

**WESTCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**October 6, 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

September 29, 2020

Board of Supervisors  
Westchase Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the Westchase Community Development District will be held on Tuesday, October 6, 2020 at 4:00 p.m. The meeting will take place at the **Westchase Swim & Tennis Center, 10405 Countryway Blvd, Tampa, FL 33626**. Following is the advance agenda for this meeting:

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

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

Sincerely,



Andrew P. Mendenhall, PMP/ct  
Manager

cc: Erin McCormick  
Tonja Stewart  
Christopher Barrett  
Sonny Whyte

## **Second Order of Business**

**2A.**

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: September 1, 2020</p> <p>TIME: 4:05 p.m. - 6:00 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>6</td></tr> <tr> <td>Motion to approve the consent agenda (Motion passes)</td><td>6 7</td></tr> <tr> <td>Engineer's report</td><td>7</td></tr> <tr> <td>Promise Lane property update</td><td>7</td></tr> <tr> <td>Motion to purchase property, subject</td><td>28</td></tr> <tr> <td>Further discussion</td><td>28</td></tr> <tr> <td>Motion withdrawn</td><td>29</td></tr> <tr> <td>Further discussion</td><td>29</td></tr> <tr> <td>Motion to approve survey (Motion passes)</td><td>39 39</td></tr> <tr> <td>Engineer's report (continued)</td><td></td></tr> <tr> <td>Right-of-way agreement discussion</td><td>39</td></tr> <tr> <td>Creek overgrowth maintenance discussion</td><td>42</td></tr> <tr> <td>Attorney's report</td><td>43</td></tr> <tr> <td>Landscape maintenance agreement update</td><td>43</td></tr> <tr> <td>Motion to approve contract (Motion passes)</td><td>44 44</td></tr> <tr> <td>Employee COVID-19 procedures update</td><td>44</td></tr> <tr> <td>Motion to adopt (Motion passes)</td><td>47 47</td></tr> <tr> <td>Manager's report</td><td>48</td></tr> <tr> <td>Employee health care renewal discussion</td><td>48</td></tr> <tr> <td>Motion to accept (Motion passes)</td><td>49 50</td></tr> </table>	INDEX	PAGE	Meeting called to order	5	Roll Call	5	Consent Agenda	6	Motion to approve the consent agenda (Motion passes)	6 7	Engineer's report	7	Promise Lane property update	7	Motion to purchase property, subject	28	Further discussion	28	Motion withdrawn	29	Further discussion	29	Motion to approve survey (Motion passes)	39 39	Engineer's report (continued)		Right-of-way agreement discussion	39	Creek overgrowth maintenance discussion	42	Attorney's report	43	Landscape maintenance agreement update	43	Motion to approve contract (Motion passes)	44 44	Employee COVID-19 procedures update	44	Motion to adopt (Motion passes)	47 47	Manager's report	48	Employee health care renewal discussion	48	Motion to accept (Motion passes)	49 50
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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>Annual employee review, raise, bonus discussion</td><td>50</td></tr> <tr> <td>Motion to approve (Motion passes)</td><td>55 57</td></tr> <tr> <td>Field manager's report</td><td>57</td></tr> <tr> <td>Security camera equipment damage discussion</td><td>57</td></tr> <tr> <td>Motion to approve expenditure (Motion passes)</td><td>62 62</td></tr> <tr> <td>Pond clean-up discussion</td><td>63</td></tr> <tr> <td>Motion to approve expenditure (Motion passes)</td><td>66 66</td></tr> <tr> <td>Pond maintenance proposal discussion</td><td>66</td></tr> <tr> <td>Motion to accept (Motion passes)</td><td>69 69</td></tr> <tr> <td>Fountain requests</td><td>70</td></tr> <tr> <td>Motion to accept proposal</td><td>81</td></tr> <tr> <td>Amendment to motion (Motion passes)</td><td>86 86</td></tr> <tr> <td>Park opening update</td><td>87</td></tr> <tr> <td>Monument signage update</td><td>102</td></tr> <tr> <td>Audience comments and requests</td><td>103</td></tr> <tr> <td>Supervisor requests</td><td>105</td></tr> <tr> <td>Motion to adjourn (Motion passes)</td><td>110 110</td></tr> <tr> <td>Adjournment</td><td>110</td></tr> </table>	Annual employee review, raise, bonus discussion	50	Motion to approve (Motion passes)	55 57	Field manager's report	57	Security camera equipment damage discussion	57	Motion to approve expenditure (Motion passes)	62 62	Pond clean-up discussion	63	Motion to approve expenditure (Motion passes)	66 66	Pond maintenance proposal discussion	66	Motion to accept (Motion passes)	69 69	Fountain requests	70	Motion to accept proposal	81	Amendment to motion (Motion passes)	86 86	Park opening update	87	Monument signage update	102	Audience comments and requests	103	Supervisor requests	105	Motion to adjourn (Motion passes)	110 110	Adjournment	110										
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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 1st day 3 of September, 2020, via Zoom Videoconference, 4 beginning at 4:05 p.m., reported by Kimberly Ann 5 Roberts, Notary Public in and for the State of 6 Florida at Large. 7 * * * * *</p> <p>8 CHAIRMAN MILLS: So let's go ahead and 9 call the September 1, 2020 Westchase CDD board 10 meeting to order. 11 The record should reflect that all 12 supervisors are present, as is district staff, 13 district manager, and district counsel, and 14 district engineering, so we've got everybody 15 on board. 16 And as we've done in the past -- it's 17 worked out very well last month -- rather than 18 speaking over each other, since we have almost 19 everybody on screen, at least the 20 supervisors, if you just raise your hand, I'll 21 know to call on you, rather than us trying to 22 confuse Kim as to who said what, so try to 23 keep it somewhat orderly. 24 I have a hard stop at 5:00. I have to 25 jump off and get on a work conference call for</p>	<p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 CHAIRMAN MILLS: Next item on the agenda 2 is the discussion of the Promise Lane 3 property. 4 Erin, you want to take the lead on that 5 one? 6 MS. McCORMICK: Sure. So I talked with 7 Robert today also about this. We have some 8 progress with some discussions with TECO. I 9 have talked with Joe Romano, who is the 10 director of real estate for TECO, and he 11 seemed to be amenable to propose -- at least 12 entertaining a proposal by the district to 13 acquire the TECO right-of-way corridor that 14 runs adjacent to our property. 15 So this would be the piece that goes 16 from just north of Linebaugh Avenue, because 17 that corridor, the TECO -- that TECO run stops 18 short of Linebaugh Avenue, a little bit to the 19 north, and then it runs up to where we 20 actually own a piece of the TECO corridor 21 that's adjacent to the pond that we acquired 22 from M/I Homes. 23 And, of course, this would give us the 24 ability, if we are able to acquire it, to use 25 it for access potentially to the Promise Drive</p>
<p style="text-align: right;">Page 6</p> <p>1 hurricane recovery. They're lasting about 30 2 minutes every day. So that's assuming we're 3 still running. 4 Greg, I'll turn it over to you at that 5 point and then dial back in when the call 6 ends, assuming you guys are still hashing out 7 district business. 8 So with that, the first item of the 9 agenda is the consent agenda. Looking for 10 approval of the August 4th meeting minutes and 11 acceptance of the July financial statements. 12 MR. BAUMHOVER: I make a motion. 13 CHAIRMAN MILLS: Forrest makes a motion 14 to approve. 15 MR. CHESNEY: Second. 16 CHAIRMAN MILLS: Second by Mr. Chesney. 17 Any discussion or corrections of the minutes? 18 (No response.) 19 CHAIRMAN MILLS: None noted. All in 20 favor? 21 (All members signify in the 22 affirmative.) 23 CHAIRMAN MILLS: That passes five to 24 zero. Thank you. 25 (Motion passes.)</p>	<p style="text-align: right;">Page 8</p> <p>1 property. The thought being that we would -- 2 the access, we would construct access that 3 would go from Linebaugh Avenue. 4 You would use a piece of the property 5 that goes -- or the road that goes into the 6 school site, and then we would construct all 7 the way up to the Promise Drive property. 8 So the process that Mr. Romano outlined 9 for me would, first of all, require that we 10 have a kind of survey of the property that 11 we're proposing to acquire from TECO, which I 12 don't think we have that at this point. I'm 13 sure we don't have it, so we would need to get 14 a survey of the TECO property. 15 I think we have at least some of the 16 Promise Drive property surveyed, or we have a 17 survey that I think we might want to consider, 18 you know, doing some survey work on both the 19 TECO right-of-way parcel as well as the 20 Promise Drive property at the same time. 21 MR. DVORAK: Yeah. Erin, this is 22 Robert. We have the parcel, the Promise Drive 23 parcel. We have a full boundary survey on 24 that, and we have done some surveys for our 25 easement, our utility easement at the north</p>

<p style="text-align: right;">Page 9</p> <p>1 end.</p> <p>2 So we have part of it there, but we</p> <p>3 would have to go back out into the field to do</p> <p>4 -- to get the rest of the survey all the way</p> <p>5 down to Linebaugh. But we do have a lot of</p> <p>6 survey in the area, and we have control, so it</p> <p>7 would be a relatively straightforward thing to</p> <p>8 get back out there and get what we need.</p> <p>9 MS. McCORMICK: Okay. The other -- the</p> <p>10 other piece of this is the -- well, I guess</p> <p>11 there's two other pieces. One is that TECO</p> <p>12 has indicated that they would want to have a</p> <p>13 -- I guess, it's not a paved right of way --</p> <p>14 and, Robert, you can probably jump in here --</p> <p>15 but stabilize 30-foot segment that would</p> <p>16 provide access through the TECO corridor, and</p> <p>17 that would also be used by us to access the</p> <p>18 Promise Drive property. And they have</p> <p>19 requirements --</p> <p>20 MR. DVORAK: Yeah.</p> <p>21 MS, McCORMICK: -- for how that</p> <p>22 stabilized roadway surface needs to be done,</p> <p>23 and it would be enhanced from what they have</p> <p>24 out there right now, what they're utilizing</p> <p>25 within their corridor.</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 And I think our -- when we had our last</p> <p>2 discussion and we were talking about this</p> <p>3 from just the pursuit of the access easement,</p> <p>4 we did a preliminary cost estimate for the</p> <p>5 road, and it's going to be about in the</p> <p>6 \$100,000 range for the cost of the</p> <p>7 construction of the road, and that's, I guess,</p> <p>8 on top of, you know, whatever it costs to</p> <p>9 actually get the -- to acquire the property,</p> <p>10 but then that gives you, you know, a basically</p> <p>11 permanent safe access.</p> <p>12 Like Erin was saying, you want something</p> <p>13 that is going to be durable and, you know, not</p> <p>14 -- you're not going to have people getting</p> <p>15 stuck on the way out there. And so, I mean, I</p> <p>16 understand it, but it is a costly part of the</p> <p>17 project.</p> <p>18 MS. McCORMICK: And then --</p> <p>19 MR. CHESNEY: Can I just interrupt for</p> <p>20 one second? I mean, as far as the cost goes,</p> <p>21 I mean, \$100,000 to reinforce the bed is not a</p> <p>22 material -- I mean, it's material, but it's</p> <p>23 not an astronomical expense considering our</p> <p>24 budget size and our fund balance, so --</p> <p>25 MS. McCORMICK: And let me just finish</p>
<p style="text-align: right;">Page 10</p> <p>1 But in talking to Robert about this, I</p> <p>2 think that there may be a benefit to the</p> <p>3 district in meeting, you know, in general</p> <p>4 those requirements that TECO would want for</p> <p>5 the construction of the roadway as well</p> <p>6 because we're going to want to make sure that,</p> <p>7 you know, if we have people that are utilizing</p> <p>8 that for access, that we got it -- we got it</p> <p>9 constructed in a way that's going to be safe</p> <p>10 for the users of it.</p> <p>11 Do you want to add anything to that,</p> <p>12 Robert?</p> <p>13 MR. DVORAK: Yeah. When we were going</p> <p>14 for the, you know, approval for having access</p> <p>15 for the residents and for the staff, that's</p> <p>16 basically the same requirement they threw on</p> <p>17 us at that point, which was this, you know,</p> <p>18 stabilized road bed.</p> <p>19 They say paved, but it's going to end up</p> <p>20 being, you know, a rock or gravel surface, and</p> <p>21 -- but it will have to have enough structural</p> <p>22 integrity to support one of their trucks.</p> <p>23 That's a requirement. So you're going to end</p> <p>24 up, you know, with a pretty decent, you know,</p> <p>25 roadway cross section in there.</p>	<p style="text-align: right;">Page 12</p> <p>1 with a third piece to this. So we talked</p> <p>2 about, you know, the need to get a survey and</p> <p>3 we talked about the construction of the road</p> <p>4 surface that we would be responsible for, and</p> <p>5 then the third piece is that TECO is looking</p> <p>6 at this as that we would purchase the way that</p> <p>7 they're considering it right now, which means</p> <p>8 that when I spoke to Joe Romano -- and I don't</p> <p>9 want to give the impression that, you know,</p> <p>10 this is like a done deal that TECO has agreed</p> <p>11 to -- what he said was that he would entertain</p> <p>12 a proposal if we put these documents together,</p> <p>13 and he would be looking for us to pay what he</p> <p>14 said slightly more than fair market value for</p> <p>15 the parcel, and he threw out the numbers of,</p> <p>16 you know, 10 to 15 percent more than fair</p> <p>17 market value for the property, and then both</p> <p>18 he would be reviewing this proposed purchase,</p> <p>19 and it would have to go back to the land use</p> <p>20 committee, who's also probably looked at this</p> <p>21 when Robert was working with TECO, and I think</p> <p>22 ultimately it would have to be signed off on</p> <p>23 by the board for TECO, for them to approve the</p> <p>24 sale.</p> <p>25 But he did mention to me that, you know,</p>

<p style="text-align: right;">Page 13</p> <p>1 they had -- they have done some sales of  2 property to developers and other situations,  3 so this wouldn't be the first time that they  4 would be considering a sale of property.  5 I'm not exactly sure how we would come  6 up with the fair market value of this  7 property. I mean, of course, it's going to be  8 based on the survey, the acreage of the right  9 of way.  10 But, you know, as Robert and I were  11 talking about, that property has -- can only  12 be used for limited uses because of the fact  13 that it's a TECO right-of-way corridor, so  14 it's not like this is a commercial piece of  15 property that we would be acquiring from TECO.  16 So I think it's going to take some  17 additional thought, and I welcome any  18 suggestions that the board has about how we  19 would come up with that valuation of the  20 property to make an offer to TECO.  21 MR. DVORAK: Well, 10 to 15 over --  22 CHAIRMAN MILLS: Matt, did you have your  23 hand up?  24 (No response.)  25 CHAIRMAN MILLS: Can you guys not hear</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 maintenance office as well.  2 MR. LEWIS: Okay. All right. That  3 makes a lot more sense. I didn't realize the  4 path, so thank you.  5 MS. McCORMICK: And after I had that  6 initial conversation with Joe Romano, and  7 Brian and I had talked about this a little  8 bit, too, because he had, you know -- well,  9 Brian, you may want to jump in here, but he  10 had a couple of thoughts.  11 One was about, you know, why are they  12 requiring us to build this roadway section  13 especially through this property when they  14 haven't had it up until this point, and the  15 property north and south of that may not be  16 stabilized.  17 But when I talked to Robert Dvorak about  18 it, then, you know, I started thinking, well,  19 maybe -- maybe that's something we would want  20 anyway, so it's not necessarily something  21 that's a stumbling block with respect to TECO.  22 The other, you know, thing that Brian  23 and I talked about, and this is an idea, is to  24 see if TECO would consider donating this  25 property to the district because we are going</p>
<p style="text-align: right;">Page 14</p> <p>1 me? You're on mute, Matt.  2 MR. BAUMHOVER: He's on mute.  3 MR. LEWIS: Okay. Sorry. I did. I was  4 a little bit sticker shocked by hearing  5 \$100,000, but I pulled it up on Google Earth  6 on my iPad. I mean, it's a little further  7 than just across the way from the CDD office,  8 so I'm kind of maybe rethinking that a little  9 bit.  10 But I know Robert has probably done his  11 homework, but it did, it seemed like a lot of  12 money when I first heard that to just go  13 across an easement, but it's kind of a little  14 bit of a jaunt to the north.  15 MR. DVORAK: Matt, that's the stabilized  16 road from the south end all the way down at  17 Lambright, all the way to the north to the  18 property, so it would be a stabilized road bed  19 all the way from the south end, all the way  20 basically to the north end.  21 MR. LEWIS: Okay. So it's not --  22 MR. DVORAK: Yeah. It's not just from  23 the maintenance office, but you would also --  24 MR. LEWIS: Okay.  25 MR. DVORAK: -- have this from the</p>	<p style="text-align: right;">Page 16</p> <p>1 to be using it for a community purpose.  2 CHAIRMAN MILLS: Greg.  3 MR. CHESNEY: So, I mean, the market  4 value of it is very low, so I think we're kind  5 of -- I mean, it's \$3400, so I'll pay 36  6 without any problem.  7 But I guess my point is, is I think the  8 market value is not going to be a big deal.  9 But, I mean, what do we have to do to kind of  10 get the process moving now? I mean, we just  11 have to get the survey? Those are kind of my  12 questions.  13 I don't think the purchase of the  14 property is going to be detrimental to the  15 project. I'm done.  16 CHAIRMAN MILLS: So what's the next  17 step, Erin?  18 MS. McCORMICK: I think the next step is  19 to -- well, one, we do want to do a survey.  20 Robert, when you had been talking to  21 TECO previously about the road construction  22 for use by -- just by maintenance staff, do  23 they want to see the actual drawings of the  24 paved -- not the paved, but the roadway  25 surface that would be constructed through the</p>



<p style="text-align: right;">Page 17</p> <p>1 parcel?</p> <p>2 MR. DVORAK: Yeah. They were going to</p> <p>3 want a full topographic survey. They were</p> <p>4 going to want to see the grading, you know,</p> <p>5 how we dealt with the clearing the base, the</p> <p>6 sub base and the -- you know, the top on it.</p> <p>7 I mean, they wanted the whole -- they're very</p> <p>8 specific about what they want on their</p> <p>9 property.</p> <p>10 So it's -- but we would have to have</p> <p>11 provided that. If we were still pursuing the</p> <p>12 full access before we took a step back, that's</p> <p>13 what we would have had to do anyway.</p> <p>14 We would eventually have got to the point</p> <p>15 where we would have been surveying from one</p> <p>16 end to the other and providing them with a</p> <p>17 design of the roadway. We would have had to</p> <p>18 do that either way.</p> <p>19 CHAIRMAN MILLS: So, Robert, let me jump</p> <p>20 in here and ask a question. You mentioned</p> <p>21 they would be very specific about how they</p> <p>22 want the road built on their property.</p> <p>23 If we're buying the property, isn't it</p> <p>24 no longer their property? We're just giving</p> <p>25 back right of way for utility easement</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 no dedicated roadway for the TECO trucks, at</p> <p>2 least when you look at the aerial from what I</p> <p>3 can get off the websites. It's just dirt</p> <p>4 paths.</p> <p>5 And so we should be looking at the</p> <p>6 easement that TECO holds with regard to our</p> <p>7 property immediately to the north, and there</p> <p>8 is no reasonable justification for them to</p> <p>9 impose that requirement upon us unless we</p> <p>10 accepted that same requirement with regard to</p> <p>11 our parcel to the north.</p> <p>12 MS. McCORMICK: Well, I think from -- I</p> <p>13 agreed with you when we talked initially,</p> <p>14 Brian, but then when I talked to Robert and my</p> <p>15 understanding was there may be a justification</p> <p>16 that they would want something more through</p> <p>17 this property if it's being accessed by the</p> <p>18 public for access and we're using it to get to</p> <p>19 the Promise Drive property, then they may not</p> <p>20 be comfortable with just keeping it in the</p> <p>21 same condition that it's currently in.</p> <p>22 MR. ROSS: And I appreciate it, but we</p> <p>23 know the public uses the easement to the</p> <p>24 north. How many times have been we told</p> <p>25 people are fishing in that pond? They all get</p>
<p style="text-align: right;">Page 18</p> <p>1 purposes?</p> <p>2 MR. DVORAK: It would be, but it</p> <p>3 probably would be a condition. In other</p> <p>4 words, they're going to want to make sure that</p> <p>5 that access is where they want it, and it's</p> <p>6 convenient for them as well as us, and they're</p> <p>7 going to want to make sure that it, you know,</p> <p>8 is -- it's a strong enough driveway to hold</p> <p>9 their big -- you know, their big line trucks.</p> <p>10 So, I mean, it's going to go</p> <p>11 hand-in-hand. All I'm saying is, is I think,</p> <p>12 you know, either way they would have required</p> <p>13 us to do it.</p> <p>14 CHAIRMAN MILLS: Well -- and I agree</p> <p>15 with Erin that we would probably want to do it</p> <p>16 anyway.</p> <p>17 But to Mr. Ross' point, how are they</p> <p>18 getting their heavy utility trucks in there</p> <p>19 now? Right? It's kind of a weird ideation.</p> <p>20 MR. DVORAK: Yeah. Good question.</p> <p>21 CHAIRMAN MILLS: Mr. Ross.</p> <p>22 MR. ROSS: Thanks, Jim. You just set me</p> <p>23 up.</p> <p>24 We own the property immediately to the</p> <p>25 north. The TECO lines run there, and there is</p>	<p style="text-align: right;">Page 20</p> <p>1 access through that easement up to the north.</p> <p>2 So, again, I feel like they're just</p> <p>3 taking a very, very rigid or legalistic</p> <p>4 approach unnecessarily, really do, but I won't</p> <p>5 beat it to death.</p> <p>6 I just happen to think, Jim, what you</p> <p>7 said is exactly right. If you look at this</p> <p>8 overhead view, it does not appear they imposed</p> <p>9 that requirement to us to the north, and also</p> <p>10 to the parcel to the south, which is the</p> <p>11 commercial property that the shops owns, they</p> <p>12 don't have a dedicated roadway the whole way.</p> <p>13 They have a paved circular parking lot</p> <p>14 and drive through part of it, but part of it</p> <p>15 isn't in any way developed, much less</p> <p>16 stabilized. So, again, to me, it's just</p> <p>17 silliness, if you will.</p> <p>18 Since I've got the floor, can I keep</p> <p>19 going down my list of questions or points?</p> <p>20 CHAIRMAN MILLS: Yeah. And then I'll</p> <p>21 come back to Chris and Matt.</p> <p>22 MR. ROSS: Okay. With regard to the</p> <p>23 number that Greg threw out, that's the</p> <p>24 assessed value of the property. We all know</p> <p>25 assessed doesn't necessarily equal appraised</p>

<p style="text-align: right;">Page 21</p> <p>1 value.</p> <p>2 I would point out that if I were TECO, I</p> <p>3 would not be looking for an appraisal because</p> <p>4 then if we don't consummate the transaction</p> <p>5 and go to closing, the appraisal is then going</p> <p>6 to be a public record, and if they're looking</p> <p>7 for the appraised value to be higher than the</p> <p>8 assessed value, then their property is going</p> <p>9 to be reassessed and their taxes will go up.</p> <p>10 So I think your comment, Greg, is spot</p> <p>11 on. I think our approach should be for years</p> <p>12 and years, TECO, you've accepted and assessed</p> <p>13 our essentially appraised value of 3400, if</p> <p>14 you want us to pay another premium of 10 to 15</p> <p>15 percent, that's \$5,000. I'm like you, Greg,</p> <p>16 that, to me, isn't reason for me not to</p> <p>17 proceed.</p> <p>18 Erin, did you happen to talk to the</p> <p>19 school about whether we would be able to use</p> <p>20 their front paved portion to get to our</p> <p>21 parcel?</p> <p>22 MS. McCORMICK: No, because I thought we</p> <p>23 wanted to see how far we can get with TECO</p> <p>24 before we addressed the school issue, but --</p> <p>25 but that is a good point.</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 to retain over this parcel.</p> <p>2 And I'm sure it's going to be subject to</p> <p>3 negotiations that -- that I can see that, you</p> <p>4 know, this is going to be something that we're</p> <p>5 going to have to work through a number of</p> <p>6 these issues with them on.</p> <p>7 MR. ROSS: Okay. Robert, have you begun</p> <p>8 to visualize, not necessarily work on or map</p> <p>9 out, but visualize exactly what would be the</p> <p>10 vehicular pathway on the parcel?</p> <p>11 By way of example, are you imagining</p> <p>12 that there would be some sort of gravel circle</p> <p>13 where people would go to the right to come in</p> <p>14 and then would exit to the other side closest</p> <p>15 to the school; and if so, where would we have</p> <p>16 room for parking, whether that it be diagonal</p> <p>17 or otherwise?</p> <p>18 MR. DVORAK: I believe we developed a</p> <p>19 concept, and I'd have to look for it, early on</p> <p>20 when we were trying to get -- when we got</p> <p>21 ahold of the TECO guidelines and basically</p> <p>22 what they were going to require, we started</p> <p>23 laying it out just, you know, like on an</p> <p>24 aerial, but didn't get any further. I'll see</p> <p>25 if I can find that.</p>
<p style="text-align: right;">Page 22</p> <p>1 I mean, this acquisition of right of way</p> <p>2 is not going to help us unless the school</p> <p>3 board agrees to allow us to use their access</p> <p>4 drive to get from Linebaugh up to the property</p> <p>5 that we own.</p> <p>6 MR. ROSS: Right. With regard to the</p> <p>7 roadway, they're looking for us to pay for</p> <p>8 this. Who would have the ongoing obligation</p> <p>9 to maintain and repair it to whatever</p> <p>10 standards TECO requires?</p> <p>11 MS. McCORMICK: I think that they would</p> <p>12 want us to be responsible for that.</p> <p>13 MR. ROSS: And if their trucks caused</p> <p>14 the damage, would they then pick it up or</p> <p>15 indemnify us?</p> <p>16 MS. McCORMICK: Well, we haven't gotten</p> <p>17 into the negotiations of any kind of agreement</p> <p>18 at this point, but there has not been any</p> <p>19 reference to that at this point.</p> <p>20 MR. ROSS: Okay. Robert --</p> <p>21 MS. McCORMICK: I would anticipate that</p> <p>22 what they're going to do when we provide them</p> <p>23 with the offer is they're going to come back,</p> <p>24 and they're going to have a lot of conditions</p> <p>25 about the easement rights that they would want</p>	<p style="text-align: right;">Page 24</p> <p>1 But from the -- basically it goes down</p> <p>2 not quite the center because there is three --</p> <p>3 it looks like three sets of towers.</p> <p>4 And I believe it went between the</p> <p>5 westernmost and the center tower was the --</p> <p>6 was the north-south driveway, and then you had</p> <p>7 an access from the maintenance office, which</p> <p>8 was coming from the west and met up at a</p> <p>9 90-degree angle, and then proceeded to the</p> <p>10 north, and before you got to the ditch, the</p> <p>11 sort of the low area at the north end, you</p> <p>12 made a right into the parcel. That was the</p> <p>13 layout that we had.</p> <p>14 And I'm assuming that they would give us</p> <p>15 the same guidelines or same advice as when we</p> <p>16 -- you know, when we got it -- when we get</p> <p>17 into this. So I'm assuming it wouldn't matter</p> <p>18 or change from what they previously told us.</p> <p>19 But if I can find that -- I'm going to</p> <p>20 look right now and see if I can find that --</p> <p>21 that layout. And if I find it, I would be</p> <p>22 able to share it to you guys on the screen.</p> <p>23 MR. ROSS: That would be great. While</p> <p>24 you're looking, let me mention to you, with</p> <p>25 regard to the parcel to the south, which is</p>

<p style="text-align: right;">Page 25</p> <p>1 that commercial development I mentioned,  2 there's no separation between where people or  3 vehicles can go and where the towers are  4 located; meaning, they're totally  5 interspersed.  6 It's not as if all cars park over here  7 or all cars drive over here. It's just one  8 big clump, if you will.  9 MR. DVORAK: Yeah. Actually I'm looking  10 at it. They have a paved parking lot that is  11 underneath the lines.  12 MR. ROSS: Exactly.  13 MR. DVORAK: Yeah. It's directly  14 underneath the transmission lines.  15 MR. ROSS: Yeah. So that would mean  16 circle back to -- it would be patently unfair  17 for them to impose requirements upon us,  18 again, whether it's the roadway or whatever,  19 that they haven't imposed on these other two  20 parcels, the south and to the north.  21 CHAIRMAN MILLS: Anything else, Brian?  22 MR. ROSS: I'm curious if he's going to  23 be able to pop that up on the screen.  24 MR. DVORAK: Yeah, I'm looking. Hold on  25 a second.</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 the parcel?  2 Would that help us get off the hump of  3 too much conceptual talk and not enough  4 specific talk?  5 MS. McCORMICK: I can go back to Joe  6 Romano and tell him that the offer that the  7 district is willing to make -- I mean, I still  8 think that they're going to want to see the  9 survey and the construction plans, but, yeah,  10 I don't think -- I think it will keep the  11 dialogue going, and I think that it's not  12 going to hurt for me to go back and cite that.  13 MR. ROSS: Clearly, it would be subject  14 to a written executed purchase agreement with  15 terms mutually acceptable to both parties.  16 MS. McCORMICK: Right.  17 MR. ROSS: But I'm just thinking, would  18 it then give them reason and give us reason to  19 spend more dollars and resources to really  20 sharpen exactly what those open issues are?  21 MS. McCORMICK: Yeah. I don't think  22 he's going to be willing to take this probably  23 to the committee without some more  24 information, but I think that -- I think it's  25 a good idea to keep the conversation going</p>
<p style="text-align: right;">Page 26</p> <p>1 MR. ROSS: I was going to say, just  2 circulate it to us.  3 CHAIRMAN MILLS: Okay. Matt? Do you  4 have any other comments?  5 MR. LEWIS: Yeah. I was just going to  6 ask Robert -- I think he kind of touched on it  7 about -- do they have some kind of  8 specifications or guidelines on what type of  9 road material or material they have for their  10 trucks? But it sounds like they do.  11 MR. DVORAK: Can you guys see my screen?  12 Oh, no. It says, "Host disabled participant  13 screen sharing." Andy doesn't trust me.  14 MR. ROSS: I was a little concerned.  15 Let me see if I can change that there for you.  16 There we go. Give it a try now.  17 CHAIRMAN MILLS: Go ahead, Brian.  18 MR. ROSS: I wanted to circle back, Jim,  19 to your remark, where do we go from here? And  20 I suspect you guys are like me, a little bit  21 weary. This has taken a while and not  22 necessarily a lot of progress.  23 Would it be helpful, Erin, if we made  24 some motion -- to pass a motion that would  25 convey to TECO we're willing to pay \$5,000 for</p>	<p style="text-align: right;">Page 28</p> <p>1 back and forth, because if we are hitting a  2 road block, I think we want to know sooner  3 rather than later.  4 MR. ROSS: Good. Well, whenever it's  5 appropriate, I'm going to make that motion,  6 that we extend an offer, subject to all those  7 conditions, of \$5,000.  8 CHAIRMAN MILLS: All right. Well,  9 before you do that, though, let me circle  10 back, Erin, to the comment somebody made  11 earlier, whether it was you or Greg, about  12 proposing the opportunity for them to donate  13 this to the district --  14 MR. ROSS: Thank you.  15 CHAIRMAN MILLS: -- in lieu of paying  16 \$5,000.  17 MR. ROSS: Thank you.  18 CHAIRMAN MILLS: What are your  19 thoughts on that?  20 MS. McCORMICK: I think that that could  21 be something that would be appealing to TECO.  22 I mean, they certainly, you know, have a lot  23 of marketing of community outreach that they  24 do, so that might be of more value to them  25 than, you know, a \$5000 deal.</p>

<p style="text-align: right;">Page 29</p> <p>1 CHAIRMAN MILLS: Especially if we  2 propose a pretty robust \$100,000 road building  3 plan and adhere to a bunch of the conditions  4 that they're going to lay on us.  5 I don't think \$5,000 moves the needle  6 for them. It doesn't affect us one way or the  7 other really either, but you'd certainly want  8 to, I think, broach that question before you  9 make the offer. Right?  10 MS, McCORMICK: Uh-huh. Right.  11 MR. ROSS: You're exactly right. I  12 withdraw that -- that bad, bad motion. I  13 withdraw that.  14 CHAIRMAN MILLS: So I think we -- you  15 know -- Chris, you had your hand up earlier.  16 I want to give you the opportunity to chime  17 in. You're on mute probably.  18 MR. BARRETT: I had to actually locate  19 you guys. I had the screen sharing up.  20 My question is for Robert. I really  21 thought that the \$100,000 price was for a  22 paved road up there, but it sounds like that I  23 misheard that months ago and that it's  24 actually just for more of a gravel road. Is  25 that accurate?</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 the gate, and the alignment follows that  2 directly north, and that went in between  3 the -- you know, the westernmost overhead --  4 or towers and then the central towers.  5 We had an access to the maintenance  6 office, and it extended north to the -- you  7 know, up against the other piece of property,  8 and then a 90-degree angle.  9 And this is what we had looked at for  10 angle parking within the right of way, right  11 here. It's in this area. And then you had  12 access, you know, direct access, to this  13 parcel.  14 Also what's shown on here is we have  15 the easement agreement from TECO for this  16 yellow line is the 10-foot utility easement  17 that we are getting to run the power to the  18 aerator system.  19 So, I mean, that's another thing that  20 Erin is probably going to talk to you about  21 when she gets to her attorney's report, but  22 that agreement she's reviewed, and that is  23 separate from what we're talking about.  24 We were talking about this before,  25 earlier today, that given the timing I think</p>
<p style="text-align: right;">Page 30</p> <p>1 MR. DVORAK: Yeah. I mean, it basically  2 will have the same -- except for the top coat  3 of asphalt, it would be the same construction  4 as the regular city street or county street or  5 whatever, yeah.  6 I mean, a lot of what road construction  7 is is the preparation of the ground and the  8 layers of the sub base and the base and  9 compaction; and, you know, the top, I just  10 assumed would be a gravel surface and not  11 necessarily an asphalt surface.  12 MR. BARRETT: I'm just curious, could  13 you ballpark if we paved that, what it would  14 cost?  15 MR. DVORAK: I think it would be in that  16 -- I think it would still be in that ballpark.  17 MR. BARRETT: Still \$100,000?  18 MR. DVORAK: In that range, yeah. It  19 probably would be a little bit more, but still  20 in that range.  21 So can everyone see the -- can you see  22 this? You know, it's a big bid that we put  23 together when we were -- when we were working  24 with them to get just the easement.  25 So the idea was you had to come in off</p>	<p style="text-align: right;">Page 32</p> <p>1 that this other deal could take, it might be,  2 you know, well worth it to execute the utility  3 easement so Doug and Sonny and they can get  4 this tower conduit and this line run, so that  5 they can take care of that.  6 And then however long this other deal  7 takes with purchasing the property and doing  8 everything else that would go along with it,  9 we would at least be ahead of the game on the  10 utility. So that's that little yellow line  11 across here.  12 But that's it. I mean, this was kind of  13 like what we developed from their guidelines  14 or their feedback to us. So the north-south  15 route is exactly where I remembered it, and  16 whether or not this looks exactly like this  17 from the standpoint of parking, I don't know  18 what we would end up with, but you would get a  19 number of parking places in, you know, if you  20 had these parallel or angle -- it's 42-feet  21 wide, 20-foot depth, with a 22-foot drive  22 aisle.  23 I mean, you could get quite a few cars  24 north and south on there. There might be more  25 parking than you would even need, but --</p>

<p style="text-align: right;">Page 33</p> <p>1 MR. ROSS: What's "quite a few"?</p> <p>2 MR. DVORAK: I don't have a dimension on</p> <p>3 here. I can give you a guess. They're</p> <p>4 10-foot-wide spaces. So, I mean, I can't see</p> <p>5 a dimension to give you an estimate, but I'll</p> <p>6 figure it out and get it to you.</p> <p>7 CHAIRMAN MILLS: And would there be</p> <p>8 access from that north end of this corridor or</p> <p>9 not?</p> <p>10 MS. McCORMICK: I'm sorry, what?</p> <p>11 MR. DVORAK: Up here?</p> <p>12 CHAIRMAN MILLS: Yes.</p> <p>13 MR. DVORAK: Yeah, that's open now. I</p> <p>14 don't think that that's (audio distortion) or</p> <p>15 anything, it would just -- this would be the</p> <p>16 determination of this parcel.</p> <p>17 When we were putting this together, we</p> <p>18 were assuming that we were going for an</p> <p>19 easement for this blue area so that it would</p> <p>20 end -- it would have ended right at the</p> <p>21 property limit, right there.</p> <p>22 CHAIRMAN MILLS: So how would we limit</p> <p>23 access to the parcel if it becomes a community</p> <p>24 garden or some other use?</p> <p>25 MR. DVORAK: Well, the access is limited</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 if I'm wrong. I stepped away for a second. I</p> <p>2 want to make sure I understand that the shaded</p> <p>3 blue area, or, you know, that goes all the way</p> <p>4 down from that south access gate, all of that</p> <p>5 was for the easement that we were originally</p> <p>6 thinking of. Is that correct?</p> <p>7 MR. DVORAK: Correct. That's what that</p> <p>8 would be.</p> <p>9 MR. BAUMHOVER: Okay.</p> <p>10 MR. DVORAK: When we were looking for an</p> <p>11 access easement, that was the -- this was the</p> <p>12 dimensions we provided them.</p> <p>13 MR. BAUMHOVER: So can you have like --</p> <p>14 just to make sure I understand -- the parcel</p> <p>15 of land that we're talking about, because I</p> <p>16 assume that's not the exact same as this blue</p> <p>17 -- is it this green shaded area or bordered</p> <p>18 area --</p> <p>19 MR. DVORAK: Correct.</p> <p>20 MR. BAUMHOVER: -- this entire thing?</p> <p>21 Okay.</p> <p>22 MR. DVORAK: Yeah. This right here is</p> <p>23 the rectangular portion that we're talking</p> <p>24 about.</p> <p>25 MR. BAUMHOVER: Okay. All right. And</p>
<p style="text-align: right;">Page 34</p> <p>1 down here. I mean, there is a gate down here.</p> <p>2 You can't get through the maintenance office,</p> <p>3 so you would be talking about whatever access</p> <p>4 that occurred from, you know, the very north</p> <p>5 end of this.</p> <p>6 CHAIRMAN MILLS: That's what I'm asking</p> <p>7 about. How do you control that?</p> <p>8 Go ahead, Brian.</p> <p>9 MR. ROSS: I guess, speaking for myself,</p> <p>10 I was envisioning that the community garden</p> <p>11 area would be totally fenced. I would not</p> <p>12 want any parent to feel like a child of theirs</p> <p>13 was at risk if they were at this garden area.</p> <p>14 But with regard to immediately to the</p> <p>15 north, that's the land that the district also</p> <p>16 owns that I was referencing earlier, so I</p> <p>17 note, I point out, you don't see any kind of</p> <p>18 stabilized roadway.</p> <p>19 But to your question, we could easily</p> <p>20 put a -- again, a gate there, with a fence,</p> <p>21 and control it, and the gate would be</p> <p>22 controlled by our staff.</p> <p>23 MR. BAUMHOVER: I have a question.</p> <p>24 CHAIRMAN MILLS: Go ahead.</p> <p>25 MR. BAUMHOVER: So, Robert, correct me</p>	<p style="text-align: right;">Page 36</p> <p>1 then a question -- oh, sorry. Go ahead,</p> <p>2 Robert.</p> <p>3 MR. DVORAK: Now, this purple line is</p> <p>4 the parcel -- the entire parcel for the garden</p> <p>5 area.</p> <p>6 MR. BAUMHOVER: Right. Right. Right.</p> <p>7 And then the question that I have for Erin is</p> <p>8 -- and it goes back to the school access, I</p> <p>9 assume there's something that exists that the</p> <p>10 school already grants us permission to drive</p> <p>11 through to get to the --</p> <p>12 MS. McCORMICK: We have used that road</p> <p>13 to access our maintenance building for a long</p> <p>14 time, but I have not found in the district</p> <p>15 records any agreement that memorialized our</p> <p>16 right to access that.</p> <p>17 So I don't know if it's just been, you</p> <p>18 know, an informal agreement that we had with</p> <p>19 the school personnel. I haven't -- we haven't</p> <p>20 run an ownership and encumbrance report on the</p> <p>21 school's property, so we don't have anything</p> <p>22 in the our files that is an agreement with the</p> <p>23 school for access.</p> <p>24 MR. BAUMHOVER: Okay.</p> <p>25 MR. LEWIS: Hey, Jim. This is Matt.</p>

<p style="text-align: right;">Page 37</p> <p>1 So if I'm understanding it though from this</p> <p>2 drawing, the primary access point is from the</p> <p>3 south there. Is that what we're thinking?</p> <p>4 MR. DVORAK: Correct.</p> <p>5 MR. LEWIS: Like our park gates at night</p> <p>6 at dusk, is that kind of the thought?</p> <p>7 MR. DVORAK: Yeah. This would be --</p> <p>8 well, I mean, staff, or the district's staff,</p> <p>9 would access probably from the -- from the --</p> <p>10 their office right here, but from the public's</p> <p>11 standpoint, it would be this gate.</p> <p>12 MS. WHYTE: There is an existing gate</p> <p>13 from the TECO there right now.</p> <p>14 MR. LEWIS: Right.</p> <p>15 MR. DVORAK: Right.</p> <p>16 MR. LEWIS: From my standpoint, I like</p> <p>17 the idea -- Brian brings up a great point. I</p> <p>18 mean, that still -- you know, spending</p> <p>19 \$100,000, whether we have it or not, to do</p> <p>20 something that is not really there now, I</p> <p>21 mean, that -- probably a little passenger car</p> <p>22 -- I don't know. Doug and Sonny might have a</p> <p>23 better idea -- that area from the bottom</p> <p>24 around the CDD office may be a little bit low</p> <p>25 and soft when it rains a lot, so we might have</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 you can do it now.</p> <p>2 MR. ROSS: I move that we go ahead and</p> <p>3 proceed with the survey now.</p> <p>4 MR. LEWIS: I'll second.</p> <p>5 CHAIRMAN MILLS: Seconded by Matt. All</p> <p>6 in favor?</p> <p>7 (All members signify in the</p> <p>8 affirmative.)</p> <p>9 CHAIRMAN MILLS: That passes four to</p> <p>10 zero. I don't see Greg.</p> <p>11 (Motion passes.)</p> <p>12 MS. McCORMICK: And then before we leave</p> <p>13 the topic of the TECO corridor, just to go</p> <p>14 back to the right-of-way use agreement for the</p> <p>15 electrical conduit for the nano bubbler. That</p> <p>16 agreement was fine with one caveat, that TECO</p> <p>17 right now is requiring pretty extensive</p> <p>18 insurance that I'm not sure that we can</p> <p>19 provide under our governmental insurance</p> <p>20 policy.</p> <p>21 So I sent an email to Andy and to Paula</p> <p>22 to see if we can get some information from our</p> <p>23 insurance carrier, because I think we're going</p> <p>24 to probably need to go back to TECO to ask</p> <p>25 them to modify those insurance provisions.</p>
<p style="text-align: right;">Page 38</p> <p>1 to do some improvement, but that seems like a</p> <p>2 lot of money still to do something that may</p> <p>3 not -- they think they require it, but they</p> <p>4 don't really require it by themselves.</p> <p>5 But I like the idea to see if they'll</p> <p>6 donate it, donate the land, or the easement,</p> <p>7 so --</p> <p>8 MS. McCORMICK: Okay. Well, so I will</p> <p>9 talk to TECO about whether they would consider</p> <p>10 donating the property to us, and I will also</p> <p>11 talk to them further about the requirements</p> <p>12 for the road construction, in light of the</p> <p>13 fact that there's not an improved road similar</p> <p>14 to this in the property that's north or south</p> <p>15 of this parcel.</p> <p>16 At the same time, do you want to go</p> <p>17 ahead and get the survey done by JMT that</p> <p>18 we're talking about, the whole topographic</p> <p>19 survey?</p> <p>20 CHAIRMAN MILLS: We're going to need it.</p> <p>21 Right? Yeah.</p> <p>22 MS. McCORMICK: Yeah. I mean, we can</p> <p>23 wait -- you know, I can report back to the</p> <p>24 board after I talk further to TECO, and we can</p> <p>25 move forward with the survey at that point, or</p>	<p style="text-align: right;">Page 40</p> <p>1 Hopefully we can get that done.</p> <p>2 The other thing that they're asking for</p> <p>3 is for any contractor that we would have that</p> <p>4 would be doing work within the TECO</p> <p>5 right-of-way corridor, to also have those</p> <p>6 similar insurance limits, which I think is</p> <p>7 going to be beyond the capacity of most</p> <p>8 contractors that would use this type of work.</p> <p>9 So that's the one thing that we need to</p> <p>10 modify with TECO to be able to move forward</p> <p>11 with getting that electrical conduit</p> <p>12 installed.</p> <p>13 CHAIRMAN MILLS: Okay.</p> <p>14 Chris, do you have a question? You're</p> <p>15 on mute.</p> <p>16 MR. BARRETT: Yes. Thank you. It's</p> <p>17 just an observation when I looked at the map.</p> <p>18 You know, for years they've driven up through</p> <p>19 the parking lot of Westchase Elementary.</p> <p>20 If you came to me as the school district</p> <p>21 and you said, "We'll give up that right to go</p> <p>22 up through that entire parking lot if you just</p> <p>23 give us that access on the bottom," I'd sign</p> <p>24 off on it very, very quickly. So just a</p> <p>25 thought.</p>

<p style="text-align: right;">Page 41</p> <p>1 MS. McCORMICK: That's a good point.</p> <p>2 CHAIRMAN MILLS: Yeah. Okay. So we</p> <p>3 have a path forward at this point.</p> <p>4 And I would do a little more research,</p> <p>5 Erin, in case we run into a deal killer before</p> <p>6 we get to the survey, but if all the</p> <p>7 indicators suggest that it's going to continue</p> <p>8 to move forward, you've got the motion to move</p> <p>9 forward with the survey.</p> <p>10 MS. McCORMICK: Okay. Yeah, I can do</p> <p>11 that. I'll talk with TECO first, and I can</p> <p>12 always, you know, have some side conversation</p> <p>13 with Brian or with the chair if I get to the</p> <p>14 point that I want some more input.</p> <p>15 CHAIRMAN MILLS: Okay. Great.</p> <p>16 All right. Robert, anything else you</p> <p>17 have for us?</p> <p>18 MR. DVORAK: The only other thing, that</p> <p>19 I was going to update Sonny and Doug. I've</p> <p>20 gotten to a point where I think that the</p> <p>21 Rueberry Court, that's the little corridor</p> <p>22 along the creek there that has gotten</p> <p>23 overgrown, in the county's model, if we were</p> <p>24 able to -- the county has that modeled as sort</p> <p>25 of a maintain condition, and we could see that</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 didn't have any other engineering news.</p> <p>2 CHAIRMAN MILLS: All right. Erin.</p> <p>3 MS. McCORMICK: I don't have anything</p> <p>4 for Robert. I think there's a couple of</p> <p>5 things that I've been working on. I don't see</p> <p>6 -- one is the landscape maintenance agreement.</p> <p>7 I didn't -- we did make some changes to</p> <p>8 that, and Sonny just -- or somebody just met</p> <p>9 with Davey this afternoon, and they didn't</p> <p>10 have any problems with the changes that we</p> <p>11 made to the form of the agreement.</p> <p>12 Paul Woods inputted all the information</p> <p>13 on the dollar amount into the agreement. So I</p> <p>14 wanted to see if any board members have any</p> <p>15 comments or changes that they wanted to see,</p> <p>16 and if not, I think we may be able to go ahead</p> <p>17 and approve that tonight.</p> <p>18 I know Davey tentatively went ahead and</p> <p>19 executed the agreement in case we didn't have</p> <p>20 any changes to it. The effective date of this</p> <p>21 agreement will be November 1st, so --</p> <p>22 CHAIRMAN MILLS: Okay. Any comments or</p> <p>23 questions relative to that agreement?</p> <p>24 So, if not, you're looking for a motion</p> <p>25 to finalize and approve it for --</p>
<p style="text-align: right;">Page 42</p> <p>1 the undergrowth has kind of like gotten thick</p> <p>2 in there.</p> <p>3 And I think one of the first things we</p> <p>4 ought to consider doing, we can come up with</p> <p>5 the exact limit, but to clear, not the trees,</p> <p>6 but the underbrush itself that's grown up over</p> <p>7 and around the bank would improve things</p> <p>8 greatly from a hydraulic standpoint. But</p> <p>9 that's something I can get with Sonny and Doug</p> <p>10 on separate.</p> <p>11 But for the whole group's information,</p> <p>12 what we're trying to do is, this creek is</p> <p>13 banking up higher and higher every year, and</p> <p>14 we're trying to give a little bit of relief to</p> <p>15 the resident that lives right there on the</p> <p>16 edge of the creek and is watching the water</p> <p>17 come up higher every year. So we're trying to</p> <p>18 come up with some creative idea to mitigate</p> <p>19 that a little bit.</p> <p>20 So anyway, I'll get with Sonny and Doug</p> <p>21 separate. But basically, my recommendation</p> <p>22 initially is going to be to do some clearing</p> <p>23 of the underbrush in that facility.</p> <p>24 CHAIRMAN MILLS: Okay.</p> <p>25 MR. DVORAK: And that's all I have. I</p>	<p style="text-align: right;">Page 44</p> <p>1 MS. McCORMICK: A motion to approve the</p> <p>2 landscape maintenance agreement, and it is for</p> <p>3 a three-year term, and then it gives us the</p> <p>4 ability to extend it for one three-year term.</p> <p>5 CHAIRMAN MILLS: Okay.</p> <p>6 MR. ROSS: So moved.</p> <p>7 CHAIRMAN MILLS: Okay. Motion made by</p> <p>8 Mr. Ross and seconded by Mr. Lewis.</p> <p>9 Any discussion on the landscape</p> <p>10 contract?</p> <p>11 (No response.)</p> <p>12 CHAIRMAN MILLS: All in favor?</p> <p>13 (All members signify in the</p> <p>14 affirmative.)</p> <p>15 CHAIRMAN MILLS: That motion passes five</p> <p>16 to zero, Erin.</p> <p>17 (Motion passes.)</p> <p>18 MS. McCORMICK: Great.</p> <p>19 And then another thing that just got</p> <p>20 uploaded to DropBox today is the employee</p> <p>21 procedures that we talked about for during</p> <p>22 COVID-19 for disease preparedness and response</p> <p>23 plan.</p> <p>24 And basically, you know, I talked with</p> <p>25 Andy about it to see if there was any</p>

<p style="text-align: right;">Page 45</p> <p>1 additional documents or guidance that was out  2 there from either our insurance carrier or  3 anything that he had available from other --  4 that other districts had done, and we didn't  5 get anything -- any documents related to that.  6 So I really kept it very -- very like  7 succinct and to the point and, you know, tried  8 to just make it very clear that what we're  9 intending to do is to track the  10 recommendations and guidelines promulgated by  11 the CDC, and also that are out there by OSHA  12 for workplaces.  13 But I did put in here that what we had  14 talked about as far as employees who come into  15 close contact with somebody who has COVID-19  16 or is expected to have COVID-19 would follow  17 the CDC requirement for quarantine.  18 If an employee has COVID-19, they would  19 isolate in accordance with the CDC guidelines.  20 I put in here the provisions for the district  21 to reimburse for the days that that employee  22 would be out sick, and it would not -- you  23 know, it would not apply against their other  24 sick leave that they have.  25 And then I also put a provision in here</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 afternoon as per Erin's request.  2 CHAIRMAN MILLS: So it just came,  3 because I haven't seen it yet. I guess that's  4 what you're struggling with -- right? --  5 Brian.  6 MR. ROSS: With that being said, we're  7 in a pandemic. If this is counsel's  8 recommendation that we adopt it, I'll so move  9 that we adopt it.  10 MR. CHESNEY: I'll second it.  11 CHAIRMAN MILLS: Seconded by  12 Mr. Chesney.  13 Any further discussion?  14 (No response.)  15 CHAIRMAN MILLS: All in favor?  16 (All members signify in the  17 affirmative.)  18 CHAIRMAN MILLS: That passes five to  19 zero.  20 (Motion passes.)  21 CHAIRMAN MILLS: At this point, before  22 we get into the next discussion, I'm mindful  23 of the time. I'm going to secede the chair to  24 Mr. Chesney, and I will be back as quickly as  25 I can.</p>
<p style="text-align: right;">Page 46</p> <p>1 that the -- any employee who tests positive  2 for COVID-19 or who has close contact and  3 doesn't comply with the quarantine or  4 isolation requirements would be subject to  5 immediate termination.  6 And all of these procedures, that if the  7 board formally adopts them tonight, all of  8 these procedures would be subject to ensuring  9 that they're compliant with federal, state,  10 and local laws and regulations; and if  11 anything applied that would make them not  12 consistent with that, then they would be  13 modified to the extent necessary.  14 CHAIRMAN MILLS: Okay. So we need a  15 motion to accept that?  16 MS. McCORMICK: Yes.  17 CHAIRMAN MILLS: Okay. Anybody?  18 MR. ROSS: It didn't come across my  19 desk. Did you say it was in DropBox?  20 MS. McCORMICK: I think Sonny had  21 uploaded it to DropBox this afternoon.  22 MS. WHYTE: It is the top -- the first  23 one on DropBox today, Brian.  24 MR. ROSS: Okay.  25 MS. WHYTE: It was uploaded this</p>	<p style="text-align: right;">Page 48</p> <p>1 (Mr. Chesney assumes role of chair.)  2 MR. CHESNEY: Fantastic. Yes, you did  3 tell me that. Give me one second. I'm just  4 trying to get my agenda package back up again.  5 Here we go.  6 CHAIRMAN MILLS: I'll be back, folks.  7 Thanks.  8 (Mr. Mills leaves the meeting.)  9 MR. CHESNEY: Okay. Sorry about that.  10 Okay. So we're at the manager's report.  11 That's easy. Good timing. Where is Andy?  12 There he is.  13 MR. MENDENHALL: I am right here. So I  14 had just a couple items this evening. The  15 first one is we have the annual health care  16 renewal for our employees. So this is  17 something that obviously comes up once a year,  18 and I wanted to give you the details of that.  19 The proposed increase from the coverage  20 -- or with the coverage is 8.9 percent, which  21 is approximately \$3,000, and that's for all  22 four employees. That's the grand total of it.  23 So, you know, we compare this to other  24 districts and other health care costs. It is  25 in line with other -- other districts and</p>



<p style="text-align: right;">Page 49</p> <p>1 other health care costs. And my  2 recommendation would be to approve this  3 unless, of course, you want to make any  4 changes or if you have any questions that need  5 to be answered, I'm obviously happy to do  6 that.  7 And I'm just looking for a motion on  8 that, if anybody would like to. Anyone?  9 MR. ROSS: I'll make the motion to  10 accept or approve.  11 MR. CHESNEY: Okay. Brian made the  12 motion, Forrest seconds.  13 Any further discussion?  14 (No response.)  15 MR. LEWIS: Wait. Wait.  16 MR. CHESNEY: Yep. Matt.  17 MR. LEWIS: I'm sorry, Greg. What was  18 the percentage? You kind of broke up.  19 MR. CHESNEY: 8.9.  20 MR. LEWIS: Oh, I'm sorry.  21 MR. CHESNEY: Yeah, 8.9.  22 MR. LEWIS: Okay. Thank you.  23 MR. CHESNEY: I will say that, I mean,  24 we had -- Andy and I had talked about  25 perhaps looking at a different insurance</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 his review, and, in addition, Doug had talked  2 to the other employees about their reviews.  3 Probably no surprise here, Doug's review was  4 very good. You know, I obviously had a chance  5 to work with him throughout the year, but I'm  6 sure you each had different interactions with  7 Doug as well.  8 And kind of the high point that usually  9 guides me each year, we've been doing this a  10 long time, because Doug and I have worked at  11 Westchase for a long, long time, and the key  12 here is that I do not get any angry, upset,  13 concerned calls about Doug or about staff.  14 And so I think that speaks volumes to  15 both Jim as well as Sonny and the other guys  16 working out there with their day-to-day  17 interactions with residents.  18 I know I've said this in past years, but  19 I can tell you definitively, that is not just  20 luck or people not getting to me. They will  21 find a way to get to me if there are problems,  22 because I have a number of other districts  23 that certainly I get phone calls all day long  24 from folks that want to escalate above staff  25 members that are in the field.</p>
<p style="text-align: right;">Page 50</p> <p>1 option, and just with the COVID and  2 everything, it just kind of didn't happen.  3 I think it's a great plan, and it's  4 through the -- what is it? -- The League of  5 Cities. Is that what it's called, Andy? I  6 don't remember.  7 MR. MENDENHALL: Correct.  8 MR. CHESNEY: But it's through the  9 Florida Insurance Municipal Trust. So it's  10 not like we're out there on our own  11 negotiating the insurance renewal.  12 MR. MENDENHALL: That's correct. Yes.  13 MR. CHESNEY: Okay. So all in favor  14 signify by raising your hand.  15 (Members signify in the affirmative.)  16 MR. CHESNEY: Okay. The motion passes  17 four to zero.  18 (Motion passes.)  19 MR. CHESNEY: All right. Andy.  20 MR. MENDENHALL: All right. We have --  21 the next item that we have is we do our  22 employee annual reviews. It usually happens  23 around this time of year so we can get it in  24 place for the new fiscal year.  25 And I had a chance to talk to Doug about</p>	<p style="text-align: right;">Page 52</p> <p>1 So that being said, it is -- it was as  2 good of a review as you can get, and as well  3 I'll let Doug, of course, speak to any of the  4 individual reviews for the other folks, but  5 they were good, in addition.  6 And I would recommend that if you see  7 fit that you want to do raises and/or bonuses  8 this year, that we would probably -- I'll  9 start with the bonuses, because that's a  10 relatively easy one, so to speak.  11 I would recommend for the bonuses that  12 you might want to keep them in line with the  13 previous year, which I'm happy to go over the  14 dollar amounts, but basically for Doug, that  15 would be \$2,500, and then Sonny \$2,000, and  16 then for the two guys, it was 1500 and a  17 thousand. I'll have to pull my records to see  18 exactly what it was. But essentially my  19 recommendation would be to mirror that from  20 last year.  21 As far as raises, I know, you know,  22 there's a lot of folks, due to the pandemic,  23 out of work, and so I have seen in other  24 districts that some districts have kind of  25 placed raises on hold, some of them have</p>

<p style="text-align: right;">Page 53</p> <p>1 pulled them back a little bit because of the  2 special situation of this year with folks, you  3 know, losing jobs and work having to cut back  4 their hours.  5 So what we're typically seeing is  6 somewhere in the lower range. You might want  7 to consider 1 to 2 percent. I kind of leave  8 that to you as a board.  9 You know, again, if you're upper limit  10 is X percent, I recommend the upper limit  11 because the staff is doing a great job. You  12 just need to determine what you feel  13 comfortable with as that upper limit, and, of  14 course, obviously if you want to approve that.  15 MR. CHESNEY: Okay. I'm not entirely  16 sure. So usually how this works is, I usually  17 make a motion and then the board can kind of  18 change it from there.  19 So since Andy didn't actually make it,  20 even though he talked about it, should I go  21 ahead and make it, Andy?  22 MR. MENDENHALL: Yes. Yes, I got long  23 winded. Sorry.  24 MR. CHESNEY: Yeah. He was starting to  25 get a little sappy over Doug's performance.</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 Doug answer that as well.  2 MR. MAYS: No, I did not. They were --  3 all three seemed to be happy with their  4 evaluations. They've all done, you know,  5 above average for this community. They love  6 working for the community, so they're to the  7 point where whatever the board requests or  8 action that they want to take, they would be  9 happy with.  10 They understand, too, with the epidemic  11 -- the pandemic that there are some issues  12 going on in the community, so, yeah, they  13 understand. They would be happy with whatever  14 the board chooses.  15 MR. ROSS: Okay. Then I'll second  16 Greg's motion.  17 MR. CHESNEY: Okay. So we do have a  18 second from Brian. So, Matt?  19 MR. LEWIS: And I'm sorry, Andy, if you  20 already mentioned it, or if I didn't see it in  21 the agenda. But what was the raise from last  22 year percentage-wise for each again? Did  23 somebody say that?  24 MR. MENDENHALL: You're asking me a  25 tough question. I would have to look that up.</p>
<p style="text-align: right;">Page 54</p> <p>1 So, anyways, so what I was thinking for  2 this year, given all the stuff that Andy just  3 said, was a two percent raise for Doug and  4 Sonny, and a dollar raise for Christian and  5 LaVon, and the same bonuses as last year,  6 which were -- I'm going from memory here --  7 2500 for Doug, 2,000 for Sonny, and 1500 for  8 LaVon, and a thousand for Christian. So  9 that's what the -- you know, what I was  10 thinking.  11 Anyways -- and so, Matt, you had your  12 hand up, or did you?  13 MR. LEWIS: Oh, no, I didn't. No. I'm  14 sorry.  15 MR. CHESNEY: I'm sorry.  16 Anyone else want to make comment or  17 second that? Brian?  18 MR. ROSS: I have a question.  19 MR. CHESNEY: Sure.  20 MR. ROSS: Did either Doug or Andy  21 receive any negative feedback from any of our  22 employees, specifically they were unhappy with  23 their position, their responsibilities, or  24 their compensation?  25 MR. MENDENHALL: I have not. I'll let</p>	<p style="text-align: right;">Page 56</p> <p>1 I didn't say it offhand because I just did not  2 have that right in front of me.  3 MR. LEWIS: Okay. Okay.  4 MR. CHESNEY: Well, I have the current  5 rates approximately. Is that what you're  6 looking for, because it's like 15 for  7 Christian, 18-something for LaVon,  8 23-something for Sonny, and 45-something for  9 Doug. Is that what you're looking for, Matt?  10 MR. LEWIS: Well, I was looking more  11 percentage-wise maybe, I guess. I kind of  12 knew what the rates were. I was just trying  13 to, with your proposal and your motion, I was  14 just trying to see where we were in line with  15 last year, so --  16 MR. MENDENHALL: So last year -- sorry.  17 I just grabbed it real quick -- for last year,  18 it was a two percent raise for both Doug and  19 Sonny, and then LaVon had gone from 16.80 to  20 18, and Christian had gone 14.07 to 15. And  21 the same are just being mentioned now for this  22 year.  23 MR. CHESNEY: That's actually useful for  24 me, Matt. Thank you. Because, so far, for  25 our lower-paid employees, it's actually a</p>

<p style="text-align: right;">Page 57</p> <p>1 slightly higher percentile.  2 Any discussion on that motion?  3 (No response.)  4 MR. CHESNEY: Okay. All in favor of the  5 motion, signify by raising your hand.  6 (Members signify in the affirmative.)  7 MR. CHESNEY: So was that four -- four  8 to zero. Okay. I'm sorry. I was looking for  9 Jim, and then I realized he wasn't on the  10 call.  11 (Motion passes.)  12 MR. CHESNEY: Okay. Andy, next.  13 MR. MENDENHALL: That was -- those were  14 my two items for this evening.  15 MR. CHESNEY: Okay. Awesome. Doug.  16 MR. MAYS: As you see by our report,  17 we've got a few items that we need approval on  18 over our spending threshold. The first item  19 to bring up is the BCI camera.  20 Our cameras that are in all three of our  21 parks, we had some surge action during some of  22 the stormy days and to the point where we've  23 lost two of our DVRs and had some damage done  24 to a few cameras.  25 So the repairs to get the cameras in the</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 done? It's hard to tell. Your picture is  2 frozen.  3 MR. LEWIS: Yeah, I think I lost  4 connection. I'm on audio through the phone,  5 though. So can you hear me?  6 MR. CHESNEY: I can hear you fine. I  7 just wasn't sure if you were done because I  8 can't see you, but -- because I was going to  9 call on Brian next.  10 MR. LEWIS: My video went off, so --  11 but, yeah, Doug answered my question. Thank  12 you.  13 MR. CHESNEY: Okay. Brian.  14 MR. ROSS: Doug, did we look at whether  15 there's any sort of protection through our  16 contract, or do we, otherwise, have insurance  17 coverage for this?  18 MR. MAYS: I would have to go to Sonny  19 on that for what information she knows about  20 it, if she's still here.  21 MS. WHYTE: I'm still here. No, we do  22 not have coverage on these anymore. It's the  23 DVRs, not the cameras in this particular case.  24 And we do have surge protectors in  25 there, but it's a very small confined metal</p>
<p style="text-align: right;">Page 58</p> <p>1 parks -- West Park Village seems to be okay  2 right now; the other two parks had enough  3 damage to where we had a proposal in front of  4 you for \$7466.80 to repair the cameras.  5 So my recommendation is to at least  6 give us that kind of dollar amount. We've got  7 another camera company, we talked about  8 possibly getting with them and seeing if they  9 could do something a little cheaper, but he  10 seems to think that these cameras and this  11 equipment is strictly kaput and probably would  12 have a hard time helping us with that.  13 MR. CHESNEY: All right. Matt, you got  14 a question?  15 MR. LEWIS: No. Just is this something  16 that the power surge -- I mean, with this new  17 equipment, is it possible to install some kind  18 surge protector or --  19 MR. MAYS: Well, there's surge  20 protectors on them, but apparently, according  21 to BCI, it just -- it does happen sometimes.  22 So apparently, the surge protectors either  23 didn't work, or they didn't work on this  24 equipment anyway is what we're finding out.  25 MR. CHESNEY: All right. Matt, are you</p>	<p style="text-align: right;">Page 60</p> <p>1 boxes, and one of the DVRs completely crashed,  2 and the other one was beyond repair. It  3 flatlined completely.  4 So what Doug was referring to is BCI has  5 a very unique product. They have a product  6 that they use. It's called Avigilon.  7 Avigilon is something that even the  8 sheriff's office have and their -- some do.  9 It's a very highly rated program, that you can  10 retrieve information, it zooms.  11 If you have ever been in our office when  12 they're on, when somebody moves, there's red  13 boxes, you can zoom in, you can zoom out.  14 It's a fantastic program. It actually can  15 take you halfway across the park.  16 The problem is, is the cameras on this  17 require a licensing basically for each camera.  18 We have 16 of these cameras, so that is  19 included in this. There are two DVRS and the  20 licensing.  21 And, of course, as much as we love the  22 Avigilon program, and we've had some issues  23 with it, Doug, we do have another camera  24 company that we use for all of our other gated  25 communities -- in one of those.</p>

<p style="text-align: right;">Page 61</p> <p>1 So I had him go and find out whether or 2 not the Avigilon camera that we already have 3 on property could be hooked up to a different 4 DVR with a different programming. 5 And he thinks he can do it if BCI will 6 give us the passwords and that to their 7 cameras, but then, we won't have the Avigilon 8 program. 9 So there are a couple or two factors. 10 The problem is, with the company that we have 11 are the Greens and Stonebridge and Harbor 12 Links and all of those on, to purchase new 13 equipment is way more expensive, I think. 14 I got the proposal late yesterday. I 15 believe I uploaded it. It is quite costly, 16 because we have to start basically from 17 scratch. 18 MR. ROSS: I'm unclear what you're 19 recommending that the board do. 20 MS. WHYTE: Well -- 21 MR. MAYS: The recommendation is to 22 let's go ahead and repair the equipment. We 23 have to repair -- we have to buy two new DVRs. 24 Recommendation is, according to the proposal, 25 is the two DVRs need to be replaced,</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 MR. MAYS: Yes, it is. 2 MR. ROSS: Okay. Good. I just wasn't 3 clear. Thank you. 4 MR. CHESNEY: Any further discussion? 5 (No response.) 6 MR. CHESNEY: Okay. All in favor of the 7 motion signify by raising your hand. 8 (Members signify in the affirmative.) 9 MR. CHESNEY: Motion passes four to 10 zero. Thank you. 11 (Motion passes.) 12 MR. MAYS: Item Number Two is a small 13 pond that's behind some residents in the 14 Greencrest area. For years, it's been overrun 15 with cattail and primrose willow, and it would 16 be a good opportunity for us to clean this 17 pond up, especially since it's small. It's a 18 fairly inexpensive clean-up. 19 We would also be installing some cypress 20 tree forest to enhance this small pond. It's 21 just -- it's pretty much an eyesore. 22 I think Sonny sent you some pictures of 23 the pond, and it would really clean this area, 24 this corner up. And I believe I would like to 25 propose that we go forward and invite A &amp; B</p>
<p style="text-align: right;">Page 62</p> <p>1 basically. 2 MR. CHESNEY: And they're approximately 3 only \$7500, Doug? 4 MR. MAYS: Yes. 5 MR. BAUMHOVER: I'll make a motion to 6 give staff the authority to find the most 7 economically feasible means to solve this 8 problem with a not-to-exceed amount of \$7500, 9 because it sounded like there are a couple of 10 possibilities, so I don't want to make a 11 motion that pigeonholes the staff; but if we 12 put a not-to-exceed amount there, and the 13 staff is able to find the most proper way to 14 address this concern, not to exceed \$7500, 15 that would be my motion. 16 MR. CHESNEY: Okay. Is there a second? 17 MR. LEWIS: I'll second. 18 MR. CHESNEY: Okay. Matt seconded. 19 Is there any further discussion? Brian? 20 MR. ROSS: Question on the motion. Is 21 your motion that it be an aggregate of \$7500, 22 or 7500 per item? 23 MR. BAUMHOVER: I believe Doug's 24 recommendation was \$7500 total. Is that 25 correct?</p>	<p style="text-align: right;">Page 64</p> <p>1 Aquatics to do the clean-out, and their cost 2 would be \$16,750. 3 MR. CHESNEY: Can you repeat the amount 4 again please, Doug? 5 MR. MAYS: \$16,750. 6 MR. CHESNEY: Okay. Matt, you had a 7 comment? 8 MR. LEWIS: Yeah, I got a question. 9 Doug, I mean, I know, you know, this stuff 10 pretty well, and you've done this long enough. 11 But can you kind of go through just briefly 12 what it takes to de-root? I mean, just 13 sixteen, almost \$17,000 for that area, it 14 seems excessive. But, I mean, wouldn't they 15 take like a Bobcat in there and -- and -- 16 MR. MAYS: No. They pretty much go in 17 there with a pump. And what the pump does is 18 it pumps continuous some of the water that's 19 in there, and they use the water to pump out, 20 and they basically pull them out, all the 21 roots from all the cattails, all the primrose 22 willow, all the invasive plants. 23 There's some pickerel and canna lily and 24 stuff like that we're going to save in the 25 pond, and then add an additional half a dozen</p>

<p style="text-align: right;">Page 65</p> <p>1 cypress trees to the area.</p> <p>2 So basically what he does is, he puts</p> <p>3 manual labor to it, and they use --</p> <p>4 MR. LEWIS: Okay. So it's manual --</p> <p>5 it's hand work.</p> <p>6 MR. MAYS: Yes. The Bobcat does, too,</p> <p>7 much destruction on this property. He needs</p> <p>8 it to create the base and cut out on the edge,</p> <p>9 is all he would need it for.</p> <p>10 MR. LEWIS: Okay. Thank you.</p> <p>11 MR. CHESNEY: All right. Any further</p> <p>12 discussion?</p> <p>13 (No response.)</p> <p>14 MR. CHESNEY: Okay. So we don't have a</p> <p>15 motion yet for this. Is anyone going to make</p> <p>16 one or --</p> <p>17 MR. LEWIS: I'll move to accept the</p> <p>18 price of -- for the de-rooting of the pond</p> <p>19 area.</p> <p>20 MR. CHESNEY: Sorry. Is there a second?</p> <p>21 Brian?</p> <p>22 MR. ROSS: Yes.</p> <p>23 MR. CHESNEY: Okay. All in favor</p> <p>24 signify by raising your hand.</p> <p>25 (Members signify in the affirmative.)</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 to give us an additional year of maintenance</p> <p>2 and more bacteria that is needed to keep the</p> <p>3 pond in good condition. Again, his price is</p> <p>4 \$8800.</p> <p>5 MR. CHESNEY: Okay. Matt.</p> <p>6 MR. LEWIS: Do we not have A &amp; B</p> <p>7 Aquatics that maintains this pond or --</p> <p>8 MR. MAYS: Yes, we do. And he still</p> <p>9 recommends that we keep A &amp; B Aquatics it's a</p> <p>10 different kind of maintenance. Basically</p> <p>11 their chemicals treat stuff like hydrilla and</p> <p>12 duck weed. And, you know, when you treat</p> <p>13 these weeds, certain weeds, for right now, all</p> <p>14 they do is -- they're equipped to kill the</p> <p>15 bacteria is what he puts up and dissolves and</p> <p>16 it gets rid of them.</p> <p>17 So he agrees that A &amp; B Aquatics</p> <p>18 continue doing what they're doing, but he</p> <p>19 feels like the additional bacteria treatments</p> <p>20 would continue to have our ponds in a, you</p> <p>21 know, good condition -- a great condition,</p> <p>22 pretty much, because it seemed like we found</p> <p>23 out that a lot of that hydrilla, when we</p> <p>24 killed it, that's really one of the problems</p> <p>25 that we have with that midge fly issue,</p>
<p style="text-align: right;">Page 66</p> <p>1 MR. CHESNEY: Awesome. Perfect. Passes</p> <p>2 four to zero.</p> <p>3 (Motion passes.)</p> <p>4 MR. MAYS: And the last project that</p> <p>5 we're working on right now is through</p> <p>6 anonymous (phonetic) industry. I have talked</p> <p>7 to them about the large pond, the new one that</p> <p>8 we acquired from M/I Homes, about future</p> <p>9 maintenance to the pond, to keep it to a good,</p> <p>10 you know, high level of expectancy.</p> <p>11 And this way, we don't have to deal</p> <p>12 hopefully with the midge fly problem again.</p> <p>13 We still are in warranty for the equipment,</p> <p>14 the nano bubbler, that type of stuff.</p> <p>15 But the maintenance, he would -- the</p> <p>16 proposal you have in front of you is what he</p> <p>17 put together for maintenance and additional</p> <p>18 bacteria for the pond for four additional</p> <p>19 things of the application of the bacteria,</p> <p>20 along with maintenance on the equipment,</p> <p>21 coming out monthly to make sure everything is</p> <p>22 operating properly.</p> <p>23 His proposal to do this, as you can see,</p> <p>24 reports and parts of field operation equipment</p> <p>25 is included in his price. His price is \$8800</p>	<p style="text-align: right;">Page 68</p> <p>1 because things like that that would kill them</p> <p>2 in the ponds.</p> <p>3 If we can keep them under control,</p> <p>4 hopefully, we'll never have the midge fly, or,</p> <p>5 you know, the major problems on that pond.</p> <p>6 MR. LEWIS: So I'm understanding that</p> <p>7 this is in conjunction with the use of the</p> <p>8 nano bubbler?</p> <p>9 MR. MAYS: Yes. Yes. Yes.</p> <p>10 MR. BAUMHOVER: I have a question. I</p> <p>11 haven't been back there since probably late</p> <p>12 springtime. I'm going to guess, or I'm going</p> <p>13 to ask you to tell us, how the midge fly</p> <p>14 situation is right now in the heat of the</p> <p>15 summer.</p> <p>16 MR. MAYS: I walked the pond about four</p> <p>17 weeks ago, and the midge fly problem is, to me</p> <p>18 -- I mean, before -- I think it was you that</p> <p>19 walked out there before with me, and we got</p> <p>20 ate up pretty good with the midge flies.</p> <p>21 Now, there's zero. I have no evidence</p> <p>22 of any midge flies in the area.</p> <p>23 MR. BAUMHOVER: Okay.</p> <p>24 MR. MAYS: And, obviously, we'd be</p> <p>25 getting phone calls from M/I Homes, you know,</p>

<p style="text-align: right;">Page 69</p> <p>1 through their attorney, if there was an issue.</p> <p>2 MR. CHESNEY: Okay. Does anyone want to</p> <p>3 make a motion, or --</p> <p>4 MR. BAUMHOVER: I'll make a motion.</p> <p>5 MR. CHESNEY: Okay. To?</p> <p>6 MR. BAUMHOVER: To accept.</p> <p>7 MR. CHESNEY: The proposal?</p> <p>8 MR. BAUMHOVER: Yes.</p> <p>9 MR. CHESNEY: Is there a second?</p> <p>10 MR. LEWIS: (Raised hand.)</p> <p>11 MR. CHESNEY: Brian?</p> <p>12 MR. ROSS: Sure.</p> <p>13 MR. CHESNEY: Okay. So I'm sorry. The</p> <p>14 motion was made by Forrest and seconded by</p> <p>15 Brian. All in favor signify by raising your</p> <p>16 hand.</p> <p>17 (Members signify in the affirmative.)</p> <p>18 MR. CHESNEY: Awesome. Passes four to</p> <p>19 zero. Okay.</p> <p>20 (Motion passes.)</p> <p>21 MR. MAYS: And, now, a couple other</p> <p>22 things that I've had people that have asked me</p> <p>23 about, and I just -- this is for the board's</p> <p>24 information.</p> <p>25 I'm -- I know we've talked about it</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 track is a big pond, and either some of these</p> <p>2 ponds are still -- we do have electric at, so</p> <p>3 that would be more -- it would be a little</p> <p>4 easier for us to install those fountains in</p> <p>5 there if the board so decides to put</p> <p>6 additional fountains in the community.</p> <p>7 MR. CHESNEY: Okay. Brian.</p> <p>8 MR. ROSS: I'm not opposed to adding</p> <p>9 additional fountains. I think anything that</p> <p>10 makes the community look good and attractive,</p> <p>11 I'm all for it.</p> <p>12 My own feeling is that the fountains are</p> <p>13 a positive addition, and in the next breath, I</p> <p>14 would say I don't hear any overwhelming</p> <p>15 applauding in the community over the</p> <p>16 fountains, but I sort of rely upon and defer</p> <p>17 to your recommendations, Doug.</p> <p>18 If your sense is, yeah, it would be a</p> <p>19 good time to consider something like that, it</p> <p>20 would be responsive to a particular area of</p> <p>21 the community that at time feels neglected, I</p> <p>22 would be all ears for it.</p> <p>23 MR. MAYS: Okay.</p> <p>24 MR. CHESNEY: Doug, what are the</p> <p>25 maintenance costs associated with the</p>
<p style="text-align: right;">Page 70</p> <p>1 before, but the fountains, the two fountains</p> <p>2 that we have in the pond, I've had requests</p> <p>3 from other residents for other fountains.</p> <p>4 My recollection of our conversations</p> <p>5 before has been that the board feels that the</p> <p>6 two fountains is enough on each side of the</p> <p>7 property. I'm not sure if they still feel</p> <p>8 that way.</p> <p>9 This request came from a resident in</p> <p>10 Radcliffe, on that bridge pond, interested in</p> <p>11 a fountain over there. But we've had other</p> <p>12 residents addressing fountains on other ponds.</p> <p>13 So I would like the board's, you know,</p> <p>14 recommendation that they would, you know, ask</p> <p>15 me to -- when a resident asked about it, let</p> <p>16 them know that two is the limit that the board</p> <p>17 wants to do, or if you're interested in</p> <p>18 putting more, let me know, and me and Sonny</p> <p>19 can put that information together for another</p> <p>20 -- another fountain anywhere you'd like.</p> <p>21 Again, we have somebody asking over in</p> <p>22 Radcliffe. I've had somebody asking on the</p> <p>23 pond in the Shires. I'm sure Sonny has had</p> <p>24 other people requesting them.</p> <p>25 Pond Number One down by the railroad</p>	<p style="text-align: right;">Page 72</p> <p>1 fountain? Like what's the annualized</p> <p>2 maintenance per fountain?</p> <p>3 MR. MAYS: Sonny had the information on</p> <p>4 the program, whether we treat them or we get</p> <p>5 them maintained quarterly. It's a quarterly</p> <p>6 maintenance on it. I'm not sure what the</p> <p>7 amount is. Sonny probably knows.</p> <p>8 MS. WHYTE: It's approximately -- I</p> <p>9 don't have the numbers in front of me, but I</p> <p>10 think it's like 275 quarterly, where they come</p> <p>11 up and maintain the fountains, make sure none</p> <p>12 of the wires and that are clogged. So it's</p> <p>13 not an issue of the cost. It's --</p> <p>14 MR. CHESNEY: Well, I don't know. 275</p> <p>15 per fountain, you've got ten of them, you're</p> <p>16 talking real money.</p> <p>17 MS. WHYTE: Considering this, while</p> <p>18 we're on the fountain issue, which is what I</p> <p>19 was going to bring up, I know we talked about</p> <p>20 those LED lights last month and --</p> <p>21 MR. CHESNEY: Yeah.</p> <p>22 MS. WHYTE: And I have something to</p> <p>23 report back.</p> <p>24 Remember, he gave me a not-to-exceed --</p> <p>25 us not to exceed 15,000, which was fine, but</p>

<p style="text-align: right;">Page 73</p> <p>1 when I called and asked him for his written 2 proposal, he came in at 30,000. And I said, 3 "Well, that's not what you told me." 4 So he went back to the drawing board and 5 now he came back with a new proposal, which is 6 still \$24,000 for putting in LED lights. 7 So I told him I wasn't sure that that 8 was going to fly, and I'm looking for 9 directions from the board. 10 MR. CHESNEY: Chris, you have your hand 11 up. Is this pertinent to this, because, if 12 not, I'm going to recognize Matt? 13 MR. BARRETT: Just a quick question. 14 Maybe I'm not remembering it correctly, but I 15 remember some discussion about this cost for 16 electricity for a fountain, and it ran into 17 several hundred dollars a month, just to power 18 each fountain -- 19 MS. WHYTE: Correct. 20 MR. BARRETT: -- which is obviously a 21 lot of power. So I don't know what those 22 costs are, but, Sonny, could you remind me or 23 remind everyone what those costs are in 24 addition to the maintenance? 25 MS. WHYTE: Roughly, the big fountain is</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 look at those accurate numbers. 2 If you're interested, I can certainly 3 pull them up and send them to you tomorrow, 4 but they are very costly in power. 5 MR. CHESNEY: Well, let's break it down 6 here. We don't need to decide on the 7 fountains right now, but we do have an open 8 order for these LED lights, so that's 9 something that the board should address. 10 MS. WHYTE: Okay. So let me break -- 11 MR. CHESNEY: Yeah. 12 MS. WHYTE: -- I'm sorry. Do you want 13 me to go on? 14 MR. CHESNEY: No. No. Go on, Sonny. I 15 thought Matt was requesting to be heard. 16 MR. LEWIS: I was, but we can move on. 17 MS. WHYTE: Yes? Okay. 18 The last proposal for the big fountain, 19 six LED lights programmable fountains, 20 modified control, all of that installed, 21 14,961. 22 The Aquarius 500, which is three LED 23 lights, that would be over on the ponds, would 24 run at 10,597. 25 Now, I did say that there was an</p>
<p style="text-align: right;">Page 74</p> <p>1 \$600 a month. 2 MR. CHESNEY: Yeah. I mean, the problem 3 with fountains are -- fountains and cameras, 4 they're cheap to buy, but they're expensive to 5 run. You've got electricity, you've got 6 Internet costs. You've got all this stuff. 7 That's why, you know, we try not to have a lot 8 of those things. 9 I mean, Radcliffe is actually wired, if 10 I remember correctly. It's been a long time 11 since we renovated that bridge, but I think we 12 wired it for a fountain. 13 I don't remember, that was a discussion 14 we were going to -- and I thought that was a 15 compromise, but like we never put the fountain 16 in. 17 MS. WHYTE: It has a nano bubbler, and 18 it has a bubbler in it and an aerator in it. 19 MR. CHESNEY: Gotcha. 20 MS. WHYTE: So there is power there at 21 Radcliffe. 22 MR. CHESNEY: Yeah. Okay. 23 MS. WHYTE: So it's roughly about \$600 24 for the big fountain. I think the smaller one 25 over next to the fire station, I'd have to</p>	<p style="text-align: right;">Page 76</p> <p>1 emphasis on the breast cancer, which is 2 October. I said, "Is it doable?" His email 3 back to me was, "Could be done as soon as 4 possible. We may be delayed by a week or so 5 in the" -- I think Jim is texting. I think 6 Jim is ready to come back in. 7 MR. CHESNEY: Fantastic. 8 MS. WHYTE: I'm not sure. I'll answer 9 him in a minute. 10 But as soon as we can get it back, he 11 thinks he can get them in for us probably the 12 second week of October, rather than the first 13 week of October, but, you know, depending on 14 the delay because the lights come in from 15 Germany, so I did ask if he could not get the 16 lights in time for that, could I get lenses 17 put on these fountains temporarily to 18 facilitate what the board was willing to do, 19 and he said he could. 20 MR. CHESNEY: Okay. So, Jim, just to 21 bring you -- Jim Mills, just to bring you up 22 to speed, we're discussing the fountains and 23 the LED proposal that we worked on last month 24 that was supposed to be 15,000 and actually 25 came in at -- well, first it came in at 30 and</p>

<p style="text-align: right;">Page 77</p> <p>1 then Sonny got them down to 24, so that's kind  2 of what we're talking about now.  3 Jim, do you take the meeting back over?  4 CHAIRMAN MILLS: No. Go ahead and  5 finish this one up, and I'll take it back  6 then.  7 MR. CHESNEY: Okay.  8 MS. WHYTE: So what kind of lights do  9 you guys want for me? Do you want to go with  10 one fountain this year? Do you want to go  11 with two? Do you want to -- I didn't feel  12 comfortable. I wanted to bring it back. It's  13 a lot of money.  14 MR. CHESNEY: Yeah. Anyone -- yeah,  15 Brian.  16 MR. ROSS: Frankly, I lose confidence in  17 a vendor when they come back with an increased  18 price, particularly with such a large amount.  19 I mean, their price doubled initially, and you  20 got them down to what you got them to.  21 I think if that's their approach to  22 business today, what is it going to be like  23 when it comes to maintenance, repair, further  24 issues? I just personally would not want to  25 do business with that vendor.</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 already do that, or -- I know we have used  2 this guy before.  3 MS. WHYTE: No. It's a very unique  4 product, and it's their fountain and their  5 service and their people that do this, so it's  6 like -- it's not -- I mean, I don't know too  7 many fountain companies that I can say, "Hey,  8 listen, we have this type of fountain. What  9 are your lighting for it," because they have  10 to pull this out of the -- you know, and  11 whether or not they could even get that  12 equipment for that fountain, I have not  13 explored that.  14 MR. MENDENHALL: I have some fountain  15 companies that I work with, at least to kind  16 of probe and ask those questions. I can do  17 that.  18 MR. CHESNEY: Okay. Forrest, did you  19 have a comment? Forrest?  20 MR. BAUMHOVER: I was going to, and then  21 Andy kind of stepped in there. But I do want  22 to ask a question, and this is for the board's  23 consideration.  24 Is the primary focus to address the  25 resident's immediate concern, which is kind of</p>
<p style="text-align: right;">Page 78</p> <p>1 MS. WHYTE: Well, this is the same  2 vendor we purchased the items from, the  3 fountains and that. He's usually good.  4 And like I said to him when I called him  5 in the -- and he was in his car when he was  6 driving, and he said roughly I would say this,  7 but I told him I wouldn't hold him to that. I  8 mean, I -- I -- I did say to him, "You gave me  9 a totally" -- I didn't want to tell how much  10 the board gave me, but I said, "That is not at  11 all what you said."  12 And once he put it down on paper and,  13 you know, supplies and contracts, everything  14 has gone up recently, but you're right, I had  15 some serious concerns, and that's why he came  16 back with a reduced price.  17 MR. CHESNEY: All right. So --  18 Mr. LEWIS: I'm sorry.  19 MR. CHESNEY: Do we want to take action  20 on this? I'm sorry -- oh, there you are,  21 Matt. Go.  22 MR. LEWIS: Sorry about that. I didn't  23 mean to interrupt.  24 I mean, is there anybody else that we  25 can get a quote from, Sonny, or did you</p>	<p style="text-align: right;">Page 80</p> <p>1 a close near-term concern about getting lights  2 for the time for October, because I think if  3 we take a look at trying to get the best  4 vendor or best price, we're not going to meet  5 that goal? So, you know, I do have a motion  6 based on what --  7 MR. CHESNEY: Well, do you want to make  8 it and see if you get a second? Why don't you  9 go ahead and do that?  10 MR. BAUMHOVER: Well, I want to make an  11 observation, because I agree with Brian's  12 concern, that the price came up so much.  13 However, I think that when -- if Sonny  14 was doing the initial exploration and said,  15 "I'm not going to hold you to this," that kind  16 of talking about that, I want to give this  17 person a kind of a -- I guess, a benefit of  18 the doubt. So I make a motion that we accept,  19 you know --  20 MR. CHESNEY: One fountain, is that what  21 you're saying?  22 MR. BAUMHOVER: I'll make a motion that  23 we accept the offer that we received.  24 MR. CHESNEY: The 24,000.  25 MR. BAUMHOVER: Is there a second, so we</p>



<p style="text-align: right;">Page 81</p> <p>1 can discuss exactly where we want to go?</p> <p>2 MR. CHESNEY: I'm going to go ahead and</p> <p>3 second it so we can discuss.</p> <p>4 The motion on the floor then, as I</p> <p>5 understand it, is that we accept the motion as</p> <p>6 is, accept the proposal as is, at 24,000 for</p> <p>7 both fountains.</p> <p>8 Yes. Matt.</p> <p>9 MR. LEWIS: I think I just heard Sonny a</p> <p>10 minute ago say something about this company is</p> <p>11 who we bought the current fountains from, and</p> <p>12 it's their system and they maintain it. But</p> <p>13 if we were to go with a different company,</p> <p>14 would there be any issues with that</p> <p>15 maintenance agreement for putting in lights</p> <p>16 or --</p> <p>17 MR. CHESNEY: Could be.</p> <p>18 MS. WHYTE: Could very well be.</p> <p>19 MR. MAYS: Has anybody thought about</p> <p>20 doing what we did during the holidays, and</p> <p>21 just instead of going -- I know you like the</p> <p>22 idea of these LEDs just basically change,</p> <p>23 there's other options that come up.</p> <p>24 But just doing the lenses for it, sure</p> <p>25 seems like it's the more costly way to go in</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 there per fountain visit cost, the 250 or 275.</p> <p>2 MS. WHYTE: Yeah. But then they charge</p> <p>3 us for the lenses to put them in because he</p> <p>4 makes a trip. So he's been trying to</p> <p>5 coordinate it, but it's roughly about \$500,</p> <p>6 thereabouts.</p> <p>7 MR. BAUMHOVER: Right. Okay.</p> <p>8 MR. LEWIS: Okay.</p> <p>9 MR. CHESNEY: Well, Brian.</p> <p>10 MR. ROSS: Sonny, Greg just kind of</p> <p>11 keyed me up for my next question.</p> <p>12 What exactly will this 24,000 get us as</p> <p>13 compared to our present processes?</p> <p>14 MS. WHYTE: It will give you every light</p> <p>15 in the spectrum, I think, according to him.</p> <p>16 That will give you every color for every event</p> <p>17 that you plan on using it for.</p> <p>18 You can program the computer and you can</p> <p>19 have it set up for different days, different</p> <p>20 months, different whatever. You can</p> <p>21 pre-program it, but the problem is, is that we</p> <p>22 have existing lights, but they're light bulbs,</p> <p>23 and then all they do is, they put these in --</p> <p>24 and correct me if I'm wrong, Doug -- they're</p> <p>25 little tiny lenses that fit over the bulb,</p>
<p style="text-align: right;">Page 82</p> <p>1 the long run, just changing the lenses, just</p> <p>2 like we do at holidays, Christmastime.</p> <p>3 MR. CHESNEY: So that -- okay. Just so</p> <p>4 everyone remembers that -- that means we only</p> <p>5 can change them when they come out for their</p> <p>6 quarterly maintenance.</p> <p>7 MR. MAYS: No. They'll come up special</p> <p>8 trips just for that, they just charge you.</p> <p>9 MR. CHESNEY: What does that run</p> <p>10 approximately?</p> <p>11 MR. MAYS: Sonny, do you remember?</p> <p>12 MS. WHYTE: I think it's about \$500,</p> <p>13 because they have to make a special trip to</p> <p>14 put it in at the first of the month, and then</p> <p>15 pull it out at the end of the month or</p> <p>16 whenever the requirements are.</p> <p>17 And if it doesn't coordinate with the</p> <p>18 maintenance, he usually tries to coordinate</p> <p>19 with -- in the past what we've done is --</p> <p>20 because we only have the Christmas lights, he</p> <p>21 comes in in November, puts the lights on, and</p> <p>22 that's why sometimes they're up a little</p> <p>23 earlier than normal, because it falls into the</p> <p>24 maintenance of that.</p> <p>25 MS. BAUMHOVER: Basically two times</p>	<p style="text-align: right;">Page 84</p> <p>1 that they actually have to paddle out to the</p> <p>2 middle of the fountain, put the lens on, and</p> <p>3 that gives you that multi-color that we have</p> <p>4 around the holidays. Now --</p> <p>5 MR. ROSS: I'm sorry. Go ahead.</p> <p>6 MS. WHYTE: -- if we switch to the LED,</p> <p>7 you would not need to go back out to do that</p> <p>8 ever again, because you do it on this</p> <p>9 programmable computer board that he has.</p> <p>10 MR. ROSS: So on a go-forward basis, we</p> <p>11 would eliminate that \$500 travel charge, if</p> <p>12 you will. Correct?</p> <p>13 MS. WHYTE: I haven't thought about</p> <p>14 that, but yes.</p> <p>15 MR. ROSS: And then related to that, are</p> <p>16 there any special maintenance or other charges</p> <p>17 for these LED systems?</p> <p>18 MS. WHYTE: I don't know. I haven't gone</p> <p>19 that far because I was a little sticker</p> <p>20 shocked.</p> <p>21 MR. CHESNEY: Brian, my experience with</p> <p>22 the LED systems, just on a personal level, is</p> <p>23 that they tend to require less maintenance and</p> <p>24 tend to be more economical in the long run.</p> <p>25 MR. ROSS: Is it anticipated that this</p>

<p style="text-align: right;">Page 85</p> <p>1 computer programming for the monthly change of</p> <p>2 lights would be done in-house?</p> <p>3 MS. WHYTE: Yes. Apparently they're</p> <p>4 going to give Doug a lesson on how to set it</p> <p>5 up and LaVon and, you know, all of us to learn</p> <p>6 how to use it.</p> <p>7 MR. CHESNEY: Sonny, will the LED, will</p> <p>8 that also reduce the electrical cost? I</p> <p>9 mean --</p> <p>10 MS. WHYTE: I would think greatly.</p> <p>11 Possibly -- well, I would think. Now, for</p> <p>12 lighting purposes, keep in mind the generator</p> <p>13 still runs -- the pump itself runs, you know,</p> <p>14 filtering the water, so I --</p> <p>15 MR. CHESNEY: Yeah, I guess the pump,</p> <p>16 yeah. Understood.</p> <p>17 MS. WHYTE: There's two parts to a</p> <p>18 fountain. It's not just the lighting. It's</p> <p>19 overall cost of running the fountain itself.</p> <p>20 MR. ROSS: Do you have an understanding</p> <p>21 as to what would be the warranty on the LED</p> <p>22 system or their length of time, any</p> <p>23 limitations to it?</p> <p>24 MS. WHYTE: I do not. And he did tell</p> <p>25 me, though, they've had great success on these</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 MR. CHESNEY: Okay. All in favor of the</p> <p>2 motion, signify by raising your hand.</p> <p>3 (All members signify in the</p> <p>4 affirmative.)</p> <p>5 MR. CHESNEY: So I have one, two, three,</p> <p>6 four, five. Five to zero. Okay.</p> <p>7 (Motion passes.)</p> <p>8 MR. CHESNEY: Jim, it's back to you, if</p> <p>9 you want.</p> <p>10 CHAIRMAN MILLS: Okay. So we're</p> <p>11 obviously in the field manager report. So</p> <p>12 anything else, Sonny or Doug?</p> <p>13 MR. MAYS: Yes, sir. The last thing I</p> <p>14 was going to talk about was the park opening,</p> <p>15 so I'm kind of glad you stepped back in</p> <p>16 because we had discussed it earlier.</p> <p>17 We did follow the CDC guidelines that we</p> <p>18 talked about all along, so we had a slow</p> <p>19 opening.</p> <p>20 Cleaning the bathrooms, pressure washing</p> <p>21 the bathrooms, and all the playground</p> <p>22 equipment, we pulled the tape off of the West</p> <p>23 Park Village, Baybridge, and Glenclyff Park,</p> <p>24 the caution tape off everything and started</p> <p>25 opening the gates in the morning, close them</p>
<p style="text-align: right;">Page 86</p> <p>1 lights, and that's why it's a little bit more</p> <p>2 costly, because they use these particular</p> <p>3 lights from Germany, and they put -- they</p> <p>4 actually just installed three sets in</p> <p>5 fountains in Orlando for that purpose, and he</p> <p>6 said they've got them in other fountains, and</p> <p>7 they're very, very durable and they don't seem</p> <p>8 to break as quickly, so obviously maybe less</p> <p>9 maintenance would be involved.</p> <p>10 MR. ROSS: Would the movant consider an</p> <p>11 amendment to their motion that would say we'll</p> <p>12 have a minimum two-year warranty period?</p> <p>13 MS. WHYTE: I could certainly ask that,</p> <p>14 Brian.</p> <p>15 MR. ROSS: No. I'm saying, can we put</p> <p>16 that in our motion?</p> <p>17 MR. BAUMHOVER: Yeah, I would do that.</p> <p>18 MR. CHESNEY: Well, I guess I will</p> <p>19 follow up with a second. I just -- I wouldn't</p> <p>20 want it to -- yeah, sure. I'm agreeable to</p> <p>21 that amendment.</p> <p>22 MR. ROSS: Okay. I yield.</p> <p>23 MR. CHESNEY: All right. Any further</p> <p>24 discussion?</p> <p>25 (No response.)</p>	<p style="text-align: right;">Page 88</p> <p>1 in the evening, just as we had in the past.</p> <p>2 The only think we have not completed so</p> <p>3 far is getting JanPro in on a daily basis,</p> <p>4 which Sonny is working on that now, so we</p> <p>5 should be pretty close to that. I would</p> <p>6 imagine they'll start coming out sometime this</p> <p>7 week. And we have not put the basketball</p> <p>8 goals up yet.</p> <p>9 CHAIRMAN MILLS: When will that happen,</p> <p>10 Doug?</p> <p>11 MR. MAYS: We can make it happen</p> <p>12 tomorrow.</p> <p>13 CHAIRMAN MILLS: Okay.</p> <p>14 MR. BAUMHOVER: I have a question.</p> <p>15 CHAIRMAN MILLS: Greg, and then Forrest.</p> <p>16 MR. CHESNEY: Oh, I'll let Forrest go</p> <p>17 first, if he wants, because I intend to make a</p> <p>18 motion that we don't put up the basketball</p> <p>19 goals.</p> <p>20 CHAIRMAN MILLS: All right. Forrest.</p> <p>21 MR. BAUMHOVER: I'll ask that question</p> <p>22 about the basketball goals, because when I</p> <p>23 looked at the Hillsborough County guidelines,</p> <p>24 the basketball courts were one of the few</p> <p>25 things that were still closed.</p>

<p style="text-align: right;">Page 89</p> <p>1 MR. MAYS: Okay. Yeah. We did see 2 that, and we did see that the water parks were 3 allowed to open, the fountains, so we did turn 4 on the fountains also. 5 MR. CHESNEY: But the basketball courts 6 and (audio distortion) stuff is closed up. 7 In my mind, we should be adhering to 8 that, because that was what our last motion 9 was, to adhere to whatever the county is doing. 10 CHAIRMAN MILLS: Erin. 11 MR. MAYS: I missed that. 12 MS. McCORMICK: So are we waiting to 13 open up the restrooms until the JanPro service 14 is going to start? 15 MR. MAYS: We've already -- well, we 16 opened them up this morning with our cleaning 17 crew, our guys. So the JanPro is supposed to 18 start, I'm not sure exactly when. Sonny has 19 been handling that, so I don't know for sure. 20 If you don't want us to open the 21 bathrooms, we can put it off, but we've been 22 cleaning them ourselves. 23 MR. CHESNEY: Yeah. Erin, just remember 24 that our bathrooms are single person only, all 25 of them.</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 a separate proposal. 2 As it turns out, I am going to deduct -- 3 it's actually 1500 for all of the offices and 4 the parks and for all of the cleaning and 5 everything. So it's actually, from my 6 interpretation, \$500 less than what we thought 7 it was going to be, and so I will send over 8 the contract tomorrow morning for them -- 9 today, tonight, to sign, and they'll just 10 hopefully start on Thursday. 11 CHAIRMAN MILLS: All right. So let's 12 circle back to the basketball hoops, because, 13 Doug, when you and I spoke earlier, I was not 14 aware that was not one of the provisions in 15 the park's reopening the playgrounds 16 yesterday. So if that's confirmed, that that 17 is not part of the reopening, Sonny -- 18 MS. WHYTE: I'm checking it right now 19 while you guys are talking. 20 CHAIRMAN MILLS: -- then certainly we 21 want to continue to follow the county lead. 22 And, Chris, we would just ask that you 23 continue to report what we're doing and at 24 what pace and why, because I can hear already 25 once the park is open, the screaming starting</p>
<p style="text-align: right;">Page 90</p> <p>1 MS. McCORMICK: Yeah. I was just -- I 2 would recommend that if we're going to have 3 the restrooms open that somebody needs to be 4 cleaning them with those EPA listed 5 disinfectants. I know JanPro is going to do 6 that. I don't know if the staff is able to do 7 that with the products they have. 8 MS. WHYTE: We don't have those kinds of 9 products, and I didn't realize our bathrooms 10 were open. 11 I did speak to JanPro today. Later -- 12 early just before the board meeting, I spoke 13 to their manager. I'm going to get the 14 contract over to them to sign, and then they 15 will hopefully be up and on our property by 16 they're hoping tomorrow, but most probably on 17 Thursday, because we'll take them through and 18 show them exactly what needs to be done, what 19 needs to be disinfected, wipes, and all of 20 that. 21 And I just want to clarify, on the 22 contract I caught something -- and I wasn't 23 sure today, so I called on it -- the original 24 amount was 1500 and something, and it said 25 four, and then it said the office cleaning was</p>	<p style="text-align: right;">Page 92</p> <p>1 about the basketball hoops; and if that's not 2 been released by county, then that's not going 3 to be released in Westchase either, until it 4 is by the county. 5 MR. BAUMHOVER: I'm going to raise two 6 other things that are on the list, because I'm 7 looking at the county's website now. 8 One is the athletic fields that are 9 still not open, and then another one is events 10 and rentals. 11 MR. CHESNEY: Well, can I intercede 12 there? It's my understanding -- and Erin 13 maybe knows more -- but it's my understanding 14 that the fields was just for organized play. 15 That's what I thought it meant. 16 MR. BAUMHOVER: Well, I'm only raising 17 that because I know in anticipation of what 18 Jim said, you know, not only the basketball 19 hoops, but organized sports on any of the 20 athletic fields. 21 And then I also believe that the WCA, 22 one of the agendas for the upcoming board 23 meeting is going to be looking at resuming 24 the movies in the park, so -- 25 MR. CHESNEY: Really.</p>

<p style="text-align: right;">Page 93</p> <p>1 MR. BAUMHOVER: That's coming up on this</p> <p>2 Thursday's board meeting. So if we're going</p> <p>3 to remain consistent to what Hillsborough</p> <p>4 County's, you know -- at least, according to</p> <p>5 the website that I'm looking at now, those are</p> <p>6 three things that are still in intersection</p> <p>7 with where we have to make sure that we're</p> <p>8 still, you know, cognizant of being consistent</p> <p>9 with the county guidelines.</p> <p>10 MS. WHYTE: It's like definitely</p> <p>11 basketball courts, programs, and as Forrest</p> <p>12 said, events and rentals.</p> <p>13 MR. ROSS: I'm not saying that this is</p> <p>14 occurring, but I don't feel like we, as</p> <p>15 supervisors, should be interpreting what is</p> <p>16 intended by the county and CDC guidelines or</p> <p>17 protocols.</p> <p>18 I think we should be relying upon our</p> <p>19 legal counsel. So if you all got -- properly</p> <p>20 got to the end that it's okay to have the</p> <p>21 fields open, just not for organized events,</p> <p>22 then that's -- then that's what we should do;</p> <p>23 but if it's unclear, I'd rather our legal</p> <p>24 counsel tell us what the answer is or</p> <p>25 suggested path rather than us guessing.</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 know, there is a press release from the county</p> <p>2 that came out Monday at 4:52 that basically</p> <p>3 announced that youth and adult soccer and the</p> <p>4 lacrosse leagues can now apply to Hillsborough</p> <p>5 County for permission to resume games and</p> <p>6 tournaments in the county parks. I just</p> <p>7 thought I'd let you know that.</p> <p>8 CHAIRMAN MILLS: Okay.</p> <p>9 MR. BAUMHOVER: I'll clarify my comment</p> <p>10 earlier. I think before we make any motion to</p> <p>11 kind of go really further, I wanted to</p> <p>12 address -- kind of bring those things out and</p> <p>13 then turn it over to Erin so that we could</p> <p>14 actually get some recommendation on how we</p> <p>15 should decide.</p> <p>16 CHAIRMAN MILLS: Okay. Erin, what do</p> <p>17 you say?</p> <p>18 MS. McCORMICK: So a number of these</p> <p>19 issues that you've been talking about</p> <p>20 specifics about like events and rentals and</p> <p>21 use by teams, a lot of these have just come up</p> <p>22 in the last like few hours ago actually when I</p> <p>23 was talking to Sonny.</p> <p>24 But I think that overall they -- the --</p> <p>25 what the board has done up until this point is</p>
<p style="text-align: right;">Page 94</p> <p>1 CHAIRMAN MILLS: Okay. Matt and then</p> <p>2 Erin.</p> <p>3 MR. LEWIS: I mean, I guess to follow up</p> <p>4 with what Brian was saying, I mean, I -- I</p> <p>5 actually feel, you know, schools --</p> <p>6 Hillsborough County schools are actually</p> <p>7 starting organized sports with middle schools</p> <p>8 and high schools.</p> <p>9 So from my perspective, I'm pretty</p> <p>10 clear that if we're following the lead of</p> <p>11 what the county is doing, then the fields can</p> <p>12 be open, but just not for organized play or</p> <p>13 anything that we have on Westchase Soccer</p> <p>14 Association or something like that. That's</p> <p>15 just my opinion.</p> <p>16 MR. ROSS: And if I can jump back in, I</p> <p>17 feel like Matt's comment kind of makes my</p> <p>18 point. It shouldn't be his view or</p> <p>19 interpretation versus my view or</p> <p>20 interpretation. We need some other person</p> <p>21 advising us as to what is the official</p> <p>22 interpretation.</p> <p>23 CHAIRMAN MILLS: Mr. Barrett. You're on</p> <p>24 mute. There you go.</p> <p>25 MR. BARRETT: There is a -- just so you</p>	<p style="text-align: right;">Page 96</p> <p>1 that we are going to follow the same path that</p> <p>2 Hillsborough County is.</p> <p>3 So I think what I would recommend is</p> <p>4 that, you know, to the extent that there is</p> <p>5 specific issues about use of the facilities,</p> <p>6 for example, for meetings in the park, that we</p> <p>7 can find out from the county how they're</p> <p>8 handling that at their parks' facilities, and</p> <p>9 then we can follow what they're doing.</p> <p>10 And it's evolving, you know, sometimes</p> <p>11 on a weekly basis, so it may be something that</p> <p>12 we're going to change between this meeting and</p> <p>13 what happens in October.</p> <p>14 CHAIRMAN MILLS: Right.</p> <p>15 MS. McCORMICK: But if that's the path</p> <p>16 that you want to continue to follow, then, you</p> <p>17 know, we can certainly address all of those</p> <p>18 issues consistent with what the county is</p> <p>19 doing.</p> <p>20 CHAIRMAN MILLS: Mr. Ross.</p> <p>21 MR. ROSS: I would underscore the issue</p> <p>22 involving movies in the park. I really would</p> <p>23 want you to be specific with the county and</p> <p>24 explain what that event is, how it occurs,</p> <p>25 where folks are located, et cetera, so that</p>

<p style="text-align: right;">Page 97</p> <p>1 when they advise you as to what their position  2 is, they clearly understand what it is.  3 CHAIRMAN MILLS: Yeah.  4 MS. McCORMICK: Okay.  5 MR. MAYS: So am I clear -- I mean, so  6 don't put the basketball goals up?  7 CHAIRMAN MILLS: Correct.  8 MR. MAYS: And we'll keep the bathrooms  9 locked until JanPro is definitely on board  10 with us full time.  11 CHAIRMAN MILLS: Yes. And then to the  12 issue of the fields, I think Matt mentioned,  13 so we're not going to get -- permit Westchase  14 Soccer to do organized activity.  15 That will not preclude guys from going  16 out there for a pick-up touch football game or  17 something. Right?  18 And then, Matt, back to your comments  19 about the schools, we're following the county  20 parks' direction, not the county schools'  21 direction. I think there is probably a  22 difference there and oversight, supervision,  23 and all the rest of that. That is -- doesn't  24 make sense. Right? So, yeah.  25 MS. WHYTE: It's my understanding --</p>	<p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 MS. WHYTE: Yeah. I'm working on it.  2 He works in our office every day, so, as I  3 mentioned to her, I'm going to try to get the  4 contract over to her tonight for them to sign.  5 They may very well sign it and send it right  6 back.  7 CHAIRMAN MILLS: Okay. Mr. Ross.  8 MR. ROSS: Sonny, if you would please  9 give the WCA staff a heads up that we don't  10 want to put anybody in an awkward or  11 embarrassing position, but before they take a  12 vote on that issue that Forrest identified,  13 they should check in with either you or our  14 legal counsel just so that nobody has to  15 backtrack, if you will.  16 MS. WHYTE: Got it. I will talk to  17 Debbie first thing in the morning. Their  18 meeting is tomorrow. Am I correct, Forrest,  19 or Thursday?  20 MR. BAUMHOVER: Thursday.  21 MS. WHYTE: Okay. I will clarify that  22 with Erin tomorrow and Hillsborough County,  23 and we'll have an answer for them tomorrow.  24 MR. BAUMHOVER: I was going to ask a  25 question.</p>
<p style="text-align: right;">Page 98</p> <p>1 MR. MAYS: Sonny, off of that issue, we  2 are starting to get calls for people wanting  3 reservations for pavilions. Pavilions sound  4 like they're still closed.  5 CHAIRMAN MILLS: So events would fall  6 under that category, I think. Right? Sonny?  7 MS. WHYTE: My understanding is, after  8 talking to Margo, who happens to be one of my  9 neighbors, is that they are not having a fall  10 soccer season this year.  11 CHAIRMAN MILLS: Okay. All right.  12 MS. WHYTE: So that should not be an  13 issue anyway for us, and that we did have a  14 group of soccer players that play on the  15 weekends, but, I mean, we don't have staff  16 here to -- but that should eliminate now that  17 the parking lot is open.  18 CHAIRMAN MILLS: Right.  19 MS. WHYTE: So at least those people  20 will not be, you know, blocking the roads up  21 to the park, which is what the concern was.  22 CHAIRMAN MILLS: And anything we can do  23 to expedite JanPro getting on site, the sooner  24 we can open the restrooms. Hopefully  25 tomorrow. Right?</p>	<p style="text-align: right;">Page 100</p> <p>1 CHAIRMAN MILLS: Yeah.  2 MR. BAUMHOVER: Because this guidance is  3 coming out very quickly, and it could change  4 at any moment.  5 Doug, do you feel like maybe the staff  6 needs some sort of motion in place to kind of  7 give the authority to follow county  8 guidelines, or are you okay with following  9 what we've currently talked about?  10 MR. MAYS: Well, if you remember, there  11 was no board decisions to shut the parks down.  12 We were following CDC -- the county  13 guidelines. So we shut them down the same way  14 as we're figuring that's the way we'll open  15 them, under the same guidelines.  16 So we just basically want to make sure  17 what we communicated is obviously from the  18 board, because you guys are the ones going to  19 get the phone calls. But, no, I feel that  20 this, today, the meeting and the information  21 that I've gotten from Erin and you guys are  22 putting us in the right direction.  23 MR. BAUMHOVER: And, certainly, I would  24 think that if there's any friction between,  25 you know, what we might have talked about and</p>

<p style="text-align: right;">Page 101</p> <p>1 some issue that comes up, that you could work</p> <p>2 with Erin and the county to kind of make the</p> <p>3 right decision?</p> <p>4 MR. MAYS: Right. Well, I see -- as it</p> <p>5 starts to loosen things up a little bit, and</p> <p>6 I'm sure we'll start to get a lot of positive</p> <p>7 feedback. We'll still get the comments about</p> <p>8 the basketball courts or, you know, certain</p> <p>9 things, but at least now, they see things,</p> <p>10 you know, progressing forward, so --</p> <p>11 MR. BAUMHOVER: Yeah.</p> <p>12 CHAIRMAN MILLS: And then to that point,</p> <p>13 Forrest, you know, if two weeks from now the</p> <p>14 county opens up the basketball courts, he</p> <p>15 doesn't have to wait for us to meet again.</p> <p>16 MR. BAUMHOVER: Well, I just wanted to</p> <p>17 make sure he felt comfortable moving forward</p> <p>18 and didn't need a motion to --</p> <p>19 CHAIRMAN MILLS: No. I think our path</p> <p>20 has been pretty consistent on that.</p> <p>21 Chris, again, we'll just ask you to</p> <p>22 report the opportunities that are opening up</p> <p>23 as well as the limitations that still exist</p> <p>24 and why, and posting that. Hopefully, that</p> <p>25 calms everybody down a little bit.</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 It's in your DropBox, the price is in</p> <p>2 your DropBox, just to give you an idea how</p> <p>3 much it would be and what it would potentially</p> <p>4 look like, just for your review.</p> <p>5 CHAIRMAN MILLS: Okay.</p> <p>6 MS. WHYTE: That's all I have for now.</p> <p>7 CHAIRMAN MILLS: All right. Audience</p> <p>8 comments? I don't see anybody.</p> <p>9 We do have Jim. Jim, you're on mute,</p> <p>10 Jim.</p> <p>11 MR. WIMSATT: Oh, yeah. Just real</p> <p>12 quick, I just want to say that I've received</p> <p>13 lots of very positive comments this past week</p> <p>14 on the CDD staff and how Doug and Sonny have</p> <p>15 been very responsive to people.</p> <p>16 Somebody was saying that they had a tree</p> <p>17 fall down in the right of way, and they called</p> <p>18 on a weekend and still got a response and</p> <p>19 still got people out there, you know, the next</p> <p>20 day.</p> <p>21 And so I just wanted to bring that up</p> <p>22 and say that that -- you know, things -- all</p> <p>23 the comments, everybody who responded to it</p> <p>24 was saying just how great the staff is and how</p> <p>25 great their work is, so I just wanted to put</p>
<p style="text-align: right;">Page 102</p> <p>1 But, clearly, you know, again, I come</p> <p>2 back to the restrooms. If the playgrounds are</p> <p>3 open and parents are out there with the kids,</p> <p>4 if we don't have the restrooms open, we'll</p> <p>5 have a different issue on our hands. Right?</p> <p>6 MR. MAYS: Yeah, that's my concern.</p> <p>7 CHAIRMAN MILLS: Yeah. Anything else,</p> <p>8 guys?</p> <p>9 MS. WHYTE: I have one more thing. In</p> <p>10 your inbox and DropBox -- I know this is</p> <p>11 nothing for discussion tonight -- but for your</p> <p>12 review, just to visualize the -- I know we</p> <p>13 talked about monument signs, changing them out</p> <p>14 a few months ago, and then there was supposed</p> <p>15 to be an architect, and we haven't had</p> <p>16 anything on that issue.</p> <p>17 So the company that we work with a lot</p> <p>18 to do all of our signs, I mentioned that I've</p> <p>19 been to Cheval and that I've seen how they</p> <p>20 illuminated their back lighting of their name,</p> <p>21 so it really is, it's very subtle.</p> <p>22 So I asked her to go back and see if it</p> <p>23 was something that they could do with our</p> <p>24 existing wall and structure, and so they did a</p> <p>25 mock-up.</p>	<p style="text-align: right;">Page 104</p> <p>1 that out there.</p> <p>2 MS. WHYTE: Thank you.</p> <p>3 MR. MAYS: Thank you.</p> <p>4 CHAIRMAN MILLS: Well -- and that's a</p> <p>5 perfect tee-up, Jim, to -- Erin will be in</p> <p>6 touch with you here in the next few days since</p> <p>7 you are a supervisor-elect and review with you</p> <p>8 the Sunshine laws and social media and lack</p> <p>9 thereof, and, you know, just caution you to</p> <p>10 not get in the fray of any of that, because</p> <p>11 it's a losing battle, and it also could</p> <p>12 potentially violate Sunshine laws.</p> <p>13 But I'll defer to Erin to give you that</p> <p>14 training. Since you're unopposed, you are now</p> <p>15 officially a supervisor elect and fall under,</p> <p>16 even now, all of those parameters, so --</p> <p>17 MR. WIMSATT: Understood.</p> <p>18 CHAIRMAN MILLS: Yeah. Great. Doug,</p> <p>19 you had a comment?</p> <p>20 MR. MAYS: No.</p> <p>21 CHAIRMAN MILLS: Huh? No?</p> <p>22 MR. MAYS: Not me.</p> <p>23 MR. BARRETT: It was me.</p> <p>24 CHAIRMAN MILLS: Okay. Sorry.</p> <p>25 MR. BARRETT: When I just spoke to Greg</p>

<p style="text-align: right;">Page 105</p> <p>1 the other day -- you know, I don't mean to put  2 you on the spot. I just thought of this --  3 but I know you mentioned a couple meetings ago  4 a plan for West Park Village, a bell tower.  5 Has there been any progress there or --  6 MR. CHESNEY: I will address that. As  7 you know, I have been busy with several other  8 projects, and I have not responded to Sonny as  9 of yet. She's on top of it, though.  10 MS. WHYTE: Okay.  11 CHAIRMAN MILLS: Okay. All right.  12 MR. CHESNEY: How's that? Is that good?  13 CHAIRMAN MILLS: Supervisor requests.  14 Mr. Lewis.  15 MR. LEWIS: Nothing today, Jim.  16 CHAIRMAN MILLS: All right. Thank you.  17 Mr. Ross.  18 MR. ROSS: The only question I had is,  19 at some point should we go back to our  20 workshops? I'm thinking that we have several  21 projects that are sort of up in the air or out  22 there, and everybody may have their own ideas  23 or comments.  24 I'm not specifically asking for a  25 workshop, but I would like just that to be on</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 in letting us know their displeasure with our  2 efforts. So I would like to point that out for  3 public consumption.  4 And then the second thing, I did want to  5 just take some time to appreciate Doug and  6 Sonny and the staff for the work that you do,  7 because we talked about bonuses and pay  8 raises, but, I mean, I just wanted to extend  9 my heartfelt gratitude for the work that  10 everyone does on a daily basis; and especially  11 with trying to keep a balance between the  12 facilities that, you know, fall in the  13 Hillsborough County guidance and just making  14 sure that we're on top of not only closing  15 down when the public safety, you know, seems  16 to be the priority, but then also being quick  17 to reopen as soon as the county is moving in  18 that direction.  19 And thank you very much for everything  20 you guys do.  21 MR. MAYS: Thank you.  22 CHAIRMAN MILLS: Mr. Chesney.  23 MR. CHESNEY: My only request is that  24 since these meetings, I imagine, at least  25 until COVID is over, or at least until we get</p>
<p style="text-align: right;">Page 106</p> <p>1 the mind of others just as to the value of  2 them.  3 CHAIRMAN MILLS: Any thoughts or  4 comments on that?  5 MR. CHESNEY: Well, me, I would actually  6 love a workshop once we're ready, you know, on  7 the bell tower and few of these other  8 projects, yeah.  9 CHAIRMAN MILLS: Okay. Well, we'll  10 certainly keep that on the radar.  11 MR. LEWIS: Yeah. I would agree with  12 one.  13 CHAIRMAN MILLS: Okay. Anything else,  14 Brian?  15 MR. ROSS: That was it.  16 CHAIRMAN MILLS: Okay. Forrest.  17 MR. BAUMHOVER: I guess two things.  18 One, I did want to kind of make note of the --  19 to continue treatment of the pond that we  20 talked about with midge fly mitigation, and it  21 might sound like an expensive kind of  22 maintenance therapy, but I see that as an  23 investment in the continued upkeep of that  24 property for the benefit of our neighbors, and  25 since they've been, I guess, vocal in the past</p>	<p style="text-align: right;">Page 108</p> <p>1 some reasonable vaccine, we'll probably be  2 online.  3 And I didn't know if there is another  4 way we can get our DropBox links, like if we  5 can get the attachments either in the agenda  6 package or at least a DropBox link, just for  7 that meeting, attached to the agenda package,  8 just because I don't use -- I know about you  9 guys, but I don't use the tablet to have these  10 Zoom meetings.  11 That's all. I just thought it would  12 make it more accessible, the attachments.  13 MR. MENDENHALL: We could have a link  14 included with the email that goes out with the  15 Zoom details. That's no problem, yeah.  16 MR. CHESNEY: That would be very helpful  17 to me, and it could be specific just for that  18 meeting, but, yes, it would be very helpful.  19 Besides that, I have nothing further.  20 Thank you.  21 CHAIRMAN MILLS: Okay. And I'll echo  22 Forrest's comments about the staff navigating  23 through this period as all of us are  24 continuing to do so.  25 My conversations with Andy, I don't know</p>

<p style="text-align: right;">Page 109</p> <p>1 if it came up while I jumped off, and I  2 appreciate you guys indulging me on that, but,  3 you know, we continue to monitor, I guess, the  4 governor's executive orders that require or  5 allow us to meet in this form; and at some  6 point, if he does not extend that executive  7 order, we are then free to meet in person  8 again.  9 I guess we would still do so probably in  10 a larger room, six feet apart, and all that  11 good stuff. But, you know, this will be a  12 continuing evolution as we plow through this  13 pandemic, and hopefully exit out of it at some  14 point in our future.  15 But with that, everybody continue to  16 stay safe and do the right thing.  17 And a motion to adjourn would be  18 appropriate.  19 MS. WHYTE: Chris, did you have your  20 hand up?  21 MR. BARRETT: No. Just wanted a -- a  22 personal request. If you guys would -- if  23 DeSantis doesn't continue that executive order  24 and you guys are compelled to meet in person,  25 if you would consider moving to the swim and</p>	<p style="text-align: right;">Agenda Page 32 Page 111</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 September 16, 2020.  15  16  17  18  19  20  21  22  23  24  25</p>
<p style="text-align: right;">Page 110</p> <p>1 tennis center, you can spread out a little  2 more. I know I would feel a lot better about  3 that.  4 CHAIRMAN MILLS: Yeah. That's what I  5 was alluding to.  6 So motion to adjourn?  7 MR. LEWIS: Motion to adjourn.  8 CHAIRMAN MILLS: Second?  9 MR. BAUMHOVER: Second.  10 CHAIRMAN MILLS: All in favor?  11 (All Members signify in the affirmative  12 and the motion passes.)  13 CHAIRMAN MILLS: Good night, everybody.  14 See you next month. Thank you.  15 (At 6:00 p.m., the meeting adjourned,)  16  17  18  19  20  21  22  23  24  25</p>	



**2B.**

**Westchase  
Community Development District**

*Financial Report*

*August 31, 2020*

**Prepared by**



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**Westchase  
Community Development District**

**Financial Statements**

**(Unaudited)**

**August 31, 2020**

**Balance Sheet**  
August 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104)
<b>ASSETS</b>									
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Other Funds	3,857,581	343,818	20,764	29,761	37,276	810	384,009	69,356	-
Investments:									
Certificates of Deposit - 15 Months	-	-	-	-	-	-	-	-	-
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-	-	-
Prepaid Items	8,786	-	-	-	-	-	-	-	-
Deposits	6,388	3,628	4,043	20	-	-	7,425	800	18,600
<b>TOTAL ASSETS</b>	<b>\$ 3,872,755</b>	<b>\$ 347,446</b>	<b>\$ 24,807</b>	<b>\$ 29,781</b>	<b>\$ 37,276</b>	<b>\$ 810</b>	<b>\$ 391,434</b>	<b>\$ 70,156</b>	<b>\$ 18,600</b>

**Balance Sheet**  
August 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - RADCLIFFE (008)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104)
<b>LIABILITIES</b>									
Accounts Payable	\$ 110,093	\$ 96	\$ -	\$ -	\$ -	\$ -	\$ 15,859	\$ -	\$ -
Accrued Expenses	1,264	439	1,518	25	-	-	4,266	474	8,233
Sales Tax Payable	-	-	-	-	-	-	29	-	-
Deposits	6,000	-	-	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-	-	965
<b>TOTAL LIABILITIES</b>	<b>117,357</b>	<b>535</b>	<b>1,518</b>	<b>25</b>	<b>-</b>	<b>-</b>	<b>20,154</b>	<b>474</b>	<b>9,198</b>
<b>FUND BALANCES</b>									
<b>Nonspendable:</b>									
Prepaid Items	8,786	-	-	-	-	-	-	-	-
Deposits	6,389	3,628	4,043	20	-	-	7,425	800	18,600
<b>Restricted for:</b>									
Debt Service	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-
<b>Assigned to:</b>									
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	-
<b>Unassigned:</b>	<b>2,528,560</b>	<b>259,986</b>	<b>14,874</b>	<b>15,755</b>	<b>26,695</b>	<b>810</b>	<b>67,102</b>	<b>32,799</b>	<b>(9,198)</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 3,755,398</b>	<b>\$ 346,911</b>	<b>\$ 23,289</b>	<b>\$ 29,756</b>	<b>\$ 37,276</b>	<b>\$ 810</b>	<b>\$ 371,280</b>	<b>\$ 69,682</b>	<b>\$ 9,402</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 3,872,755</b>	<b>\$ 347,446</b>	<b>\$ 24,807</b>	<b>\$ 29,781</b>	<b>\$ 37,276</b>	<b>\$ 810</b>	<b>\$ 391,434</b>	<b>\$ 70,156</b>	<b>\$ 18,600</b>

**Balance Sheet**

August 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	SERIES 2000 DEBT SERVICE FUND	SERIES 2007- 2 DEBT SERVICE FUND	SERIES 2007- 3 DEBT SERVICE FUND	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<b>ASSETS</b>								
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,933	\$ 258,933
Due From Other Funds	18,862	212,420	13,615	7,514	7,171	702,196	-	5,705,153
Investments:								
Certificates of Deposit - 15 Months	-	-	-	-	-	-	353,636	353,636
Certificates of Deposit - 36 Months	-	-	-	-	-	-	109,062	109,062
Money Market Account	-	-	-	-	-	-	4,982,556	4,982,556
Prepaid Items	-	-	-	-	-	-	-	8,786
Deposits	-	-	-	-	-	-	-	40,904
<b>TOTAL ASSETS</b>	<b>\$ 18,862</b>	<b>\$ 212,420</b>	<b>\$ 13,615</b>	<b>\$ 7,514</b>	<b>\$ 7,171</b>	<b>\$ 702,196</b>	<b>\$ 5,704,187</b>	<b>\$ 11,459,030</b>

**Balance Sheet**  
August 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	SERIES 2000 DEBT SERVICE FUND	SERIES 2007- 2 DEBT SERVICE FUND	SERIES 2007- 3 DEBT SERVICE FUND	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<b>LIABILITIES</b>								
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 126,048
Accrued Expenses	417	-	-	-	-	-	-	16,636
Sales Tax Payable	-	5	-	-	-	-	-	34
Deposits	-	-	-	-	-	-	-	6,000
Due To Other Funds	-	-	-	-	-	-	5,704,190	5,705,155
<b>TOTAL LIABILITIES</b>	<b>417</b>	<b>5</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,704,190</b>	<b>5,853,873</b>
<b>FUND BALANCES</b>								
<b>Nonspendable:</b>								
Prepaid Items	-	-	-	-	-	-	-	8,786
Deposits	-	-	-	-	-	-	-	40,905
<b>Restricted for:</b>								
Debt Service	-	-	13,615	7,514	7,171	-	-	28,300
Capital Projects	-	-	-	-	-	702,196	-	702,196
<b>Assigned to:</b>								
Operating Reserves	1,289	3,932	-	-	-	-	-	736,011
Reserves - Erosion Control	-	-	-	-	-	-	-	60,000
Reserves - Roadways	9,385	96,360	-	-	-	-	-	971,685
<b>Unassigned:</b>	<b>7,771</b>	<b>112,123</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(3)</b>	<b>3,057,274</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 18,445</b>	<b>\$ 212,415</b>	<b>\$ 13,615</b>	<b>\$ 7,514</b>	<b>\$ 7,171</b>	<b>\$ 702,196</b>	<b>\$ (3)</b>	<b>\$ 5,605,157</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 18,862</b>	<b>\$ 212,420</b>	<b>\$ 13,615</b>	<b>\$ 7,514</b>	<b>\$ 7,171</b>	<b>\$ 702,196</b>	<b>\$ 5,704,187</b>	<b>\$ 11,459,030</b>



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

ACCOUNT DESCRIPTION	AUG-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 988	\$ 23,189	\$ 3,000	772.97%
Interest - Tax Collector	-	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%
<b>TOTAL REVENUES</b>	<b>988</b>	<b>2,643,835</b>	<b>2,596,177</b>	<b>101.84%</b>
<b>EXPENDITURES</b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	1,000	11,000	19,000	57.89%
FICA Taxes	77	842	1,454	57.91%
ProfServ-Engineering	-	57,388	36,000	159.41%
ProfServ-Legal Services	6,179	96,229	90,000	106.92%
ProfServ-Mgmt Consulting Serv	9,446	103,903	113,349	91.67%
ProfServ-Recording Secretary	974	7,729	11,000	70.26%
Auditing Services	-	7,500	7,592	98.79%
Postage and Freight	458	1,063	1,200	88.58%
Insurance - General Liability	-	32,707	39,104	83.64%
Printing and Binding	6	318	600	53.00%
Legal Advertising	-	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	100	30.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
<b>Total Administration</b>	<b>18,140</b>	<b>379,870</b>	<b>377,499</b>	<b>100.63%</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Lake and Wetland	9,833	108,167	118,000	91.67%
Contracts-Fountain	755	6,520	7,020	92.88%
R&M-Aquascaping	732	882	15,000	5.88%
R&M-Drainage	-	12,012	28,000	42.90%
R&M-Fountain	185	3,608	3,000	120.27%
Impr - Lake Bank Restoration	-	75,194	-	0.00%
Cap Outlay- Lake	-	27,601	-	0.00%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>11,505</b>	<b>233,984</b>	<b>171,020</b>	<b>136.82%</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	AUG-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Right of Way</u></b>				
Payroll-Salaries	15,932	183,146	198,246	92.38%
Payroll-Benefits	1,078	61,480	62,454	98.44%
Payroll - Overtime	1,584	18,681	17,500	106.75%
Payroll - Bonus	-	10,500	35,883	29.26%
FICA Taxes	2,109	24,786	28,221	87.83%
Contracts-Police	11,437	126,066	145,000	86.94%
Contracts-Other Services	3,630	19,930	19,560	101.89%
Contracts-Landscape	46,434	478,304	562,608	85.02%
Contracts-Mulch	73,796	147,592	147,592	100.00%
Contracts-Plant Replacement	-	58,293	70,959	82.15%
Contracts-Road Cleaning	1,392	8,351	11,135	75.00%
Contracts-Security Alarms	-	668	641	104.21%
Contracts-Pest Control	48	528	540	97.78%
Contracts-Other Landscape	-	480	5,760	8.33%
Fuel, Gasoline and Oil	841	8,704	13,000	66.95%
Communication - Teleph - Field	504	4,463	5,000	89.26%
Utility - General	1,264	19,437	23,275	83.51%
Utility - Reclaimed Water	-	2,922	10,000	29.22%
Insurance - General Liability	-	3,123	3,743	83.44%
R&M-General	10,224	41,243	42,500	97.04%
R&M-Equipment	49	7,949	8,000	99.36%
R&M-Grounds	19,808	87,247	110,184	79.18%
R&M-Irrigation	2,769	50,984	65,000	78.44%
R&M-Sidewalks	-	7,195	15,616	46.07%
R&M-Signage	1,750	5,461	6,000	91.02%
R&M-Walls and Signage	866	11,578	32,500	35.62%
Misc-Holiday Decor	-	7,696	10,000	76.96%
Misc-Taxes (Streetlights)	-	34,076	35,670	95.53%
Misc-Contingency	-	5,614	5,000	112.28%
Office Supplies	233	1,182	3,500	33.77%
Cleaning Services	-	-	1,680	0.00%
Op Supplies - General	591	3,835	6,000	63.92%
Op Supplies - Uniforms	-	260	600	43.33%
Supplies - Misc.	-	141	600	23.50%
Subscriptions and Memberships	65	1,435	400	358.75%
Conference and Seminars	-	320	1,000	32.00%
Capital Outlay	-	15,155	-	0.00%
<b>Total Right of Way</b>	<b>196,404</b>	<b>1,458,825</b>	<b>1,705,367</b>	<b>85.54%</b>

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	AUG-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Common Area</u></b>				
R&M-General	48	10,415	17,000	61.26%
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	6,120	7,391	82.80%
Impr - Park	-	-	312,200	0.00%
<b>Total Common Area</b>	<b>660</b>	<b>18,635</b>	<b>342,291</b>	<b>5.44%</b>
<b>TOTAL EXPENDITURES</b>	<b>226,709</b>	<b>2,091,314</b>	<b>2,596,177</b>	<b>80.55%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(225,721)	552,521	-	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	71,432	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>71,432</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (225,721)	\$ 623,953	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>		<b>3,131,445</b>	<b>3,131,445</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 3,755,398</b>	<b>\$ 3,131,445</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	AUG-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 98	\$ 2,268	\$ 125	1814.40%
Special Assmnts- Tax Collector	-	57,746	57,746	100.00%
Special Assmnts- Discounts	-	(2,134)	(2,310)	92.38%
Gate Bar Code/Remotes	-	356	-	0.00%
<b>TOTAL REVENUES</b>	<b>98</b>	<b>58,236</b>	<b>55,561</b>	<b>104.81%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	-	1,112	1,155	96.28%
Misc-Credit Card Fees	-	11	15	73.33%
<b>Total Administration</b>	<b>-</b>	<b>1,123</b>	<b>1,170</b>	<b>95.98%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	250	3,543	2,831	125.15%
Electricity - Streetlighting	439	4,922	8,585	57.33%
Insurance - General Liability	-	1,387	1,662	83.45%
R&M-General	-	6,082	19,700	30.87%
R&M-Gate	96	3,423	6,340	53.99%
Reserve - Roadways	-	-	15,273	0.00%
<b>Total Right of Way</b>	<b>785</b>	<b>19,357</b>	<b>54,391</b>	<b>35.59%</b>
<b>TOTAL EXPENDITURES</b>	<b>785</b>	<b>20,480</b>	<b>55,561</b>	<b>36.86%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(687)	37,756	-	0.00%
Net change in fund balance	\$ (687)	\$ 37,756	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>		<b>309,155</b>	<b>309,155</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 346,911</b>	<b>\$ 309,155</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	AUG-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 7	\$ 169	\$ 40	422.50%
Special Assmnts- Tax Collector	-	18,174	18,174	100.00%
Special Assmnts- Discounts	-	(672)	(727)	92.43%
<b>TOTAL REVENUES</b>	<b>7</b>	<b>17,671</b>	<b>17,487</b>	<b>101.05%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	-	350	363	96.42%
<b>Total Administration</b>	<b>-</b>	<b>350</b>	<b>363</b>	<b>96.42%</b>
<b>Right of Way</b>				
R&M-Streetlights	1,518	16,571	17,124	96.77%
<b>Total Right of Way</b>	<b>1,518</b>	<b>16,571</b>	<b>17,124</b>	<b>96.77%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,518</b>	<b>16,921</b>	<b>17,487</b>	<b>96.76%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(1,511)	750	-	0.00%
Net change in fund balance	<u>\$ (1,511)</u>	<u>\$ 750</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>		<b>22,539</b>	<b>22,539</b>	
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 23,289</b></u>	<u><b>\$ 22,539</b></u>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	AUG-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 11	\$ 269	\$ 42	640.48%
Special Assmnts- Tax Collector	-	3,842	3,842	100.00%
Special Assmnts- Discounts	-	(142)	(154)	92.21%
Gate Bar Code/Remotes	-	69	-	0.00%
<b>TOTAL REVENUES</b>	<b>11</b>	<b>4,038</b>	<b>3,730</b>	<b>108.26%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	-	74	77	96.10%
Misc-Credit Card Fees	-	2	5	40.00%
<b>Total Administration</b>	<b>-</b>	<b>76</b>	<b>82</b>	<b>92.68%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	150	1,650	1,980	83.33%
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	25	270	500	54.00%
Reserve - Roadways	-	-	1,843	0.00%
<b>Total Right of Way</b>	<b>175</b>	<b>10,344</b>	<b>9,886</b>	<b>104.63%</b>
<b>TOTAL EXPENDITURES</b>	<b>175</b>	<b>10,420</b>	<b>9,968</b>	<b>104.53%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(164)	(6,382)	(6,238)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	-	-	(6,238)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(6,238)</b>	<b>0.00%</b>
Net change in fund balance	\$ (164)	\$ (6,382)	\$ (6,238)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>		<b>36,138</b>	<b>36,138</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 29,756</b>	<b>\$ 29,900</b>	

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

ACCOUNT DESCRIPTION	AUG-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 10	\$ 223	\$ 10	2230.00%
Special Assmnts- Tax Collector	-	6,956	6,956	100.00%
Special Assmnts- Discounts	-	(257)	(278)	92.45%
<b>TOTAL REVENUES</b>	<b>10</b>	<b>6,922</b>	<b>6,688</b>	<b>103.50%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	-	134	139	96.40%
<b>Total Administration</b>	-	134	139	96.40%
<b>Right of Way</b>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	1,549	0.00%
<b>Total Right of Way</b>	-	-	6,549	0.00%
<b>TOTAL EXPENDITURES</b>	-	<b>134</b>	<b>6,688</b>	<b>2.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	10	6,788	-	0.00%
Net change in fund balance	\$ 10	\$ 6,788	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>		<b>30,488</b>	<b>30,488</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 37,276</b>	<b>\$ 30,488</b>	

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

ACCOUNT DESCRIPTION	AUG-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 112	\$ 2,646	\$ 500	529.20%
Special Assmnts- Tax Collector	-	300,626	300,625	100.00%
Special Assmnts- Discounts	-	(11,111)	(12,026)	92.39%
Gate Bar Code/Remotes	341	2,330	-	0.00%
<b>TOTAL REVENUES</b>	<b>453</b>	<b>294,491</b>	<b>289,099</b>	<b>101.87%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	-	5,790	6,012	96.31%
Misc-Credit Card Fees	14	75	120	62.50%
<b>Total Administration</b>	<b>14</b>	<b>5,865</b>	<b>6,132</b>	<b>95.65%</b>
<b>Right of Way</b>				
Contracts-Security Services	14,734	163,075	160,000	101.92%
Contracts-Pest Control	35	235	240	97.92%
Communication - Teleph - Field	175	1,911	3,000	63.70%
Insurance - General Liability	-	713	855	83.39%
R&M-General	-	33,624	21,760	154.52%
R&M-Gate	-	5,865	10,000	58.65%
R&M-Streetlights	4,266	46,509	52,000	89.44%
Cap Outlay - Signage	12,755	20,455	-	0.00%
Reserve - Roadways	-	-	44,112	0.00%
<b>Total Right of Way</b>	<b>31,965</b>	<b>272,387</b>	<b>291,967</b>	<b>93.29%</b>
<b>TOTAL EXPENDITURES</b>	<b>31,979</b>	<b>278,252</b>	<b>298,099</b>	<b>93.34%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(31,526)	16,239	(9,000)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	-	-	(9,000)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(9,000)</b>	<b>0.00%</b>
Net change in fund balance	\$ (31,526)	\$ 16,239	\$ (9,000)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>		<b>355,041</b>	<b>355,041</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 371,280</b>	<b>\$ 346,041</b>	



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

ACCOUNT DESCRIPTION	AUG-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 20	\$ 475	\$ 80	593.75%
Special Assmnts- Tax Collector	-	16,417	16,417	100.00%
Special Assmnts- Discounts	-	(607)	(658)	92.25%
<b>TOTAL REVENUES</b>	<b>20</b>	<b>16,285</b>	<b>15,839</b>	<b>102.82%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	-	316	328	96.34%
Misc-Credit Card Fees	-	-	10	0.00%
<b>Total Administration</b>	<b>-</b>	<b>316</b>	<b>338</b>	<b>93.49%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	125	1,368	1,450	94.34%
Insurance - General Liability	-	288	345	83.48%
R&M-General	-	3,400	1,000	340.00%
R&M-Gate	-	155	3,800	4.08%
R&M-Streetlights	474	5,107	5,800	88.05%
Reserve - Roadways	-	-	3,106	0.00%
<b>Total Right of Way</b>	<b>599</b>	<b>10,318</b>	<b>15,501</b>	<b>66.56%</b>
<b>TOTAL EXPENDITURES</b>	<b>599</b>	<b>10,634</b>	<b>15,839</b>	<b>67.14%</b>
Excess (deficiency) of revenues Over (under) expenditures	(579)	5,651	-	0.00%
Net change in fund balance	\$ (579)	\$ 5,651	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>		<b>64,031</b>	<b>64,031</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 69,682</b>	<b>\$ 64,031</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	AUG-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
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%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>114,609</b>	<b>114,545</b>	<b>100.06%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	-	2,292	2,380	96.30%
<b>Total Administration</b>	<b>-</b>	<b>2,292</b>	<b>2,380</b>	<b>96.30%</b>
<b>Right of Way</b>				
R&M-General	-	8,130	-	0.00%
R&M-Streetlights	8,233	91,703	99,900	91.79%
Reserve - Roadways	-	-	12,265	0.00%
<b>Total Right of Way</b>	<b>8,233</b>	<b>99,833</b>	<b>112,165</b>	<b>89.01%</b>
<b>TOTAL EXPENDITURES</b>	<b>8,233</b>	<b>102,125</b>	<b>114,545</b>	<b>89.16%</b>
Excess (deficiency) of revenues Over (under) expenditures	(8,233)	12,484	-	0.00%
Net change in fund balance	\$ (8,233)	\$ 12,484	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>		<b>(3,082)</b>	<b>(3,082)</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 9,402</b>	<b>\$ (3,082)</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	AUG-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 5	\$ 115	\$ 90	127.78%
Special Assmnts- Tax Collector	-	7,777	7,777	100.00%
Special Assmnts- Discounts	-	(287)	(310)	92.58%
<b>TOTAL REVENUES</b>	<b>5</b>	<b>7,605</b>	<b>7,557</b>	<b>100.64%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	-	150	156	96.15%
<b>Total Administration</b>	<b>-</b>	<b>150</b>	<b>156</b>	<b>96.15%</b>
<b>Right of Way</b>				
R&M-Streetlights	417	4,557	4,999	91.16%
Reserve - Roadways	-	-	2,402	0.00%
<b>Total Right of Way</b>	<b>417</b>	<b>4,557</b>	<b>7,401</b>	<b>61.57%</b>
<b>TOTAL EXPENDITURES</b>	<b>417</b>	<b>4,707</b>	<b>7,557</b>	<b>62.29%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(412)	2,898	-	0.00%
Net change in fund balance	\$ (412)	\$ 2,898	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>		<b>15,547</b>	<b>15,547</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 18,445</b>	<b>\$ 15,547</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	AUG-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 60	\$ 1,414	\$ 150	942.67%
Special Assmnts- Tax Collector	-	26,617	26,617	100.00%
Special Assmnts- Discounts	-	(984)	(1,065)	92.39%
Gate Bar Code/Remotes	65	263	-	0.00%
<b>TOTAL REVENUES</b>	<b>125</b>	<b>27,310</b>	<b>25,702</b>	<b>106.26%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessmnt Collection Cost	-	513	532	96.43%
Misc-Credit Card Fees	3	8	25	32.00%
<b>Total Administration</b>	<b>3</b>	<b>521</b>	<b>557</b>	<b>93.54%</b>
<b>Right of Way</b>				
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	-	2,049	5,000	40.98%
Misc-Internet Services	120	1,291	1,272	101.49%
Reserve - Roadways	-	-	9,973	0.00%
<b>Total Right of Way</b>	<b>120</b>	<b>5,661</b>	<b>25,145</b>	<b>22.51%</b>
<b>TOTAL EXPENDITURES</b>	<b>123</b>	<b>6,182</b>	<b>25,702</b>	<b>24.05%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	2	21,128	-	0.00%
Net change in fund balance	\$ 2	\$ 21,128	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>		<b>191,287</b>	<b>191,287</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 212,415</b>	<b>\$ 191,287</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	AUG-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
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%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>166,675</b>	<b>168,864</b>	<b>98.70%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
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%
<b>Total Administration</b>	<b>-</b>	<b>7,598</b>	<b>8,235</b>	<b>92.26%</b>
<b>Debt Service</b>				
Principal Debt Retirement	-	225,000	110,000	204.55%
Interest Expense	-	15,998	15,975	100.14%
<b>Total Debt Service</b>	<b>-</b>	<b>240,998</b>	<b>125,975</b>	<b>191.31%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>248,596</b>	<b>134,210</b>	<b>185.23%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(81,921)	34,654	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer to General Fund	-	(71,274)	-	0.00%
Contribution to (Use of) Fund Balance	-	-	34,654	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(71,274)</b>	<b>34,654</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (153,195)	\$ 34,654	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>		<b>166,810</b>	<b>166,810</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 13,615</b>	<b>\$ 201,464</b>	

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2020

ACCOUNT DESCRIPTION	AUG-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
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%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>318,788</b>	<b>323,520</b>	<b>98.54%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
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%
<b>Total Administration</b>	<b>-</b>	<b>11,110</b>	<b>12,277</b>	<b>90.49%</b>
<b>Debt Service</b>				
Principal Debt Retirement	-	455,000	455,000	100.00%
Interest Expense	-	19,338	19,338	100.00%
<b>Total Debt Service</b>	<b>-</b>	<b>474,338</b>	<b>474,338</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>485,448</b>	<b>486,615</b>	<b>99.76%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(166,660)	(163,095)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer to General Fund	-	(158)	-	0.00%
Contribution to (Use of) Fund Balance	-	-	(163,095)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(158)</b>	<b>(163,095)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (166,818)	\$ (163,095)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2019)</b>		<b>173,989</b>	<b>173,989</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 7,171</b>	<b>\$ 10,894</b>	

**Westchase  
Community Development District**

**Supporting Schedules**

**August 31, 2020**

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

Date Received	Net Amount Received	Interest/ Discount Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND				
					001 General Fund Assessments	002 Harbor Links Fund Assessments	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments
Assessments Levied				\$ 3,767,120 100%	\$ 2,697,061 71.59%	\$ 57,746 1.53%	\$ 18,174 0.48%	\$ 3,842 0.10%	\$ 6,956 0.18%
11/05/19	\$45,845	\$2,382	\$936	\$49,163	\$35,198	\$754	\$237	\$50	\$91
11/15/19	245,405	10,428	5,008	260,841	186,749	3,998	1,258	266	482
11/22/19	329,177	13,996	6,718	349,891	250,504	5,363	1,688	357	646
12/06/19	2,423,332	103,026	49,456	2,575,814	1,844,148	39,485	12,427	2,627	4,756
12/12/19	136,840	5,627	2,793	145,259	103,998	2,227	701	148	268
01/08/20	118,511	3,827	2,419	124,757	89,319	1,912	602	127	230
02/05/20	50,041	1,242	1,021	52,305	37,447	802	252	53	97
03/04/20	31,591	353	645	32,588	23,331	500	157	33	60
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
<b>TOTAL</b>	<b>3,555,340</b>	<b>139,229</b>	<b>72,559</b>	<b>3,767,128</b>	<b>2,708,385</b>	<b>57,746</b>	<b>18,174</b>	<b>3,842</b>	<b>6,956</b>
% COLLECTED					100%	100.4%	100%	100%	100%
<b>TOTAL O/S</b>					-	-	-	-	-

\*\* 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 4.67%	\$ 337,000 8.95%
11/05/19	\$3,923	\$214	\$1,553	\$101	\$347	\$2,296	\$4,398
11/15/19	20,816	1,137	8,240	538	1,843	12,180	23,334
11/22/19	27,922	1,525	11,053	722	2,472	16,338	31,301
12/06/19	205,556	11,225	81,371	5,318	18,200	120,274	230,428
12/12/19	11,592	633	4,589	300	1,026	6,783	12,995
01/08/20	9,956	544	3,941	258	881	5,825	11,161
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	-	-	-	-	-	-	-

\*\* Both Bond S

**Cash & Investment Report**  
**August 31, 2020**

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>CLEARING FUND</b>					
Public Funds Checking		n/a	CenterState Bank	n/a	258,933
Certificate of Deposit-3719	6-19-17	9/19/2020	CenterState Bank	2.40%	353,636
			<b>15 months Subtotal</b>		<u>353,636</u>
Certificate of Deposit-3385	5-18-15	5/18/2021	CenterState Bank	2.01%	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
			<b>36 months Subtotal</b>		<u>109,062</u>
Money Market Account	5-07-12	n/a	CenterState Bank	0.31%	<u>4,982,556</u>
			<b>Subtotal</b>		<u>5,704,188</u>
			<b>Total</b>	<b>\$</b>	<u><u>5,704,188</u></u>

(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. 08-2020  
Statement Date 8/31/2020

G/L Balance (LCY)	258,933.37	Statement Balance	285,956.99
G/L Balance	258,933.37	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	285,956.99
Subtotal	258,933.37	Outstanding Checks	27,023.62
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	258,933.37	Ending Balance	258,933.37
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
8/27/2020	Payment	9977	A & B AQUATICS	600.00	0.00	600.00
8/27/2020	Payment	9978	FLORIDA MUNICIPAL INS. TRUST	3,799.83	0.00	3,799.83
8/27/2020	Payment	9979	HUGHES EXTERMINATORS INC	15.00	0.00	15.00
8/27/2020	Payment	9980	JMT	3,465.00	0.00	3,465.00
8/27/2020	Payment	9981	PALMDALE OIL COMPANY, INC	794.04	0.00	794.04
8/27/2020	Payment	9982	RICHARD LEE REPORTING	1,699.75	0.00	1,699.75
8/27/2020	Payment	9983	TAYLOR TREE & LAND MGNT	5,000.00	0.00	5,000.00
8/28/2020	Payment	9984	HARDSCAPES 2, INC.	5,600.00	0.00	5,600.00
8/28/2020	Payment	9985	HARDSCAPES 2, INC.	6,050.00	0.00	6,050.00
<b>Total Outstanding Checks.....</b>				<b>27,023.62</b>		<b>27,023.62</b>



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: 8/31/20  
Checks/Items Enclosed: 32

49

SUMMARY OF ALL ACCOUNTS

CHECKING 285,956.99

PUBLIC FUNDS BUS ANALYSIS WESTCHASE COMMUNITY DEVELOPMENT DISTRICT Acct

Beginning Balance	8/01/20	491,013.56	
Deposits / Misc Credits	12	457.27	
Withdrawals / Misc Debits	54	205,513.84	
** Ending Balance	8/31/20	285,956.99	**
Service Charge		.00	
Minimum Balance		285,956	
Enclosures		32	

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
8/03	33.68		Square Inc/200803P2
8/10	19.12		Square Inc/200810P2
8/11	4.55		Square Inc/200811P2
8/13	33.68		Square Inc/200813P2
8/14	33.68		Square Inc/200814P2
8/17	33.68		Square Inc/200817P2
8/19	33.68		Square Inc/200819P2
8/20	33.68		Square Inc/200820P2
8/24	4.55		Square Inc/200824P2



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

8/31/20

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
8/25	33.68		Square Inc/200825P2
8/26	188.74		Square Inc/200826P2
8/28	4.55		Square Inc/200828P2

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
8/04		1,546.68	WESTCHASE CDD/401K
8/05		1,186.79	WESTCHASE CDD
8/06		10,666.28	CARD ASSETS/PAYMENT
8/07		738.80	ACCOUNT,BILLING
8/10		3,348.45	ACH Batch Offset Debit
8/10		153.00	WESTCHASE COMMUN/payroll
8/14		155.35	WESTCHASE COMMUNITY DE
8/17		250.42	ACH Batch Offset Debit
8/17		42.34	WESTCHASE COMMUN/board
			WESTCHASE COMMUNITY DE
			IRS/USATAXPYMT
			WESTCHASE COMMUNITY DE
			IRS/USATAXPYMT
			WESTCHASE COMMUNITY DE
			VERIZON WIRELESS/PAYMENTS
			0000000024226654000001
			SAMS BRC/PAYMENT
			6046002021607378
			TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMMUNITY AS



CenterState Bank of Florida  
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Winter Haven FL 33883  
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Internet: www.centerstatebank.com

Page: 3

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

8/31/20

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
8/17		23.24	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
8/17		22.87	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
8/17		19.85	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
8/17		19.33	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
8/18		1,535.78	WESTCHASE CDD/401K WESTCHASE CDD
8/19		1,602.47	BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD
8/19		31.32	FLA DEPT REVENUE/C01 WESTCHASE COMMU
8/20		9,877.44	ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
8/20		164.26	ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
8/21		16,213.02	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
8/21		3,124.65	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
8/21		31.36	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
8/26		10.90	WESTCHASE CDD/401K WESTCHASE CDD

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:  
 Statement Date: 8/31/20

CHECKS								
* indicates skip in check numbers								
Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
8/05	9942	490.00	8/12	9956	184.70	8/20	9967	48.50
8/04	9946*	30.45	8/11	9957	9,833.33	8/19	9968	10,100.00
8/10	9947	8,547.00	8/11	9958	7,465.50	8/17	9969	500.00
8/05	9948	3,799.83	8/12	9959	11,611.00	8/28	9970	865.80
8/04	9949	9,355.00	8/14	9960	8,800.00	8/25	9971	6,179.00
8/05	9950	208.00	8/12	9961	29.00	8/25	9972	255.00
8/05	9951	1,690.40	8/12	9962	622.50	8/26	9973	62.40
8/28	9952	1,630.00	8/20	9963	62.00	8/25	9974	88.00
8/07	9953	50.15	8/19	9964	49,849.00	8/28	9975	2,000.00
8/06	9954	3,261.55	8/19	9965	1,839.05	8/24	9976	14,772.08
8/03	9955	500.00	8/18	9966	20.00			

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
8/03	490,547.24	8/12	415,752.50	8/20	330,957.68
8/04	479,615.11	8/13	415,786.18	8/21	311,588.65
8/05	472,240.09	8/14	406,864.51	8/24	296,821.12
8/06	458,312.26	8/17	406,020.14	8/25	290,332.80
8/07	457,523.31	8/18	404,464.36	8/26	290,448.24
8/10	445,493.98	8/19	341,076.20	8/28	285,956.99
8/11	428,199.70				

# WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund For the Period from 8/1/20 to 8/31/20 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND (001) - 001</b>								
001	9957	08/06/20	A & B AQUATICS	2023143	08/20 AQUATIC MAINT	repair to aerators	534021-53801	\$9,833.33
001	9958	08/06/20	AVENTURA NURSERY	42339	INSTALL TREES	R&M-Grounds	546037-53901	\$1,845.50
001	9958	08/06/20	AVENTURA NURSERY	42340	INSTALL MAGNOLIA TREES	R&M-Grounds	546037-53901	\$5,000.00
001	9958	08/06/20	AVENTURA NURSERY	42341	INSTALL SABALS	R&M-Grounds	546037-53901	\$620.00
001	9959	08/06/20	DAVEY TREE EXPERT CO	914653382	5/22/20 IRRIG RPRS & LANDSCAPING	R&M-Irrigation	546041-53901	\$4,156.00
001	9959	08/06/20	DAVEY TREE EXPERT CO	914653382	5/22/20 IRRIG RPRS & LANDSCAPING	R&M-Grounds	546037-53901	\$7,455.00
001	9961	08/06/20	NETWORK FACTOR INC	111618	AUG 2020 PHONE SERVICE	Communication - Teleph - Field	541005-53901	\$29.00
001	9962	08/06/20	RICHARD LEE REPORTING	7578	07/27 HUDSON VS NELSON-HUDSON	ProfServ-Recording Secretary	531036-51301	\$622.50
001	9963	08/12/20	CONTINENTAL MANUFACTURING	19293	Low voltage driver	R&M-General	546001-53901	\$62.00
001	9964	08/12/20	DAVEY TREE EXPERT CO	914891544	AUG LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$46,434.00
001	9964	08/12/20	DAVEY TREE EXPERT CO	914911373	LANDSCAPE RENOVATIONS	Contracts-Landscape	534050-53901	\$3,415.00
001	9965	08/12/20	HILLSBOROUGH COUNTY	39829	JULY SECURITY SERVICES	Contracts-Police	534031-53901	\$1,839.05
001	9967	08/12/20	QUALITY POWER	495992	RPR EXTENDABLE PRUNER	R&M-Equipment	546022-53901	\$48.50
001	9968	08/12/20	REP SERVICES INC	17588.02.01	PICNIC TABLE & TRASH CANS	Trash cans	546001-53901	\$6,650.00
001	9968	08/12/20	REP SERVICES INC	17588.02.01	PICNIC TABLE & TRASH CANS	Picnic table	546001-53901	\$3,450.00
001	9969	08/12/20	TRIANGLE POOL SERVICE	6298	JULY FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$500.00
001	9970	08/20/20	AG OUTSHINES LLC	001170	PRESSURE WASH WALL	R&M-Walls and Signage	546106-53901	\$865.80
001	9971	08/20/20	ERIN McCORMICK LAW PA	10445	GENERAL COUNSEL 7/15-08/12/2020	ProfServ-Legal Services	531023-51401	\$6,179.00
001	9972	08/20/20	FOUNTAIN DESIGN GROUP INC	21672A	AUG-OCT QTRLY FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$255.00
001	9973	08/20/20	GRAINGER	9609489571	MINI PUSH BUTTON SWITCH	R&M-General	546001-53901	\$62.40
001	9974	08/20/20	HUGHES EXTERMINATORS INC	39323058	08/07 OFFICE PEST & RODENT CONTROL	Contracts-Pest Control	534125-53901	\$48.00
001	9975	08/20/20	OLM INC	36619	PREP LANDSCAPE BID SPECS	Contracts-Other Services	534033-53901	\$2,000.00
001	9977	08/27/20	A & B AQUATICS	2023227	DE-ROOT POND #39 WEEDS	R&M-Aquascaping	546006-53801	\$600.00
001	9978	08/27/20	FLORIDA MUNICIPAL INS. TRUST	FH0754-082420	SEPT HLTH INSURANCE	Prepaid Items	155000-53901	\$3,799.83
001	9980	08/27/20	JMT	11-160873	GEN ENG 06/28-07/25/20	ProfServ-Engineering	531013-51501	\$3,465.00
001	9981	08/27/20	PALMDALE OIL COMPANY, INC	1392842	FUEL FOR ACCT 80180172	Fuel, Gasoline and Oil	540004-53901	\$794.04
001	9982	08/27/20	RICHARD LEE REPORTING	7537	06/02 MTG RECORDED SERVICE	ProfServ-Recording Secretary	531036-51301	\$726.00
001	9982	08/27/20	RICHARD LEE REPORTING	7626	08/04 MTG RECORDED SERVICE	ProfServ-Recording Secretary	531036-51301	\$973.75
001	9983	08/27/20	TAYLOR TREE & LAND MGNT	1158	CUT BACK TREE LINE	cut back on Tree Line	546037-53901	\$5,000.00
001	DD4417	08/14/20	SAM'S CLUB - ACH	072520-7378 ACH	SAMS CC PURCH THRU 07/25/20	Misc-Contingency	549900-53901	\$250.42
001	DD4419	08/14/20	DECIMAL, INC. - ACH	080320	ACH PD 08/07/20	Deferred Compensation-Current	235000	\$1,546.68
001	DD4420	08/14/20	TECO - ACH	072420 ACH	06/19-07/20/20 ELECTRIC UTILITIES	Utility - General	543001-53901	\$127.63
001	DD4462	08/24/20	BRIGHT HOUSE NETWORKS LLC	084471601073120 ACH	07/30-08/29/20 0050844716-01	Office	541005-53901	\$169.97
001	DD4462	08/24/20	BRIGHT HOUSE NETWORKS LLC	084471601073120 ACH	07/30-08/29/20 0050844716-01	Baybridge	549031-57208	\$204.00
001	DD4462	08/24/20	BRIGHT HOUSE NETWORKS LLC	084471601073120 ACH	07/30-08/29/20 0050844716-01	Glenclyff	549031-57208	\$204.00
001	DD4462	08/24/20	BRIGHT HOUSE NETWORKS LLC	084471601073120 ACH	07/30-08/29/20 0050844716-01	West Park Village	549031-57208	\$204.00
001	DD4463	08/24/20	TECO - ACH	080420-0710 ACH	06/19-07/20/20 ELECTRIC UTILITIES	Utility - General	543001-53901	\$1,183.03
001	DD4466	08/17/20	DECIMAL, INC. - ACH	081720	ACH PD 08/21/20	Deferred Compensation-Current	235000	\$1,535.78
001	DD4467	08/17/20	DECIMAL, INC. - ACH	081720 ADD	ACH PD 08/26/20	Deferred Compensation-Current	235000	\$10.90
<b>Fund Total</b>								<b>\$122,165.11</b>



**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund  
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<b><u>GENERAL FUND - HARBOR LINKS (002) - 002</u></b>								
002	DD4462	08/24/20	BRIGHT HOUSE NETWORKS LLC	084471601073120 ACH	07/30-08/29/20 0050844716-01	Peabody	541005-53901	\$125.07
002	DD4462	08/24/20	BRIGHT HOUSE NETWORKS LLC	084471601073120 ACH	07/30-08/29/20 0050844716-01	Radcliff	541005-53901	\$125.07
002	DD4463	08/24/20	TECO - ACH	080420-0710 ACH	06/19-07/20/20 ELECTRIC UTILITIES	Electricity - Streetlighting	543013-53901	\$413.59
<b>Fund Total</b>								<b>\$663.73</b>
<b><u>GENERAL FUND - THE ENCLAVE (003) - 003</u></b>								
003	DD4463	08/24/20	TECO - ACH	080420-0710 ACH	06/19-07/20/20 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$1,495.98
<b>Fund Total</b>								<b>\$1,495.98</b>
<b><u>GENERAL FUND - SAVILLE ROW (004) - 004</u></b>								
004	DD4462	08/24/20	BRIGHT HOUSE NETWORKS LLC	084471601073120 ACH	07/30-08/29/20 0050844716-01	Saville	541005-53901	\$149.97
004	DD4463	08/24/20	TECO - ACH	080420-0710 ACH	06/19-07/20/20 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$23.75
<b>Fund Total</b>								<b>\$173.72</b>
<b><u>GENERAL FUND - THE GREENS (102) - 102</u></b>								
102	9960	08/06/20	FEDERATED SECURITY	93425	Greens Gate/security system install	R&M-General	546001-53901	\$8,800.00
102	9966	08/12/20	HUGHES EXTERMINATORS INC	35232C	7/8 PEST & RODENT CONTROL	Contracts-Pest Control	534125-53901	\$20.00
102	9974	08/20/20	HUGHES EXTERMINATORS INC	30880C.	2/19 GREENS PEST & RODENT CONTROL	February 2020	534125-53901	\$20.00
102	9974	08/20/20	HUGHES EXTERMINATORS INC	31776C.	03/16 GREENS PEST & RODENT CONTROL	march pest control	534125-53901	\$20.00
102	9976	08/20/20	SECURITAS SECURITY	E4677830	07/01-07/31/20 SECURITY-GREENS	Contracts-Security Services	534037-53901	\$14,772.08
102	9979	08/27/20	HUGHES EXTERMINATORS INC	37151319	02/19 PEST CONTROL THE GREENS	Greens Guard House	534125-53901	\$15.00
102	9984	08/28/20	HARDSCAPES 2, INC.	20-02262	Greendale Village Mounument Wall/pymt 2	Cap Outlay - Signage	564027-53901	\$5,600.00
102	9985	08/28/20	HARDSCAPES 2, INC.	20-02282	Greendale Monument Wall/Footer, Block & Lettering	Greendale Monument	564027-53901	\$6,050.00
102	DD4462	08/24/20	BRIGHT HOUSE NETWORKS LLC	084471601073120 ACH	07/30-08/29/20 0050844716-01	Greens	541005-53901	\$175.14
102	DD4463	08/24/20	TECO - ACH	080420-0710 ACH	06/19-07/20/20 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$4,177.36
<b>Fund Total</b>								<b>\$39,649.58</b>
<b><u>GENERAL FUND - STONEBRIDGE (103) - 103</u></b>								
103	DD4462	08/24/20	BRIGHT HOUSE NETWORKS LLC	084471601073120 ACH	07/30-08/29/20 0050844716-01	Stonebridge	541005-53901	\$125.07
103	DD4463	08/24/20	TECO - ACH	080420-0710 ACH	06/19-07/20/20 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$439.56
<b>Fund Total</b>								<b>\$564.63</b>

## WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

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<b>GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104) - 104</b>								
104	DD4463	08/24/20	TECO - ACH	080420-0710 ACH	06/19-07/20/20 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$8,100.52
104	DD4463	08/24/20	TECO - ACH	080420-0710 ACH	06/19-07/20/20 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	(\$31.43)
<b>Fund Total</b>								<b>\$8,069.09</b>

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

105	DD4463	08/24/20	TECO - ACH	080420-0710 ACH	06/19-07/20/20 ELECTRIC UTILITIES	R&M-Streetlights	546095-53901	\$410.66
<b>Fund Total</b>								<b>\$410.66</b>

### **GENERAL FUND - VINEYARDS (106) - 106**

106	DD4462	08/24/20	BRIGHT HOUSE NETWORKS LLC	084471601073120 ACH	07/30-08/29/20 0050844716-01	Vineyards	549031-53901	\$120.18
<b>Fund Total</b>								<b>\$120.18</b>

### **CLEARING FUND - 800**

800	DD4397	08/06/20	KRISTIAN GUNDERSEN	PAYROLL	August 06, 2020 Payroll Posting			\$741.05
800	DD4398	08/06/20	PATRICK J. MCLANE	PAYROLL	August 06, 2020 Payroll Posting			\$356.88
800	DD4399	08/06/20	DOUGLAS R. MAYS	PAYROLL	August 06, 2020 Payroll Posting			\$2,212.65
800	DD4400	08/06/20	SONJA WHYTE	PAYROLL	August 06, 2020 Payroll Posting			\$1,312.80
800	DD4401	08/06/20	LIVAN SOTO VIEGO	PAYROLL	August 06, 2020 Payroll Posting			\$1,353.29
800	DD4402	08/06/20	DANIEL P. HAWKINS	PAYROLL	August 06, 2020 Payroll Posting			\$150.50
800	DD4403	08/06/20	DANIEL R. WOOLLEY	PAYROLL	August 06, 2020 Payroll Posting			\$641.51
800	DD4404	08/06/20	CRISTIAN A. GUABA	PAYROLL	August 06, 2020 Payroll Posting			\$1,217.98
800	DD4405	08/06/20	CHAD E. FRISCO	PAYROLL	August 06, 2020 Payroll Posting			\$838.99
800	DD4406	08/06/20	KATHERINE A. LAMB	PAYROLL	August 06, 2020 Payroll Posting			\$152.38
800	DD4407	08/06/20	JASON C. BECKMAN	PAYROLL	August 06, 2020 Payroll Posting			\$182.85
800	DD4408	08/06/20	DANIEL R. HEFFRON	PAYROLL	August 06, 2020 Payroll Posting			\$548.56
800	DD4409	08/06/20	JAMES M. SCHNEIDER	PAYROLL	August 06, 2020 Payroll Posting			\$365.71
800	DD4410	08/06/20	JOSEPH H. MAURER	PAYROLL	August 06, 2020 Payroll Posting			\$121.91
800	DD4411	08/06/20	MICHAEL F. MANN	PAYROLL	August 06, 2020 Payroll Posting			\$286.37
800	DD4412	08/06/20	MICHAEL R. MILILLO	PAYROLL	August 06, 2020 Payroll Posting			\$182.85
800	9956	08/07/20	BRIAN M. ROSS	PAYROLL	August 07, 2020 Payroll Posting			\$184.70
800	DD4413	08/07/20	GREGORY L. CHESNEY	PAYROLL	August 07, 2020 Payroll Posting			\$184.70
800	DD4414	08/07/20	JAMES P. MILLS	PAYROLL	August 07, 2020 Payroll Posting			\$184.70
800	DD4415	08/07/20	MATTHEW W. LEWIS	PAYROLL	August 07, 2020 Payroll Posting			\$184.70

## WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

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800	DD4416	08/07/20	FORREST D. BAUMHOVER	PAYROLL	August 07, 2020 Payroll Posting			\$184.70
800	DD4421	08/20/20	KRISTIAN GUNDERSEN	PAYROLL	August 20, 2020 Payroll Posting			\$449.37
800	DD4422	08/20/20	PATRICK J. MCLANE	PAYROLL	August 20, 2020 Payroll Posting			\$121.91
800	DD4423	08/20/20	DOUGLAS R. MAYS	PAYROLL	August 20, 2020 Payroll Posting			\$2,084.80
800	DD4424	08/20/20	SONJA WHYTE	PAYROLL	August 20, 2020 Payroll Posting			\$1,312.80
800	DD4425	08/20/20	LIVAN SOTO VIEGO	PAYROLL	August 20, 2020 Payroll Posting			\$1,353.29
800	DD4426	08/20/20	DANIEL P. HAWKINS	PAYROLL	August 20, 2020 Payroll Posting			\$449.37
800	DD4427	08/20/20	DANIEL R. WOOLLEY	PAYROLL	August 20, 2020 Payroll Posting			\$561.95
800	DD4428	08/20/20	CRISTIAN A. GUABA	PAYROLL	August 20, 2020 Payroll Posting			\$1,217.98
800	DD4429	08/20/20	CHAD E. FRISCO	PAYROLL	August 20, 2020 Payroll Posting			\$30.47
800	DD4430	08/20/20	KATHERINE A. LAMB	PAYROLL	August 20, 2020 Payroll Posting			\$182.85
800	DD4431	08/20/20	JASON C. BECKMAN	PAYROLL	August 20, 2020 Payroll Posting			\$182.85
800	DD4432	08/20/20	DANIEL R. HEFFRON	PAYROLL	August 20, 2020 Payroll Posting			\$670.46
800	DD4433	08/20/20	JAMES M. SCHNEIDER	PAYROLL	August 20, 2020 Payroll Posting			\$453.40
800	DD4435	08/20/20	MICHAEL F. MANN	PAYROLL	August 20, 2020 Payroll Posting			\$91.42
800	DD4436	08/20/20	JESSICA L. WEATHERMAN	PAYROLL	August 20, 2020 Payroll Posting			\$177.67
800	DD4437	08/20/20	MICHAEL R. MILILLO	PAYROLL	August 20, 2020 Payroll Posting			\$536.85
800	DD4438	08/20/20	DOUGLAS R. MAYS	PAYROLL	August 20, 2020 Payroll Posting			\$164.26
<b>Fund Total</b>								<b>\$21,631.48</b>

<b>Total Cks Paid</b>	<b>\$194,944.16</b>
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## **Fifth Order of Business**

**5A**



September 1, 2020

Colleagues,

Thank you for being part of FASD! Our greatest strengths begin with our membership. With our diverse special purpose governments throughout Florida, we have the ability to bring best practices and innovation to our communities and constituency. The Board and I are always impressed with the professionalism, commitment to excellence, and dedication of our members.

Given this, the FASD Board of Directors held their Annual Meeting on August 21<sup>st</sup>. We are focusing on continuing to expand outreach and engagement. The Board remains laser focused on serving our membership. Your FASD is here to provide you with resources and training, and to advocate in Florida and on a national level, on your behalf so you can better serve your organizations and communities. I hope you will take advantage of all we have to offer, and work with us so we can better serve you and your colleagues. We all serve leadership roles in our organizations. Please use our training and materials to help your coworkers, elected officials, and communities.

Where else can you connect with colleagues around the state who share your dedication, as well as compare experiences and perspectives? FASD membership allows you to share your achievements and challenges, as well as find new ideas that can save your district time and money, far beyond the cost of your annual dues. The Association also follows and lobbies, when necessary, the Florida Legislature and the Governor's office. We also work with the National Special Districts Coalition as a founding member to ensure your actions as a special district are protected and your district receives federal relief funds when they are dispersed. This service has become increasingly important over the past several years and will continue to be a strong force in the future.

Throughout the year, the FASD Committees are busy. The Legislative Committee started and will continue presenting the "Legislative Toolbox" to ensure our members have the knowledge skills to help advance our legislative initiatives. We continue to gear up for the 2021 Legislative Session and will keep you informed if there are any issues.

FASD's Education Committee continues to build our Certified District Manager and District Official programs with the addition of self-paced online seminars. Please encourage your Elected Officials and staff to apply for these programs. CDM applications are due by November 20, 2020 – the class is limited to 20 participants. The Certified District Official program is open and accepting applications.

Please be sure to complete all of the documents that are included in this package. **You can also renew your membership online!** You should have received an email from Fred Crawford with a link to the online application. You can also access the link by visiting [www.fasd.com/membership.aspx](http://www.fasd.com/membership.aspx).

Thank you for your membership and continued support of the Florida Association of Special Districts. If you have any questions regarding membership please contact Fred Crawford at [fcrawford@fasd.com](mailto:fcrawford@fasd.com) or by calling 855-469-3273. Hope to see you soon!

Sincerest regards,

A handwritten signature in black ink, appearing to read "Jim Millican", is written over a horizontal line.

Jim Millican, President  
Florida Association of Special Districts



## 2020-2021 FASD MEMBERSHIP NON-AD VALOREM RENEWAL APPLICATION

**DISTRICT: Westchase Community Development District**

**Return Application to FASD by: October 1, 2020**

Florida Association Of Special Districts  
2713 Blainstone Lane | Tallahassee, FL 32301

Amount Due 2020-2021 (Please Calculate Based on the Dues Schedule Provided): \_\_\_\_\_

Optional Donation to the FASD Education Fund: \$\_\_\_\_\_

### SUPPLEMENTAL INFORMATION ON FILE

**District Type/Function: Community Development District**

**District Website:**

**Primary Vendors/Suppliers:** \_\_\_\_\_

Annual Budget: (you reported 2019-2020 as: \$2,598,529.00) 2020-2021 \$\_\_\_\_\_

Operating Budget: (you reported 2019-2020 as: \$2,598,529.00) 2020-2021 \$\_\_\_\_\_

Income from Non-Ad Valorem Fees: (you reported 2019-2020 as: \$88,964.00) 2020-2021 \$\_\_\_\_\_

Number of Employees: (you reported 2019-2020 as - 4) 2020-2021 - \_\_\_\_\_

Area Served in Sq. Miles: (you reported 2019-2020 as - 10.699999999999999) 2020-2021 - \_\_\_\_\_

Appraised Value of Your District: (you reported 2019-2020 as \$326,200.00) 2020-2021 \$\_\_\_\_\_

Florida House District (s) covered by your District: (you reported 2019-2020 as 14) 2020-2021 - \_\_\_\_\_

Florida Senate District (s) covered by your District: (you reported 2019-2020 as 18) 2020-2021 - \_\_\_\_\_

Congressional District (s) covered by your district: \_\_\_\_\_

### DISTRICT GENERAL INFORMATION

In accordance with Article III Section 1.A. ...The Chief Executive Officer shall serve as the Primary District Member, unless the governing body of a special district designates a person other than the Chief Executive Officer to be the Primary District Member. The Primary District Member serves as the administrator for their district's membership with FASD. *PLEASE make any corrections needed by striking out the incorrect information and updating as needed.*

**District Address and Phone Number: Westchase Community Development District**

2654 Cypress Ridge Blvd. #101  
Wesley Chapel, Florida 33544  
(813) 991-1116

Panhandle	Northeast	Central	East South Florida	West South Florida
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**Primary District Member Contact Information:** Westchase Community Development District

**Title:** District Manager

**Email Address:** andy.mendenhall@inframark.com

**Phone:** (813) 991-1116

**CC Email Address:** \_\_\_\_\_

**District Members:** Please review the members below and select **Y** to indicate they are still an active member or **N** to indicate they are no longer active and should be removed. Please use the additional blank boxes to provide information for any new members.

[illegible]





### **NON-AD VALOREM DUES**

Districts that do not collect ad valorem, follow the chart below to determine dues:

<b><u>Operating Budget</u></b>	<b>Dues Full Member</b>	<b>Dues 1<sup>st</sup> Year Renewal*</b>	<b>Dues New Members*</b>
less than \$100,000	\$500	\$375	\$250
over \$100,000 but less than \$250,000	\$750	\$565	\$375
over \$250,000 but less than \$500,000	\$1000	\$750	\$500
over \$500,000 but less than \$750,000	\$1500	\$1,125	\$750
over \$750,000 but less than \$1,000,000	\$2000	\$1,500	\$1,000
over \$1,000,000 but less than \$1,500,000	\$2500	\$1,875	\$1,250
over \$1,500,00 but less than \$2,000,000	\$3000	\$2,250	\$1,500
over \$2,000,000 but less than \$2,500,000	\$3500	\$2,625	\$1,750
over \$2,500,000	\$4000	\$3,000	\$2,000

**Community Development Districts** – If the Operating Budget is less than or equal to \$100,000, the Annual Dues are \$200. All other CDD's with an Operating Budget greater than \$100,000.00, follow the chart above.

*\*Note: 2020-2021 Dues New Members -members who join after Oct. 1, 2020*

*\*Note: 2020-2021 Dues 1st Year Renewal - members who have been members prior to Oct. 1, 2020, but joined after October 1, 2019*

*\*New Member Dues are applicable to Special Districts only.*