <tr> <td>Discussion on potential new parking spaces</td><td>41</td></tr> <tr> <td>COVID-19 guidelines discussion</td><td>52</td></tr> <tr> <td>Motion to approve guideline statement (Motion passes)</td><td>71</td></tr> <tr> <td>Manager's report</td><td>78</td></tr> </table>	INDEX	PAGE	Meeting called to order	5	Roll Call	5	Consent Agenda	5	Motion to approve the consent agenda (Motion passes)	6	Proposed 2021 fiscal budget public hearing	6	Motion to open public hearing (Motion passes)	8	Motion to close public hearing (Motion passes)	9	Motion to adopt Resolution 2020-3 adopting 2021 fiscal budget (Motion passes)	9	Motion to adopt Resolution 2020-4 (Motion passes)	15	Engineer's report	16	Update on TECO easement	16	Update on Promise Lane access	24	Attorney's report	24	Cell tower update	24	Motion to approve paint color and fence type (Motion passes)	39	Discussion on potential new parking spaces	41	COVID-19 guidelines discussion	52	Motion to approve guideline statement (Motion passes)	71	Manager's report	78
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Jim Mills, Chairman Greg Chesney, Vice Chairman Matthew Lewis Brian Ross Forrest Baumhover</p> <p>ALSO PRESENT:</p> <p>INFRAMARK:</p> <p>Andy Mendenhall, District Manager</p> <p>DISTRICT ATTORNEY:</p> <p>Erin McCormick</p> <p>DISTRICT ENGINEER:</p> <p>Robert Dvorak</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays Sonny Whyte</p>	<p style="text-align: right;">Page 4</p> <table> <tr> <td>Update and discussion landscape RFP</td><td>79</td></tr> <tr> <td>Motion to accept bid proposal from Davey (Motion passes)</td><td>85</td></tr> <tr> <td>Meeting schedule for 2021 presented</td><td>89</td></tr> <tr> <td>Motion to approve schedule (Motion passes)</td><td>91</td></tr> <tr> <td>Field manager's report</td><td>92</td></tr> <tr> <td>Cleaning vendor proposal update</td><td>93</td></tr> <tr> <td>Motion to approve proposal (Motion passes)</td><td>94</td></tr> <tr> <td>LED fountain lighting update</td><td>95</td></tr> <tr> <td>Motion for approval</td><td>96</td></tr> <tr> <td>Amendment to the motion (Motion passes)</td><td>104</td></tr> <tr> <td>Fencing on Promise Lane discussion</td><td>106</td></tr> <tr> <td>Changes to The Great West Chase Race for 2020</td><td>113</td></tr> <tr> <td>Audience comments</td><td>114</td></tr> <tr> <td>Supervisor requests</td><td>114</td></tr> <tr> <td>Motion to adjourn and adjournment</td><td>133</td></tr> </table>	Update and discussion landscape RFP	79	Motion to accept bid proposal from Davey (Motion passes)	85	Meeting schedule for 2021 presented	89	Motion to approve schedule (Motion passes)	91	Field manager's report	92	Cleaning vendor proposal update	93	Motion to approve proposal (Motion passes)	94	LED fountain lighting update	95	Motion for approval	96	Amendment to the motion (Motion passes)	104	Fencing on Promise Lane discussion	106	Changes to The Great West Chase Race for 2020	113	Audience comments	114	Supervisor requests	114	Motion to adjourn and adjournment	133										
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<p style="text-align: right;">Page 5</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 4th day 3 of August, 2020, by Zoom Videoconference, beginning 4 at 4:00 p.m., reported by Kimberly Ann Roberts, 5 Notary Public in and for the State of Florida at 6 Large. 7 * * * * * 8 CHAIRMAN MILLS: All right. So let's 9 call the call August 4th, 2020 Westchase CDD 10 meeting to order. 11 The record should reflect that all 12 supervisors are present as well as district 13 staff and the district manager and the 14 district engineer. We expect our district 15 attorney to join us any minute now. So let's 16 jump right in. 17 The first order of business is the 18 consent agenda to approve the minutes for the 19 July 7th meeting and also acceptance of the 20 financial statements for June of 2020. A 21 motion would be in order. 22 MR. BAUMHOVER: So moved. 23 CHAIRMAN MILLS: Forrest. 24 MR. LEWIS: Second. 25 CHAIRMAN MILLS: All right. Motion made</p>	<p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 MR. MENDENHALL: Sure. 2 CHAIRMAN MILLS: Wait. Before you do 3 that, the record should reflect that Erin 4 McCormick has joined us. 5 Erin, you are on mute. You there? 6 MS. MCCORMICK: Yes, I'm here. Thank 7 you. 8 CHAIRMAN MILLS: Okay. Great. All 9 right, Andy. Back to you. 10 MR. MENDENHALL: Okay. So we are at 11 that point of our budget process where this 12 evening -- or this late afternoon we're 13 looking to adopt your budget for the fiscal 14 year 2021. 15 Obviously, we've talked about this over 16 the past few months, and, in addition, there's 17 been some changes that we've had, as you've 18 seen in the meetings. 19 And, today, we will look to adopt that 20 budget by approving Resolution 2020-3, which 21 adopts it, and then, of course, we would levy 22 the assessments of that budget based off -- by 23 approving Resolution 2020-4. 24 So, procedurally, the first step that we 25 have in order to move forward with the budget</p>
<p style="text-align: right;">Page 6</p> <p>1 by Forrest, seconded by Matt. All in favor, 2 signify by saying aye. 3 (All members signify in the 4 affirmative.) 5 CHAIRMAN MILLS: Any opposed? 6 (No response.) 7 CHAIRMAN MILLS: That motion passes five 8 to zero. 9 (Motion passes.) 10 CHAIRMAN MILLS: Greg, are you hiding 11 from us, or are you somewhere where you have 12 to wear a mask? 13 MR. CHESNEY: I have an electrician 14 here, and once he's done, then I'll take it 15 off. Just trying to be polite. 16 CHAIRMAN MILLS: I just want to make 17 sure you weren't trying to be incognito from 18 us. 19 MR. CHESNEY: No. No. I have my name 20 on there. 21 CHAIRMAN MILLS: I see that. The next 22 item on the agenda is the public hearing to 23 adopt the budget for the fiscal year 2021. 24 Andy, you want to walk us through this 25 process?</p>	<p style="text-align: right;">Page 8</p> <p>1 is we have a public hearing, and we would like 2 to open that public hearing with a motion and 3 a second to open that public hearing. If 4 anybody would like to make that motion. 5 MR. ROSS: So moved. 6 MR. CHESNEY: I'll second it. 7 CHAIRMAN MILLS: Motion made by 8 Mr. Ross, seconded by Mr. Chesney to open the 9 public hearing. Right, Andy? 10 (Public meeting commences.) 11 MR. MENDENHALL: Yes, sir. 12 Okay. So I'll note for the record, at 13 least, the only member of the general public 14 that we have now, we do have Ms. Sanford on 15 the Zoom call. I know she's here representing 16 the WOW, but I didn't know if there was any 17 questions or comments related to the budget 18 that you have, Marcy? 19 MS. SANFORD: No, none. Thank you, 20 though, for asking. 21 MR. MENDENHALL: Sure. Okay. So it 22 would be appropriate if anybody would like to 23 make a motion to close the public hearing. 24 MR. CHESNEY: So moved. 25 CHAIRMAN MILLS: Motion made by</p>

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<p>1 Mr. Chesney. 2 MR. BAUMHOVER: (Raised hand.) 3 CHAIRMAN MILLS: Seconded by 4 Mr. Baumhover to close the public hearing. 5 All in favor? 6 (All members signify in the 7 affirmative.) 8 CHAIRMAN MILLS: Any opposed? 9 (No response.) 10 (Motion passes and the public hearing 11 closes.) 12 CHAIRMAN MILLS: The public hearing is 13 now closed, Andy. 14 MR. MENDENHALL: Great. So now we move 15 into the next step, which, of course, is 16 moving forward with those two resolutions. 17 I'll also just note, if you haven't 18 noticed, Alan Baldwin is here on our Zoom 19 call. That is -- I guess the one benefit is 20 it's really easy to get some of our staff on 21 the line with using the electronic technology. 22 So, of course, as you get into it, if 23 you have any technical questions, he's here to 24 assist, and obviously I'll help as well. 25 So the first step to getting into any</p>	<p>1 MR. BALDWIN: Yes, I'm here. Yes, I'm 2 here. 3 If you are discussing your reserves from 4 building up the lake embankment from prior 5 years, that would be on your balance sheet 6 under reserves, and if that was the case, the 7 expense would still be recorded as an expense 8 even though you may not have a budget -- or a 9 small budget against it, but then we would 10 reduce your balance sheet to show that 11 whatever the reserve amount was is what would 12 be reduced by that 75,000. 13 CHAIRMAN MILLS: Okay. And is that the 14 same answer for the next item in that 15 category, which is, Capital For Lake, 27,601, 16 same response? 17 MR. BALDWIN: If there's reserve on your 18 balance sheet -- yeah, I don't have your 19 balance sheet in front of me -- if there is a 20 reserve for it, then yes. 21 Again, we would record -- we still have 22 to record the expense no matter what because 23 it's an expense that needs to be reported to 24 the State, but we would reduce your balance 25 sheet to show that the reserve for it would be</p>
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<p>1 potential discussion is we need a motion to 2 approve Resolution 2020-3, which adopts the 3 fiscal year 2021 budget. 4 MR. CHESNEY: So moved. 5 MR. LEWIS: Second. 6 CHAIRMAN MILLS: Motion made by 7 Mr. Chesney, seconded by Mr. Lewis, to open 8 that discussion for that resolution. 9 Any board questions about the budget? 10 (No response.) 11 CHAIRMAN MILLS: All right. So seeing 12 none, I have a couple, and these should be 13 pretty easily answered, I'm guessing. 14 MR. MENDENHALL: Sure. 15 CHAIRMAN MILLS: And either Mr. Chesney 16 or Mr. Baldwin -- Mr. Baldwin, you are on 17 mute, by the way. 18 I saw an entry for lake bank 19 restoration, \$75,000 for this year. I seem to 20 recall we had created an account for future 21 years for that, but I couldn't find it 22 anywhere. Did we put that somewhere else this 23 year? 24 MR. CHESNEY: Hold on. Hey, Alan, you 25 got that?</p>	<p>1 reduced by that amount. 2 CHAIRMAN MILLS: So it's not budgeted on 3 that line item; it's reflected in the reserve? 4 MR. BALDWIN: Correct. 5 CHAIRMAN MILLS: Okay. Great. And then 6 the next question was for Saville Rowe, 7 they're showing revenue of 5858, but expenses 8 for next year of 12,000 and change, but 9 there's another uses entry for 6238 in one 10 column, of 6237 in another column. 11 Is that the offset to balance that 12 village's budget, number one? And, number 13 two, shouldn't the 6238 and 6237 be the same 14 number? 15 MR. BALDWIN: To answer your second 16 question, yes. It's a rounding issue, and we 17 can adjust one way or the other. 18 CHAIRMAN MILLS: Okay. 19 MR. BALDWIN: For the sources and uses, 20 it should be -- I believe that one's -- I'd 21 have to pull up your budget itself. 22 I believe Saville Rowe, they were at a 23 negative fund balance or a low fund balance, 24 and we were adjusting the fund balance to 25 increase it, I believe, but I would have to go</p>

<p style="text-align: right;">Page 13</p> <p>1 back and look at your budget directly.</p> <p>2 CHAIRMAN MILLS: Okay. And then the</p> <p>3 final question -- and, Greg, maybe you can</p> <p>4 help with this -- Burger King is now closed.</p> <p>5 How, if at all, does that affect the</p> <p>6 assessment for that property?</p> <p>7 MR. CHESNEY: Can everyone hear me? It</p> <p>8 does not affect it. Because we go through the</p> <p>9 tax collector's office, the assessment gets</p> <p>10 paid every year, so there's no impact to us by</p> <p>11 it being closed.</p> <p>12 CHAIRMAN MILLS: Okay. They're still a</p> <p>13 property owner paying taxes and so forth?</p> <p>14 MR. CHESNEY: Yes. Yeah.</p> <p>15 CHAIRMAN MILLS: Okay. Very good.</p> <p>16 Thank you all for that.</p> <p>17 Any other questions regarding the</p> <p>18 budget?</p> <p>19 MR. CHESNEY: No.</p> <p>20 CHAIRMAN MILLS: Sonny, you're on mute.</p> <p>21 We see your lips moving, but you're on mute.</p> <p>22 MS. WHYTE: Thanks, Jim.</p> <p>23 I was just wondering, there was a</p> <p>24 request for Jan-Pro. Potentially we haven't</p> <p>25 voted -- or the board hasn't voted on the</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 resolution?</p> <p>2 MR. MENDENHALL: So you're at the -- you</p> <p>3 have a motion and a second for the Resolution</p> <p>4 2020-3 to adopt. So if there's no further</p> <p>5 discussion, we're just at the point of a vote</p> <p>6 for that.</p> <p>7 CHAIRMAN MILLS: Okay. All in favor?</p> <p>8 (All members respond in the</p> <p>9 affirmative.)</p> <p>10 CHAIRMAN MILLS: Any opposed?</p> <p>11 (No response.)</p> <p>12 CHAIRMAN MILLS: That resolution passes,</p> <p>13 Andy.</p> <p>14 (Motion passes.)</p> <p>15 MR. MENDENHALL: Okay. Got it.</p> <p>16 And now, we have the component</p> <p>17 resolution, which is 2020-04. This is the</p> <p>18 resolution to adopt the assessments which</p> <p>19 would, of course, be based on the budget that</p> <p>20 you had just adopted, and we would look for a</p> <p>21 motion, a second, and then, of course, a vote</p> <p>22 for that.</p> <p>23 MR. CHESNEY: (Raises hand.)</p> <p>24 CHAIRMAN MILLS: Okay. Motion made by</p> <p>25 Mr. Chesney. Is there a second?</p>
<p style="text-align: right;">Page 14</p> <p>1 cleaning services.</p> <p>2 Will that affect the overall budget, or</p> <p>3 are we going to make the adjustment at the end</p> <p>4 of the year?</p> <p>5 MR. CHESNEY: (Moving head up and down.)</p> <p>6 MS. WHYTE: Greg is indicating yes. So</p> <p>7 that's why we didn't put it in, because it</p> <p>8 wasn't voted on yet, Mr. Ross.</p> <p>9 It hasn't been approved yet and -- but</p> <p>10 we can make that adjustment at the end of the</p> <p>11 year, if that's okay.</p> <p>12 MR. ROSS: To make sure I'm</p> <p>13 understanding what you're saying, we are not</p> <p>14 presently budgeted for the Jan-Pro contract,</p> <p>15 but that does not in any way adversely affect</p> <p>16 our ability to approve it, and whatever that</p> <p>17 cost is, we'll absorb it through the normal</p> <p>18 budgetary process.</p> <p>19 MS. WHYTE: Correct. Correct.</p> <p>20 MR. BALDWIN: That's correct.</p> <p>21 MS. WHYTE: Thank you.</p> <p>22 CHAIRMAN MILLS: Any other questions?</p> <p>23 (No response.)</p> <p>24 CHAIRMAN MILLS: Andy, if not, is it</p> <p>25 appropriate for a motion to accept the</p>	<p style="text-align: right;">Page 16</p> <p>1 MR. ROSS: Second.</p> <p>2 CHAIRMAN MILLS: Second by Mr. Ross.</p> <p>3 Any discussion?</p> <p>4 (No response.)</p> <p>5 CHAIRMAN MILLS: All in favor?</p> <p>6 (All members signify in the</p> <p>7 affirmative.)</p> <p>8 CHAIRMAN MILLS: Any opposed?</p> <p>9 (No response.)</p> <p>10 CHAIRMAN MILLS: That motion passes,</p> <p>11 Andy, five to zero.</p> <p>12 (Motion passes.)</p> <p>13 MR. MENDENHALL: Got it. Thank you.</p> <p>14 So, congratulations, the budget is done</p> <p>15 for 2021.</p> <p>16 CHAIRMAN MILLS: Awesome. Great job,</p> <p>17 everybody.</p> <p>18 Engineer's report. Robert.</p> <p>19 MR. DVORAK: This is Robert. How you</p> <p>20 doing?</p> <p>21 CHAIRMAN MILLS: Good, Robert.</p> <p>22 MR. DVORAK: Just a couple updates.</p> <p>23 Shortly after the last meeting, TECO had sent</p> <p>24 over the right-of-way agreement, and Erin was</p> <p>25 in the loop there, as was Sonny, so I'm sure</p>

<p style="text-align: right;">Page 17</p> <p>1 she's going to give you an update on that, but 2 they did finalize that on their end for review, 3 and I guess if everything is okay, you can sign 4 it. 5 And then the other thing, the only other 6 thing we had to do with regarding to getting 7 that -- the electric work done across the 8 easement was we had a safety meeting. Sonny 9 and I were there with a contractor and about 10 six or seven or eight people from TECO to just 11 go over the rules of working within their -- 12 right of way, which our contractor was very 13 familiar with, so it's not going to be a 14 problem, but that was really the last -- the 15 last thing to do with respect to being able to 16 get that under construction. 17 And then the only other update I had was 18 the -- 19 CHAIRMAN MILLS: Well, hold on a minute, 20 Robert. Hold on. Mr. Ross has a question. 21 MR. ROSS: With regard to the right of 22 way, are there any limitations on our ability 23 to utilize that right of way for the purposes 24 that we've talked about? 25 MR. DVORAK: Well, it's an easement</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 Steven at our office, and he forwarded it to 2 you and Sonny, and you may have thought that 3 it was not their final version of the 4 agreement. So I'll resend it to you -- I'll 5 resend it to -- 6 MS. McCORMICK: Yeah. I think -- I'm 7 sure that I probably do have it. I think I 8 must have just overlooked it, and I did not 9 realize that that was coming up. 10 MR. ROSS: Yeah. 11 CHAIRMAN MILLS: So, Brian, your 12 question is, we want clarification on the 13 ability to cross that easement without 14 limitation. Right? 15 MR. ROSS: Or limitations that are not 16 unreasonable, and I realize that's a 17 subjective word. But the reason we started 18 this process was so that we could eventually 19 have certain uses, and the feedback we were 20 getting was that there was some objection or 21 limitation on those use rights; and if that's 22 the case, then the idea is that we want to be 23 able to use it for the intended purposes. 24 CHAIRMAN MILLS: Right. 25 MR. DVORAK: I don't know that it</p>
<p style="text-align: right;">Page 18</p> <p>1 specifically for the use of utility. I didn't 2 read every word to see if there was anything 3 limiting, you know, anything other than it 4 would be more restrictive. 5 I didn't look at that in there. Maybe 6 Erin could update you on that, but I don't 7 know. I don't know the answer to that. 8 MS. McCORMICK: I'm sorry. Can you hear 9 me? 10 CHAIRMAN MILLS: Yes. 11 MS. McCORMICK: Okay. I'm sorry. And, 12 Robert, I'm sorry, I must have missed that 13 email with the TECO agreement. So what I 14 would suggest we might want to do is if the 15 board wants to approve the agreement subject 16 to any modifications that might be made, and, 17 I mean, I can certainly go through it, and 18 then report back with an email to the board 19 about the substance of the agreement, and we 20 could either authorize the chair to make the 21 final, you know, approval of it, or I just -- 22 I have not looked at it yet. I'm sorry. 23 MR. DVORAK: Yeah. You know what might 24 have -- why you might not have noticed it was, 25 for whatever reason, they sent it directly to</p>	<p style="text-align: right;">Page 20</p> <p>1 precludes anything. I just know that, for 2 sure, it allows us to put in an electric line, 3 which was the primary original purpose of, you 4 know, getting power over to the system on the 5 lake. 6 I don't know that it -- that it 7 restricts any other uses as far as vehicular 8 -- you know, or anything else. I don't really 9 know. I don't think it would. I don't see 10 any reason why it would. 11 MR. ROSS: Let me be more specific, and 12 I'm sorry if I'm not being clear. 13 At one point, we talked about being able 14 to use that parcel for a community garden, and 15 that would necessarily envision members of the 16 Westchase public being able to go back there. 17 I thought the feedback was there was 18 some objection to that, and so then we talked 19 about using it for an in-house nursery so that 20 our staff could use that to develop and 21 cultivate plant material that we could then 22 use within the community to save some money. 23 And I was a little bit unclear whether 24 they were okay with that. So I don't want to 25 raise a flag where I'm unintentionally</p>

<p style="text-align: right;">Page 21</p> <p>1 inviting a problem.</p> <p>2 MR. DVORAK: Right.</p> <p>3 MR. ROSS: If there's no limitations</p> <p>4 upon it and we can use it, then great, let's</p> <p>5 go with it.</p> <p>6 MR. DVORAK: Right. So -- yeah. So the</p> <p>7 easement in particular is the easement that</p> <p>8 brings the power from where we just got the</p> <p>9 pole installed across the right of way, and</p> <p>10 then north to our -- to the CDD property.</p> <p>11 That is the only -- this is a utility easement</p> <p>12 where that -- you know, for that specific</p> <p>13 purpose.</p> <p>14 MR. ROSS: Oh, okay.</p> <p>15 MR. DVORAK: The contractor can -- this</p> <p>16 isn't the bigger one where we're talking about</p> <p>17 coming from the south and having vehicles</p> <p>18 driving up and all that.</p> <p>19 This is a separate one for just getting</p> <p>20 the power over to the bubbler, the nano</p> <p>21 bubbler system.</p> <p>22 MR. ROSS: Okay. My mistake.</p> <p>23 CHAIRMAN MILLS: Sonny.</p> <p>24 MS. WHYTE: Erin, I just sent it over to</p> <p>25 you.</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 And I don't know whatever happened to</p> <p>2 it, that they were talking about expanding the</p> <p>3 creek itself and de-snagging it at one point,</p> <p>4 which would help us as well.</p> <p>5 And I'm just going to check on the</p> <p>6 status. But it's almost impossible for us to</p> <p>7 do a project on CDD property that benefits us</p> <p>8 and then somehow doesn't affect someone</p> <p>9 upstream or downstream adversely.</p> <p>10 So I think we're going to need to</p> <p>11 have -- if there's going to be some project</p> <p>12 downstream, we could maybe look at</p> <p>13 piggybacking something with the county, if</p> <p>14 they ever decided to do something.</p> <p>15 But it's a very -- you know, the whole</p> <p>16 area is -- has got a lot of floodplain</p> <p>17 associated with it. But that's just my</p> <p>18 update.</p> <p>19 I haven't been spending much time on it,</p> <p>20 but the homeowner really did have a legitimate</p> <p>21 concern, and Sonny and Doug had seen the water</p> <p>22 up really high in this person's property, and</p> <p>23 I just wanted to be as helpful as we could if</p> <p>24 there was something we could do, but I haven't</p> <p>25 figured it out yet.</p>
<p style="text-align: right;">Page 22</p> <p>1 MS. McCORMICK: Okay. Yes, I see it.</p> <p>2 CHAIRMAN MILLS: What else, Robert?</p> <p>3 MR. DVORAK: I had an update on the</p> <p>4 Rueberry Place (phonetic) drainage. I was</p> <p>5 looking for a project that could be -- that</p> <p>6 could be implemented on CDD property that would</p> <p>7 benefit or lower -- help the stages of the</p> <p>8 creek in that area.</p> <p>9 And what happens is -- you can improve</p> <p>10 things in that area somewhat, but what happens</p> <p>11 is, what I was experiencing was, that I'm</p> <p>12 getting higher stages downstream off of the</p> <p>13 CDD property, or out of Westchase, which is</p> <p>14 not permissible.</p> <p>15 Obviously, you don't want to transfer a</p> <p>16 problem to, you know, someone downstream. And</p> <p>17 there's a couple of homes that are located</p> <p>18 just downstream that get flooded already on a</p> <p>19 regular basis.</p> <p>20 So I think -- I think my next approach</p> <p>21 might be to -- I've heard in the past that the</p> <p>22 county was looking at doing something to</p> <p>23 improve the flow conditions downstream through</p> <p>24 that subdivision that is just to the west of</p> <p>25 us.</p>	<p style="text-align: right;">Page 24</p> <p>1 CHAIRMAN MILLS: Okay. Doug, any</p> <p>2 comments on that?</p> <p>3 MR. MAYES: No. I've been kind of</p> <p>4 waiting on the engineer's ideas to what we can</p> <p>5 do to help that resident out anyway, so we're</p> <p>6 really at the beck and call of him, just</p> <p>7 waiting on other solutions for it.</p> <p>8 CHAIRMAN MILLS: Okay. Thank you.</p> <p>9 Robert, anything else?</p> <p>10 MR. DVORAK: Nope. That's all I have.</p> <p>11 CHAIRMAN MILLS: All right. Do we have</p> <p>12 anything else for Robert, or is he free to go?</p> <p>13 (No response.)</p> <p>14 CHAIRMAN MILLS: I don't see anything</p> <p>15 else for you, Robert.</p> <p>16 Oh, Brian, yes. One second.</p> <p>17 MR. ROSS: Going backwards, and I</p> <p>18 apologize, what is the status of the access</p> <p>19 agreement to the Promise Lane property? I</p> <p>20 don't know if that's in Erin's court or</p> <p>21 Robert's court.</p> <p>22 MS. McCORMICK: I think -- well, go</p> <p>23 ahead. Robert, did you want to say something</p> <p>24 about that?</p> <p>25 MR. DVORAK: Yeah. We -- we had just</p>

Page 25	Agenda Page 11 Page 27
<p>1 gotten to a point where they told us they 2 didn't -- they didn't want to -- you know, 3 they were at a point where they told JMT, you 4 know, the engineer, that they weren't willing 5 to approve those uses for parking and other 6 things. 7 They were willing to -- for public 8 access to that parcel, they were willing to 9 have the CDD folks, the maintenance team, and 10 Doug and Sonny have access through there, but 11 not the general public, and they didn't want 12 it used for parking. 13 And that's kind of when it left our -- I 14 mean, that was as far as we could go with it, 15 and I think that the next step was trying to 16 looking at going higher up the -- you know, 17 higher up the chain there and talk to someone 18 further up to figure out what -- you know, what 19 could be resolved. But we weren't involved in 20 that. And I don't know if Erin got anywhere 21 with that or not either. 22 MS. McCORMICK: Yeah. So a couple of 23 things regarding that. I have had a couple of 24 emails back and forth with TECO about where 25 things are left off, which was what Robert had</p>	<p>1 the case on other properties. Right? 2 MR. CHESNEY: Yeah, that was -- that was 3 me. I mean, I can't fathom how they can tell 4 us we can't have access -- especially since 5 there was an approved site plan for townhomes 6 on that property. 7 I mean -- and I know that it had a 8 different access point than what we're talking 9 about, but it still had to cross the same 10 easement, so -- 11 CHAIRMAN MILLS: Yeah. So, Erin, let's 12 see if we can turn the notch up on this one. 13 MS. McCORMICK: Okay. 14 CHAIRMAN MILLS: Get some progress or 15 at least some, you know, forward motion with 16 TECO. Mr. Chesney. 17 MR. CHESNEY: Yeah. And one of the 18 questions I had, Erin, I mean -- so there was 19 some discussion or understanding on TECO on 20 who actually owned the parcel in between, you 21 know, that actually crossed the easement. 22 Is it truly an easement, or do we own 23 the parcel? Because at some point, our 24 engineer had indicated, you know, that that 25 might be one of the reasons, like they</p>
Page 26	Page 28
<p>1 just reported, that, you know, the initial 2 determination was that they would not consider 3 allowing public use across that easement area, 4 but I haven't gotten to a higher person to 5 discuss that with. 6 I do have a meeting -- a virtual meeting 7 with a gentleman named Wade Roberts, who is 8 the planner for the Planning Commission, that 9 is involved with the coalition of community 10 gardeners, and he and I are going to be 11 speaking on Friday at 2:00, but that doesn't 12 really go to the issue of the TECO access, 13 other than, you know, I was going to talk to 14 him about the issues that we're encountering 15 with TECO and see if he had any suggestions 16 about assistance that Hillsborough County 17 staff might be able to provide on this. 18 CHAIRMAN MILLS: Okay. So it doesn't 19 sound like we've gotten very far then. 20 MR. ROSS: I agree that's what it sounds 21 like. 22 CHAIRMAN MILLS: Okay. I thought there 23 was discussion last month, Erin, about how 24 could they possibly set that precedent for a 25 piece of property that we own when that's not</p>	<p>1 actually own that piece of land and it's not 2 just an easement, but -- 3 MS. McCORMICK: That's right. They own 4 the property where the transmission lines are. 5 So it's -- they don't just have an easement, 6 they're the fee simple owner of it. 7 MR. CHESNEY: Okay. Regardless, it was 8 still approved as townhomes, and you still 9 had to cross this very same easement. So, I 10 mean, I don't understand where they think -- 11 MS. McCORMICK: Well, I think -- my 12 understanding, and this is going back a while, 13 that on that townhome project, I don't believe 14 that the owners of the property who were going 15 to be developing the townhomes had ever 16 proceeded to the point of getting the 17 agreement from TECO to access TECO's property. 18 So I don't know that they ever had a 19 sign-off from TECO either to use that property 20 for access. 21 MR. CHESNEY: Yeah, I understand that. 22 But I guess my point is, is that there was 23 supposed to still be, according to county 24 usage, a bunch of townhomes there that aren't, 25 so the least they can let us do is access the</p>

<p style="text-align: right;">Page 29</p> <p>1 property so we can build a garden, a pole 2 barn, and whatever else we want to put back 3 there -- a nursery. 4 I don't mean to be hot, but, to me, this 5 just seems very unreasonable on their -- 6 MS. McCORMICK: Right. This is a 7 land-locked parcel, and there has to be -- 8 there has to be the ability to access it. The 9 -- you know, the issue is going to be the 10 extent of access that's permitted, but there 11 should be some entitlement to access the 12 property. 13 CHAIRMAN MILLS: Okay. 14 MR. CHESNEY: Good luck. 15 CHAIRMAN MILLS: Let's keep plugging. 16 MS. McCORMICK: Yeah. I'm sorry -- and 17 I understand that that's a high priority, so 18 hopefully I will have additional information 19 next month. 20 CHAIRMAN MILLS: All right. Great. All 21 right, Robert. Thanks for joining us. 22 MR. DVORAK: Very good. Let's keep me 23 in the loop, and talk to you later. 24 CHAIRMAN MILLS: Stay safe. 25 MS. McCORMICK: Oh, Robert, before you</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 course, it's there just so that the CDD can 2 cross it and maintain it, and if you needed to 3 take a truck out there, you certainly could, 4 to work on it. 5 But this one was really a stand-alone 6 deal to get the power across there so that, 7 you know, we wouldn't have to use generators. 8 CHAIRMAN MILLS: Right. 9 MR. DVORAK: I mean, when you take a 10 look -- when you go in there, you'll see -- 11 you know, the legal description in the sketch 12 is in that agreement. 13 When you take a look at it, you can see. 14 It's just a small strip. In that little strip 15 -- you know, east-west strip, and a strip to 16 the north, and it's only ten feet. So it's 17 really just for this conduit and getting it 18 across. 19 CHAIRMAN MILLS: Matt, did you have a 20 question? 21 MR. LEWIS: Just for Erin. And do we 22 need to keep Robert on the phone for any 23 future cell phone discussions or parking lot 24 discussions that go into it? 25 MS. McCORMICK: Well, we can go to that.</p>
<p style="text-align: right;">Page 30</p> <p>1 go, I mean, I know we just talked about the 2 right-of-way easement as it stands right now, 3 and I did take a quick look at that while this 4 discussion has been going on. 5 So that easement, just basically right 6 now says it's an agreement for limited joint 7 use of the area that would -- the only use 8 that a grant to the CDD is for the utilities, 9 and it says that's the only use that the CDD 10 can make of it at this time. 11 So I do think we're going to want to try 12 to tweak that a little bit before it gets 13 executed. 14 MR. DVORAK: Yeah. I mean, this really 15 was -- I mean, the -- without -- what we were 16 trying to do without bogging down, getting 17 this power over to the bubbler, was to 18 separate, you know, and do an easement just 19 for this utility work, in getting this 20 electric conduit over there. 21 So, I mean, that is the main primary 22 focus. It's probably not even that wide. 23 It's probably only about ten feet wide. 24 So, I mean, it was never really, you 25 know, intended for, you know, access. Of</p>	<p style="text-align: right;">Page 32</p> <p>1 I mean, I don't think it's going to be a 2 hugely long discussion. It was, you know, 3 we're talking about the coloring of the pole 4 and the fencing material. 5 But while we have Robert on the phone, 6 why don't you and I do an update about the 7 conference call that we had with county staff? 8 We had a call about a week and a half 9 ago with the assistant county attorney, Nancy 10 Takemori, as well as John Fuller, with the 11 county, who deals with the cell tower siting 12 for the county. 13 And Nancy is in the process of preparing 14 a draft of an interlocal agreement that would 15 go to the board of county commissioners for us 16 to, you know, be able to proceed with the cell 17 tower. 18 She is on vacation until August 10th, so 19 I haven't seen that draft yet, but I am sure 20 she's going to be getting it to me when she 21 gets back from vacation. 22 But in the meantime, we talked about 23 where things stand with the county, and my 24 sense with county staff, Matt, is that they 25 are, you know, willing to proceed with</p>

<p style="text-align: right;">Page 33</p> <p>1 presenting this to the board of county 2 commissioners with a recommendation from staff 3 for approval of the interlocal agreement, that 4 they want to have as much information as they 5 can present to the Board of County 6 Commissioners on this issue. 7 One of the things that they asked Alan 8 to go back and review, and he had said this 9 when we had the public meeting, was that he 10 was going to do that, review that, the wind 11 study, and the renderings of the cell tower. 12 And he, I think, is ready to do that as 13 soon as possible, but he's looking for a 14 final, I guess, determination by the board 15 about what color we want the cell tower pole 16 and how we want the fencing materials and 17 color we want the fencing to be. 18 So from my impression and Matt's 19 impression from the last discussion that we 20 had of this issue by the board was that the 21 board's direction was to have this issue be 22 left to the experts to determine what was 23 going to be the best look for the cell tower 24 pole. 25 And I think Alan pretty clearly said to</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 I think they just want to take every 2 precaution to make sure they have all of our 3 information and sort of support us and -- so 4 that when they take it to the board, it won't 5 get denied or anything like that. 6 And the reason I asked maybe if Robert 7 would stay on the phone, it seemed to me like 8 that north parking lot, any mitigation of 9 parking spots or anything that we wanted to 10 remove the trees or bump out, you know, they 11 asked about the diameter of those little trees 12 and that they were mature, and I didn't know if 13 there is anything else we needed to ask him 14 about regarding that. 15 It sounded positive to me that that 16 could be done. 17 CHAIRMAN MILLS: Mr. Ross. 18 MR. ROSS: Yeah. No, that's -- 19 MR. DVORAK: Go ahead. 20 MR. ROSS: I was just going to simply 21 say that at some point we talked about we 22 could add some parking spaces through some 23 diagonal spacing. I would be in favor of that 24 if that was able to be easily effectuated. 25 CHAIRMAN MILLS: Robert.</p>
<p style="text-align: right;">Page 34</p> <p>1 Matt and I after we had the call with the 2 county staff that, you know, if he was asked 3 what his recommendation would be, he thinks 4 that hands down the best choice would be for 5 the pole to be white, and the bottom one -- 6 the bottom one had received that the pole 7 would be painted with a high-quality paint, 8 and then the panels that go on the top of the 9 pole are actually powder coated. So it's in a 10 different process, I mean, for the coloring of 11 that. 12 But I think his reasoning is that he 13 just thinks that that is the best look to 14 blend into the surrounding environment, and 15 also wears better and requires less 16 maintenance. You don't see fading as fast as 17 you would with other colors as quickly. 18 Matt, did you have anything to add 19 regarding that? 20 MR. LEWIS: No. That was my 21 recollection of the conversation as well. I 22 thought the meeting -- I didn't -- I thought 23 for sure, at first, the meeting wasn't going 24 too well, but it seemed to kind of steer in 25 the right direction with the committee there.</p>	<p style="text-align: right;">Page 36</p> <p>1 MR. DVORAK: Yeah. The concept that we 2 used on that north lot was to increase the 3 number of contact spaces and take islands out. 4 But, I mean, taking the islands and the trees 5 out, the trees are mature now, so you're going 6 to have to deal with the landscape folks, and 7 those are going to have to be replaced 8 someplace else, you know, to offset that 9 through the permitting process. 10 But all of it is permissible, just like 11 the county said. It just may be a few more 12 things that you have to do in order to -- you 13 know, to get to that point. 14 But we wouldn't request anything that 15 was, you know -- or show them anything that 16 wouldn't have been, you know, permissible. 17 Just there's a few extra steps in there. 18 That's also kind of why we were looking 19 at the alternative lot which was over by 20 basketball court, is, you know, if we didn't 21 want to take the trees out, I know everyone 22 likes the trees, and they have grown up and 23 they do provide shade and things there, and 24 they look good. But that was kind of like, 25 just, you know, having an alternative to doing</p>

<p style="text-align: right;">Page 37</p> <p>1 all that was the other smaller lot by the 2 basketball court. 3 MR. ROSS: And that's what I was saying 4 I support. 5 MR. DVORAK: So I think -- I think -- 6 yeah, I think that Erin and Matt presented the 7 north lot as the proposed parking at this 8 point, and if they're fine with it, I mean, we 9 can proceed with that if you want to. 10 MR. LEWIS: I mean, at this point, I 11 think it would be up for, you know, discussion 12 with the five of us as a board, and I don't know 13 if right now is the time we need to discuss 14 that or, you know, if we need to do -- I think 15 the issue at hand really is, I think, Erin, 16 for Alan to move forward on the pole and the 17 balloon rendering, I think he needed some kind 18 of a color decision, if I'm not mistaken. 19 MS. McCORMICK: Yeah. 20 MR. LEWIS: Then maybe then we can move 21 forward on the other later. 22 MS. McCORMICK: Yeah. He wants to know 23 the color of the pole, and he also wants to 24 know regarding the fencing, which frankly is 25 not going to be very visible because it's</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 for Vertex probably is going to be security 2 because they, you know, they're very adamant 3 that everything within the fenced area needs 4 to be secured. So I'm not sure that that 5 would be -- that would meet their needs to 6 have something that had -- was not a solid 7 fencing there. 8 CHAIRMAN MILLS: Okay. Well, what are 9 they recommending, Erin? 10 MS. McCORMICK: Either -- I think Alan's 11 recommendation was the PVC because it is going 12 to be so heavily landscaped, and the PVC is 13 more durable and long-lasting than the wood 14 would be. 15 CHAIRMAN MILLS: Okay. All right. So 16 what do we need to move forward? Do we need a 17 motion to approve a pole color and a fence 18 color? 19 MS. McCORMICK: Correct. And then we'll 20 let Alan know that so he can do the balloon 21 study and the rendering as soon as possible. 22 MR. LEWIS: And I can make the motion, 23 if that's appropriate. 24 CHAIRMAN MILLS: Yes. 25 MR. LEWIS: I move to have a white</p>
<p style="text-align: right;">Page 38</p> <p>1 going to be heavily landscaped, but he wants 2 to know what material for the fencing we want 3 to use -- if we want to use, like, a tan-color 4 PVC fencing, which is more durable, or if we 5 want wood fencing, which could either be a 6 dark stain or a natural wood color. 7 CHAIRMAN MILLS: What about wrought 8 iron? What about black wrought iron? 9 MR. LEWIS: I think that that would not 10 -- I don't know if -- and, Erin, you tell me 11 if I'm mistaken, I'm not sure if the county 12 would or even maybe some of the neighbors 13 would like that option, only because you can 14 see through it and you'd see some of the 15 equipment there that that the carriers 16 provided at ground level. I like the idea, 17 but -- 18 CHAIRMAN MILLS: Well, if it's hedged 19 and heavily landscaped, the idea is you won't 20 see a fence no matter what's there. 21 MR. ROSS: Jim, that's what we talked 22 about doing. That's what we talked about 23 doing. 24 CHAIRMAN MILLS: Yeah. Go ahead, Erin. 25 MS. McCORMICK: Yeah. I think the issue</p>	<p style="text-align: right;">Page 40</p> <p>1 painted cell phone tower and a PVC fencing 2 around the bottom of that compound as either a 3 natural wood color or an almond color. 4 CHAIRMAN MILLS: Okay. Is there a 5 second? 6 MR. ROSS: If it's the intention of the 7 district to do the shrubbery -- heavy 8 shrubbery that Jim outlined, which I think it 9 is, I'll second the motion. 10 CHAIRMAN MILLS: Okay. The motion made 11 by Matt, seconded by Brian. Any discussion? 12 (No response.) 13 CHAIRMAN MILLS: All in favor of that 14 motion? 15 (All members signify in the 16 affirmative.) 17 CHAIRMAN MILLS: Any opposed? 18 (No response.) 19 CHAIRMAN MILLS: Erin, that passes five 20 to zero. 21 (Motion passed.) 22 MS. McCORMICK: Okay. I will let Alan 23 know. And then the other thing that we did 24 talk about, I talked with Nancy Takemori about 25 this, the assistant county attorney. We also</p>

<p style="text-align: right;">Page 41</p> <p>1 talked about it at the meeting.</p> <p>2 The county wants to ensure that the</p> <p>3 lease revenues that are generated from the</p> <p>4 cell tower are going to be used for operation</p> <p>5 and maintenance costs at Glenfield Park or for</p> <p>6 capital improvements to Glenfield Park that I</p> <p>7 think we are going to see in the interlocal</p> <p>8 agreement that we get from them, requirement</p> <p>9 that that be done.</p> <p>10 So I know that's not the way that our</p> <p>11 budgeting is typically tracked right now, but</p> <p>12 I think we will need to do some line item</p> <p>13 accounting that would show that the money that</p> <p>14 we get in from the cell tower is being used</p> <p>15 for Glenciff Park, and I want to make sure</p> <p>16 that nobody has an issue with that.</p> <p>17 MR. CHESNEY: That's fine. We can</p> <p>18 actually just post the revenue to that</p> <p>19 account. I don't know if Alan is still on</p> <p>20 here, I don't think so.</p> <p>21 CHAIRMAN MILLS: No.</p> <p>22 MR. CHESNEY: But, yeah, that's very</p> <p>23 easy to do. It seems silly, but sure.</p> <p>24 MS. McCORMICK: Okay.</p> <p>25 CHAIRMAN MILLS: Yeah. Mr. Ross.</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 were some potential issues with permitting on</p> <p>2 the exiting, since it was going to be a one</p> <p>3 way -- the new lot that we're referring to,</p> <p>4 Robert, was going to be a one way in, one way</p> <p>5 out?</p> <p>6 MR. DVORAK: Yes. Right. You would</p> <p>7 come in off the -- off the parking lot</p> <p>8 entrance that currently is there, and then it</p> <p>9 would be a right out only on the north end.</p> <p>10 So, you know, there is no -- there's a</p> <p>11 divided roadway there, and you're not going to</p> <p>12 have, you know, any kind of opening to get</p> <p>13 permitted, so it would be a right out only,</p> <p>14 yeah.</p> <p>15 MR. LEWIS: Is there a concern of yours,</p> <p>16 Robert, with regard to that?</p> <p>17 MR. DVORAK: No, not from my standpoint,</p> <p>18 but I'm not a -- you know, I'm not a parent or</p> <p>19 -- and I don't use the park, so I really don't</p> <p>20 have a firm understanding of the current</p> <p>21 traffic situation and its -- you know, how</p> <p>22 things are working during peak hours.</p> <p>23 So I really couldn't tell you, you know,</p> <p>24 if it would be something that would exacerbate</p> <p>25 a problem that already exists, or it would be</p>
<p style="text-align: right;">Page 42</p> <p>1 MR. ROSS: I'd hate for us to get off</p> <p>2 this subject without addressing that</p> <p>3 additional diagonal parking. Is that a go or</p> <p>4 is that not a go?</p> <p>5 CHAIRMAN MILLS: Matt or Robert?</p> <p>6 MR. LEWIS: I mean, I think it's up to</p> <p>7 us as a board. I don't know if -- you know,</p> <p>8 what Robert's stance on it is. I think he</p> <p>9 just provided us options.</p> <p>10 Yeah, my personal opinion is that I like</p> <p>11 to try to stick to what we can modify on the</p> <p>12 north parking lot only because of cost on the</p> <p>13 bottom, and potential maintenance and issues</p> <p>14 with the basketball courts with the other</p> <p>15 parking lot, but I'm open for discussion.</p> <p>16 MR. ROSS: I thought, Matt, that if we</p> <p>17 do the diagonal parking, then we eliminate a</p> <p>18 lot of the cost of the improvements to the</p> <p>19 lots or, if you will, the destruction and</p> <p>20 alteration of the lot, such as removing trees,</p> <p>21 bollards, et cetera.</p> <p>22 MR. LEWIS: That's correct. Right. No,</p> <p>23 you're right on that.</p> <p>24 I think, though -- and Robert could</p> <p>25 probably chime in on this -- I thought there</p>	<p style="text-align: right;">Page 44</p> <p>1 able to help out a problem that may exist. I</p> <p>2 really don't know, so --</p> <p>3 MR. ROSS: I don't want to read between</p> <p>4 your lines, and I'm sorry if I'm not picking</p> <p>5 up on your nuances, but are you suggesting</p> <p>6 that there is some sort of dangerous condition</p> <p>7 by a right out only, or something of that</p> <p>8 sort?</p> <p>9 MR. DVORAK: No. No, I'm not suggesting</p> <p>10 that at all. I would say from a traffic</p> <p>11 pattern standpoint, you know, just from a park</p> <p>12 use, you know.</p> <p>13 I mean, we have a lady in our office</p> <p>14 that spends a lot of time at that park, and</p> <p>15 she said, you know, that at peak times, it's</p> <p>16 very congested, and there's a -- you know,</p> <p>17 there's -- everything is packed and people are</p> <p>18 kind of, like, you know, it's really tight.</p> <p>19 That's all.</p> <p>20 And so I didn't know if there were, you</p> <p>21 know, if the parking lot from a traffic flow</p> <p>22 standpoint would exacerbate a traffic flow</p> <p>23 problem that may exist that I'm just not aware</p> <p>24 of, because I don't live out there and I don't</p> <p>25 see how the traffic patterns are. That's all.</p>

<p style="text-align: right;">Page 45</p> <p>1 I wasn't suggesting that it created an 2 unsafe condition or, you know -- if you're 3 going to cut a driveway, you're going to have 4 to meet, you know, sight distance criteria and 5 everything that goes along with that, make 6 sure that the thing is safe and can be used 7 safely. So that I'm not concerned with. 8 I was just more talking about like from 9 a car -- you know, car flow standpoint, 10 traffic standpoint. 11 CHAIRMAN MILLS: So I thought I was 12 following this until you got to the right out 13 only. So let me make sure I understand 14 exactly what we're talking about. 15 You're talking about, first of all, in 16 the playground, not by the basketball courts. 17 Correct? 18 MR. DVORAK: No. We were talking about 19 the parking lot by the basketball court, but 20 it's been a right out only. 21 If you would have accessed it from the 22 small lot by the basketball courts, you would 23 have gone north, and when you exited at the 24 north end, you would have had to go right out 25 only at that small lot. We're not talking</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 Glenclyff, is ours, but the exterior of the 2 easement along Countryway -- now, the exterior 3 of the property is Hillsborough County? 4 MR. DVORAK: Oh, yeah, you would have to 5 definitely get permits. 6 MS. WHYTE: And I have -- I -- as a 7 resident, I would think it would be something 8 we'd have to put up a fence or a net of some 9 sort because those basketballs are going to 10 hit the cars, literally within a couple of 11 feet -- less than a couple of feet of the area 12 of where the -- 13 MR. CHESNEY: Well, we know -- I mean, 14 we could also remove the basketball courts, 15 you know, which we have looked at in the 16 past, too. Just throwing that in there. 17 MS. WHYTE: That was just my concern, 18 because I can see basketballs hitting cars. 19 It's always busy. There are so many people 20 playing. So that would be my concern is that 21 we now have basketball courts right up 22 against -- a parking lot right up against the 23 courts. So that would be my only issue. 24 MR. LEWIS: Yeah. And that would be one 25 of my concerns, too, about it, even if we put</p>
<p style="text-align: right;">Page 46</p> <p>1 about the one by the playground. 2 CHAIRMAN MILLS: All right. So, now, 3 let's go to the basketball court one, so I'm 4 clear on that. Isn't that a right out only 5 now? 6 MR. DVORAK: No. At the regular lot, 7 there's a median -- you know, there is a 8 median opening there, so you can go left or 9 right there. 10 MR. LEWIS: Jim, this was the sketch 11 that Robert had provided several meetings ago 12 as another alternate. It was just due west of 13 the basketball courts. It would be a new lot 14 that would have to construct, that would tie 15 in -- you would enter it at the south lot, or 16 the small lot -- 17 CHAIRMAN MILLS: Yeah. 18 MR. LEWIS: -- where the cell tower is 19 going to go. And you would go in and been 20 diagonally, and then you'd exit out to the 21 north side of that, in the right out only. 22 CHAIRMAN MILLS: Okay. Okay. I gotcha. 23 Sonny. 24 MS. WHYTE: Do we not require county 25 permission as because the property itself,</p>	<p style="text-align: right;">Page 48</p> <p>1 curb stops in there. I mean, somebody gets a 2 little squirrely on the gas and somehow runs 3 over it, I would be a little bit concerned 4 about that, too. 5 CHAIRMAN MILLS: Sonny, can you resend 6 the drawing for what we're talking about? 7 MS. WHYTE: Absolutely. I'm looking for 8 it right now. I have so many emails. 9 CHAIRMAN MILLS: I'm having a hard time 10 visualizing it. It seems like an awful lot. 11 What are we looking for, six parking spaces? 12 Is that right? 13 MR. DVORAK: Yeah, I think it was seven. 14 CHAIRMAN MILLS: Six or seven. 15 MR. ROSS: And so you're correct, Jim, 16 in terms of is it worth the effort to put into 17 it, to add those spaces? 18 Obviously, I was leaning that it was 19 worth the effort because I have the impression 20 we would not have to do as much physical work 21 to the actual lots, to the trees, et cetera, 22 et cetera, and we would preserve the -- more 23 so the existing look of those lots, and so I 24 was valuing that. 25 But your point is well taken. It may</p>

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<p>1 very well be that the physical cost of adding 2 these six or seven spaces, the protection that 3 may be required that Sonny keeps mentioning, 4 the safety issue that Matt just identified, 5 it's just a balancing effort that we'll all 6 have to make.</p> <p>7 I can speak only for myself, but the 8 most important issue to me is the safety 9 issue. I don't want to do anything that's 10 going to be deemed or in any way possibly a 11 dangerous situation for drivers, users of the 12 sidewalk, users of the park, anything like 13 that. That, to me, is preeminent.</p> <p>14 CHAIRMAN MILLS: Yeah, it just seems 15 like, you know, for the loss of a few trees, 16 none of us want to lose those, but we pull a 17 few trees and islands out of the north lot and 18 get those six or seven spaces back, that just 19 strikes me -- but I'll look at the drawing 20 again.</p> <p>21 MS. WHYTE: Does anybody else need a 22 copy of the drawing? I just sent it to Jim.</p> <p>23 MR. BAUMHOVER: Okay. I would like one 24 as well.</p> <p>25 CHAIRMAN MILLS: Just send it to</p>	<p>1 knows right now, what we're focused on is 2 adding the parking spaces that are going to be 3 lost to the northern parking lot, because 4 that's where we had left it a couple of months 5 ago, the last time that we talked.</p> <p>6 CHAIRMAN MILLS: Okay. So from your 7 perspective, they would be in a position to 8 move forward to the BOCC with the pole color 9 and the fence material, motion as approved. 10 Right?</p> <p>11 MS. McCORMICK: That's where things are 12 at this point. I mean, who knows with -- you 13 know, we may get this interlocal agreement and 14 there may be additional things to talk about, 15 but I think that's where things stand right 16 now.</p> <p>17 CHAIRMAN MILLS: Okay. All right. 18 Well, let's pause this part of the discussion 19 for future review and thinking about it and 20 revisiting the drawings that Sonny has sent us 21 to refresh our memories.</p> <p>22 Erin, what else?</p> <p>23 MS. McCORMICK: Okay. So I don't think 24 -- the next thing that I was going to talk 25 about involves Robert, so I don't have</p>
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<p>1 everybody.</p> <p>2 MR. BAUMHOVER: Yeah. And I would -- 3 and I definitely agree with Brian's points.</p> <p>4 MR. ROSS: And what I would add to it, 5 it seems that it's a regular issue, not a 6 thriving consideration, but a regular issue of 7 the parking there at that location. So I also 8 was thinking if we pick up a few more parking 9 spaces, then great.</p> <p>10 CHAIRMAN MILLS: Yeah.</p> <p>11 MR. ROSS: I'm not saying the net 12 benefit would be six or seven, but it sounds 13 like we pick up at least a couple.</p> <p>14 CHAIRMAN MILLS: All right. Erin, you 15 don't need that yet -- do you need that for 16 the county to go to the BOCC?</p> <p>17 MS. McCORMICK: I don't think so, based 18 on the last discussion that we had with them. 19 I think that, you know, where we left things 20 at was a recognition that you were going to be 21 having to go through additional permitting on 22 the parking lot.</p> <p>23 We acknowledged the fact that that 24 northern parking lot is going to require some 25 tree replacement, but as far as the county</p>	<p>1 anything else I think that is going to involve 2 him.</p> <p>3 But I did want to talk about an issue 4 that came up over this past month and that I 5 wanted to bring to the board for some 6 discussion and possibly with COVID policies 7 that we want to consider in place for the 8 employees that we have within the district.</p> <p>9 And I -- we did have an issue that came 10 up over this past few weeks, so I don't want 11 to get into the specifics of that because I 12 don't want to unintentionally --</p> <p>13 CHAIRMAN MILLS: Hold on a second. Hold 14 on a second, Erin.</p> <p>15 Robert, if you're going to stay on the 16 line, can you mute your phone? We're picking 17 up some background noise.</p> <p>18 MR. DVORAK: Actually, if you guys don't 19 really need me, then I can sign out and go on.</p> <p>20 CHAIRMAN MILLS: All right. That would 21 be fine. Be safe.</p> <p>22 MR. DVORAK: All right. Thank you.</p> <p>23 MS. McCORMICK: Thank you, Robert. Bye 24 bye.</p> <p>25 So, anyways, I don't want to get into</p>

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<p>1 specifics because I don't want to, you know, 2 violate any HIPAA laws, but I do want to talk 3 about what procedures we want to have in place 4 in the event that one of our employees were to 5 be exposed to COVID or were to become infected 6 with COVID. 7 And I talked with Andy a little bit 8 about this right before the meeting today as 9 well, who has, you know, dealt with this issue 10 in another district. 11 My suggestion would be that we listed 12 the CDD guidelines to determine what 13 procedures we should be following with respect 14 to our employees, which would mean that the 15 CDC guidelines are that if somebody has close 16 contact with a person that has COVID, and 17 close contact means that they've been around 18 that person for 15 minutes within six feet of 19 them without a mask, then that's considered 20 close contact. 21 Then, in that case, the recommendation 22 by the CDC is that they should quarantine for 23 14 days, so -- and that's even if they were 24 tested and the test came back negative; it's 25 still a recommendation that they should</p>	<p>1 have sick days, but we haven't adopted any 2 specific other -- other provisions for 3 compensating employees because of COVID. 4 MR. ROSS: The next question, is it 5 grounds for termination if an employee fails 6 to disclose that they've got the Coronavirus? 7 MS. McCORMICK: We don't have a policy 8 in place right now that addresses that. I 9 mean, we -- we could put, I think, a procedure 10 in place to say that if an employee is exposed 11 to COVID, they need to report it to the 12 district manager. 13 I'm not an expert in employee law, so I 14 don't know specifically if that would be a 15 grounds for termination if it weren't 16 disclosed. 17 MR. ROSS: Okay. Well, I personally 18 agree with your suggestion that we have some 19 sort of lamp post that we're guided by, the 20 CDC guidelines would make sense to me. I 21 personally feel, if permitted, that we should 22 have a provision that says that if an employee 23 fails to disclose they have the virus, that 24 that's grounds for termination. 25 And then I happen to agree that if the</p>
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<p>1 quarantine for 14 days. 2 So, I mean, obviously that has the -- 3 that has the potential to, you know, have an 4 impact if one or more of our employees were in 5 that situation. 6 So one recommendation that I have is 7 that we should have in place for future -- and 8 I think we already are doing this -- to limit 9 the close contact that our employees are 10 having with one another. 11 So they should be maintaining social 12 distancing, they should be wearing masks when 13 they're around the residents or around each 14 other, they should be riding in different golf 15 carts when they're working on the property. 16 If we do have somebody that has been 17 exposed to somebody who has COVID, then I 18 think we should follow the procedure that they 19 should not be working for the 14-day time 20 period and following the quarantine process. 21 CHAIRMAN MILLS: Okay. Mr. Ross. 22 MR. ROSS: Would that 14 days be paid? 23 MS. McCORMICK: Well, that's another 24 issue that I was going to address with the 25 board as well, because obviously our employees</p>	<p>1 CDC guidelines say mandatory 14-day quarantine 2 if they have been diagnosed, I agree we should 3 have that. 4 And my own sense is whatever our 5 existing employee policies state with regard 6 to sick pay and all that, that's the same 7 guideline we should utilize. 8 CHAIRMAN MILLS: Mr. Chesney. 9 MR. CHESNEY: So, right now, they 10 accumulate sick time every time period. They 11 get -- I don't know -- approximately four 12 hours a pay period? I don't recall exactly. 13 But my suggestion is that we have some 14 minimum amount that -- you know, maybe two 15 weeks, you know, pay that doesn't count 16 against their sick leave that's specific to 17 COVID-only-related incidents, you know, maybe 18 like a one-time, two-week paid amount to go 19 from that. 20 Sorry, I lost my train of thought here. 21 It's so weird sitting here and looking at ten 22 different pictures of people and you forget 23 who you're talking to. Anyways, so that would 24 be my suggestion. Of course, keep being paid. 25 And, Erin, I sent a copy of the new CDC</p>

<p style="text-align: right;">Page 57</p> <p>1 guidelines -- they have a little book out --</p> <p>2 to Sonny. Some of those things they've</p> <p>3 changed.</p> <p>4 So it's not like 14 days anymore. It's</p> <p>5 actually ten and some stuff like that. So,</p> <p>6 you know, I, too, agree that we should go by</p> <p>7 those guidelines, but that the time off should</p> <p>8 be a, you know, paid benefit. That's all.</p> <p>9 Sorry.</p> <p>10 CHAIRMAN MILLS: And I would agree with</p> <p>11 that, Greg. The quarantine is not -- does not</p> <p>12 mean the employee is sick. It means they're</p> <p>13 not permitted in the workplace.</p> <p>14 MS. McCORMICK: Right.</p> <p>15 MR. CHESNEY: Right.</p> <p>16 CHAIRMAN MILLS: That's a different</p> <p>17 distinction in my mind than if they actually</p> <p>18 have the virus. That's a whole different</p> <p>19 story, in my opinion.</p> <p>20 MR. CHESNEY: Well, I guess my position</p> <p>21 is, I obviously don't want to be taken</p> <p>22 advantage of. I mean, we're only talking</p> <p>23 about four employees here, and we know them</p> <p>24 all pretty well, but I didn't want to cause</p> <p>25 any disincentive, you know, for them maybe</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 fully -- outside of that expectation, I think</p> <p>2 that Erin should draft up whatever the heck</p> <p>3 Sonny needs.</p> <p>4 MR. ROSS: Do you need a policy passed</p> <p>5 by us today, Erin, or is it something you want</p> <p>6 to present to us for next meeting?</p> <p>7 MS. McCORMICK: Well, it seems that</p> <p>8 based on the discussion that we have, I have</p> <p>9 an understanding of the direction that the</p> <p>10 board is going in, so I can draft something.</p> <p>11 I will make it available now to Sonny so</p> <p>12 that she's got that, and then, you know, we</p> <p>13 can have the memorialized writing to the board</p> <p>14 for next month as well.</p> <p>15 I guess I do have one question, Brian,</p> <p>16 about the issue that you raised about</p> <p>17 requiring disclosure to the district manager</p> <p>18 if somebody has COVID.</p> <p>19 Did you also want to require that if</p> <p>20 somebody has been exposed to somebody else who</p> <p>21 has COVID, and they have had that close</p> <p>22 contact, that that also needs to be reported?</p> <p>23 MR. ROSS: I'm not smart enough to know</p> <p>24 the answer to that. What do the CDC</p> <p>25 guidelines say?</p>
<p style="text-align: right;">Page 58</p> <p>1 coming in when, you know, they might have been</p> <p>2 exposed or, you know, it's kind of on the</p> <p>3 fence.</p> <p>4 So I didn't want them to have to use up</p> <p>5 some of their sick time, because I briefly</p> <p>6 looked, and the amount of sick time each</p> <p>7 employee has varies a great deal, because some</p> <p>8 have been there a long time and some haven't</p> <p>9 been there that long and haven't accumulated</p> <p>10 as much.</p> <p>11 Some don't use their sick time barely</p> <p>12 ever, and then others use it more regularly.</p> <p>13 So, you know, I think two weeks of pay is a</p> <p>14 good idea.</p> <p>15 MR. ROSS: Well, I don't feel strongly</p> <p>16 enough about it other than I do want there to</p> <p>17 be incentives in the process for folks to</p> <p>18 disclose if they have it, that if they do have</p> <p>19 it, that they're removed from the workplace in</p> <p>20 a safe way for everybody else.</p> <p>21 So I have no objection to pursuing it</p> <p>22 the way Greg just described with regard to</p> <p>23 compensation and how it's treated towards sick</p> <p>24 and vacation day. That's fine with me.</p> <p>25 MR. CHESNEY: Yeah, but, I mean, I</p>	<p style="text-align: right;">Page 60</p> <p>1 MS. McCORMICK: Well, the CDC guidelines</p> <p>2 say that the quarantine should take place. I</p> <p>3 don't -- I don't know that the CDC guidelines</p> <p>4 have anything specific about what should be</p> <p>5 reported to employers.</p> <p>6 Andy, I don't know if you have anything</p> <p>7 to add into this issue, but I think it would</p> <p>8 be something that we should at a minimum run</p> <p>9 by our insurer because I don't want to, you</p> <p>10 know, do anything that is going to conflict</p> <p>11 with the guidance that they're giving.</p> <p>12 MR. MENDENHALL: Yeah. Erin, just from</p> <p>13 the standpoint of seeing some other districts,</p> <p>14 including the district that I'm on the board</p> <p>15 for, everything that the board has discussed</p> <p>16 so far has been pretty consistent.</p> <p>17 At least the actions that you're talking</p> <p>18 about taking has been consistent with what</p> <p>19 other boards are doing, you know, the key</p> <p>20 thing being, following that CDC guidelines.</p> <p>21 As far as the one item that we're</p> <p>22 potentially talking about, people identifying</p> <p>23 that, you know, not only if they have caught</p> <p>24 the COVID but if they've been exposed to it,</p> <p>25 that is a unique situation that hasn't been</p>

<p style="text-align: right;">Page 61</p> <p>1 discussed too much at other districts.</p> <p>2 So it is kind of something that's new</p> <p>3 and something that might be worth talking to,</p> <p>4 you know, the insurance folks about just to</p> <p>5 see if they have any experience with what</p> <p>6 other places are doing.</p> <p>7 MR. ROSS: Well, the advantage of what</p> <p>8 Greg has suggested is that it removes a</p> <p>9 financial disincentive for folks not to</p> <p>10 disclose that have been exposed to the virus.</p> <p>11 If they know that they've got it, for</p> <p>12 whatever reason, quarantine for some period of</p> <p>13 time, they have the confidence they'll still</p> <p>14 be paid, that won't be the adverse outcome.</p> <p>15 I reiterate that what we want people to</p> <p>16 do is be motivated to act safely. And so the</p> <p>17 CDC guidelines contemplate that folks should</p> <p>18 be disclosing to their employers if they've</p> <p>19 been exposed to the virus, then I think it</p> <p>20 goes hand in hand.</p> <p>21 You take Greg's suggestion with my</p> <p>22 suggestion, that is, you can be terminated if</p> <p>23 you don't disclose it, then that's just</p> <p>24 additional incentive for the folks to do the</p> <p>25 right thing.</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 know about it, or if their family tests</p> <p>2 positive, they're going to know about it,</p> <p>3 because the county contacts them to do the</p> <p>4 contact tracing.</p> <p>5 A possible question worth exploring is,</p> <p>6 I don't know if the county is legally</p> <p>7 obligated to report to an employer in the same</p> <p>8 way that they would if like you're, like, in</p> <p>9 the food service industry, or, you know -- I</p> <p>10 don't know what that rule is. But I am my own</p> <p>11 employer, so, you know, I was instantly</p> <p>12 notified anyway.</p> <p>13 But that might be a question worth</p> <p>14 exploring, but, you know, I -- I think that,</p> <p>15 you know, the other point is waiting for an</p> <p>16 entire month to put something in writing might</p> <p>17 a little late.</p> <p>18 And so I guess, whatever motion we agree</p> <p>19 upon, if we do have one, I would want</p> <p>20 something where we operate off of a draft that</p> <p>21 maybe we finalize at the next meeting, but we</p> <p>22 have some interim guidance that might be</p> <p>23 approved, you know, for -- you know, drafted</p> <p>24 by counsel, maybe approved by Mr. Mills in the</p> <p>25 interim, and that we ratify that at the next</p>
<p style="text-align: right;">Page 62</p> <p>1 MR. BAUMHOVER: Can I say something?</p> <p>2 I've got a couple of things. One, I'm in</p> <p>3 self-isolation and have been for the past week</p> <p>4 and a half because I received a positive test</p> <p>5 last week.</p> <p>6 And so I say this because I feel like</p> <p>7 maybe I can add some pertinent perspective</p> <p>8 from, you know -- from the perspective of</p> <p>9 someone who may have been exposed.</p> <p>10 I'll tell you up front. I am the first</p> <p>11 person I have met that has the Coronavirus,</p> <p>12 and I couldn't tell you where I got it from.</p> <p>13 So, you know, I followed all the guidelines,</p> <p>14 felt like I was safe, my family had been safe,</p> <p>15 and I still got it somehow.</p> <p>16 So I don't want to stress too hard on</p> <p>17 punishing someone who is in that worrisome</p> <p>18 position of did I get exposed, did I not, what</p> <p>19 does this mean, because someone could actually</p> <p>20 get a positive test and still be completely</p> <p>21 blindsided.</p> <p>22 But as part of the follow-up, you know,</p> <p>23 the county does call every single person with</p> <p>24 a positive test. So if someone tests</p> <p>25 positive, there's no way they're not going to</p>	<p style="text-align: right;">Page 64</p> <p>1 board meeting.</p> <p>2 MS. McCORMICK: Yeah. That's exactly</p> <p>3 what I was envisioning. That's a good way to</p> <p>4 put it.</p> <p>5 CHAIRMAN MILLS: Yeah, the struggle I</p> <p>6 have, Brian, is the idea of terminating</p> <p>7 someone for failing to report. How do you</p> <p>8 prove that they knew they had it? So</p> <p>9 that's --</p> <p>10 MR. ROSS: I can easily address that.</p> <p>11 You don't address -- in my view, we don't</p> <p>12 formulate the policy in evaluating whether or</p> <p>13 not we're going to win a lawsuit.</p> <p>14 You evaluate the policy in terms of</p> <p>15 whether it makes sense or not. And we'll</p> <p>16 worry later about whether we're in a lawsuit.</p> <p>17 And so I stand by that, if an employee</p> <p>18 knows they have the virus, they should be</p> <p>19 disclosing it to us, and they should be taking</p> <p>20 the mandatory quarantine period. It goes hand</p> <p>21 in hand. I don't think it's complicated, and</p> <p>22 I certainly think it's safe.</p> <p>23 CHAIRMAN MILLS: I don't disagree with</p> <p>24 the philosophy of what you're trying to do. I</p> <p>25 struggle with -- you know, so Forrest, as an</p>

<p style="text-align: right;">Page 65</p> <p>1 example, he knows he has it, but he doesn't 2 say anything to you, as your employer, how do 3 you then know he has it? 4 MR. ROSS: You don't know. You don't 5 know. But Forrest, the employee, runs the 6 risk that if it comes out at some point, he 7 could be terminated because of that. 8 And so most responsible people like 9 Forrest would say, "Ah, it's not worth the 10 risk, I'll just go ahead and disclose it and 11 I'll go ahead and take the mandatory 12 quarantine, and I'll know I'll get paid," per 13 Greg's suggestion, "so there is no harm to me." 14 CHAIRMAN MILLS: Well, there are two 15 quarantine periods really. Right? The first 16 one is exposure, and then the second one is if 17 you test positive. 18 MR. ROSS: I'm only talking about the 19 situation where the person knows they have 20 COVID. I danced around the issue of the other 21 situation where the contact tracing, and I 22 don't really have an answer for that. 23 I would never want to punish somebody 24 for something they don't know. I'm talking 25 about, as Forrest just outlined, someone got</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 come back to work. So we were more concerned 2 with the people he was around showing possible 3 symptoms, which they weren't symptoms of the 4 COVID. So that's when we allowed him to come 5 back to work. 6 So far, nobody else -- Sonny is working 7 from home. She hasn't been in contact with 8 anybody. Myself, I've been tested twice 9 through an emergency procedure I had to have, 10 both times came back negative. 11 LaVaughn's wife works in a hospital, so 12 she's constantly being checked, and LaVaughn 13 so far has been checked himself a couple of 14 times, coming back negative also. 15 We're just going to treat it on a basis 16 of show me a positive, and then we'll handle 17 it from there. Send them home, and then they 18 would have to obviously self-quarantine, as 19 Forrest has been doing to himself. 20 So, so far, we have been really lucky. 21 None of the Davey employees. They had one 22 manager came back positive. He immediately 23 stayed away from the property and stayed away 24 from the job, quarantined himself and has 25 since then came up with negative results also,</p>
<p style="text-align: right;">Page 66</p> <p>1 tested, they were notified they've got it. 2 Then what happens? 3 CHAIRMAN MILLS: Right. Matt. 4 MR. LEWIS: And I may have missed it 5 earlier, but how has the guys been trained? 6 Has there been any training, Doug or Sonny? 7 MR. MAYS: We've, you know, basically 8 been following the CDC guidelines, you know, 9 at the parks, and those who have been tested 10 negative, positive, whatever, stay (audio 11 distortion). 12 The way we've handled it so far is we 13 had one employee who their spouse was sent 14 home, not because she tested positive, she was 15 sent home because she felt ill, so her company 16 sent her home. 17 So since that was close contact, we went 18 ahead and told our employee, the spouse of the 19 person that was sent home, we went ahead and 20 sent our employee home where he quarantined 21 for eight business days and a two-day weekend, 22 for a total of ten days, until he got his 23 results back, along with her. 24 And she came back negative, he came back 25 negative, and that's when we authorized him to</p>	<p style="text-align: right;">Page 68</p> <p>1 so we're kind of just handling it one day at a 2 time. 3 MR. BAUMHOVER: Doug, that kind of 4 brings to light a question that was in the 5 back of my mind, which was, you know, with the 6 people that we deal with, that we don't have 7 direct, you know, personnel control over, can 8 we get kind of like a clearer idea of what 9 Davey's policy might be? 10 MR. MAYS: Davey has the same policy, 11 practicing the six-feet distance there. When 12 they put the two guys in the same cart, they 13 wear a mask. They require them to wear a 14 mask. 15 When they get out into the field and 16 they're on their own with the edger, weed 17 eater, lawn mower, whatever, they allow them 18 to take their mask off because of the heat, of 19 course. 20 MR. BAUMHOVER: So what is -- so, I 21 guess, what is our feedback mechanism if, you 22 know, we see that one of the Davey folks isn't 23 adhering to the policy that Davey has? 24 I mean, I assume that we report that, 25 but, you know -- our vendors are a lot more</p>

<p style="text-align: right;">Page 69</p> <p>1 than our four employees. Right? So --</p> <p>2 MR. MAYS: Yeah.</p> <p>3 MR. BAUMHOVER: That's kind of the</p> <p>4 concern that I have is -- is really those</p> <p>5 numbers.</p> <p>6 MR. MAYS: Uh-huh. Well, we could</p> <p>7 report it, but so far we haven't had an issue</p> <p>8 with it. The on-site property manager, he</p> <p>9 wears his mask constantly, showing good</p> <p>10 examples to the fellow employees and is doing</p> <p>11 a pretty good job of making sure that they're</p> <p>12 not traveling in vehicles together.</p> <p>13 MR. BAUMHOVER: Right.</p> <p>14 MR. MAYS: As we are, too. Most of the</p> <p>15 time, our guys are working separately.</p> <p>16 They're not working -- when they are working</p> <p>17 together, they are wearing their masks, but</p> <p>18 most of the time, like today, one was in a</p> <p>19 truck and one was on a tractor, working</p> <p>20 together, but in two different vehicles --</p> <p>21 MR. BAUMHOVER: I see.</p> <p>22 MR. MAYS: -- working on a project that</p> <p>23 we were working on. So, so far, though, we've</p> <p>24 had pretty good results with it. Nobody has</p> <p>25 came down even with any symptoms, feeling bad,</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 the CDC requirements.</p> <p>2 And so I'll make a motion that our legal</p> <p>3 counsel draft the appropriate policy statement</p> <p>4 to memorialize that the district is complying</p> <p>5 with the CDC requirements.</p> <p>6 MR. BAUMHOVER: I'll second.</p> <p>7 CHAIRMAN MILLS: Seconded by Forrest.</p> <p>8 Any further discussion?</p> <p>9 MR. MAYS: I'd say really the only thing</p> <p>10 we didn't have answers to were -- and I think</p> <p>11 this is what you are guys are addressing right</p> <p>12 now -- was how we should pay them.</p> <p>13 Me and Sonny have kind of -- we've kept</p> <p>14 paying them, but we weren't sure if we had to</p> <p>15 use their sick pay or if we just were straight</p> <p>16 out paying them.</p> <p>17 Sonny can answer that question because</p> <p>18 she did payroll for Christian, who was out,</p> <p>19 like I said, I think seven, eight days. So</p> <p>20 she could probably answer better if we paid</p> <p>21 him with his sick pay, vacation, or if we just</p> <p>22 paid him.</p> <p>23 CHAIRMAN MILLS: I think we just paid</p> <p>24 him. Right?</p> <p>25 MS. WHYTE: Correct.</p>
<p style="text-align: right;">Page 70</p> <p>1 other than, like I say, that one Davey</p> <p>2 employee.</p> <p>3 MR. BAUMHOVER:: I mean, I think that if</p> <p>4 we're going to put together something in</p> <p>5 writing to kind of talk about what we're going</p> <p>6 to do, it should probably address not just</p> <p>7 employees but, you know, what we have as</p> <p>8 operating -- kind of operating guidelines for</p> <p>9 the people that do work on our behalf, you</p> <p>10 know, to the extent that we can, because we</p> <p>11 can't control what Davey's policy is, but we</p> <p>12 can control, you know, the conditions that we</p> <p>13 would report, things that we might constitute</p> <p>14 as, you know, like -- you know, like, an</p> <p>15 obligation that we think that Davey would, you</p> <p>16 know, have to us, to keep us safe through</p> <p>17 their employee contact.</p> <p>18 MR. MAYS: Well, the first employee that</p> <p>19 did test positive, they -- immediately we</p> <p>20 found out, we were told about it, so they do</p> <p>21 let us know who tests positive.</p> <p>22 MR. BAUMHOVER: Okay.</p> <p>23 CHAIRMAN MILLS: Brian.</p> <p>24 MR. ROSS: It sounds like that we've</p> <p>25 already implemented procedures to comply with</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. MAYS: So he didn't lose his sick</p> <p>2 pay.</p> <p>3 MS. WHYTE: My only concern was with</p> <p>4 this COVID, if it goes on for any length of</p> <p>5 time, which it seems to have gone on five</p> <p>6 months already, it potentially could go on</p> <p>7 longer, he could contract it one or two times</p> <p>8 in between that.</p> <p>9 My concern is, once is okay, you've got</p> <p>10 it, but what happens if there is a</p> <p>11 reoccurrence? And, again, as Forrest</p> <p>12 indicated, you have no idea where, when, and</p> <p>13 how you potentially could be contracting this.</p> <p>14 So that was my concern, and that's why I</p> <p>15 spoke to Erin, Andy, and a couple of board</p> <p>16 members.</p> <p>17 MR. ROSS: Okay. Well, it was my</p> <p>18 motion. I purposefully did not address the</p> <p>19 financial component of it. Don't feel like</p> <p>20 that's necessary.</p> <p>21 It sounds like our staff is being smart</p> <p>22 about it and handling it in the appropriate</p> <p>23 way, and so I just -- I just think we should</p> <p>24 just memorialized that we will and we are</p> <p>25 complying with CDC requirements, and as</p>

<p style="text-align: right;">Page 73</p> <p>1 day-to-day operational issues come up, I have</p> <p>2 complete confidence our staff will handle it</p> <p>3 appropriately.</p> <p>4 CHAIRMAN MILLS: Matt.</p> <p>5 MR. ROSS: I agree, and I think that --</p> <p>6 I'm sorry.</p> <p>7 CHAIRMAN MILLS: Go ahead, Matt.</p> <p>8 MR. LEWIS: I was just going to ask a</p> <p>9 clarification from Brian about that. I didn't</p> <p>10 hear him say that, so you just answered my</p> <p>11 question. Thank you, Brian.</p> <p>12 CHAIRMAN MILLS: Okay. Forrest, did you</p> <p>13 have something else?</p> <p>14 MR. BAUMHOVER: No. No. No. Greg did.</p> <p>15 CHAIRMAN MILLS: Oh, Greg. I'm sorry.</p> <p>16 MR. CHESNEY: Yeah. I'm sorry. I just</p> <p>17 wanted to just add to Brian's statement just</p> <p>18 -- or ask Brian a question really, just to</p> <p>19 make sure I understood, is that, I mean, yeah,</p> <p>20 I don't think we need like a, you know, COVID</p> <p>21 policy as much as you stated a general</p> <p>22 philosophy.</p> <p>23 MR. ROSS: Well, I think it's</p> <p>24 appropriate to have something memorialized if</p> <p>25 for whatever reason it comes up, and so I'm</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 exposed again in a different environment, he</p> <p>2 gets paid again for two weeks home, then in</p> <p>3 November, it happens a third time.</p> <p>4 You know, I mean, obviously we're not</p> <p>5 looking for somebody to take advantage of it,</p> <p>6 but at what point do we look for there to be a</p> <p>7 stopgap potentially? Right?</p> <p>8 So that is something I think, Brian, at</p> <p>9 some point has to be addressed if it becomes a</p> <p>10 repetition, but at the same time, sensitivity</p> <p>11 is, if it's a real exposure, and/or a real</p> <p>12 positive test -- right? -- then it is what it</p> <p>13 is, so -- Matt.</p> <p>14 MR. LEWIS: I think Greg had his hand up</p> <p>15 before I did.</p> <p>16 CHAIRMAN MILLS: Oh, I'm sorry.</p> <p>17 MR. CHESNEY: I was just going to say, I</p> <p>18 agree. I mean, it is what it is. So if we</p> <p>19 have to do -- and we have Doug there.</p> <p>20 Doug is not exactly a pushover, so I</p> <p>21 think he'll quickly determine if something is</p> <p>22 being taken advantage of, you know.</p> <p>23 MS. WHYTE: Yeah. No, we wouldn't.</p> <p>24 MR. MAYS: We've had that discussion --</p> <p>25 we've had that discussion between the</p>
<p style="text-align: right;">Page 74</p> <p>1 really looking for a simple policy statement</p> <p>2 that --</p> <p>3 CHAIRMAN MILLS: Right.</p> <p>4 MR. CHESNEY: Right.</p> <p>5 MR. ROSS: -- that we are and will</p> <p>6 comply with CDC requirements, and whatever</p> <p>7 bells and whistles Erin thinks should be in</p> <p>8 that, I'll leave that up to her.</p> <p>9 MR. CHESNEY: Right.</p> <p>10 MR. BAUMHOVER: Right.</p> <p>11 CHAIRMAN MILLS: One at a time, please.</p> <p>12 CHAIRMAN MILLS: Greg.</p> <p>13 MR. CHESNEY: I'm done. I'm done.</p> <p>14 MR. BAUMHOVER: I was going to say the</p> <p>15 purpose is to protect the staff and have</p> <p>16 something documented that they can go by, and</p> <p>17 they get stuck dealing with a question that</p> <p>18 isn't currently addressed, we can always</p> <p>19 revisit a document, but it's better than</p> <p>20 trying to create something out of thin air,</p> <p>21 you know, to answer a question, but --</p> <p>22 CHAIRMAN MILLS: Well, but Sonny brings</p> <p>23 up a question that we haven't really put our</p> <p>24 arms around, and that is, okay, so the first</p> <p>25 time the employee was paid, next month he gets</p>	<p style="text-align: right;">Page 76</p> <p>1 employees, and they understand -- they're</p> <p>2 really good about their concerns for their job</p> <p>3 and working for the community of Westchase.</p> <p>4 The community of Westchase has taken</p> <p>5 good care of these guys, and they feel that</p> <p>6 they need to take care of us. So I trust</p> <p>7 them. I trust them not to take advantage of</p> <p>8 it.</p> <p>9 If there was a positive, then nothing</p> <p>10 you can do, that's a positive test. You have</p> <p>11 no choice. So I don't see it happening a lot.</p> <p>12 They're not the type of guys that, Sonny and</p> <p>13 myself, to take advantage of something like</p> <p>14 that.</p> <p>15 So luckily, like you said, Greg, we've</p> <p>16 only got four employees that we have to deal</p> <p>17 with, and it's easy to manage and keep an eye</p> <p>18 on these guys to make sure they understand</p> <p>19 they're a value to us.</p> <p>20 CHAIRMAN MILLS: Yeah. Matt.</p> <p>21 MR. LEWIS: I don't want to belabor the</p> <p>22 topic, but, I mean, is that -- I guess were</p> <p>23 you and Brian looking for more of what you</p> <p>24 just stated about, is it more of a legal</p> <p>25 issue, like if somebody were to -- you know,</p>

<p style="text-align: right;">Page 77</p> <p>1 they're off for two weeks, we pay them, and</p> <p>2 then they get re-tested and they're exposed</p> <p>3 and they're off again in November?</p> <p>4 Is that kind of what you were getting</p> <p>5 at, or is it more of just like it's a policy</p> <p>6 because --</p> <p>7 MR. ROSS: For me, it was a hundred</p> <p>8 percent about safety: Safety for our</p> <p>9 employees, safety for our residents. And I</p> <p>10 feel like just Greg and I were approaching the</p> <p>11 issue from two different ways of incentivizing</p> <p>12 performance.</p> <p>13 I was suggesting that if people had the</p> <p>14 incentive, they may lose their job, they'll be</p> <p>15 incentivized to disclose. Greg was pointing</p> <p>16 out, in my words I'm putting in his mouth --</p> <p>17 MR. CHESNEY: Yeah, I don't disagree</p> <p>18 with his either, though.</p> <p>19 MR. ROSS: -- that people will be</p> <p>20 incentivized if they have the confidence</p> <p>21 they're going to be paid. And so it gets us</p> <p>22 either way.</p> <p>23 You want folks to be motivated that if</p> <p>24 they have a diagnosis that they quarantine,</p> <p>25 they get themselves out of the workplace</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 main item this evening to discuss, and we have</p> <p>2 Paul Woods on the line from OLM, in addition,</p> <p>3 is we have the conclusion of the landscaping</p> <p>4 RFP, at least as far as receiving the</p> <p>5 proposals.</p> <p>6 We actually received them on Friday,</p> <p>7 opened them up Friday morning, and then</p> <p>8 obviously distributed them over the past</p> <p>9 couple days as we received electronic copies</p> <p>10 that could be sent via email.</p> <p>11 I forwarded out to the board originally</p> <p>12 just a quick summary, as well as Paul had an</p> <p>13 OLM summary that was put together that I</p> <p>14 forwarded on today.</p> <p>15 The long and short of it, at a</p> <p>16 20,000-foot level, the lowest bidder was your</p> <p>17 current landscaper, Davey. The price that</p> <p>18 they come in for, for the three years, they</p> <p>19 had a flat price for those three years, and</p> <p>20 that was equivalent to what they're currently</p> <p>21 charging you, so that was 779,315.</p> <p>22 And then we did have a clustering of</p> <p>23 bids relatively close together, so that's</p> <p>24 always something you like to see. But I don't</p> <p>25 want to take away Paul's thunder.</p>
<p style="text-align: right;">Page 78</p> <p>1 environment, and so I don't think there was a</p> <p>2 disagreement here just how do we make sure</p> <p>3 everybody is complying with the CDC policy.</p> <p>4 MR. LEWIS: Okay. Thank you.</p> <p>5 CHAIRMAN MILLS: All right. All in</p> <p>6 favor of the motion?</p> <p>7 (All members signify in the</p> <p>8 affirmative.)</p> <p>9 CHAIRMAN MILLS: Any opposed?</p> <p>10 (No response.)</p> <p>11 CHAIRMAN MILLS: All right. Erin, why</p> <p>12 don't you see what you can come up with.</p> <p>13 MS. McCORMICK: Okay. I will do that.</p> <p>14 CHAIRMAN MILLS: And we'll keep working</p> <p>15 on that.</p> <p>16 And in the meantime, Doug and Sonny,</p> <p>17 continue to manage this thing, as you have.</p> <p>18 Right?</p> <p>19 MR. MAYS: Correct.</p> <p>20 CHAIRMAN MILLS: All right. Erin,</p> <p>21 anything else?</p> <p>22 MS. McCORMICK: No, not right now.</p> <p>23 CHAIRMAN MILLS: All right. Great.</p> <p>24 Manager's report. Andy.</p> <p>25 MR. MENDENHALL: Okay. Our -- or my</p>	<p style="text-align: right;">Page 80</p> <p>1 So, Paul, I didn't know if you had</p> <p>2 anything you wanted to discuss specifically</p> <p>3 related to the bids and whatnot.</p> <p>4 CHAIRMAN MILLS: Paul, you're on mute.</p> <p>5 MR. WOODS: Well, first of all, two</p> <p>6 things.</p> <p>7 CHAIRMAN MILLS: Paul, thank you for</p> <p>8 your patience. But hold on one second, Paul.</p> <p>9 Andy, that last email you sent with the</p> <p>10 OLM bid summary also came in as a winmail.dat.</p> <p>11 I'm not able to open it.</p> <p>12 MR. MENDENHALL: Okay. All right.</p> <p>13 MS. WHYTE: I'll send it. Hold on.</p> <p>14 MR. MENDENHALL: I can send it across to</p> <p>15 your other email for you.</p> <p>16 CHAIRMAN MILLS: Did anyone else have</p> <p>17 that problem with the stuff being sent --</p> <p>18 MR. LEWIS: I did, yeah.</p> <p>19 MS. WHYTE: It's a Word document.</p> <p>20 MR. MENDENHALL: It's --</p> <p>21 CHAIRMAN MILLS: No. It's a PDF, but</p> <p>22 it's not coming up, through.</p> <p>23 MS. WHYTE: I think it's a Word --</p> <p>24 CHAIRMAN MILLS: Well, even his PDFs</p> <p>25 were coming in that way.</p>

<p style="text-align: right;">Page 81</p> <p>1 MR. MENDENHALL: Yeah. So this is 2 something that I was talking to Jim earlier 3 about. We will have to check with the 4 providers of the email server just to kind of 5 see what could be causing that issue. 6 I'm -- not being a super-technical person 7 myself, I have no clue. I know it got to some 8 folks on our end. It's just -- you know, it's 9 a standard Word document as well. As 10 mentioned, some PDF documents we have some 11 issue with. 12 CHAIRMAN MILLS: All right. Paul, thank 13 you for your patience. 14 MR. WOODS: I have to step up my 15 background game. Yours and Mr. Chesney's are 16 the winners of the background. I have a Honda 17 Odyssey background for those of you that are 18 curious. 19 But glad to be with you all today, and 20 as Andy mentioned, what I consider to be a 21 very successful bid procurement service for 22 you all. 23 Andy, you know, did say Davey has 24 guarded their revenue by maintaining their 25 price, and I think -- I drove through the</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 So, clearly, you have access to, and 2 Andy will provide you, their lengthy itemized 3 summaries. They are unit priced. Just 4 quickly, the document will look like this. It 5 will show all the breakdown pricing for the 6 individual services that the vendors were 7 requested to price. 8 So this is in anticipation of your 9 meeting on September 1st, and I would welcome 10 you to review at your leisure or for your 11 purposes, and then through Andy develop any 12 questions you might have of OLM and the 13 outcomes. 14 There were a couple interrogatories. 15 There was some questions that were asked. On 16 final adoption, there's a couple typographic 17 errors, and there's one realignment that needs 18 to be done on the work schedule sheet. 19 It will not change the pricing that has 20 been submitted by your vendors. So we find 21 that you had a qualified bidding pool, you had 22 a very competitive bid, that your responses 23 were complete. 24 Mathematically, the numbers make sense. 25 There's always -- it's amazing, landscapers</p>
<p style="text-align: right;">Page 82</p> <p>1 property this morning at 7:00. 2 I saw crews leaving the work center, and 3 it really is a beautiful community. I think, 4 as you saw during the qualification process, 5 Westchase represents a significant revenue 6 source for Davey. 7 So it was imperative that they -- they 8 remain your vendor. So I think that's their 9 -- that was the strategic decision they made. 10 What I found interesting, though, is the 11 number two vendor, who was Brightview, who 12 many folks would remember being Valley Crest, 13 then there was a merger of two main national 14 companies to create Brightview. 15 Their submitted number was three 16 one thousands -- not percent -- three one 17 thousands of a percent difference than Davey's 18 price, which means it was an incredibly 19 competitive bid. 20 The number three vendor was at seven 21 percent, the number four vendor at about 17 22 percent, all of which indicate that they're 23 unit pricing the way they develop their cost 24 of services to you all, considered what it 25 takes to get the job done.</p>	<p style="text-align: right;">Page 84</p> <p>1 can't add. There was one small arithmetic 2 error on Davey's. 3 It doesn't change their price because 4 actually in their total price, it's not their 5 line item price. It was for \$360. So an 6 omission at some point to create that. 7 We're prepared for the board to make 8 their determination at the September 1st 9 meeting, and that's in accordance with the 10 time line that you all had approved, so that 11 if a vendor change were to occur, November 1st 12 would be the start date. 13 And so the permission I'd ask of you to 14 give Andy is that Doug, Sonny, Andy, and I 15 finalize typographic errors and realign the 16 edging and Bermuda line items in the service 17 frequencies to have a final agreement for your 18 adoption at your September 1st meeting. 19 CHAIRMAN MILLS: Okay. So based on the 20 process, based on the bids that were 21 submitted, all deemed to be qualified and 22 reasonable, it's my understanding that a 23 motion would be appropriate to accept Davey as 24 the continuing landscape contractor for 25 Westchase. Is that correct?</p>

<p style="text-align: right;">Page 85</p> <p>1 MS. McCORMICK: And, Jim, so what we</p> <p>2 will do, if the board decides that it wants to</p> <p>3 award the contract to Davey, is we'll issue a</p> <p>4 notice of intent to award, and that will go to</p> <p>5 Davey, and it will go to all the other</p> <p>6 bidders, and then they have -- under our</p> <p>7 rules, they have a 72-hour window that, you</p> <p>8 know, if they were going to file any protests,</p> <p>9 they would have to do it within that time</p> <p>10 period.</p> <p>11 So if we do that after tonight's</p> <p>12 meeting, then we would be in a position at the</p> <p>13 September meeting to approve a final contract.</p> <p>14 CHAIRMAN MILLS: Okay. Based on what</p> <p>15 we've heard from Paul and seen, I don't hear</p> <p>16 any reason not to move forward with that.</p> <p>17 Is that correct, Andy or Erin or Paul?</p> <p>18 MR. MENDENHALL: Yeah, I would agree</p> <p>19 with that.</p> <p>20 CHAIRMAN MILLS: Okay. So a motion</p> <p>21 would be appropriate.</p> <p>22 MR. BAUMHOVER: I'll make such a motion</p> <p>23 to move forward with Paul's recommendation</p> <p>24 according to the time line that's been</p> <p>25 established.</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 where they are in terms as their price</p> <p>2 compared to other companies.</p> <p>3 So, yes, our recommendation is for the</p> <p>4 board to adopt and be prepared on September</p> <p>5 1st to engage the new contract with Davey.</p> <p>6 CHAIRMAN MILLS: Okay. So, Forrest,</p> <p>7 that would have to be part of your motion to</p> <p>8 specifically --</p> <p>9 MR. BAUMHOVER: Right. That was. I'm</p> <p>10 sorry if that wasn't clear, but -- you know,</p> <p>11 my motion basically was to move forward at</p> <p>12 Paul's recommendation with the next step in</p> <p>13 the process, which was to issue the letter of</p> <p>14 intent, allow the protest period to go</p> <p>15 through, and to allow staff to prepare the</p> <p>16 award for our approval at the September</p> <p>17 meeting.</p> <p>18 CHAIRMAN MILLS: Is there a second?</p> <p>19 MR. LEWIS: I'll second.</p> <p>20 MR. CHESNEY: I'll second. Oh, yeah.</p> <p>21 CHAIRMAN MILLS: Seconded by Matt. Any</p> <p>22 further discussion?</p> <p>23 (No response.)</p> <p>24 CHAIRMAN MILLS: All in favor?</p> <p>25 (All members signify in the</p>
<p style="text-align: right;">Page 86</p> <p>1 CHAIRMAN MILLS: To specifically approve</p> <p>2 Davey. Right, Forrest?</p> <p>3 MR. BAUMHOVER: Well, to follow what</p> <p>4 Erin said. Right? The letter of intent to</p> <p>5 Davey, allow the process to go so that we have</p> <p>6 the official notification for the official</p> <p>7 decision for the September meeting.</p> <p>8 MS. McCORMICK: Yeah. And that will</p> <p>9 give us a chance, too, to finalize a contract,</p> <p>10 assuming that there is no protest that's</p> <p>11 filed, we finalize a contract, make sure that</p> <p>12 Davey is -- doesn't have any issues and have</p> <p>13 the board consider that at the September</p> <p>14 meeting.</p> <p>15 MR. BAUMHOVER: Right.</p> <p>16 CHAIRMAN MILLS: Paul.</p> <p>17 MS. McCORMICK: Paul, are you okay with</p> <p>18 that, based on what you just outlined as far</p> <p>19 as your review of the bids and what you've</p> <p>20 seen?</p> <p>21 MR. WOODS: We are, and we're confident</p> <p>22 that there should not be a protest. The bid</p> <p>23 readout was very clean. The numbers were</p> <p>24 accurate during the meeting with Andy on the</p> <p>25 bid opening, and so the vendors already know</p>	<p style="text-align: right;">Page 88</p> <p>1 affirmative.)</p> <p>2 CHAIRMAN MILLS: Opposed?</p> <p>3 (No response.)</p> <p>4 CHAIRMAN MILLS: That passes five to</p> <p>5 zero.</p> <p>6 (Motion passes.)</p> <p>7 CHAIRMAN MILLS: Great work by the</p> <p>8 committee in getting us to this point.</p> <p>9 Quality stuff, and well done, not knowing what</p> <p>10 that was going to be until today, but as you</p> <p>11 stated, Paul, it sounds like all the i's were</p> <p>12 dotted and t's were crossed.</p> <p>13 And it's a significant process for us to</p> <p>14 go through in the district and an important</p> <p>15 one, and I'm glad that all of you adhered</p> <p>16 strictly to the process and the guidelines to</p> <p>17 keep it lean and end up with a positive</p> <p>18 outcome. So thank you for that.</p> <p>19 MR. WOODS: You're very welcome. Thank</p> <p>20 you for the opportunity, and I'm sure Davey</p> <p>21 will continue to work hard on behalf of</p> <p>22 Westchase.</p> <p>23 CHAIRMAN MILLS: Greg.</p> <p>24 MR. CHESNEY: Yeah, I want to just also</p> <p>25 say, Paul, I really think you guys did</p>

<p style="text-align: right;">Page 89</p> <p>1 awesome. I mean, just how the whole process</p> <p>2 worked this time was great. And you couldn't</p> <p>3 get a better result. So thank you again.</p> <p>4 MR. WOODS: Thank you.</p> <p>5 CHAIRMAN MILLS: And, again, thanks for</p> <p>6 your patience today, listening to an hour and</p> <p>7 40 minutes of other blah, blah, blah.</p> <p>8 MR. WOODS: I have a view of the parking</p> <p>9 lot, so Mr. Mills, you got the best view. I</p> <p>10 wish I was at the beach also.</p> <p>11 CHAIRMAN MILLS: Yeah, it beats</p> <p>12 Chesney's yard.</p> <p>13 CHAIRMAN MILLS: All right. Thanks,</p> <p>14 Paul.</p> <p>15 MR. MENDENHALL: The only other thing I</p> <p>16 had, if you saw from the agenda, was the</p> <p>17 meeting schedule for next year. It is your</p> <p>18 meetings and at least your potential</p> <p>19 workshops.</p> <p>20 It's modeled after this year, so if you</p> <p>21 had a chance to look at it and you're prepared</p> <p>22 to move forward, we're looking for a motion</p> <p>23 this evening to go ahead and get it</p> <p>24 advertised.</p> <p>25 Of course, if you need more time and</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 out, Andy?</p> <p>2 MR. MENDENHALL: Yep. It was on Page</p> <p>3 111 of your package, but I will send that out.</p> <p>4 That's no problem.</p> <p>5 MR. CHESNEY: How did I miss it?</p> <p>6 MR. MENDENHALL: I mean, I tried to make</p> <p>7 it easy with all the (inaudible) name digits,</p> <p>8 you know, going across.</p> <p>9 CHAIRMAN MILLS: It's all because you</p> <p>10 only read through Page 110, Chesney.</p> <p>11 MR. CHESNEY: Yeah, I guess. I thought</p> <p>12 I had it attached to this meeting, but I don't</p> <p>13 -- I don't even have the agenda package</p> <p>14 attached to the meeting for some reason, so I</p> <p>15 don't know.</p> <p>16 MR. MENDENHALL: No problem. I'll send</p> <p>17 that out to everybody.</p> <p>18 CHAIRMAN MILLS: Do we need to wait then</p> <p>19 to approve it, or are you good with it?</p> <p>20 MR. CHESNEY: I'll second the motion, if</p> <p>21 it's necessary.</p> <p>22 CHAIRMAN MILLS: Yeah, it's pretty</p> <p>23 standard schedule. Right, Andy?</p> <p>24 MR. MENDENHALL: Yes. It's -- you know,</p> <p>25 as mentioned, it's mimicked after this year's,</p>
<p style="text-align: right;">Page 90</p> <p>1 you want to review your own schedules, we can</p> <p>2 always do that it next month as well.</p> <p>3 CHAIRMAN MILLS: Mr. Ross.</p> <p>4 MR. ROSS: I don't know if it's</p> <p>5 problematic, but I believe November 3rd</p> <p>6 scheduled meeting date is election day.</p> <p>7 MR. CHESNEY: Yes.</p> <p>8 MR. MENDENHALL: Okay.</p> <p>9 MR. ROSS: I'm okay with that, some</p> <p>10 people may not.</p> <p>11 CHAIRMAN MILLS: I don't have a problem</p> <p>12 with it.</p> <p>13 MR. BAUMHOVER: No problem with it.</p> <p>14 MR. LEWIS: I'm good.</p> <p>15 MS. WHYTE: I'm not clear on where the</p> <p>16 location is.</p> <p>17 CHAIRMAN MILLS: We'll probably still be</p> <p>18 doing it this way.</p> <p>19 MR. CHESNEY: Yeah, probably. Yeah.</p> <p>20 MS. WHYTE: Then it's not a problem.</p> <p>21 MR. ROSS: Then I'll move to approve the</p> <p>22 calendar.</p> <p>23 MS. WHYTE: Where is the calendar? I</p> <p>24 didn't see it.</p> <p>25 MR. CHESNEY: Yeah. Can you send it</p>	<p style="text-align: right;">Page 92</p> <p>1 taking a couple of adjustments for holidays.</p> <p>2 CHAIRMAN MILLS: Right.</p> <p>3 MR. ROSS: I would add that the calendar</p> <p>4 does include workshop dates. I recently</p> <p>5 mentioned, not as big a fan of continued to</p> <p>6 have scheduled workshops, but I understand the</p> <p>7 mechanics of saving on publication and all</p> <p>8 that. So it's got workshop dates in there.</p> <p>9 CHAIRMAN MILLS: Yeah. We can always</p> <p>10 cancel them, Brian, but it's more difficult to</p> <p>11 schedule them.</p> <p>12 MR. ROSS: I get it. So that's my</p> <p>13 motion.</p> <p>14 CHAIRMAN MILLS: Any further discussion?</p> <p>15 (No response.)</p> <p>16 CHAIRMAN MILLS: All in favor?</p> <p>17 (All members signify in the</p> <p>18 affirmative.)</p> <p>19 CHAIRMAN MILLS: That passes five to</p> <p>20 zero.</p> <p>21 (Motion passes.)</p> <p>22 CHAIRMAN MILLS: Is that it, Andy?</p> <p>23 MR. MENDENHALL: That's all I had for</p> <p>24 this evening.</p> <p>25 CHAIRMAN MILLS: All right. Thank you.</p>

<p style="text-align: right;">Page 93</p> <p>1 MR. MENDENHALL: Sure.</p> <p>2 CHAIRMAN MILLS: Field manager's report,</p> <p>3 Doug or Sonny?</p> <p>4 MR. MAYS: Can you hear me now?</p> <p>5 CHAIRMAN MILLS: Yes. Yes.</p> <p>6 MR. MAYS: We didn't get -- I apologize</p> <p>7 for not getting a report out, but it's been</p> <p>8 business as usual for us. There's mulching</p> <p>9 going down, trees being trimmed. They were</p> <p>10 putting more mulch in today. So really we</p> <p>11 don't have a whole lot.</p> <p>12 I don't have a whole lot to report.</p> <p>13 Sonny does have some stuff that she requested</p> <p>14 to do, so I'll pass it off to Sonny today.</p> <p>15 CHAIRMAN MILLS: All right. And the</p> <p>16 report did come out, Doug, by the way.</p> <p>17 MR. MAYS: Oh, it did? Okay.</p> <p>18 CHAIRMAN MILLS: Yeah.</p> <p>19 Sonny, what do you got?</p> <p>20 MS. WHYTE: Okay. Sorry. I was going</p> <p>21 to try to tell them that we did do a report,</p> <p>22 but we did speak about it.</p> <p>23 There's three things on the list that</p> <p>24 you guys asked us to work on. Jan-Pro, all</p> <p>25 the questions that were asked, whether or not</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 If it turns out some other circumstance</p> <p>2 comes about, whatever staff needs to do, but</p> <p>3 the entirety of the contract would be approved</p> <p>4 so they don't need to come back to us.</p> <p>5 MS. WHYTE: Well, okay.</p> <p>6 MR. LEWIS: I'll second that.</p> <p>7 CHAIRMAN MILLS: Seconded by Matt. Any</p> <p>8 discussion?</p> <p>9 (No response.)</p> <p>10 CHAIRMAN MILLS: All in favor?</p> <p>11 (All members signify in the</p> <p>12 affirmative.)</p> <p>13 CHAIRMAN MILLS: Any opposed?</p> <p>14 (No response.)</p> <p>15 CHAIRMAN MILLS: That passes five to</p> <p>16 zero.</p> <p>17 (Motion passes.)</p> <p>18 MS. WHYTE: Thank you. Erin, will you</p> <p>19 draw up the contract for me?</p> <p>20 MS. McCORMICK: Yes, I will.</p> <p>21 MS. WHYTE: Perfect. The other thing</p> <p>22 that you guys asked me about --</p> <p>23 MR. CHESNEY: Why does Erin have to --</p> <p>24 it's a thousand bucks, so --</p> <p>25 MS. WHYTE: Well, we have a contract,</p>
<p style="text-align: right;">Page 94</p> <p>1 they will clean the fountains, that was all</p> <p>2 cleared up.</p> <p>3 Erin agreed then, and -- with all of the</p> <p>4 chemicals, that they meet the CDC guidelines,</p> <p>5 they meet the EPC guidelines. Everything is</p> <p>6 ready to go, so when we do open, all we need</p> <p>7 is approval from the board to go ahead and</p> <p>8 implement the contract when the time comes.</p> <p>9 But I would like, if you wouldn't mind,</p> <p>10 not waiting to approve the office one, it's</p> <p>11 550, and that -- we can get the office started</p> <p>12 now, because the staff, the contractors, are</p> <p>13 in our building.</p> <p>14 So I would like to get that started. I</p> <p>15 don't want to wait. And they can do that on</p> <p>16 the contract.</p> <p>17 CHAIRMAN MILLS: Mr. Ross.</p> <p>18 MR. ROSS: I would like to move approval</p> <p>19 of the Jan-Pro proposed contract with the</p> <p>20 authority for the staff to add on and take off</p> <p>21 things based on the circumstances of the</p> <p>22 community, so that if they conclude they can't</p> <p>23 have access to the restrooms because they're</p> <p>24 closed and we don't need to have them cleaned,</p> <p>25 let staff make that call.</p>	<p style="text-align: right;">Page 96</p> <p>1 but Erin would like to -- she indicated that</p> <p>2 she would like one to be written up.</p> <p>3 MS. McCORMICK: Yeah. The maintenance</p> <p>4 services agreement that we use, it's just --</p> <p>5 and we have a format, so it shouldn't be -- it</p> <p>6 shouldn't be expensive to draft it, but it has</p> <p>7 like insurance requirements in it and</p> <p>8 covenants that they have to comply with that</p> <p>9 would not be normally included in their</p> <p>10 proposal.</p> <p>11 CHAIRMAN MILLS: Okay.</p> <p>12 MS. WHYTE: So the other reference that</p> <p>13 you guys asked about, the gentleman on</p> <p>14 Bennington, and I believe you each got in your</p> <p>15 email this afternoon an email from that</p> <p>16 gentleman. Thank you, you guys, for listening</p> <p>17 last month regarding the breast cancer.</p> <p>18 So there was a couple of things. You</p> <p>19 all asked about getting LED lighting on. Yes,</p> <p>20 everything is doable.</p> <p>21 The contractor, as a matter of fact,</p> <p>22 when I spoke to him said he had just finished</p> <p>23 installing two in Orlando for that purpose</p> <p>24 with LED.</p> <p>25 As you got in my proposal, it does run</p>

<p style="text-align: right;">Page 97</p> <p>1 per fountain approximately about eight to ten 2 thousand dollars additional -- 3 MR. CHESNEY: You broke up. Eight to 4 10,000 per fountain, or altogether? 5 MS. WHYTE: For the big fountain, and 6 only about half of that, so four to five. 7 And, again, I didn't go into too much 8 detail with my contractor because I didn't 9 want to, no offense, waste his time if we 10 weren't going to explore it any further. 11 But it is doable. We do not -- being 12 that it is LED local, the cable has to be 13 changed, the transformers have to be changed, 14 the lights can be changed, all of that. 15 Now, I was asked to inquire, or to maybe 16 put a list together of different events that 17 could be -- these lights could be used for, 18 and I went online and there's 21 pages of 19 different events with different colored 20 ribbons and, you know -- so can we? Yes, but 21 we would have to consider whether or not you 22 want to actually put LED lights in or whether 23 or not you want us to go out and just do the 24 one lens change for the pink and wait and see 25 if any other vendors -- any other residents</p>	<p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 lights -- 2 CHAIRMAN MILLS: Right. 3 MR. MAYS: -- which would -- because it 4 doesn't make any sense to have to take a boat 5 all the way out there to hit the lights. 6 MS. WHYTE: No. No. 7 MR. MAYS: I'm sure the transponder 8 probably would be in the box with the 9 electrical equipment. 10 MS. WHYTE: Or we can find out whether 11 or not -- again, like I said, I didn't want 12 them to go into too much detail. I wanted to 13 know if it was doable, a rough estimate on 14 cost. And, of course, nowadays everything is 15 controlled by your cell phone. 16 CHAIRMAN MILLS: Right. 17 MS. WHYTE: We can inquire further if 18 you guys want to explore, and we'll get more 19 information for you at the next meeting with a 20 more defined proposal. 21 CHAIRMAN MILLS: Matt. 22 MR. LEWIS: So am I understanding that 23 if we go through with this and we all approve 24 it or pass it, at least, that we're going to 25 change it as a board each month or -- some</p>
<p style="text-align: right;">Page 98</p> <p>1 come to us for any potential requests. 2 CHAIRMAN MILLS: Greg. 3 MR. CHESNEY: So since we have put that 4 fountain in, we've had multiple requests for 5 different colors, from Christmas to cancer to 6 like some obscure ones. 7 So I am all in favor of buying the LED 8 lights and having staff come up with, you 9 know, whatever they want to change the colors 10 to, and we'll approve them. I'll make it a 11 motion if you want to. 12 MR. ROSS: I'll second Greg's motion. 13 I'll second. 14 CHAIRMAN MILLS: So motion made by Greg, 15 seconded by Brian. 16 Doug, I have a question for you. We 17 talked the other day about would the remote 18 reach the fountain to change the colors? Do 19 we know the answer to that yet? 20 MR. MAYS: I don't. I don't have the 21 answer to that. Sonny was inquiring on the 22 LED light. So I would imagine they would put 23 some sort of transformer in the box so that we 24 could use the remote to remotely do it to the 25 transformer that's in the box, not out on the</p>	<p style="text-align: right;">Page 100</p> <p>1 designated color, or is it just at the request 2 of a resident or group? 3 MR. CHESNEY: No. My suggestion, just 4 to, you know, keep it simple, is that Sonny 5 comes up with a general plan -- you can always 6 change it later -- of, you know, February it's 7 going to be red, and green in this month, or 8 whatever we're going to do, and then we'll 9 approve it at, you know, a subsequent meeting 10 after she has that prepared. 11 So that way, there is no ambiguity on 12 what it is and what we're doing. 13 CHAIRMAN MILLS: That was -- Matt, that 14 was what I had asked her to look at, too, was 15 let's try at least -- I think the same thing 16 Greg is saying, try to schedule the year, if 17 you will. 18 We know October is pink. Right? You 19 know, Stanley Cup month, if the Lightning are 20 in, might be blue, you know, stuff like that. 21 Right? 22 MS. WHYTE: Yeah. 23 MR. LEWIS: Exactly. 24 CHAIRMAN MILLS: But do some 25 standardizing of it, A, so we're not changing</p>

<p style="text-align: right;">Page 101</p> <p>1 it every week, B, so we're not doing the third</p> <p>2 week of July because somebody in, you know,</p> <p>3 the Shires likes purple. You know what I</p> <p>4 mean?</p> <p>5 So standardize it to some extent with</p> <p>6 flexibility, but not have it as a prism every</p> <p>7 week. Right?</p> <p>8 MR. CHESNEY: Yeah.</p> <p>9 MR. LEWIS: Like my in-laws' pool</p> <p>10 lights.</p> <p>11 MR. MAYS: Similar to what we have with</p> <p>12 our sign policy.</p> <p>13 MR. LEWIS: Exactly.</p> <p>14 CHAIRMAN MILLS: Yeah. So we'll be open</p> <p>15 to other resident requests, and we can -- the</p> <p>16 board at least -- can entertain those as they</p> <p>17 come in. But I think if we at least start</p> <p>18 with some annual plan, that will potentially</p> <p>19 head off every month somebody else coming in</p> <p>20 with I want this color for this event. Not</p> <p>21 completely, but reduce it, at least.</p> <p>22 MS. WHYTE: Can I ask, are we going to</p> <p>23 do just the big fountain on Cavendish, or are</p> <p>24 we going to get a proposal for the one on</p> <p>25 Countryway?</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 keep it under -- definitely way under ten, but</p> <p>2 he couldn't give me an actual.</p> <p>3 The other one being much smaller, it</p> <p>4 would be -- I asked the question simply</p> <p>5 because I didn't want to come back to you with</p> <p>6 one quote, and then when people ask that</p> <p>7 question, why not on that site.</p> <p>8 CHAIRMAN MILLS: Matt.</p> <p>9 MR. CHESNEY: Well, I'm not against</p> <p>10 amending it to include both fountains. I</p> <p>11 mean, it's \$5,000.</p> <p>12 MS. WHITE: I can certainly ask for a</p> <p>13 proposal and see where it comes in with, but</p> <p>14 our requirement --</p> <p>15 MR. CHESNEY: Well, I guess -- I guess</p> <p>16 my thing is, I would like to have it done</p> <p>17 before October, I mean, you know, and -- you</p> <p>18 know, so I would like to -- that's why I made</p> <p>19 it as a motion, just because it might take him</p> <p>20 a while to get it installed or something.</p> <p>21 MS. WHYTE: You tell me. I can --</p> <p>22 MR. LEWIS: I was just going to get an</p> <p>23 opinion, and I don't disagree, Greg, but just</p> <p>24 to have it as a consistent, you know,</p> <p>25 throughout the community, the two fountains.</p>
<p style="text-align: right;">Page 102</p> <p>1 (Telephonic interruption.)</p> <p>2 MS. WHYTE: Sorry. Sorry. My</p> <p>3 apologies.</p> <p>4 MR. CHESNEY: Just to be clear, my</p> <p>5 motion was -- was intended to only be for the</p> <p>6 one light for now.</p> <p>7 MS. WHYTE: The one big one?</p> <p>8 MR. CHESNEY: Yeah, because that's the</p> <p>9 one you have exact pricing for, or rough</p> <p>10 pricing for, I should say.</p> <p>11 CHAIRMAN MILLS: Well, I thought she had</p> <p>12 pricing for both.</p> <p>13 MR. CHESNEY: Well, I got the impression</p> <p>14 it was less --</p> <p>15 CHAIRMAN MILLS: I thought it was one</p> <p>16 and four to five. Is that not correct, Sonny?</p> <p>17 MS. WHYTE: I'm sorry, I was distracted.</p> <p>18 I apologize. Somebody was Face Timing, and</p> <p>19 that's the only thing I didn't turn off.</p> <p>20 MR. CHESNEY: Yeah, the question --</p> <p>21 CHAIRMAN MILLS: It's eight to ten</p> <p>22 thousand for the big one, and four to five for</p> <p>23 the other one?</p> <p>24 MS. WHYTE: Yeah. He said it would be</p> <p>25 about half the price, because he said you can</p>	<p style="text-align: right;">Page 104</p> <p>1 MR. CHESNEY: Yeah. Okay. Sure. We</p> <p>2 can do both.</p> <p>3 CHAIRMAN MILLS: So is that -- is Greg's</p> <p>4 amendment -- I forget who seconded it --</p> <p>5 MR. ROSS: I did.</p> <p>6 CHAIRMAN MILLS: Brian, is that</p> <p>7 acceptable?</p> <p>8 MR. ROSS: Yes.</p> <p>9 CHAIRMAN MILLS: Okay. Forrest, did you</p> <p>10 have a comment?</p> <p>11 MR. BAUMHOVER: I have a question. I</p> <p>12 mean, is the intent to like get more detailed</p> <p>13 pricing that we're going to discuss at the</p> <p>14 September meeting, or is it --</p> <p>15 MR. CHESNEY: My intent is to approve up</p> <p>16 to an amount of \$15,000 essentially, if you</p> <p>17 add those two numbers together, but I am</p> <p>18 confident that Doug and Sonny will get them</p> <p>19 into the correct pricing frame set. Let's see</p> <p>20 if we can get it by half. Right?</p> <p>21 MR. BAUMHOVER: I just want -- so is the</p> <p>22 intent of the motion is to get a not-to-exceed</p> <p>23 amount that's reasonable based on this rough</p> <p>24 order magnitude number, then I understand.</p> <p>25 MR. CHESNEY: 15,000.</p>

<p style="text-align: right;">Page 105</p> <p>1 CHAIRMAN MILLS: And to move forward, 2 such that it's in place and able to be 3 executed in October. 4 MR. BAUMHOVER: Correct. 5 CHAIRMAN MILLS: Right? 6 MR. BAUMHOVER: What other assurance -- 7 I mean, like, Sonny, just one question. What 8 time line has he given us if we came back and 9 said we would like this in place by October? 10 Has he been able to say, "It's going to take 11 me X number of days"? 12 MS. WHYTE: I have not asked that 13 question because I didn't know where you guys 14 were going with this, so I will give him a 15 call first thing tomorrow morning. 16 I spoke to him last month, the following 17 day after our last board meeting. So I will 18 give him a call first thing in the morning, 19 and I'll send you guys an email letting you 20 know where we're at. I'm hoping it shouldn't 21 take that long. 22 If they don't have to fabricate 23 anything, which I believe they don't, most of 24 this is all computerized. You know, when we 25 installed the fountain -- correct, Doug? -- it</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 What kind of fence do you guys want? Do 2 you want a PVC fence? Do you want to put a 3 privacy fence? Do we want to fence the whole 4 property between us and the Vineyards, where 5 the Vineyards have a white PVC fence up 6 against Promise Lane like at the end of their 7 property, and then the rest of it is all ours? 8 So do we continue from that end all the way to 9 ours? Do we only enclose the section of the 10 new parcel we just purchased? 11 MR. CHESNEY: Can I ask Sonny a 12 question? 13 CHAIRMAN MILLS: Greg, go ahead. 14 MR. CHESNEY: Just do we have to fence 15 it? I mean, I thought we were under the 16 impression that that agreement that indicated 17 we had to build a fence was not valid. 18 MS. WHYTE: That is -- 19 MR. CHESNEY: I guess maybe that's a 20 question really for Erin. 21 MS. WHYTE: That was not valid any 22 longer. I believe that was five years are up 23 and whatever the number of years on that -- 24 MR. CHESNEY: To me, it seems like it 25 would make more sense to wait to fence it</p>
<p style="text-align: right;">Page 106</p> <p>1 took quite a while because they actually had 2 to fabricate the fountain. 3 MR. MAYS: Yeah. 4 MS. WHYTE: And this particular -- I 5 don't know. I will get back to you guys 6 hopefully tomorrow or the day after, and I'll 7 send you an email and let you know. 8 CHAIRMAN MILLS: Okay. So the motion is 9 to not exceed 15,000 for the install for the 10 two fountains. All in favor? 11 (All members signify in the 12 affirmative.) 13 CHAIRMAN MILLS: Any opposed? 14 (No response.) 15 CHAIRMAN MILLS: Passes five to zero. 16 (Motion passes.) 17 MS. WHYTE: Thank you. And the only 18 other thing I have is, as we discussed 19 earlier, with Promise Lane, there's a couple 20 of things that -- we've got the TECO in the 21 works, we've got our well on right now. 22 The only other thing I need to know is 23 there was discussion about closing in the 24 property so that we are separated from Promise 25 Lane and closed off, putting a fence.</p>	<p style="text-align: right;">Page 108</p> <p>1 after you had a better plan in place for what 2 you were going to do there. 3 MS. WHYTE: My concern is on that, is 4 we've had dumping on it. We've had kids 5 driving around in donuts in the property. 6 There was discussion by Mr. Ross that he 7 wanted us to start potentially leveling it, 8 grading it and stuff. 9 So this would stop the debris from 10 being, you know, put on our property when 11 they're cleaning up anything on that side that 12 makes it ours. 13 So that was the only question I had is 14 how and where and what. I just need direction 15 -- or we need direction as to how you want to 16 proceed. 17 CHAIRMAN MILLS: Mr. Ross. 18 MR. ROSS: First, let me apologize if 19 any of my remarks have been aggravating or 20 frustrating anybody. 21 I will share that I am frustrated that 22 this process is taking as long as it is 23 taking. I would not be championing it unless 24 I thought it would be great for our community. 25 I really do believe that with all my heart.</p>

<p style="text-align: right;">Page 109</p> <p>1 With that being said, I had suggested</p> <p>2 fencing for the very reason you had said a</p> <p>3 moment ago, Sonny, that I believe if we're</p> <p>4 successful in developing this land so that</p> <p>5 folks can genuinely have gardens, we can have</p> <p>6 scouts out there doing activities, if we can</p> <p>7 have a pole barn or whatever else, I believe</p> <p>8 that area will be targeted by ill-intended</p> <p>9 individuals and will damage our property.</p> <p>10 So I was suggesting the fencing 100</p> <p>11 percent to keep out bad folks. With that</p> <p>12 being said, that's the kind of fencing we</p> <p>13 need, whatever would be most effective in</p> <p>14 keeping people out.</p> <p>15 I have no objection, if you feel like</p> <p>16 our plans are still uncertain, that there are</p> <p>17 so many uncertainties, if you feel like you</p> <p>18 have to punt this along with everything else</p> <p>19 another 30 days, it won't hurt my feelings.</p> <p>20 I can tell our counsel, when she</p> <p>21 mentions land lock, there is a legal theory in</p> <p>22 which you can file a lawsuit to say I want to</p> <p>23 establish access through a certain way, and</p> <p>24 she may have opinions as to if we put a fence</p> <p>25 up whether that would help us or hurt us in a</p>	<p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 parcel or an aerial of something and maybe</p> <p>2 solicit comments off line or after the meeting</p> <p>3 throughout the next couple of weeks from each</p> <p>4 of us. I can't get it around my head what it</p> <p>5 even looks like.</p> <p>6 I do have another comment to make, too.</p> <p>7 There is a community garden, which I think</p> <p>8 it's Seminole Heights, but it's literally on</p> <p>9 the northwest corner of the I-4 and I-275</p> <p>10 interchange, and it's been there for several</p> <p>11 years, and it is not fenced.</p> <p>12 It's actually accessible through that</p> <p>13 neighborhood, but it's also accessible through</p> <p>14 a shared path that the DOT built back when</p> <p>15 they built that interchange back in '05.</p> <p>16 I don't know if I'm personally sold on a</p> <p>17 fence. I know that's not necessarily maybe</p> <p>18 what Mr. Ross is saying, maybe that's his</p> <p>19 opinion. But it may be something to consider</p> <p>20 that you don't always necessarily need a fence</p> <p>21 to keep bad people out there. Just a thought.</p> <p>22 CHAIRMAN MILLS: It's the top of the</p> <p>23 hour. Kim, it's time for me to check in with</p> <p>24 you. How are we doing?</p> <p>25 THE REPORTER: Thanks for checking in.</p>
<p style="text-align: right;">Page 110</p> <p>1 lawsuit.</p> <p>2 So if you feel like we need to slow</p> <p>3 down, slow down. I just wish we could hurry</p> <p>4 up and speed up.</p> <p>5 CHAIRMAN MILLS: Forrest.</p> <p>6 MR. BAUMHOVER: I think I'd be on board</p> <p>7 with approving something along the lines of</p> <p>8 fencing, but I've been down Promise Lane one</p> <p>9 time, and I cannot tell you that in this</p> <p>10 meeting whatever idea us as a board come up</p> <p>11 with is going to be the best fencing solution,</p> <p>12 because -- and I don't want to agree to</p> <p>13 something that locks you and Doug in.</p> <p>14 I would feel more comfortable if we had</p> <p>15 options, you know, with some sort of like, hey,</p> <p>16 this one is the least expensive option, here's</p> <p>17 the drawback, here's one that we recommend,</p> <p>18 and I would feel more comfortable if we</p> <p>19 discussed something, you know, in the form of</p> <p>20 options that we could agree on. That's just</p> <p>21 my opinion, though.</p> <p>22 CHAIRMAN MILLS: Matt.</p> <p>23 MR. LEWIS: I think I kind of was going</p> <p>24 to say something along similar -- maybe if</p> <p>25 Sonny could send out maybe a sketch of the</p>	<p style="text-align: right;">Page 112</p> <p>1 I'm good. You can keep on going.</p> <p>2 CHAIRMAN MILLS: Okay. All right. Home</p> <p>3 stretch here, I promise.</p> <p>4 MS. WHYTE: I have a question. Would</p> <p>5 anybody think -- and this may be a legal</p> <p>6 question. Erin, would we need to get approval</p> <p>7 from the Promise Lane people for anything that</p> <p>8 we kind to do on our property that abuts up to</p> <p>9 their property, because, keep in mind, we've</p> <p>10 got an easement on the road that goes in about</p> <p>11 -- what is it? Two feet, Doug -- three feet,</p> <p>12 maybe a little bit more?</p> <p>13 MR. MAYES: I think it's a little more,</p> <p>14 yeah.</p> <p>15 MS. WHYTE: So, I mean, the question is,</p> <p>16 do we even -- depending on what we do, do we</p> <p>17 need permission from them to do that?</p> <p>18 MS. McCORMICK: Well, I don't think you</p> <p>19 would need permission if the fence is going to</p> <p>20 go on our property, and I think we would want</p> <p>21 to make sure that the fencing company that's</p> <p>22 doing the installation has, you know, properly</p> <p>23 surveyed and ensured that this fence is being</p> <p>24 placed on our property.</p> <p>25 MS. WHYTE: Okay. All right. I'll do,</p>

<p style="text-align: right;">Page 113</p> <p>1 as per request, I'll send out a map, and then</p> <p>2 we'll send out some ideas on fencing. It's</p> <p>3 just that we already have the white PVC fence</p> <p>4 all the way down, so I'll try to get you</p> <p>5 pictures of that, and then an aerial of the</p> <p>6 property so you can visualize where you're</p> <p>7 seeing and where you would potentially would</p> <p>8 be putting, if you decide to put it.</p> <p>9 CHAIRMAN MILLS: Great. What else?</p> <p>10 MS. WHYTE: I have one more thing. I</p> <p>11 got an email late this afternoon from the WOW,</p> <p>12 from Leslie Blaze. They will not be doing the</p> <p>13 race this year. They're doing it in a virtual</p> <p>14 5K.</p> <p>15 So I just wanted to bring that to your</p> <p>16 attention, that we will not be having an</p> <p>17 actual West Chase race, but they are going to</p> <p>18 do it -- and she did ask if they can</p> <p>19 potentially, because it is for a charitable</p> <p>20 foundation, that we would still be able to put</p> <p>21 up the banners for the virtual race, which is</p> <p>22 within our guidelines to do so, but I wanted</p> <p>23 to bring it to your attention.</p> <p>24 CHAIRMAN MILLS: Great. Thank you.</p> <p>25 MR. ROSS: Support.</p>	<p style="text-align: right;">Agenda Page 33 Page 115</p> <p>1 couple of little things.</p> <p>2 CHAIRMAN MILLS: Do you want us to come</p> <p>3 back to you?</p> <p>4 MR. CHESNEY: No, no. I'm sorry. I</p> <p>5 just have a little list here.</p> <p>6 If I could be -- Andy, how does the</p> <p>7 insurance renewal normally work?</p> <p>8 MR. CHESNEY: Andy, are you there?</p> <p>9 MR. MENDENHALL: I'm here. Can you hear</p> <p>10 me?</p> <p>11 MR. CHESNEY: Yeah.</p> <p>12 CHAIRMAN MILLS: Yeah, now we can.</p> <p>13 MR. MENDENHALL: So here's a couple --</p> <p>14 CHAIRMAN MILLS: Hold on a second, Andy.</p> <p>15 Doug, can you mute your phone? It looks</p> <p>16 like we're picking up some noise from you.</p> <p>17 Thanks. See if that helps, Andy.</p> <p>18 MR. MENDENHALL: All right. Is that any</p> <p>19 better?</p> <p>20 CHAIRMAN MILLS: Yes.</p> <p>21 MR. MENDENHALL: Okay. So with the</p> <p>22 insurance --</p> <p>23 CHAIRMAN MILLS: That's not better.</p> <p>24 MR. CHESNEY: How about this? I'll keep</p> <p>25 this simple. I would like to participate on</p>
<p style="text-align: right;">Page 114</p> <p>1 CHAIRMAN MILLS: What's that?</p> <p>2 MR. ROSS: I support that.</p> <p>3 CHAIRMAN MILLS: Yeah. Anything else,</p> <p>4 Sonny?</p> <p>5 MS. WHYTE: The only thing is, again, I</p> <p>6 have another request to have some hand</p> <p>7 sanitizers put up. I know I briefly discussed</p> <p>8 it, but that is when the time comes for the</p> <p>9 parks to open, if you guys choose to. Doug</p> <p>10 and I have quotes for these, and it's the</p> <p>11 sanitizers as well, if you choose to have</p> <p>12 them.</p> <p>13 CHAIRMAN MILLS: Okay.</p> <p>14 MS. WHYTE: And that is all I've got.</p> <p>15 CHAIRMAN MILLS: Thank you.</p> <p>16 Audience comments?</p> <p>17 Mr. Wimsatt, it looks like you're</p> <p>18 the audience. Any comments or questions?</p> <p>19 MR. WIMSATT: No comments. Thank you.</p> <p>20 CHAIRMAN MILLS: Okay. Thanks for</p> <p>21 joining us. See what you are getting yourself</p> <p>22 into?</p> <p>23 Supervisor requests. I'll go around my</p> <p>24 screen here. Mr. Chesney.</p> <p>25 MR. CHESNEY: Thank you. I have just a</p>	<p style="text-align: right;">Page 116</p> <p>1 the insurance renewal because five things on</p> <p>2 my Westchase list are insurance related, from</p> <p>3 a chipper trailer to something else, so I</p> <p>4 would like to participate.</p> <p>5 If you could just, Andy, let me figure</p> <p>6 out how to do that.</p> <p>7 MR. MENDENHALL: Not a problem.</p> <p>8 MR. CHESNEY: And that's --</p> <p>9 CHAIRMAN MILLS: We can't hear you,</p> <p>10 Andy.</p> <p>11 All right. What else you got, Greg?</p> <p>12 MR. CHESNEY: All right. Then my only</p> <p>13 other thing is for Erin -- or really Erin and</p> <p>14 Sonny is, did I understand correctly, do we</p> <p>15 have a global Westchase tree permit currently</p> <p>16 in place?</p> <p>17 MS. WHYTE: No, we do not. I have met</p> <p>18 with the -- we met with the county. I have</p> <p>19 talked to them. Our property is way too large</p> <p>20 and --</p> <p>21 MR. CHESNEY: It seems like that would</p> <p>22 be the idea for a global permit, because the</p> <p>23 property is large.</p> <p>24 MS. WHYTE: If they break it up into</p> <p>25 sections, so -- and there are no advantages</p>

<p style="text-align: right;">Page 117</p> <p>1 to --</p> <p>2 MR. CHESNEY: Can we get five permits</p> <p>3 then?</p> <p>4 MS. WHYTE: Well, we --</p> <p>5 MR. CHESNEY: By neighborhood?</p> <p>6 MS. WHYTE: We can get a local permit</p> <p>7 put in place, let's say, for a gated</p> <p>8 community. Keep in mind, when you guys voted</p> <p>9 on all of these, the tree permits were \$31.</p> <p>10 They've gone up to \$81.65.</p> <p>11 MR. CHESNEY: Another reason to have a</p> <p>12 global permit.</p> <p>13 MS. WHYTE: It doesn't matter. Even</p> <p>14 that, they file them separately. I can file</p> <p>15 one bill, but they'll charge us for every</p> <p>16 single permit they put through. This is a</p> <p>17 very -- challenge for them.</p> <p>18 I'm still working with the new -- they</p> <p>19 had some changes -- there are management</p> <p>20 changes, and we're trying to get something</p> <p>21 with them, but this month I had -- Doug, what</p> <p>22 did we have, nine --</p> <p>23 CHAIRMAN MILLS: Eight.</p> <p>24 MS. WHYTE: -- ten? Yeah, we had a lot</p> <p>25 -- we had a lot of permits this month, in one</p>	<p style="text-align: right;">Agenda Page 34 Page 119</p> <p>1 of a challenge.</p> <p>2 MR. CHESNEY: Okay. Understand.</p> <p>3 MR. MAYS: Mr. Chesney -- Mr. Chesney,</p> <p>4 can I make a comment?</p> <p>5 MR. CHESNEY: Sure. Of course. That's</p> <p>6 all I have after this. Yeah.</p> <p>7 MR. MAYS: My suggestion would be, as we</p> <p>8 used to, we do the tree, we do the stuff -- we</p> <p>9 do the stuff to replace the tree. Why don't</p> <p>10 we go back then, just continue to let the</p> <p>11 resident pay for the permit? That's their</p> <p>12 only cost, would be the permit, and sometimes</p> <p>13 by getting -- or having to pay for that</p> <p>14 permit, it may keep us -- salvage a few of</p> <p>15 these oak trees that we've kind of wanted to</p> <p>16 protect anyway.</p> <p>17 MR. CHESNEY: So if you recall, my</p> <p>18 thinking on that was -- is I wanted to head</p> <p>19 off people cutting down the tree without our</p> <p>20 involvement, so, I mean, that was the other</p> <p>21 reason why I wanted a global permit.</p> <p>22 I mean, I'm not against doing that. And</p> <p>23 the expense, let's be realistic, I mean, the</p> <p>24 expense is still borne by the residents, I</p> <p>25 mean, whether they pay it or, I mean, we just</p>
<p style="text-align: right;">Page 118</p> <p>1 month.</p> <p>2 MR. CHESNEY: So eight times 81, so it's</p> <p>3 \$640?</p> <p>4 MS. WHYTE: Yeah. We had, I think it</p> <p>5 was like ten, and one didn't require a permit</p> <p>6 because the tree was under the legal limit</p> <p>7 and it was diseased, so that one we got away</p> <p>8 with, but --</p> <p>9 MR. CHESNEY: It was just my impression</p> <p>10 that we were going to be able to save some</p> <p>11 dollars there by getting a global permit.</p> <p>12 MS. WHYTE: I am still working on --</p> <p>13 MR. CHESNEY: Maybe it was my</p> <p>14 misunderstanding. I don't know.</p> <p>15 MS. WHYTE: No. No. It was a</p> <p>16 discussion they were doing, but they do them</p> <p>17 for smaller areas. So I can probably get one</p> <p>18 for the Greens because --</p> <p>19 MR. CHESNEY: Break Westchase up into as</p> <p>20 many units as necessary.</p> <p>21 MS. WHYTE: Well, that's what I'm</p> <p>22 working on with him, but he has to go to his</p> <p>23 upper management, and they had some changes.</p> <p>24 So they haven't had a chance to -- nobody is</p> <p>25 meeting with anybody right now, so it's a bit</p>	<p style="text-align: right;">Page 120</p> <p>1 kind of use it as a cost-sharing mechanism.</p> <p>2 I mean, I like the idea of the resident</p> <p>3 paying for the permit because it dissuades</p> <p>4 them from cutting down a tree at all. So I do</p> <p>5 like that.</p> <p>6 But if you recall, we were having</p> <p>7 incidents where people were removing trees</p> <p>8 without us knowing about them, and they were</p> <p>9 our trees, so -- you know, so I don't know</p> <p>10 what the right answer is, Doug.</p> <p>11 CHAIRMAN MILLS: And they were replacing</p> <p>12 whatever they wanted.</p> <p>13 MR. CHESNEY: Right. I mean, we have to</p> <p>14 be involved in the process, so --</p> <p>15 MR. MAYS: Well, we are, 90 percent of</p> <p>16 it.</p> <p>17 MR. CHESNEY: Yeah.</p> <p>18 CHAIRMAN MILLS: All right. Is that it,</p> <p>19 Greg?</p> <p>20 MR. CHESNEY: Yeah, that's it.</p> <p>21 CHAIRMAN MILLS: Thanks. Forrest.</p> <p>22 MR. BAUMHOVER: Yeah. I guess I would</p> <p>23 be remiss if I didn't address the emails I</p> <p>24 think most people got or -- regarding the</p> <p>25 parks. Right? So I think a week after the</p>

<p style="text-align: right;">Page 121</p> <p>1 last meeting there is this big long discussion 2 on Facebook -- I lost track at like 150 3 comments -- you know, open the parks, don't 4 open the parks. 5 And I think we, as the group that meets 6 every month, are pretty clear on what 7 conditions it would take for the parks to -- 8 for the gates to reopen and for us to open 9 bathrooms, and I think we've been fairly 10 consistent. 11 But the question that I have is, and 12 this is just not sure, but a question for 13 people to weigh in on is, it seems like there 14 is still some sort of uncertainty amongst 15 residents who on this forum were asking 16 questions like, what is the policy, what is -- 17 what is the reasoning that the CDD has, and is 18 there anything that we should do or need to do 19 to more clearly communicate our position? 20 CHAIRMAN MILLS: So I'll respond to 21 that, and others can chime in. 22 I agree with and have been very clear 23 from the beginning what our position has been, 24 and that is, that we will follow Hillsborough 25 County, and their playgrounds are not yet</p>	<p style="text-align: right;">Agenda Page 35 Page 123</p> <p>1 comes to reopen are all appropriate positions. 2 And until the county opens the playgrounds and 3 the restrooms that are not staffed, I -- my 4 recommendation, my vote, would be we maintain 5 the course. 6 You know, some of the residents said, 7 well, we'll social distance. Well, the reason 8 there is no basketball hoops up today is 9 because people were not social distancing. 10 So, you know, there's all kinds of prevailing 11 opinions on this, but -- 12 MR. BAUMHOVER: Right. I didn't want 13 this dialogue to serve as, you know, some of 14 the finer points you just mentioned, Jim, like 15 the difference between us and the surrounding 16 communities. Hopefully Marcy is taking notes 17 so that we can kind of see that in the WOW. 18 You know, the conditions under which 19 county parks might have opened are, you know, 20 the ones that are staffed are open, and the 21 ones that remain closed are more similar to 22 ours, and some of the finer points, hopefully 23 we can get out through the WOW coverage. 24 CHAIRMAN MILLS: Yeah. Anybody else 25 care to chime in on that one?</p>
<p style="text-align: right;">Page 122</p> <p>1 reopened. 2 I looked it up after some of the emails 3 we got. The only parks in the county that 4 have restrooms open are parks that are 5 staffed. We don't have the staff to monitor 6 the equipment, the playgrounds, or the 7 restrooms on an all-day basis, similar to 8 staffed county parks. 9 So the position continues to be when the 10 county says it's safe to do so, we will do so. 11 I've read the comments that you did, Forrest. 12 First of all, before -- you know, we 13 don't respond to social media. A bunch of 14 those folks don't even live in Westchase, so 15 you've got to be careful. 16 Chris Barrett has done a very good job 17 of continuing to reinforce conveying the 18 board's policy. I did read that, well, 19 Waterchase is open, and Mandolin is open. 20 Those are not county access public parks. 21 Those are private community parks. That's a 22 totally different situation, in my opinion. 23 So I think where we are, where we've 24 been, and what we're ready to do with the 25 quotes that Sonny has gotten when the time</p>	<p style="text-align: right;">Page 124</p> <p>1 MR. ROSS: I'll just say one thing. My 2 experience with you, Jim, has been positive 3 from top to bottom. You're a very, very good 4 advocate of our community and its interests. 5 I could see a scenario whereby you may 6 want to pen a letter as chair for the district 7 and provide it to Chris Barrett so that it 8 could be published in the WOW or published 9 online. 10 I point to you not because I'm trying 11 to push something over on you, but I 12 certainly, as a supervisor, would never speak 13 up on behalf of the district. I don't have 14 that authority to do that. 15 But if you had the time or inclination, 16 I would have complete confidence in you doing 17 that. I wouldn't feel like you need to run it 18 by me or the board of supervisors. I'm not 19 asking you to do that, but I think that would 20 be a tool that's available to us. 21 CHAIRMAN MILLS: I would certainly run 22 it by Erin. Right? 23 MR. CHESNEY: Well, I mean, I think that 24 in the past, Brian, I agree with everything 25 you say, a hundred percent, but, I mean, in</p>

<p style="text-align: right;">Page 125</p> <p>1 the past, we have always kind of -- no</p> <p>2 supervisor was allowed to advocate a position</p> <p>3 for fear of it being policy.</p> <p>4 So usually the letter -- or not</p> <p>5 necessarily the actual letter, but the intent</p> <p>6 or direction has to be approved by the board,</p> <p>7 I would think. But I don't have any problem</p> <p>8 with Jim doing that as well.</p> <p>9 And also, Jim, I, too, think that you</p> <p>10 have done a fantastic job, and I'm going to be</p> <p>11 sorry to see you go.</p> <p>12 CHAIRMAN MILLS: Well, I appreciate</p> <p>13 that.</p> <p>14 Hopefully, Forrest, that would address</p> <p>15 some of your concerns. And I caution all of</p> <p>16 you, and I have to fight the tendency to get</p> <p>17 involved with some of those things, to stay</p> <p>18 out of them, don't get into those, so that</p> <p>19 would be the constraints you'll never get out</p> <p>20 of them.</p> <p>21 MR. BAUMHOVER: I have never gotten</p> <p>22 involved in those. I only say that because I</p> <p>23 think we got personal emails on both sides. I</p> <p>24 mean, one person said, open the parks; one</p> <p>25 person said, please keep them closed.</p>	<p style="text-align: right;">Agenda Page 36 Page 127</p> <p>1 CHAIRMAN MILLS: Well -- and just</p> <p>2 without specifics, you know, I'll just caution</p> <p>3 all of you, one of the more vocal early</p> <p>4 objectors to the parks being closed wanted a</p> <p>5 rebate on his Westchase CDD assessments.</p> <p>6 Two weeks prior to that, he was giving</p> <p>7 something away online, and he is a resident of</p> <p>8 Countryway, not of Westchase, so, you know,</p> <p>9 you have to be careful. Right?</p> <p>10 So, Forrest, anything else?</p> <p>11 MR. BAUMHOVER: Nope. That's it.</p> <p>12 CHAIRMAN MILLS: All right. Well, take</p> <p>13 care of yourself and feel better, man.</p> <p>14 Mr. Lewis.</p> <p>15 MR. LEWIS: For that last comment, not</p> <p>16 to get involved with that and take it down a</p> <p>17 path, but we are still maintaining the parks,</p> <p>18 and so I don't quite understand that comment,</p> <p>19 but, yeah, anyway. By the way, I support you,</p> <p>20 too, Jim, with what all the other supervisors</p> <p>21 said, too.</p> <p>22 This is, I guess, maybe one request</p> <p>23 maybe for Doug, and it was something that kind</p> <p>24 of -- I should have called you the day I saw</p> <p>25 it, but it's the stuff with the landscape</p>
<p style="text-align: right;">Page 126</p> <p>1 So I feel that, you know, if I receive</p> <p>2 an email from a resident, and if, you know,</p> <p>3 most of the time it gets handled through the</p> <p>4 staff, but I felt like my addressing those</p> <p>5 emails would be to, you know, publicly</p> <p>6 acknowledge them in my comments, have the</p> <p>7 dialogue.</p> <p>8 I think some of the finer points that</p> <p>9 you mentioned should be captured in the WOW so</p> <p>10 that we can better educate our residents, and</p> <p>11 then we just stay the course as we have.</p> <p>12 CHAIRMAN MILLS: And maybe, Brian,</p> <p>13 that's the better path forward, to communicate</p> <p>14 through the WOW.</p> <p>15 MR. ROSS: Well, I'll leave that up to</p> <p>16 you. That's my point. You have a good read</p> <p>17 of the pulse. I think there's merits to what</p> <p>18 Forrest is saying that sometimes people are</p> <p>19 reacting to either incomplete or inaccurate</p> <p>20 information, and to the extent that could be</p> <p>21 highlighted by you, I'll leave that up to you,</p> <p>22 because I happen to agree with you. Once you</p> <p>23 get into that, it can go a direction that's</p> <p>24 painful and less productive than hoped for.</p> <p>25 So whatever you think.</p>	<p style="text-align: right;">Page 128</p> <p>1 contract kind of reminded me of that.</p> <p>2 When these guys are throwing mulch down</p> <p>3 on Linebaugh, is there a requirement for them</p> <p>4 to put up like the advanced signing so people</p> <p>5 know to get over? Because I got really</p> <p>6 concerned that these guys are parked in the</p> <p>7 middle lane toward the median to throw the</p> <p>8 mulch out, and -- you know, and cars are flying</p> <p>9 over the hill, and they've got one guy maybe</p> <p>10 that might be seen at the last minute. You</p> <p>11 know, cars do 60 down Linebaugh.</p> <p>12 Do you know that, or is it that</p> <p>13 something we can request of Paul to revisit?</p> <p>14 Because I just get worried for those guys that</p> <p>15 are sort of sitting ducks, so to speak.</p> <p>16 MR. MAYS: Yes. I'm sure they are</p> <p>17 responsible to have DOT certification people</p> <p>18 out there with lane diversion, flag men, all</p> <p>19 that stuff. And I'll get with Davey on that.</p> <p>20 And just so everybody knows, Paul</p> <p>21 Kovachek (phonetic) has been reassigned to</p> <p>22 another property. We have a new property</p> <p>23 manager here who started a couple of months</p> <p>24 ago. His name is Josh Field.</p> <p>25 Paul has been stopping by to make sure</p>

<p style="text-align: right;">Page 129</p> <p>1 Josh is handling things properly, so he's</p> <p>2 mentoring him a little bit right now.</p> <p>3 But I will get with Davey, and I will</p> <p>4 get with Jose, the subcontractor that does our</p> <p>5 mulch, and check on that and make sure it</p> <p>6 should be happening.</p> <p>7 MR. LEWIS: Thank you. And one other</p> <p>8 question I have. I may have missed it in a</p> <p>9 recent meeting, but there was supposed to be</p> <p>10 last year a GPS survey, or GPS data grab from</p> <p>11 like sprinkler valves, pole boxes, things of</p> <p>12 that nature. Did that ever get completed?</p> <p>13 MR. MAYS: We talked -- me and Sonny</p> <p>14 talked about that the other day. It's not</p> <p>15 completed.</p> <p>16 We talked about another way to work on</p> <p>17 getting it done. So it will be something that</p> <p>18 we'll push forward in the next few months.</p> <p>19 We both want to make sure we got it. We</p> <p>20 were kind of worried about it because we have</p> <p>21 tads of potential to have a different</p> <p>22 landscaper in here. It would be valuable to</p> <p>23 them, a valuable tool.</p> <p>24 So we -- like I said, we talked about</p> <p>25 trying to complete it. So it will be on the</p>	<p style="text-align: right;">Agenda Page 37 Page 131</p> <p>1 of us.</p> <p>2 And to that end, I don't know if we</p> <p>3 should have a survey updated for that property</p> <p>4 or whether we have an updated survey, but I</p> <p>5 would add that -- I see you shaking your head.</p> <p>6 Okay.</p> <p>7 MS. WHYTE: We do have a survey.</p> <p>8 MR. ROSS: And it's relatively current?</p> <p>9 MR. CHESNEY: It's a couple of months</p> <p>10 ago, wasn't it?</p> <p>11 MS. ROSS: Great.</p> <p>12 MS. WHYTE: You have one. JMT did one.</p> <p>13 They required one for -- the one that we did</p> <p>14 with StanTec wasn't sufficient enough for the</p> <p>15 county, for TECO, so we had to have JMT go</p> <p>16 back in and do another survey with more</p> <p>17 details and more fine tuning. So we do have</p> <p>18 one.</p> <p>19 MR. ROSS: Okay. Great. So when you</p> <p>20 all circulate documents that we're going to be</p> <p>21 looking at next month, if you make sure a copy</p> <p>22 of that is included in the circulation.</p> <p>23 MS. WHYTE: Yes, sir.</p> <p>24 MR. ROSS: And that's it. Thank you.</p> <p>25 CHAIRMAN MILLS: Okay. Thanks, Brian.</p>
<p style="text-align: right;">Page 130</p> <p>1 top of our list to try to see if we can</p> <p>2 expedite it in the next couple of months.</p> <p>3 MR. LEWIS: Thank you. Appreciate it.</p> <p>4 That's all I got, Jim.</p> <p>5 CHAIRMAN MILLS: Okay. Matt, thanks.</p> <p>6 Mr. Ross.</p> <p>7 MR. ROSS: First, I support the idea</p> <p>8 that Sonny mentioned about installing some</p> <p>9 hand sanitizers throughout appropriate places</p> <p>10 in the community. I encourage you to do that</p> <p>11 ASAP. I understand there is practical</p> <p>12 considerations, but I support it.</p> <p>13 If you would think about what's the best</p> <p>14 way to make sure those hand sanitizers are</p> <p>15 refilled, whether that should be a task even</p> <p>16 by Jan-Pro, or whether that's something we</p> <p>17 should do in-house. Just whatever you think,</p> <p>18 just make sure it's on your radar screen.</p> <p>19 Secondly, I would ask that the entire</p> <p>20 issue about the Promise Lane be on our agenda</p> <p>21 as a specific item next month. If you all are</p> <p>22 like me, I'm tired of kicking the can on this.</p> <p>23 I think the sooner we can focus on which</p> <p>24 direction we're going and are we going to</p> <p>25 accomplish something, it would be good for all</p>	<p style="text-align: right;">Page 132</p> <p>1 The only thing I have, Andy, I don't know if</p> <p>2 we'll be able to hear you still or not. One</p> <p>3 thing I thought of looking through the packet</p> <p>4 is how should I be signing the forms every</p> <p>5 month.</p> <p>6 MR. MENDENHALL: Well, in regard -- can</p> <p>7 you hear me, by the way?</p> <p>8 CHAIRMAN MILLS: Yeah.</p> <p>9 MR. MENDENHALL: Okay. So, I mean, in</p> <p>10 regards to the resolutions and those sorts of</p> <p>11 things or --</p> <p>12 CHAIRMAN MILLS: The resolutions, the</p> <p>13 minutes, all the things you hand me at the end</p> <p>14 of each meeting.</p> <p>15 MR. MENDENHALL: Yeah. I mean, you're</p> <p>16 still good to sign as chair up until the</p> <p>17 election.</p> <p>18 CHAIRMAN MILLS: No. I mean, physically</p> <p>19 I'm not getting the forms from you to</p> <p>20 sign.</p> <p>21 MR. MENDENHALL: Oh. Okay. I was</p> <p>22 confused.</p> <p>23 Yeah, so we can -- a couple ways. I can</p> <p>24 send them over to you. If you have the Adobe</p> <p>25 version, where you can DocuSign, you can do</p>

<p style="text-align: right;">Page 133</p> <p>1 that and, you know, you can send them back, 2 or else, if you prefer, sign them and do hard 3 copies. I can always pick them up. I'm 4 always over in that area pretty much every 5 Thursday, so -- 6 CHAIRMAN MILLS: All right. Well, why 7 don't you start by emailing via DocuSign any 8 that I owe you for the last couple of months. 9 MR. MENDENHALL: Okay. Fair enough. 10 CHAIRMAN MILLS: All right. And that's 11 all I had. 12 So a motion to adjourn would be 13 appropriate. 14 MR. CHESNEY: So moved. 15 MR. LEWIS: So moved. 16 MR. CHESNEY: Second. 17 CHAIRMAN MILLS: Moved by Matt, seconded 18 by Greg. 19 All in favor? 20 (All members signify in the 21 affirmative.) 22 CHAIRMAN MILLS: All right. Passes five 23 to zero. 24 (Motion passes.) 25 CHAIRMAN MILLS: Good job, Kim. Thanks.</p>	<p style="text-align: right;">Agenda Page 38 Page 135</p> <p>1 REPORTER'S CERTIFICATE 2 STATE OF FLORIDA: 3 COUNTY OF HILLSBOROUGH: 4 I, Kimberly Ann Roberts, certify that I was 5 authorized to and did stenographically report the 6 foregoing proceedings and that the transcript is a 7 true and complete record of my stenographic notes. 8 I further certify that I am not a 9 relative, employee, attorney or counsel of any of 10 the parties, nor am I a relative or employee of any 11 of the parties' attorney or counsel connected with 12 the action, nor am I financially interested in the 13 action. 14 DATED August 19, 2020. 15 16 17 18 19 20 21 22 23 24 25</p>
<p style="text-align: right;">Page 134</p> <p>1 THE REPORTER: You're welcome. 2 (At 6:25 p.m., the meeting concludes.) 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>	<p style="text-align: right;">James P. Mills, Chairman</p>

2B.

**Westchase
Community Development District**

Financial Report

July 31, 2020

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

July 31, 2020

Balance Sheet

July 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	4,008,389	344,387	22,252	29,924	37,267	810	423,219	69,900
Investments:								
Certificates of Deposit - 15 Months	-	-	-	-	-	-	-	-
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-	-
Prepaid Items	3,800	-	-	-	-	-	-	-
Deposits	6,388	3,628	4,043	20	-	-	7,425	800
TOTAL ASSETS	\$ 4,018,577	\$ 348,015	\$ 26,295	\$ 29,944	\$ 37,267	\$ 810	\$ 430,644	\$ 70,700

Balance Sheet

July 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)
LIABILITIES								
Accounts Payable	\$ 27,267	\$ 414	\$ 1,496	\$ 24	\$ -	\$ -	\$ 27,809	\$ 440
Accrued Expenses	4,191	-	-	-	-	-	-	-
Sales Tax Payable	-	2	-	-	-	-	29	-
Deposits	6,000	-	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	37,458	416	1,496	24	-	-	27,838	440
FUND BALANCES								
Nonspendable:								
Prepaid Items	3,800	-	-	-	-	-	-	-
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:	2,759,267	260,674	16,384	15,919	26,686	810	98,628	33,377
TOTAL FUND BALANCES	\$ 3,981,119	\$ 347,599	\$ 24,799	\$ 29,920	\$ 37,267	\$ 810	\$ 402,806	\$ 70,260
TOTAL LIABILITIES & FUND BALANCES	\$ 4,018,577	\$ 348,015	\$ 26,295	\$ 29,944	\$ 37,267	\$ 810	\$ 430,644	\$ 70,700

Balance Sheet

July 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 461,485	\$ 461,485
Due From Other Funds	7,104	19,267	212,412	13,615	7,514	7,171	702,196	-	5,905,427
Investments:									
Certificates of Deposit - 15 Months	-	-	-	-	-	-	-	353,636	353,636
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	109,062	109,062
Money Market Account	-	-	-	-	-	-	-	4,981,244	4,981,244
Prepaid Items	-	-	-	-	-	-	-	-	3,800
Deposits	18,600	-	-	-	-	-	-	-	40,904
TOTAL ASSETS	\$ 25,704	\$ 19,267	\$ 212,412	\$ 13,615	\$ 7,514	\$ 7,171	\$ 702,196	\$ 5,905,427	\$ 11,855,558

Balance Sheet

July 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
LIABILITIES									
Accounts Payable	\$ 8,069	\$ 411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,930
Accrued Expenses	-	-	-	-	-	-	-	-	4,191
Sales Tax Payable	-	-	-	-	-	-	-	-	31
Deposits	-	-	-	-	-	-	-	-	6,000
Due To Other Funds	-	-	-	-	-	-	-	5,905,426	5,905,426
TOTAL LIABILITIES	8,069	411	-	-	-	-	-	5,905,426	5,981,578
FUND BALANCES									
Nonspendable:									
Prepaid Items	-	-	-	-	-	-	-	-	3,800
Deposits	18,600	-	-	-	-	-	-	-	40,905
Restricted for:									
Debt Service	-	-	-	13,615	7,514	7,171	-	-	28,300
Capital Projects	-	-	-	-	-	-	702,196	-	702,196
Assigned to:									
Operating Reserves	-	1,289	3,932	-	-	-	-	-	736,011
Reserves - Erosion Control	-	-	-	-	-	-	-	-	60,000
Reserves - Roadways	-	9,385	96,360	-	-	-	-	-	971,685
Unassigned:	(965)	8,182	112,120	-	-	-	-	1	3,331,083
TOTAL FUND BALANCES	\$ 17,635	\$ 18,856	\$ 212,412	\$ 13,615	\$ 7,514	\$ 7,171	\$ 702,196	\$ 1	\$ 5,873,980
TOTAL LIABILITIES & FUND BALANCES	\$ 25,704	\$ 19,267	\$ 212,412	\$ 13,615	\$ 7,514	\$ 7,171	\$ 702,196	\$ 5,905,427	\$ 11,855,558

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

ACCOUNT DESCRIPTION	JUL-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1,972	\$ 22,198	\$ 3,000	739.93%
Interest - Tax Collector	14	808	-	0.00%
Special Assmnts- Tax Collector	-	2,708,385	2,697,061	100.42%
Special Assmnts- Delinquent	-	486	-	0.00%
Special Assmnts- Discounts	-	(99,386)	(107,884)	92.12%
Other Miscellaneous Revenues	-	3,524	-	0.00%
Pavilion Rental	-	6,829	4,000	170.73%
TOTAL REVENUES	1,986	2,642,844	2,596,177	101.80%
EXPENDITURES				
Administration				
P/R-Board of Supervisors	1,000	10,000	19,000	52.63%
FICA Taxes	77	765	1,454	52.61%
ProfServ-Engineering	12,820	57,388	36,000	159.41%
ProfServ-Legal Services	1,547	90,050	90,000	100.06%
ProfServ-Mgmt Consulting Serv	9,446	94,458	113,349	83.33%
ProfServ-Recording Secretary	499	6,756	11,000	61.42%
Auditing Services	-	7,500	7,592	98.79%
Postage and Freight	20	604	1,200	50.33%
Insurance - General Liability	-	32,707	39,104	83.64%
Printing and Binding	-	312	600	52.00%
Legal Advertising	3,262	8,600	6,500	132.31%
Misc-Assessmnt Collection Cost	-	52,191	50,525	103.30%
Misc-Credit Card Fees	-	195	350	55.71%
Misc-Contingency	30	30	100	30.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	28,701	361,731	377,499	95.82%
Flood Control/Stormwater Mgmt				
Contracts-Lake and Wetland	9,833	98,333	118,000	83.33%
Contracts-Fountain	1,000	5,765	7,020	82.12%
R&M-Aquascaping	-	150	15,000	1.00%
R&M-Drainage	-	12,012	28,000	42.90%
R&M-Fountain	2,235	3,422	3,000	114.07%
Impr - Lake Bank Restoration	-	75,194	-	0.00%
Cap Outlay- Lake	-	27,601	-	0.00%
Total Flood Control/Stormwater Mgmt	13,068	222,477	171,020	130.09%

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

ACCOUNT DESCRIPTION	JUL-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	167,214	198,246	84.35%
Payroll-Benefits	5,373	60,402	62,454	96.71%
Payroll - Overtime	1,584	17,097	17,500	97.70%
Payroll - Bonus	-	10,500	35,883	29.26%
FICA Taxes	2,118	22,677	28,221	80.36%
Contracts-Police	11,564	114,629	145,000	79.05%
Contracts-Other Services	1,630	16,300	19,560	83.33%
Contracts-Landscape	3,415	431,870	562,608	76.76%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	-	58,293	70,959	82.15%
Contracts-Road Cleaning	-	6,959	11,135	62.50%
Contracts-Security Alarms	-	668	641	104.21%
Contracts-Pest Control	48	480	540	88.89%
Contracts-Other Landscape	-	480	5,760	8.33%
Fuel, Gasoline and Oil	851	7,863	13,000	60.48%
Communication - Teleph - Field	199	3,958	5,000	79.16%
Utility - General	1,435	18,172	23,275	78.08%
Utility - Reclaimed Water	380	2,922	10,000	29.22%
Insurance - General Liability	-	3,123	3,743	83.44%
R&M-General	50	31,019	42,500	72.99%
R&M-Equipment	49	7,900	8,000	98.75%
R&M-Grounds	19,921	67,439	110,184	61.21%
R&M-Irrigation	4,623	48,215	65,000	74.18%
R&M-Sidewalks	-	7,195	15,616	46.07%
R&M-Signage	-	3,711	6,000	61.85%
R&M-Walls and Signage	-	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	250	5,614	5,000	112.28%
Office Supplies	576	949	3,500	27.11%
Cleaning Services	-	-	1,680	0.00%
Op Supplies - General	208	3,244	6,000	54.07%
Op Supplies - Uniforms	-	260	600	43.33%
Supplies - Misc.	-	141	600	23.50%
Subscriptions and Memberships	-	1,370	400	342.50%
Conference and Seminars	-	320	1,000	32.00%
Capital Outlay	-	15,155	-	0.00%
Total Right of Way	70,206	1,262,419	1,705,367	74.03%

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

ACCOUNT DESCRIPTION	JUL-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	-	10,367	17,000	60.98%
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	5,508	7,391	74.52%
Impr - Park	-	-	312,200	0.00%
Total Common Area	612	17,975	342,291	5.25%
TOTAL EXPENDITURES	112,587	1,864,602	2,596,177	71.82%
Excess (deficiency) of revenues				
Over (under) expenditures	(110,601)	778,242	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	71,432	-	0.00%
TOTAL FINANCING SOURCES (USES)	-	71,432	-	0.00%
Net change in fund balance	\$ (110,601)	\$ 849,674	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		3,131,445	3,131,445	
FUND BALANCE, ENDING		\$ 3,981,119	\$ 3,131,445	

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

ACCOUNT DESCRIPTION	JUL-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 195	\$ 2,173	\$ 125	1738.40%
Special Assmnts- Tax Collector	-	57,746	57,746	100.00%
Special Assmnts- Discounts	-	(2,134)	(2,310)	92.38%
Gate Bar Code/Remotes	32	356	-	0.00%
TOTAL REVENUES	227	58,141	55,561	104.64%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	1,112	1,155	96.28%
Misc-Credit Card Fees	1	11	15	73.33%
Total Administration	1	1,123	1,170	95.98%
Right of Way				
Communication - Teleph - Field	344	3,293	2,831	116.32%
Electricity - Streetlighting	384	4,484	8,585	52.23%
Insurance - General Liability	-	1,387	1,662	83.45%
R&M-General	-	6,082	19,700	30.87%
R&M-Gate	-	3,328	6,340	52.49%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	728	18,574	54,391	34.15%
TOTAL EXPENDITURES	729	19,697	55,561	35.45%
Excess (deficiency) of revenues				
Over (under) expenditures	(502)	38,444	-	0.00%
Net change in fund balance	\$ (502)	\$ 38,444	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		309,155	309,155	
FUND BALANCE, ENDING		\$ 347,599	\$ 309,155	

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

ACCOUNT DESCRIPTION	JUL-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 14	\$ 161	\$ 40	402.50%
Special Assmnts- Tax Collector	-	18,174	18,174	100.00%
Special Assmnts- Discounts	-	(672)	(727)	92.43%
TOTAL REVENUES	14	17,663	17,487	101.01%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	350	363	96.42%
Total Administration	-	350	363	96.42%
Right of Way				
R&M-Streetlights	1,474	15,053	17,124	87.91%
Total Right of Way	1,474	15,053	17,124	87.91%
TOTAL EXPENDITURES	1,474	15,403	17,487	88.08%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,460)	2,260	-	0.00%
Net change in fund balance	<u>\$ (1,460)</u>	<u>\$ 2,260</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		22,539	22,539	
FUND BALANCE, ENDING		<u>\$ 24,799</u>	<u>\$ 22,539</u>	

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

ACCOUNT DESCRIPTION	JUL-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 23	\$ 258	\$ 42	614.29%
Special Assmnts- Tax Collector	-	3,842	3,842	100.00%
Special Assmnts- Discounts	-	(142)	(154)	92.21%
Gate Bar Code/Remotes	-	69	-	0.00%
TOTAL REVENUES	23	4,027	3,730	107.96%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	74	77	96.10%
Misc-Credit Card Fees	-	2	5	40.00%
Total Administration	-	76	82	92.68%
Right of Way				
Communication - Teleph - Field	150	1,500	1,980	75.76%
Insurance - General Liability	-	2,309	444	520.05%
R&M-General	-	3,250	1,500	216.67%
R&M-Gate	-	2,865	3,619	79.17%
R&M-Streetlights	22	245	500	49.00%
Reserve - Roadways	-	-	1,843	0.00%
Total Right of Way	172	10,169	9,886	102.86%
TOTAL EXPENDITURES	172	10,245	9,968	102.78%
Excess (deficiency) of revenues				
Over (under) expenditures	(149)	(6,218)	(6,238)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(6,238)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(6,238)	0.00%
Net change in fund balance	\$ (149)	\$ (6,218)	\$ (6,238)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		36,138	36,138	
FUND BALANCE, ENDING		\$ 29,920	\$ 29,900	

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

ACCOUNT DESCRIPTION	JUL-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 19	\$ 214	\$ 10	2140.00%
Special Assmnts- Tax Collector	-	6,956	6,956	100.00%
Special Assmnts- Discounts	-	(257)	(278)	92.45%
TOTAL REVENUES	19	6,913	6,688	103.36%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	134	139	96.40%
Total Administration	-	134	139	96.40%
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	-	134	6,688	2.00%
Excess (deficiency) of revenues				
Over (under) expenditures	19	6,779	-	0.00%
Net change in fund balance	\$ 19	\$ 6,779	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		30,488	30,488	
FUND BALANCE, ENDING		\$ 37,267	\$ 30,488	

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

ACCOUNT DESCRIPTION	JUL-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 224	\$ 2,535	\$ 500	507.00%
Special Assmnts- Tax Collector	-	300,626	300,625	100.00%
Special Assmnts- Discounts	-	(11,111)	(12,026)	92.39%
Gate Bar Code/Remotes	346	1,989	-	0.00%
TOTAL REVENUES	570	294,039	289,099	101.71%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	5,790	6,012	96.31%
Misc-Credit Card Fees	9	62	120	51.67%
Total Administration	9	5,852	6,132	95.43%
Right of Way				
Contracts-Security Services	14,772	148,341	160,000	92.71%
Contracts-Pest Control	60	200	240	83.33%
Communication - Teleph - Field	173	1,736	3,000	57.87%
Insurance - General Liability	-	713	855	83.39%
R&M-General	8,834	33,624	21,760	154.52%
R&M-Gate	1,684	5,865	10,000	58.65%
R&M-Streetlights	4,072	42,243	52,000	81.24%
Cap Outlay - Signage	-	7,700	-	0.00%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	29,595	240,422	291,967	82.35%
TOTAL EXPENDITURES	29,604	246,274	298,099	82.61%
Excess (deficiency) of revenues				
Over (under) expenditures	(29,034)	47,765	(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	\$ (29,034)	\$ 47,765	\$ (9,000)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		355,041	355,041	
FUND BALANCE, ENDING		\$ 402,806	\$ 346,041	

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

ACCOUNT DESCRIPTION	JUL-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 40	\$ 454	\$ 80	567.50%
Special Assmnts- Tax Collector	-	16,417	16,417	100.00%
Special Assmnts- Discounts	-	(607)	(658)	92.25%
TOTAL REVENUES	40	16,264	15,839	102.68%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	316	328	96.34%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	-	316	338	93.49%
Right of Way				
Communication - Teleph - Field	124	1,243	1,450	85.72%
Insurance - General Liability	-	288	345	83.48%
R&M-General	-	3,400	1,000	340.00%
R&M-Gate	155	155	3,800	4.08%
R&M-Streetlights	405	4,633	5,800	79.88%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	684	9,719	15,501	62.70%
TOTAL EXPENDITURES	684	10,035	15,839	63.36%
Excess (deficiency) of revenues Over (under) expenditures	(644)	6,229	-	0.00%
Net change in fund balance	\$ (644)	\$ 6,229	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		64,031	64,031	
FUND BALANCE, ENDING		\$ 70,260	\$ 64,031	

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

ACCOUNT DESCRIPTION	JUL-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	-	119,005	119,005	100.00%
Special Assmnts- Discounts	-	(4,398)	(4,760)	92.39%
TOTAL REVENUES	-	114,609	114,545	100.06%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	2,292	2,380	96.30%
Total Administration	-	2,292	2,380	96.30%
Right of Way				
R&M-General	-	8,130	-	0.00%
R&M-Streetlights	7,648	83,470	99,900	83.55%
Reserve - Roadways	-	-	12,265	0.00%
Total Right of Way	7,648	91,600	112,165	81.67%
TOTAL EXPENDITURES	7,648	93,892	114,545	81.97%
Excess (deficiency) of revenues Over (under) expenditures	(7,648)	20,717	-	0.00%
Net change in fund balance	<u>\$ (7,648)</u>	<u>\$ 20,717</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2019)		(3,082)	(3,082)	
FUND BALANCE, ENDING		<u>\$ 17,635</u>	<u>\$ (3,082)</u>	

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

ACCOUNT DESCRIPTION	JUL-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 10	\$ 109	\$ 90	121.11%
Special Assmnts- Tax Collector	-	7,777	7,777	100.00%
Special Assmnts- Discounts	-	(287)	(310)	92.58%
TOTAL REVENUES	10	7,599	7,557	100.56%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	150	156	96.15%
Total Administration	-	150	156	96.15%
Right of Way				
R&M-Streetlights	404	4,140	4,999	82.82%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	404	4,140	7,401	55.94%
TOTAL EXPENDITURES	404	4,290	7,557	56.77%
Excess (deficiency) of revenues				
Over (under) expenditures	(394)	3,309	-	0.00%
Net change in fund balance	\$ (394)	\$ 3,309	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		15,547	15,547	
FUND BALANCE, ENDING		\$ 18,856	\$ 15,547	

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

ACCOUNT DESCRIPTION	JUL-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 120	\$ 1,353	\$ 150	902.00%
Special Assmnts- Tax Collector	-	26,617	26,617	100.00%
Special Assmnts- Discounts	-	(984)	(1,065)	92.39%
Gate Bar Code/Remotes	-	198	-	0.00%
TOTAL REVENUES	120	27,184	25,702	105.77%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	-	513	532	96.43%
Misc-Credit Card Fees	-	5	25	20.00%
Total Administration	-	518	557	93.00%
Right of Way				
Communication - Teleph - Field	-	-	1,150	0.00%
Insurance - General Liability	-	291	349	83.38%
R&M-General	-	2,030	4,401	46.13%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	341	2,049	5,000	40.98%
Misc-Internet Services	119	1,171	1,272	92.06%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	460	5,541	25,145	22.04%
TOTAL EXPENDITURES	460	6,059	25,702	23.57%
Excess (deficiency) of revenues Over (under) expenditures	(340)	21,125	-	0.00%
Net change in fund balance	\$ (340)	\$ 21,125	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		191,287	191,287	
FUND BALANCE, ENDING		\$ 212,412	\$ 191,287	

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

ACCOUNT DESCRIPTION	JUL-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 1,238	\$ -	0.00%
Special Assmnts- Tax Collector	-	172,019	175,900	97.79%
Special Assmnts- Discounts	-	(6,582)	(7,036)	93.55%
TOTAL REVENUES	-	166,675	168,864	98.70%
EXPENDITURES				
Administration				
ProfServ-Dissemination Agent	-	-	1,000	0.00%
ProfServ-Trustee Fees	-	4,289	3,717	115.39%
Misc-Assessmnt Collection Cost	-	3,309	3,518	94.06%
Total Administration	-	7,598	8,235	92.26%
Debt Service				
Principal Debt Retirement	-	225,000	110,000	204.55%
Interest Expense	-	15,998	15,975	100.14%
Total Debt Service	-	240,998	125,975	191.31%
TOTAL EXPENDITURES	-	248,596	134,210	185.23%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(81,921)	34,654	0.00%
OTHER FINANCING SOURCES (USES)				
Transfer to General Fund	-	(71,274)	-	0.00%
Contribution to (Use of) Fund Balance	-	-	34,654	0.00%
TOTAL FINANCING SOURCES (USES)	-	(71,274)	34,654	0.00%
Net change in fund balance	\$ -	\$ (153,195)	\$ 34,654	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		166,810	166,810	
FUND BALANCE, ENDING		\$ 13,615	\$ 201,464	

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

ACCOUNT DESCRIPTION	JUL-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 1,834	\$ -	0.00%
Special Assmnts- Tax Collector	-	329,564	337,000	97.79%
Special Assmnts- Discounts	-	(12,610)	(13,480)	93.55%
TOTAL REVENUES	-	318,788	323,520	98.54%
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	-	6,339	6,740	94.05%
Total Administration	-	11,110	12,277	90.49%
Debt Service				
Principal Debt Retirement	-	455,000	455,000	100.00%
Interest Expense	-	19,338	19,338	100.00%
Total Debt Service	-	474,338	474,338	100.00%
TOTAL EXPENDITURES	-	485,448	486,615	99.76%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(166,660)	(163,095)	0.00%
OTHER FINANCING SOURCES (USES)				
Transfer to General Fund	-	(158)	-	0.00%
Contribution to (Use of) Fund Balance	-	-	(163,095)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(158)	(163,095)	0.00%
Net change in fund balance	\$ -	\$ (166,818)	\$ (163,095)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)		173,989	173,989	
FUND BALANCE, ENDING		\$ 7,171	\$ 10,894	

**Westchase
Community Development District**

Supporting Schedules

July 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 85.21%	\$ 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
04/06/20	91,434	82	1,866	93,383	66,857	1,431	451	95	172
05/05/20	23,746	-	486	24,233	20,649	371	117	25	45
05/06/20	601	-	12	614	523	9	3	1	1
06/05/20	28,576	(835)	583	28,324	24,135	434	137	29	52
06/12/20	30,240	(899)	617	29,958	25,528	459	145	31	55
TOTAL	3,555,340	139,229	72,559	3,767,128	2,708,385	57,746	18,174	3,842	6,956
% COLLECTED					100%	100%	100%	100%	100%
TOTAL O/S					-	-	-	-	-

** Both Bond Series 2000 & Series 2007-3 were paid in full with May debt service payment.

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

		ALLOCATION BY FUND					
Date Received	102 The Greens Fund Assessments	103 Stonebridge Fund Assessments	104 West Park Village Fund Assessments	105 West Park Village Fund Assessments	106 Vineyards Fund Assessments	254 DS 2000 Fund Assessments	257 DS 2007-3 Fund Assessments
Assessments I \$	300,625 7.98%	\$ 16,417 0.44%	\$ 119,005 3.16%	\$ 7,777 0.21%	\$ 26,617 0.71%	\$ 175,900 Bond PIF	\$ 337,000 Bond PIF
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
04/06/20	7,452	407	2,950	193	660	4,360	8,354
05/05/20	1,934	106	766	50	171	-	-
05/06/20	49	3	19	1	4	-	-
06/05/20	2,260	123	895	58	200	-	-
06/12/20	2,391	131	946	62	212	-	-
TOTAL	300,626	16,417	119,005	7,777	26,617	172,019	329,564
% COLLECTED	100%	100%	100%	100%	100%	98%	98%
TOTAL O/S	-	-	-	-	-	-	-

Cash & Investment Report
July 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	461,485
Certificate of Deposit-3719	6-19-17	9/19/2020	CenterState Bank	2.40%	353,636
			15 months Subtotal		353,636
Certificate of Deposit-3385	5-18-15	5/18/2021	CenterState Bank	1.25%	36,419
Certificate of Deposit-6423	6-19-15	6/19/2021	CenterState Bank	2.01%	36,379
Certificate of Deposit-4544	7-20-15	7/20/2021	CenterState Bank	2.01%	36,264
			36 months Subtotal		109,062
Money Market Account	5-07-12	n/a	CenterState Bank	0.31%	4,981,244
Subtotal					5,905,428
Total					\$ 5,905,428

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

(2) The two former uninsurable accounts have matured and were deposited to the money market account.

Westchase CDD

Bank Reconciliation

Bank Account No. 1160 CenterState Bank
Statement No. 07-2020
Statement Date 7/31/2020

G/L Balance (LCY)	461,484.86	Statement Balance	491,013.56
G/L Balance	461,484.86	Outstanding Deposits	33.68
Positive Adjustments	0.00		
		Subtotal	491,047.24
Subtotal	461,484.86	Outstanding Checks	29,562.38
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	461,484.86	Ending Balance	461,484.86
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Outstanding Checks							
7/23/2020	Payment	9942	MO'ZART DESIGNS	490.00	0.00	490.00	
7/30/2020	Payment	9946	COMPLETE I.T.	30.45	0.00	30.45	
7/30/2020	Payment	9947	ERIN McCORMICK LAW PA	8,547.00	0.00	8,547.00	
7/30/2020	Payment	9948	FLORIDA MUNICIPAL INS. TRUST	3,799.83	0.00	3,799.83	
7/30/2020	Payment	9949	JMT	9,355.00	0.00	9,355.00	
7/30/2020	Payment	9950	MINUTEMAN PRESS	208.00	0.00	208.00	
7/30/2020	Payment	9951	MO'ZART DESIGNS	1,690.40	0.00	1,690.40	
7/30/2020	Payment	9952	OLM INC	1,630.00	0.00	1,630.00	
7/30/2020	Payment	9953	SITE ONE LANDSCAPE SUPPLY	50.15	0.00	50.15	
7/30/2020	Payment	9954	TIMES PUBLISHING CO	3,261.55	0.00	3,261.55	
7/30/2020	Payment	9955	TRIANGLE POOL SERVICE	500.00	0.00	500.00	
Total Outstanding Checks.....				29,562.38		29,562.38	
Outstanding Deposits							
7/31/2020		SQUARE	ALLEN POLITT/Greens/Remote	G/L	33.68	0.00	33.68
Total Outstanding Deposits.....				33.68		33.68	



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

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

Account Number:
Statement Date: 8/02/20
Checks/Items Enclosed: 24

49

SUMMARY OF ALL ACCOUNTS

CHECKING 491,013.56

PUBLIC FUNDS BUS ANALYSIS	WESTCHASE COMMUNITY DEVELOPMENT DISTRICT	Acct
Beginning Balance	7/01/20	251,262.01
Deposits / Misc Credits	10	400,380.22
Withdrawals / Misc Debits	48	160,628.67
** Ending Balance	7/31/20	491,013.56 **
Service Charge		.00
Minimum Balance		101,124
Enclosures		24

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
7/03	33.68		Square Inc/200703P2
7/06	33.68		Square Inc/200706P2
7/10	4.55		Square Inc/200710P2
7/13	33.68		Square Inc/200713P2
7/15	150.00		Deposit
7/24	33.68		Square Inc/200724P2
7/27	43.39		Square Inc/200727P2
7/29	33.68		Square Inc/200729P2
7/30	400,000.00		OCM Transfer From 2653
7/31	13.88		HLLS TAX LICENS/DIST 20063 WESTCHASE

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

8/02/20

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
7/03		495.00	UBIQUITY RETIREM/ONLINE401K M62431886877 ANDREW MENDENHALL
7/06		9,478.25	ACH Batch Offset Debit WESTCHASE COMMUN/invoice
7/06		2,167.99	WESTCHASE COMMUNITY DE CARD ASSETS/PAYMENT
7/07		1,546.68	ACCOUNT,BILLING WESTCHASE CDD/401K
7/09		10,529.27	WESTCHASE CDD ACH Batch Offset Debit WESTCHASE COMMUN/payroll
7/13		3,332.07	WESTCHASE COMMUNITY DE IRS/USATAXPYMT
7/15		738.80	WESTCHASE COMMUNITY DE ACH Batch Offset Debit WESTCHASE COMMUN/board
7/15		151.68	WESTCHASE COMMUNITY DE VERIZON WIRELESS/PAYMENTS 0000000024226654000001
7/16		34.59	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
7/16		22.94	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
7/16		22.87	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
7/16		19.78	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
7/16		19.26	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
7/17		153.00	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
7/20		1,596.49	BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

8/02/20

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
7/21		1,546.68	WESTCHASE CDD/401K
			WESTCHASE CDD
7/22		15,860.74	TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMM DEV DIS
7/22		173.95	STAPLES/PAYMENT
			WESTCHASE CDD SALLY CH
7/22		1.57	FLA DEPT REVENUE/C01
			WESTCHASE COMMU
7/23		10,283.92	ACH Batch Offset Debit
			WESTCHASE COMMUN/payroll
			WESTCHASE COMMUNITY DE
7/24		3,197.93	IRS/USATAXPYMT
			WESTCHASE COMMUNITY DE
7/27		350.15	PAYMNT FOR LOWES/LOWESTLPAY
			99006370961
7/30		692.65	HC-WATER/INTERNET
			043000099611568 WESTCHASE COMMUNITY DE
7/31		9,465.75	ACH Batch Offset Debit
			WESTCHASE COMMUN/invoice
			WESTCHASE COMMUNITY DE

CHECKS

* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
7/07	9921	7,325.00	7/17	9928	14.35	7/20	9935	5,425.00
7/09	9922	87.04	7/15	9929	1,832.33	7/21	9936	68.00
7/08	9923	3,799.83	7/21	9930	2,030.00	7/21	9937	851.17
7/07	9924	5,335.00	7/27	9931	1,630.00	7/20	9938	14,308.41
7/10	9925	930.00	7/23	9932	184.70	7/22	9939	585.00
7/17	9926	29.00	7/22	9933	6,480.00	7/20	9940	605.00
7/15	9927	18,542.00	7/20	9934	1,150.00	7/28	9941	10,118.33



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
Statement Date: 8/02/20

CHECKS								
* indicates skip in check numbers								
Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
7/28	9943*	5,000.00	7/28	9944	1,950.00	7/27	9945	466.50

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
7/03	250,800.69	7/15	185,226.66	7/24	120,595.99
7/06	239,188.13	7/16	185,107.22	7/27	118,192.73
7/07	224,981.45	7/17	184,910.87	7/28	101,124.40
7/08	221,181.62	7/20	161,825.97	7/29	101,158.08
7/09	210,565.31	7/21	157,330.12	7/30	500,465.43
7/10	209,639.86	7/22	134,228.86	7/31	491,013.56
7/13	206,341.47	7/23	123,760.24		

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 7/1/2020 to 7/31/2020 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND (001) - 001								
001	9922	07/01/20	CHOO-CHOO LAWN EQUIP INC	259068	12" SLIM GUIDE BAR & OIL	R&M-Equipment	546022-53901	\$87.04
001	9923	07/01/20	FLORIDA MUNICIPAL INS. TRUST	H0754-070120	JULY HLTH INSURANCE	Prepaid Items	155000-53901	\$3,799.83
001	9924	07/01/20	JMT	9-157867	GEN ENG 04/26-05/23/20	ProfServ-Engineering	531013-51501	\$5,335.00
001	9925	07/01/20	MO'ZART DESIGNS	20-5034	RPR FENCE-COUNTRYWAY/GENLFIELD	R&M-General	546001-53901	\$930.00
001	9926	07/01/20	NETWORK FACTOR INC	111532	JULY 2020 PHONE SERVICE	Communication - Teleph - Field	541005-53901	\$29.00
001	9927	07/08/20	DAVEY TREE EXPERT CO	914761637	INSTALL ANNUALS & ADDITIONAL PER 11/14/19	Contracts-Plant Replacement	534075-53901	\$17,653.00
001	9927	07/08/20	DAVEY TREE EXPERT CO	914761637	INSTALL ANNUALS & ADDITIONAL PER 11/14/19	700 QTY ADDT'L PER ADDENDUM	534075-53901	\$889.00
001	9928	07/08/20	FED EX	7-045-35076	6/4/20 FEDEX	Postage and Freight	541006-51301	\$14.35
001	9929	07/08/20	HILLSBOROUGH COUNTY	39650	JUNE SECURITY SERVICES	Contracts-Police	534031-53901	\$1,832.33
001	9931	07/08/20	OLM INC	36459	06/25 LANDSCAPE INSPECT	JUNE inspection	534033-53901	\$1,630.00
001	9933	07/16/20	DAVEY TREE EXPERT CO	914790069	5/26-6/25/20 IRRIGATION RPRS	R&M-Irrigation	546041-53901	\$2,065.00
001	9933	07/16/20	DAVEY TREE EXPERT CO	914550570	4/23/20 IRRIGATION RPRS	R&M-Irrigation	546041-53901	\$4,415.00
001	9934	07/16/20	DAVID M JOHNSON	063020	20 STUMP REMOVALS	R&M-Grounds	546037-53901	\$1,150.00
001	9936	07/16/20	HUGHES EXTERMINATORS INC	38996960	07/08/20 PEST & RODENT CONTROL	Contracts-Pest Control	534125-53901	\$48.00
001	9937	07/16/20	PALMDALE OIL COMPANY, INC	1373051	FUEL FOR ACCT 80180172	Fuel, Gasoline and Oil	540004-53901	\$851.17
001	9939	07/16/20	TIMES PUBLISHING CO	0000084963	5/24/20: RFQ LANDSCAPE LEGAL AD	Legal Advertising	548002-51301	\$585.00
001	9940	07/16/20	TRIANGLE POOL SERVICE	81298	5/15/20 RPLCD ACID BARREL TUBING	R&M-Aquascaping	546006-53801	\$105.00
001	9940	07/16/20	TRIANGLE POOL SERVICE	5196	JUNE FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$500.00
001	9941	07/23/20	A & B AQUATICS	2022824	7/2020 AQUATIC MAINT	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	9941	07/23/20	A & B AQUATICS	2022963	FOUNTAIN SERVICE CALL 7/10/2020	repair to aerators	546032-53801	\$285.00
001	9943	07/23/20	PETE'S TREE	355003	Rmv Trees/Trim Trees/Grind Stumps	R&M-Grounds	546037-53901	\$2,500.00
001	9943	07/23/20	PETE'S TREE	355004	Tree Trimming/Remove; Stump Grinding	R&M-Grounds	546037-53901	\$2,500.00
001	9944	07/23/20	RAP ELECTRIC LLC	1188	Repair to Cavendish Fountain	R&M-Fountain	546032-53801	\$1,950.00
001	9945	07/23/20	SITE ONE LANDSCAPE SUPPLY	101594546-001	5 OUTDOOR CONTROLLERS	R&M-Irrigation	546041-53901	\$466.50
001	9946	07/30/20	COMPLETE I.T.	5170	Set up 6/2/20 ZOOM meeting	zoom	549900-51301	\$30.45
001	9947	07/30/20	ERIN McCORMICK LAW PA	10433	GENERAL COUNSEL 6/5-7/15/2020	ProfServ-Legal Services	531023-51401	\$8,547.00
001	9948	07/30/20	FLORIDA MUNICIPAL INS. TRUST	H0754-072020	AUG HLTH INSURANCE	Prepaid Items	155000-53901	\$3,799.83
001	9949	07/30/20	JMT	10-159239	GEN ENG 05/23/20-06/27/20	June Invoice	531013-51501	\$9,355.00
001	9950	07/30/20	MINUTEMAN PRESS	30934	District business cards/name badge	business cards for district	552001-53901	\$208.00
001	9952	07/30/20	OLM INC	36587	07/23 LANDSCAPE INSPECT	Contracts-Other Services	534033-53901	\$1,630.00
001	9953	07/30/20	SITE ONE LANDSCAPE SUPPLY	101913119-001	2 - 25 LB INSECTICIDE	R&M-General	546001-53901	\$51.17
001	9953	07/30/20	SITE ONE LANDSCAPE SUPPLY	101913119-001	2 - 25 LB INSECTICIDE	R&M-General	546001-53901	(\$1.02)
001	9954	07/30/20	TIMES PUBLISHING CO	0000093074	Notice of PH on 8/4/20 (7/8 & 7/15 published)	Legal Advertising	548002-51301	\$3,261.55
001	9955	07/30/20	TRIANGLE POOL SERVICE	4117.	MAY FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$500.00
001	DD4311	07/06/20	INFRAMARK, LLC - ACH	52344 ACH	JUNE 2020 MNGT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,445.75
001	DD4311	07/06/20	INFRAMARK, LLC - ACH	52344 ACH	JUNE 2020 MNGT SRVCS	Postage and Freight	541006-51301	\$32.50
001	DD4350	07/23/20	LOWE'S	070220-0961	LOWES: 5/6-7/1/2020 purchases	R&M-General	546001-53901	\$350.15
001	DD4351	07/31/20	INFRAMARK, LLC - ACH	53246 ACH	7/2020 MANAGEMENT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,445.75
001	DD4351	07/31/20	INFRAMARK, LLC - ACH	53246 ACH	7/2020 MANAGEMENT FEES	Postage and Freight	541006-51301	\$20.00
001	DD4352	07/17/20	BRIGHT HOUSE NETWORKS LLC-ACH	08447101070120 ACH	06/30-07/29/20 0050844716-01	CDD office	541005-53901	\$169.97
001	DD4352	07/17/20	BRIGHT HOUSE NETWORKS LLC-ACH	08447101070120 ACH	06/30-07/29/20 0050844716-01	Baybridge	549031-57208	\$204.00
001	DD4352	07/17/20	BRIGHT HOUSE NETWORKS LLC-ACH	08447101070120 ACH	06/30-07/29/20 0050844716-01	Glenciff	549031-57208	\$204.00
001	DD4352	07/17/20	BRIGHT HOUSE NETWORKS LLC-ACH	08447101070120 ACH	06/30-07/29/20 0050844716-01	wpv	549031-57208	\$204.00
001	DD4353	07/10/20	DECIMAL, INC. - ACH	070620	ACH PD 07/10/20	Deferred Compensation-Current	235000	\$1,546.68

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 7/1/2020 to 7/31/2020
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD4354	07/04/20	CARD SERVICES CENTER - ACH	060920-0566 ACH	CC PURCH THRU 06/09/20	Fastsigns - COVID signs	546001-53901	\$785.08
001	DD4354	07/04/20	CARD SERVICES CENTER - ACH	060920-0566 ACH	CC PURCH THRU 06/09/20	Fastsigns - COVID signs bal due	546001-53901	\$682.35
001	DD4354	07/04/20	CARD SERVICES CENTER - ACH	060920-0566 ACH	CC PURCH THRU 06/09/20	Office Supplies	551002-53901	\$89.99
001	DD4354	07/04/20	CARD SERVICES CENTER - ACH	060920-0566 ACH	CC PURCH THRU 06/09/20	Mail Business 1 Lic (5/1-6/1/20)	551002-53901	\$5.00
001	DD4354	07/04/20	CARD SERVICES CENTER - ACH	060920-0566 ACH	CC PURCH THRU 06/09/20	Drop box for seat 5 (1 yr renewal)	554001-53901	\$119.88
001	DD4354	07/04/20	CARD SERVICES CENTER - ACH	060920-0566 ACH	CC PURCH THRU 06/09/20	de foamer for WPV fountain	546006-53801	\$45.00
001	DD4354	07/04/20	CARD SERVICES CENTER - ACH	060920-0566 ACH	CC PURCH THRU 06/09/20	fuel for tools	540004-53901	\$12.50
001	DD4354	07/04/20	CARD SERVICES CENTER - ACH	060920-0566 ACH	CC PURCH THRU 06/09/20	Felix & Sons Sod Inc 1/2 Potsa	546037-53901	\$110.00
001	DD4354	07/04/20	CARD SERVICES CENTER - ACH	060920-0566 ACH	CC PURCH THRU 06/09/20	4/28-5/27/20 DoorKing Radcliff	546022-53901	\$49.95
001	DD4354	07/04/20	CARD SERVICES CENTER - ACH	060920-0566 ACH	CC PURCH THRU 06/09/20	repair items for damaged mailbox	546022-53901	\$125.00
001	DD4354	07/04/20	CARD SERVICES CENTER - ACH	060920-0566 ACH	CC PURCH THRU 06/09/20	Dougs F350 Veterans	546022-53901	\$57.34
001	DD4355	07/24/20	DECIMAL, INC. - ACH	072020 ACH	ACH P/D 7/24/2020	Deferred Compensation-Current	235000	\$1,546.68
001	DD4356	07/24/20	TECO - ACH	062420 ACH	05/20-06/18/20 ELECTRIC UTILITY	Utility - General	543001-53901	\$119.44
001	DD4357	07/20/20	STAPLES CREDIT PLAN - ACH	062920-4315	Copy paper and 3 Ink cartridges	Office Supplies	551002-53901	\$173.95
001	DD4358	07/20/20	TECO - ACH	070620-0710 ACH	05/20-06/18/20 ELECTRIC UTILITIES	Utility - General	543001-53901	\$1,109.87
001	DD4359	07/15/20	VERIZON FLORIDA LLC - ACH	9857249911 ACH	05/24-06/23/20 24266540-00001	Communication - Teleph - Field	541005-53901	\$151.68
001	DD4360	07/01/20	CARD SERVICES CENTER - ACH	051020-0566 ACH	PURCHASES FOR 4/10-5/10/2020	OFFICE SUPPLIES	551002-53901	\$69.99
001	DD4360	07/01/20	CARD SERVICES CENTER - ACH	051020-0566 ACH	PURCHASES FOR 4/10-5/10/2020	NATURAL RESOURCES PERMIT	551002-53901	\$326.60
001	DD4360	07/01/20	CARD SERVICES CENTER - ACH	051020-0566 ACH	PURCHASES FOR 4/10-5/10/2020	MAIL BUSINESS 4/1-5/1/2020	551002-53901	\$5.00
001	DD4418	07/31/20	BOCC - ACH WATER	071620-0000 ACH	06/09/20-07/09/20 WATER UTILITIES	Utility - General	543001-53901	\$278.25
001	DD4418	07/31/20	BOCC - ACH WATER	071620-0000 ACH	06/09/20-07/09/20 WATER UTILITIES	Utility - Reclaimed Water	543028-53901	\$380.05
Fund Total								\$114,701.93

GENERAL FUND - HARBOR LINKS (002) - 002

002	DD4352	07/17/20	BRIGHT HOUSE NETWORKS LLC-ACH	08447101070120 ACH	06/30-07/29/20 0050844716-01	Peabody gate	541005-53901	\$124.03
002	DD4352	07/17/20	BRIGHT HOUSE NETWORKS LLC-ACH	08447101070120 ACH	06/30-07/29/20 0050844716-01	Radcliff Gate	541005-53901	\$124.03
002	DD4354	07/04/20	CARD SERVICES CENTER - ACH	060920-0566 ACH	CC PURCH THRU 06/09/20	Doorking Radcliff server subscrip	541005-53901	\$47.95
002	DD4354	07/04/20	CARD SERVICES CENTER - ACH	060920-0566 ACH	CC PURCH THRU 06/09/20	Doorking Peabody server subscrip	541005-53901	\$37.95
002	DD4358	07/20/20	TECO - ACH	070620-0710 ACH	05/20-06/18/20 ELECTRIC UTILITIES	Electricity - Streetlighting	543013-53901	\$409.14
002	DD4360	07/01/20	CARD SERVICES CENTER - ACH	051020-0566 ACH	PURCHASES FOR 4/10-5/10/2020	3/24-4/23/2020 DOOR KING PEABODY	541005-53901	\$47.95
002	DD4360	07/01/20	CARD SERVICES CENTER - ACH	051020-0566 ACH	PURCHASES FOR 4/10-5/10/2020	DOORKING RADCLIFF SERVER SUBSCRIP	541005-53901	\$47.95
Fund Total								\$839.00

GENERAL FUND - THE ENCLAVE (003) - 003

003	DD4358	07/20/20	TECO - ACH	070620-0710 ACH	05/20-06/18/20 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$1,496.12
Fund Total								\$1,496.12

GENERAL FUND - SAVILLE ROW (004) - 004

004	DD4352	07/17/20	BRIGHT HOUSE NETWORKS LLC-ACH	08447101070120 ACH	06/30-07/29/20 0050844716-01	saville Gate	541005-53901	\$149.97
004	DD4358	07/20/20	TECO - ACH	070620-0710 ACH	05/20-06/18/20 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$23.24
Fund Total								\$173.21

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 7/1/2020 to 7/31/2020
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - THE GREENS (102) - 102

102	9921	07/01/20	CENTRAL CONCRETE PRODUCTS	4333	sidewalk replacement and grinding	R&M-General	546001-53901	\$7,325.00
102	9935	07/16/20	FEDERATED SECURITY	73421	GREENS SECURITY CAMERA SYSTEM	R&M-General	546001-53901	\$5,425.00
102	9936	07/16/20	HUGHES EXTERMINATORS INC	34347C	6/22/20-GREENS PEST & RODENT CONTROL	Contracts-Pest Control	534125-53901	\$20.00
102	9938	07/16/20	SECURITAS SECURITY	E4661577	JUNE SECURITY SERVICE - GREENS	Contracts-Security Services	534037-53901	\$14,308.41
102	9942	07/23/20	MO'ZART DESIGNS	20-5077	Greens: 2 17' BARRIER GATE ARMS	2 gate barrier,	546034-53901	\$490.00
102	9951	07/30/20	MO'ZART DESIGNS	20-5103	GREENS 50 GATE TRANSMITTERS	R&M-Gate	546034-53901	\$1,194.15
102	DD4352	07/17/20	BRIGHT HOUSE NETWORKS LLC-ACH	08447101070120 ACH	06/30-07/29/20 0050844716-01	Greens Gate	541005-53901	\$173.07
102	DD4358	07/20/20	TECO - ACH	070620-0710 ACH	05/20-06/18/20 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$4,161.28
102	DD4418	07/31/20	BOCC - ACH WATER	071620-0000 ACH	06/09/20-07/09/20 WATER UTILITIES	R&M-General	546001-53901	\$34.35
Fund Total								\$33,131.26

GENERAL FUND - STONEBRIDGE (103) - 103

103	9951	07/30/20	MO'ZART DESIGNS	20-5087	Transmission Issues between gate & computer	R&M-Gate	546034-53901	\$155.00
103	DD4352	07/17/20	BRIGHT HOUSE NETWORKS LLC-ACH	08447101070120 ACH	06/30-07/29/20 0050844716-01	Stonebridge Gate	541005-53901	\$124.03
103	DD4358	07/20/20	TECO - ACH	070620-0710 ACH	05/20-06/18/20 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$439.16
Fund Total								\$718.19

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

104	DD4358	07/20/20	TECO - ACH	070620-0710 ACH	05/20-06/18/20 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$7,811.27
Fund Total								\$7,811.27

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

105	DD4358	07/20/20	TECO - ACH	070620-0710 ACH	05/20-06/18/20 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$410.66
Fund Total								\$410.66

GENERAL FUND - VINEYARDS (106) - 106

106	9930	07/08/20	MO'ZART DESIGNS	20-5048	Vineyards-New Phone board repair	new Phone board repair	546001-53901	\$2,030.00
106	9951	07/30/20	MO'ZART DESIGNS	20-5102	VINEYARDS 10 GATE TRANSMITTERS	R&M-Gate	546034-53901	\$341.25
106	DD4352	07/17/20	BRIGHT HOUSE NETWORKS LLC-ACH	08447101070120 ACH	06/30-07/29/20 0050844716-01	Vineyard	549031-53901	\$119.39
Fund Total								\$2,490.64

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 7/1/2020 to 7/31/2020 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CLEARING FUND - 800								
800	DD4312	07/09/20	KRISTIAN GUNDERSEN	PAYROLL	July 09, 2020 Payroll Posting			\$741.05
800	DD4313	07/09/20	PATRICK J. MCLANE	PAYROLL	July 09, 2020 Payroll Posting			\$356.88
800	DD4314	07/09/20	DOUGLAS R. MAYS	PAYROLL	July 09, 2020 Payroll Posting			\$2,212.64
800	DD4315	07/09/20	SONJA WHYTE	PAYROLL	July 09, 2020 Payroll Posting			\$1,312.80
800	DD4316	07/09/20	LIVAN SOTO VIEGO	PAYROLL	July 09, 2020 Payroll Posting			\$1,353.29
800	DD4317	07/09/20	DANIEL P. HAWKINS	PAYROLL	July 09, 2020 Payroll Posting			\$528.93
800	DD4318	07/09/20	DANIEL R. WOOLLEY	PAYROLL	July 09, 2020 Payroll Posting			\$511.33
800	DD4319	07/09/20	CRISTIAN A. GUABA	PAYROLL	July 09, 2020 Payroll Posting			\$1,217.98
800	DD4320	07/09/20	CHAD E. FRISCO	PAYROLL	July 09, 2020 Payroll Posting			\$441.89
800	DD4321	07/09/20	KATHERINE A. LAMB	PAYROLL	July 09, 2020 Payroll Posting			\$302.52
800	DD4322	07/09/20	DANIEL R. HEFFRON	PAYROLL	July 09, 2020 Payroll Posting			\$307.52
800	DD4323	07/09/20	JAMES M. SCHNEIDER	PAYROLL	July 09, 2020 Payroll Posting			\$365.71
800	DD4324	07/09/20	JOSEPH H. MAURER	PAYROLL	July 09, 2020 Payroll Posting			\$365.71
800	DD4325	07/09/20	MICHAEL F. MANN	PAYROLL	July 09, 2020 Payroll Posting			\$150.50
800	DD4326	07/09/20	JESSICA L. WEATHERMAN	PAYROLL	July 09, 2020 Payroll Posting			\$177.67
800	DD4327	07/09/20	MICHAEL R. MILILLO	PAYROLL	July 09, 2020 Payroll Posting			\$182.85
800	9932	07/15/20	BRIAN M. ROSS	PAYROLL	July 15, 2020 Payroll Posting			\$184.70
800	DD4328	07/15/20	GREGORY L. CHESNEY	PAYROLL	July 15, 2020 Payroll Posting			\$184.70
800	DD4329	07/15/20	JAMES P. MILLS	PAYROLL	July 15, 2020 Payroll Posting			\$184.70
800	DD4330	07/15/20	MATTHEW W. LEWIS	PAYROLL	July 15, 2020 Payroll Posting			\$184.70
800	DD4331	07/15/20	FORREST D. BAUMHOVER	PAYROLL	July 15, 2020 Payroll Posting			\$184.70
800	DD4333	07/23/20	KRISTIAN GUNDERSEN	PAYROLL	July 23, 2020 Payroll Posting			\$177.67
800	DD4334	07/23/20	PATRICK J. MCLANE	PAYROLL	July 23, 2020 Payroll Posting			\$182.85
800	DD4335	07/23/20	DOUGLAS R. MAYS	PAYROLL	July 23, 2020 Payroll Posting			\$2,212.64
800	DD4336	07/23/20	SONJA WHYTE	PAYROLL	July 23, 2020 Payroll Posting			\$1,312.80
800	DD4337	07/23/20	LIVAN SOTO VIEGO	PAYROLL	July 23, 2020 Payroll Posting			\$1,353.29
800	DD4338	07/23/20	DANIEL P. HAWKINS	PAYROLL	July 23, 2020 Payroll Posting			\$422.25
800	DD4339	07/23/20	DANIEL R. WOOLLEY	PAYROLL	July 23, 2020 Payroll Posting			\$641.51
800	DD4340	07/23/20	CRISTIAN A. GUABA	PAYROLL	July 23, 2020 Payroll Posting			\$1,217.98
800	DD4341	07/23/20	CHAD E. FRISCO	PAYROLL	July 23, 2020 Payroll Posting			\$518.09
800	DD4342	07/23/20	KATHERINE A. LAMB	PAYROLL	July 23, 2020 Payroll Posting			\$121.91
800	DD4343	07/23/20	JASON C. BECKMAN	PAYROLL	July 23, 2020 Payroll Posting			\$365.71
800	DD4344	07/23/20	DANIEL R. HEFFRON	PAYROLL	July 23, 2020 Payroll Posting			\$365.71
800	DD4345	07/23/20	JAMES M. SCHNEIDER	PAYROLL	July 23, 2020 Payroll Posting			\$304.75
800	DD4346	07/23/20	JOSEPH H. MAURER	PAYROLL	July 23, 2020 Payroll Posting			\$365.71
800	DD4347	07/23/20	MICHAEL F. MANN	PAYROLL	July 23, 2020 Payroll Posting			\$177.67
800	DD4348	07/23/20	JESSICA L. WEATHERMAN	PAYROLL	July 23, 2020 Payroll Posting			\$177.67
800	DD4349	07/23/20	MICHAEL R. MILILLO	PAYROLL	July 23, 2020 Payroll Posting			\$365.71
Fund Total								\$21,736.69

Total Checks Paid	\$183,508.97
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Sixth Order of Business

Field Office Report for September 2020 meeting

Field Manager Request,

1. New DVR Request proposal from BCI as both Baybridge Park and Glenclyff Park are dead. We have also reached out to our Camera guy to see what our options are, if he can get them on his existing system, we would lose the Avigilon program (proposal attached)
2. A&B Aquatics proposal for the DE root the cattails etc. for behind 10502 Greencrest (Proposal Attached)
3. Proposal from Anomalos Industries for continuing maintenance for the previous MI Home pond behind Stonebridge. (Proposal attached).



Corporate Office
9419 Corporate Lake Drive
Tampa, FL 33634
Toll Free (877) 616-2538
Fax (813) 249-1040

Tampa
Phone (813) 249-1020
Orlando
Phone (407) 279-2759
Ft. Myers
Phone (239) 245-9070

Professional Audio • Video • Intercom • Fire Alarm • Security • Structured Cabling

CUSTOMER QUOTATION NO. 12857

Sonny Whyte
Westchase CDD
9515 West Linebaugh Avenue
Tampa FL 33626

Date: 08/24/2020
Quote No: 12857
Site: Westchase CDD
Site Address: 9515 West Linebaugh Avenue
Tampa FL 33626
Salesperson:
Valid For: 30 Day(s)

Description

This quote is to replace the 2 Avigilon video appliances that took a power surge.

Security Service

Item	Quantity	Unit Price	Total
HD Video Appliance 8-port 8TB unit	2.00	\$2,403.00	\$4,806.00
ACC 7 Standard Edition camera license	16.00	\$118.80	\$1,900.80
BCI Service Rate			\$760.00
Sub-Total ex Tax			\$7,466.80
Tax			\$0.00
Total inc Tax			\$7,466.80

We appreciate your business and look forward to hearing from you.

Sub-Total ex Tax \$7,466.80

Tax \$0.00

Name:

Signature:

Date:

Total inc Tax

\$7,466.80

**CUSTOMER AGREES TO
THE TERMS AND CONDITIONS BELOW:**

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**MIDWEST ALARM COMPANY, INC.
DBA BCI INTEGRATED SOLUTIONS
PHONE: (800) 303-1709 (MIDWEST) // (813) 249-1020 (BCI)
SALES@MIDWESTALARM.COM // SALES@BCIFL.NET
STANDARD TERMS AND CONDITIONS OF SALE**

1. GENERAL. The sale of the materials, services and equipment depicted on the Purchase Order to which this document makes reference are sold by Midwest Alarm Company, Inc. Dba BCI Integrated Solutions (hereinafter referred to as MAC/BCI) upon the following terms and conditions of sale. Such terms and conditions are made an integral part of the sales transaction with the customer ("Customer") in the same manner as if they were fully set forth in the Purchase Order. This document, together with the applicable Purchase Order of MAC/BCI, shall constitute the complete sales contract between MAC/BCI and Customer. Any attempt to change Such contract by oral representations or agreements, course of dealing, documentation or amendments to the Purchase Order are hereby rendered void and of no legal effect. Customer acknowledges that this document was received in advance of its purchase order.

2. Credit Approval Acceptance. All purchase orders are subject to credit approval and acceptance by MAC/BCI.

3. Cancellations & Postponements. Purchase orders which have been Accepted by Customer and MAC/BCI may be canceled by the Customer by written notice dated no later than ten (10) days following the date of such Acceptance, without the consent of MAC/BCI. Thereafter, such cancellation will not be allowed except by MAC/BCI's written consent.

4. Prices & Terms. Prices quoted are binding on MAC/BCI for thirty (30) days from date of quotation; thereafter they are subject to change.

5. Taxes. Prices quoted exclude sales, use, excise or other taxes. Any such taxes required to be imposed by local, state or federal taxing authorities shall be added to all quoted prices in all cases except where Customer provides an appropriate tax exemption certificate. Customer shall be ultimately responsible for payment of all applicable taxes, irrespective of whether same are included in MAC/BCI invoice or not.

6. Terms of Payment/Security. All invoices are payable to MAC/BCI at 2300 South Dakota Avenue, Sioux Falls, South Dakota, 57105, within thirty (30) days from the date of the invoice, unless otherwise specified on the face hereof. Amounts not timely paid shall accrue interest at the lesser of eighteen percent (18%) per annum. If, in the reasonable opinion of MAC/BCI, performance of the payment terms by the Customer becomes insecure, MAC/BCI may demand accelerated payment or withhold shipment of the goods ordered until full payment is made, or demand reasonable security prior to shipment. Customer grants to MAC/BCI as security interest in all products sold hereunder, which shall remain in effect until the full purchase price for such products is paid. For such purpose, this document may be filed as a financing statement.

7. Delivery & Acceptance. Customer agrees to pay all shipping charges.

8. Return For Credit Unused Merchandise. At its option MAC/BCI will accept returns for credit of only unused product in original packages and in condition that could be sold as new providing the item was purchased no more than 30 days prior to the date of the return. A twenty-five (25) percent restocking charge will apply on return of material purchased no more than 30 days prior. Material shipped COD which is returned as "Refused" by the Customer will be subject to a twenty-five (25) percent restocking charge. Special order items are not refundable.

9. Warranty & Limitations of Liability.

Products. MAC/BCI warrants its installations to be free of defects in workmanship when used under normal use and service and in the manner specified by MAC/BCI for a period of one year from date of shipment to the Customer (termed the "Warranty Period"). Any claims for defective products hereunder shall be made in writing reasonably promptly upon delivery, but in any event within the Warranty Period. MAC/BCI honors the factory warranty of all products it sells.

Notice. Customer shall give prompt notice to MAC/BCI of defects, which it claims are covered by the warranty. **Limitations & Exclusions.** Expendable items, such as fuses, batteries and the like, are excluded from coverage under this warranty. Further, MAC/BCI shall not be responsible for remedying defects caused by use of expendable items, replace parts, repairs, alterations, modifications or changes made by non-MAC/BCI or non-MAC/BCI authorized personnel. MAC/BCI shall not be responsible for damage or defects caused by shipment, improper storage, handling, installation, operation or maintenance. MAC/BCI's determination as to the cause of a claimed defect shall be conclusive.

Remedy. Customer's sole and exclusive remedy under this warranty shall be the repair or the replacement of the affected product(s), or refund of the purchase price of such product(s), at the sole option of MAC/BCI. After concluding the claim, MAC/BCI shall be entitled to the return of the defective product. MAC/BCI disclaims all other warranties, whether expressed or implied, including, without limitation, the implied warranties of merchantability or fitness for a particular use. Customer acknowledges that no representative of MAC/BCI has authority to alter or broaden the terms of the warranty, orally or otherwise.

10. Limited Software Warranty. All computer software sold by MAC/BCI shall be covered solely by written warranties, if any, set forth in the license agreement governing the use of the software. This is true whether such software is sold separately, or as part of a system or in conjunction with machinery or equipment.

11. Indemnity. As partial consideration for the products sold and services rendered pursuant to this transaction, Customer hereby agrees to indemnify and hold harmless MAC/BCI, its officers, directors, employees, and related companies or entities, of and from all claims, actions or causes of action arising out of the sale, installation, maintenance, monitoring or servicing of the subject products, save and except for breach of contract or warranty, which shall be governed by the express terms contained in this agreement. All other claims, including those sounding in tort, and including, without limitation, negligence, wrongful death and products liability, shall be covered by this indemnity provision. It is the intent of the parties that this paragraph be given the broadest possible construction and legal effect.

12. Force Majeure. MAC/BCI is absolved of any liability for losses, delays or non-delivery of products, or other failure to perform hereunder, resulting partially or totally from causes beyond its control. Such causes shall include strikes, labor disputes, unavailability of materials or transportation, acts of God, war, riot, natural disasters, or acts of Customer or its agent(s).

13. Notice. All notices required or permitted to be given hereunder shall be in writing, and may be delivered by personal or courier receipted delivery, facsimile transmission, or certified with, return receipt requested. Delivery shall be complete on the date of receipt by the addressee at the address shown on the front of this order acknowledgment.

14. Governing Law. This agreement shall be governed by South Dakota law. This agreement is performable in the City of Sioux Falls, Minnehaha County, South Dakota and venue of any judicial proceeding pertaining to this agreement shall be in such county.

AQUATIC DEROOTING PROPOSAL

Client: Westchase CDD
 9517 W Linebaugh Ave
 Tampa, FL 33626
 (813) 478-2716
CDD@WESTCHASECDD.com

Date: August 14, 2020



Service Area: Behind the Home Of - 10502 Greencrest Dr Tampa FL, 33626

Description: A & B Aquatics, Inc. to deroot all Cattails, Torpedo Grass, Club Rush and dead vegetation.

Please Note: Planting Six 7 Gallon Cypress Trees upon completion.

Price quoted includes debris removal & haul-away of all project related debris.

Price: \$16,750.00

Deposit: \$ 8,375.00 50% Due upon acceptance - Payment by ACH/Check/Credit Card

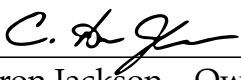
Balance: \$ 8,375.00 Due upon completion - Payment by ACH/Check

Disclaimer:

Please note that A & B Aquatics will provide all equipment and labor necessary for the above-mentioned project in this contract. Contract is null and void unless it is signed by both parties. A & B Aquatics will handle all aspects of the permitting process. This price does not include re-planting of any native plants. **In the event that the EPC requires native plants to be installed, a separate contract will be required. We deliver and install native plants for \$3.50 each.**

Thank you for your business!
 We look forward to working with you!

Approved By: 08.14.2020


 C. Aaron Jackson - Owner

Accepted By:

 Westchase CDD



Find us on the web @ www.AB-Aquatics.com



ANOMALOS INDUSTRIES

WWW.ANOMALOSINDUSTRIES.COM

WESTCHASE 23 ACRE BORROW PIT LAKE

Long-Term Maintenance Proposal



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

PROJECT OVERVIEW

Anomalos Industries (AI) is pleased to propose long-term ongoing maintenance to the Westchase CDD's (CLIENT) 23 Acre Borrow Pit Lake (WC23). This long-term and calculated approach for ongoing maintenance will help preserve the midge-fly remediation that occurred during the original project and also ensure that WC23 continues to move towards a healthier, more resilient state.

Long-term Maintenance Impact:

- Decrease nutrient level proliferations and increase Dissolved Oxygen (DO) levels throughout entire water column.
- Continue with the organic removal and metabolization of muck layer.
- Resume remediation of bird rookery waste through the use of natural bacteria.
- Eliminate the need for expensive, and toxic chemical treatments with natural bacteria and enzymes for remediation, assuring neighboring residents of sustainable and natural solutions to environmental maintenance at WC23.
- Year-long (12 months) monitoring of the nutrient levels and quarterly DO readings to ensure that we are maintaining high quality aquatic ecosystems.

Community Impact:

- Provide a high quality of service and transparency
- Continue to monitor the midge-fly population through long-term and sustainable ecosystem maintenance
- Engage the community with sustainable practices and awareness through collaboration with pond crew at Davidsen Middle School administered by Rose Poyner (teacher and biologist). Provide an opportunity for students to analyze the data, and learn of ecosystem imbalance, and impact of new technology and sustainable practices.

PROJECT LOCATION AND FEATURES

28.048920, -82.594115

LOCATIONS # 1-8



SCOPE OF SERVICES

AI will provide the following on-going services over a twelve (12) month schedule:

1. Evaluation of water quality and current lake conditions
2. Maintenance services of the Moleaer 150 GPM Clear Nanobubble aerator (located onsite)
3. Onshore and offshore application of nano-aeration
 - 3.1. Four (4) offshore nano-aeration applications (AI NanoBarge)
4. Offshore remedial bacteria application
 - 4.1. Four (4) offshore remedial bacterial applications (AI NanoBarge)
5. Provide (4) Dissolved Oxygen (DO) Reports
6. Visual Remediation Reports (if needed)

CLIENT RESPONSIBILITIES

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

PRICE STRUCTURE

PRICING OVERVIEW

- Maintenance and oversight of the Moleaer 150 GPM Clear Nanobubble aerator (located onsite)
- Onshore & offshore application nano-aeration using the 150 GPM Nanobubble aerator (located onsite)
- Offshore remedial bacteria application
- Total Lake DO Reports (4)
- Miscellaneous parts and field operations equipment

CONFIGURATION

Line Item	Description	Oty.	Unit Cost	Total
1	Moleaer 150 GPM Clear Nanobubble Aerator Maintenance & Support (monthly)	12	\$150.00	\$1,800.00
2	Offshore Application of AI BaaS Nano-aeration (quarterly)	4	\$1,250.00	\$5,000.00
3	Offshore Remedial Bacteria Application (quarterly)	4	\$500.00	\$2,000.00
4	Dissolved Oxygen Reports (quarterly)	4	Included	Included
5	Parts and Field Operations Equipment	-	Included	Included
Total (4 Payments)				\$8,800.00
Months 1-3				\$2,200.00
Months 4-6				\$2,200.00
Months 7-9				\$2,200.00
Months 10-12				\$2,200.00

*Total due at beginning of each quarter schedule

AGREEMENT

Authorization for this work proposed on August 13, 2020, between ANOMALOS INDUSTRIES and Customer.

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

WESTCHASE CDD
9515 Linebaugh Ave W
Tampa, FL 33625

ANOMALOS INDUSTRIES
5340 W Kennedy Blvd Unit 329
Tampa, FL 33609

(Authorized Signature)

(Authorized Signature)

(Print or Type Name of Signatory)

(Print or Type Name of Signatory)

(Title)

(Title)

(Execution Date)

(Execution Date)

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