

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

February 2, 2021

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

January 26, 2021

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, February 2, 2021 at 4:00 p.m. The meeting will take place at the **Westchase Swim & Tennis Center, 10405 Countryway Boulevard, Tampa, Florida, 33626**. Following is the advance agenda for this meeting:

- 1. Roll Call**
- 2. Consent Agenda**
 - A. Approval of the January 5, 2021 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of December 2020
 - C. Acceptance of the Financial Audit for Fiscal Year 2020
- 3. Engineer's Report**
 - A. Wetland Delineation for Parcel B – Cell Tower Site
- 4. Attorney's Report**
 - A. Cell Tower – Glencliff Park
 - B. EPC Mitigation Agreement
 - C. Mitigation Planting Proposals
- 5. Manager's Report**
- 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: January 5, 2021</p> <p>TIME: 4:06 p.m. - 5:43 p.m.</p> <p>PLACE: Westchase Swim & Tennis Center 10405 Countryway Boulevard Tampa, Florida</p> <p>REPORTED BY: Kimberly Ann Roberts Notary Public State of Florida at Large</p>	<p style="text-align: right;">Agenda Page 5 Page 3</p> <table> <tr> <th>INDEX</th><th>PAGE</th></tr> <tr> <td>Meeting called to order</td><td>5</td></tr> <tr> <td>Roll Call</td><td>5</td></tr> <tr> <td>Consent Agenda</td><td>6</td></tr> <tr> <td>Motion to approve the consent agenda (Motion passes)</td><td>6 6</td></tr> <tr> <td>Attorney's report</td><td>6</td></tr> <tr> <td>Parcel B cell tower site update</td><td>7</td></tr> <tr> <td>Motion to approve wetland delineation (Motion passes)</td><td>24 24</td></tr> <tr> <td>Resident cell tower comments and discussion</td><td>25</td></tr> <tr> <td>EPC mitigation area update</td><td>53</td></tr> <tr> <td>TECO right of way update</td><td>56</td></tr> <tr> <td>Update and discussion basketball courts opening</td><td>59</td></tr> <tr> <td>Engineer's report</td><td>70</td></tr> <tr> <td>Drainage issue update</td><td>70</td></tr> <tr> <td>Promise Drive TECO power supply update</td><td>71</td></tr> <tr> <td>Manager's report</td><td>72</td></tr> <tr> <td>Budget fund assignments discussion</td><td>72</td></tr> <tr> <td>Motion to approve</td><td>74</td></tr> <tr> <td>Further discussion</td><td>74</td></tr> <tr> <td>(Motion passes)</td><td>88</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 6	Attorney's report	6	Parcel B cell tower site update	7	Motion to approve wetland delineation (Motion passes)	24 24	Resident cell tower comments and discussion	25	EPC mitigation area update	53	TECO right of way update	56	Update and discussion basketball courts opening	59	Engineer's report	70	Drainage issue update	70	Promise Drive TECO power supply update	71	Manager's report	72	Budget fund assignments discussion	72	Motion to approve	74	Further discussion	74	(Motion passes)	88
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Matt Lewis, Chairman Greg Chesney, Vice Chairman Brian Ross Forrest Baumhover Jim Wimsatt</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>Stephen Brletic</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays</p>	<p style="text-align: right;">Page 4</p> <table> <tr> <td>Field manager's report</td><td>88</td></tr> <tr> <td>Midge fly update and discussion</td><td>89</td></tr> <tr> <td>Supervisor requests</td><td>100</td></tr> <tr> <td>Motion to approve two bench purchases (Motion passes)</td><td>101 101</td></tr> <tr> <td>Motion to adjourn</td><td>104</td></tr> <tr> <td>(Motion passes)</td><td>104</td></tr> <tr> <td>Adjournment</td><td>104</td></tr> </table>	Field manager's report	88	Midge fly update and discussion	89	Supervisor requests	100	Motion to approve two bench purchases (Motion passes)	101 101	Motion to adjourn	104	(Motion passes)	104	Adjournment	104																										
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<p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 5th day 3 of January, 2021, at the Westchase Swim & Tennis 4 Center, 10405 Countryway Boulevard, Tampa, Florida, 5 beginning at 4:06 p.m., reported by Kimberly Ann 6 Roberts, Notary Public in and for the State of 7 Florida at Large. 8 * * * * * 9 CHAIRMAN LEWIS: All right. I'll call 10 this December -- excuse me -- I'm looking at 11 the -- looking at the approval of the minutes 12 -- January 5th, 2021 meeting to order. And 13 we'll start with the Pledge of Allegiance. 14 (The Pledge of Allegiance was recited.) 15 CHAIRMAN LEWIS: All right. Let the 16 record show that all supervisors are present, 17 and I hope everybody had a great holiday 18 season. It looks like everyone did. 19 Welcome back. 2020's in the past. 20 Right? Just need consent agenda approval for 21 the December 1st meeting and financial 22 statements. 23 MR. BAUMHOVER: (Raises hand.) 24 MR. CHESNEY: Second. 25 CHAIRMAN LEWIS: All in favor.</p>	<p>1 MS. MCCORMICK: Yeah, I mean, that's 2 fine if you guys are okay with me just going 3 ahead into these items. 4 So on the cell tower, the northern site, 5 which we are calling Parcel B, the board 6 approved that at last month's meeting, and 7 I've been going back and forth with Vertex 8 about some final changes to the lease 9 agreement and also the format of the estoppel 10 certificate. 11 And it's been finalized, and now it's 12 been executed by Vertex, and I brought two 13 originals with me today, so Matt can sign 14 them, and I think then it will be -- the ball 15 will be in Vertex's court to get going on what 16 they need to do regarding the site. 17 I saw that Stephen had passed out some 18 information from the review of the site that 19 they had done, so I was going to communicate 20 with Alan Ruiz from Vertex, and, you know, 21 just offer that we can provide them with the 22 information that's been done at this point by 23 JMT, if you're okay with that also -- 24 MR. BRLETIC: Yeah. I would just say 25 when you do talk to them, the caveat with this</p>
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<p>1 (All board members signify in the 2 affirmative.) 3 CHAIRMAN LEWIS: Motion passes five to 4 zero. 5 (Motion passes.) 6 CHAIRMAN LEWIS: Moving on to the 7 engineer's report. Erin. 8 MS. MCCORMICK: Yes. 9 CHAIRMAN LEWIS: I'm sorry. 10 MS. MCCORMICK: No. You know, these 11 three items that are under the engineer's 12 report, I had emailed Sandra to put them on 13 the agenda, and I think she accidentally put 14 them under engineer versus the attorney, so, 15 Stephen, I don't want you to be concerned 16 because I really didn't intend to address it 17 in my report. I'm sorry if I worried you. 18 MR. BRLETIC: No. No. I'm sorry. When 19 I saw the agenda, there's a couple of these I 20 really didn't know what we had to talk about 21 with -- 22 MS. MCCORMICK: Right. Yeah. 23 MR. BRLETIC: -- but I don't know if 24 you'd like to go first, and I can just chime 25 in, because basically we're going to overlap.</p>	<p>1 is this is just based off -- this isn't based 2 off of, you know, a formal delineation like a 3 biologist about, you know, exactly where the 4 lines have been flagged, but this is a pretty 5 good indication of the area based off of one 6 soils -- I know Robert did a site visit, 7 walked the entire property, and any old 8 records that we were able to find, which had 9 some of the -- just kind of general 10 information about wetlands in the area. 11 So if they wanted to -- I mean, they're 12 going to have to do it through the permit 13 process is probably get it formally 14 delineated. And I know that we talked about 15 the corner -- I guess it's the southeast 16 corner of the western part -- parcel there 17 where the -- you know, where we say that 18 there's 1.8 acres, in that general area. 19 That would be ideal, you know, I mean, I 20 guess if the plan would be -- you know, I 21 don't know if -- Robert had told me you guys 22 had talked about what do we really have out 23 there. If you wanted to kind of, you know, 24 lead yourself -- it's really -- it's really, I 25 guess, it's up to them which part they want to</p>

<p style="text-align: right;">Page 9</p> <p>1 try to get their -- I know, it's a small 2 space, hundred by hundred, or something like 3 that, but either side could work. 4 But this is just -- like I said, just 5 with the caveat that they'll still have to go 6 get it formally delineated. And really the 7 biggest problem with just the west -- you 8 know, where that line is, is not clear. 9 It's actually because when they built 10 that road, there's a drainage issue. 11 Basically where the water is trapped there. 12 So it's not that it ever was a wetland almost, 13 but because of the drainage problem where they 14 blocked the water off and there's a lot of 15 standing water, it's becoming a wetland. 16 So it's almost like there's a little bit 17 of a weird spot where they're starting to get 18 some of the indications, like plant growth and 19 things like that, but it's almost just because 20 of the drainage issue. It's not because it's 21 a natural wetland. 22 The two spaces that we left blank that 23 aren't shaded, those are, for sure, always 24 been part of the wetland system, so -- 25 CHAIRMAN LEWIS: So only the red areas?</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 representations to them because they need to 2 be responsible for doing their own due 3 diligence on this site, and the CDD does have 4 the final approval of the actual location 5 where the cell tower is going to go on the 6 property, as well as the access that's going 7 to be used to get to the site where the cell 8 tower will go. 9 MR. BAUMHOVER: I have a question. 10 CHAIRMAN LEWIS: Go ahead. 11 MR. BAUMHOVER: Other than the 12 delineation of wetlands versus not wetlands, 13 are there any other restrictions from the 14 CDD's perspective that you would advise us, 15 or -- 16 MR. BRLETIC: Yeah, the biggest one for 17 this one is going to be access. So we've only 18 -- Hillsborough County utilities are on this 19 map. The only reason is, is because to put it 20 in this other area is very -- so this is a 21 heck of a lot of overlapping weird stuff. 22 When you go to do the research on that piece 23 of property -- 24 MR. BAUMHOVER: Right. 25 MR. BRLETIC: -- there's TECO, there's</p>
<p style="text-align: right;">Page 10</p> <p>1 MR. BRLETIC: Yeah. The red areas are 2 what we're calling as potential uplands. 3 CHAIRMAN LEWIS: Okay. All right. 4 MR. BRLETIC: And if they want to reach 5 out to us, they can do that, and we can 6 discuss, you know -- so what I would say if 7 they're going to go through the permitting 8 process, they're going to get that done 9 anyway, and better to do it on their dime than 10 ours. 11 You know, it probably would be a cost to 12 the district to do a formal wetland 13 delineation. It's not super expensive, but 14 it's something that if they can do it, then 15 let's -- 16 MS. McCORMICK: Yeah. No. I think 17 under the agreement they have the obligation 18 to incur all of the costs and do all of the 19 work regarding the permitting and approvals 20 that are going to be necessary for the cell 21 tower. 22 My thought was just, you know, in the 23 spirit of cooperation, to just offer to share 24 the information that you all had done 25 preliminarily, but not to provide any kind of</p>	<p style="text-align: right;">Page 12</p> <p>1 all kinds of weird stuff, so we would really 2 have to hack out -- like, say, we were going 3 to reserve this for us to do something like a, 4 perhaps, park, a dog park, something along 5 those lines, if that's what you're thinking, 6 we'd still have to get over the hurdle of 7 access, just kind of trying to wade through 8 all that easement and see what is actually 9 possible, but -- 10 MR. BAUMHOVER: So you're telling Vertex 11 that that's their responsibility, to resolve 12 all easement issues, that -- then there's 13 really nothing else that like from a CDD's 14 perspective that we would need to know about 15 before we tell them -- 16 MR. BRLETIC: Right. No. I think that 17 if -- so if they can -- if they get an access, 18 you know, then it's definitely -- it will be 19 much easier for us to piggy-back off of 20 that, to extend that to the east maybe, and 21 then it just becomes a development plan and 22 stuff, that maybe you'll get a permit showing 23 the limits of what you wanted to do and what 24 the purpose would be and so on and so forth, 25 whether you wanted parking, and things like</p>

<p style="text-align: right;">Page 13</p> <p>1 that, come into play.</p> <p>2 But, yeah, you're absolutely right.</p> <p>3 Once you get through that, I think you're in</p> <p>4 the clear to kind of start thinking about, you</p> <p>5 know, what we can put there.</p> <p>6 CHAIRMAN LEWIS: Mr. Ross.</p> <p>7 MR. ROSS: I have two questions. You</p> <p>8 properly noted that Mr. Chesney has raised the</p> <p>9 issue that we should be considering or at</p> <p>10 least have on our radar possible uses for</p> <p>11 the property out there, and you just mentioned</p> <p>12 that we've unintentionally -- or somebody's</p> <p>13 unintentionally begun to create a wetland.</p> <p>14 Is that something that we should go</p> <p>15 ahead and address now before the problem or</p> <p>16 situation worsens?</p> <p>17 MR. BRLETIC: Well, when you're talking</p> <p>18 about it becoming a wetland, it happens over a</p> <p>19 long period of time. It seems like this has</p> <p>20 been going on forever since they built that</p> <p>21 road.</p> <p>22 I'm not sure when that happened. Maybe</p> <p>23 it's been maybe five years. It really depends</p> <p>24 on what the timeline for the -- for the cell</p> <p>25 tower would be. So if it's within a year,</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 perspective, I mean, the lease and the option</p> <p>2 agreement that we have with Vertex, the option</p> <p>3 period is for a 12-month time period, so they</p> <p>4 have to probably do the due diligence, which</p> <p>5 might include the wetland delineation within</p> <p>6 that 12-month time period, and then they are</p> <p>7 required, if they move forward to commence</p> <p>8 construction, within 18 months and to be</p> <p>9 completed with construction within 22 months,</p> <p>10 so that's the window for their work.</p> <p>11 MR. ROSS: If you're advising -- if his</p> <p>12 advice is going to be we're better off to do</p> <p>13 it ourselves so that we can control all the</p> <p>14 potential interested parties, then let's go</p> <p>15 ahead and do it now is my advocacy to the</p> <p>16 board, that we know we're going to do it</p> <p>17 sooner or later, let's just go ahead and do it</p> <p>18 now.</p> <p>19 MR. BAUMHOVER: You're talking about</p> <p>20 both parcels, not just the one that we think</p> <p>21 Vertex might want to build on.</p> <p>22 MR. ROSS: I think that would be</p> <p>23 consistent with Greg's recommendation, and I</p> <p>24 thought it was a good recommendation, yeah.</p> <p>25 CHAIRMAN LEWIS: Mr. Chesney.</p>
<p style="text-align: right;">Page 14</p> <p>1 then I would say things aren't going to change</p> <p>2 a heck of a lot, but if it's something that is</p> <p>3 maybe going to be delayed and want to get the</p> <p>4 ball rolling instead of waiting, then what I</p> <p>5 would do is I would go ahead and get our own</p> <p>6 delineation done now, because once it's put in</p> <p>7 place, you get that formally delineated by</p> <p>8 SWFWMD, it would be even accepted by not only</p> <p>9 them but it will be accepted by EPC,</p> <p>10 reciprocal, so you basically get -- you</p> <p>11 basically get that set in stone, so that even</p> <p>12 if things change a year or two down the road,</p> <p>13 three years, that you got it delineated, it's</p> <p>14 already, you know, permitted, I guess you</p> <p>15 could say, and if things change, you can still</p> <p>16 use those lines down the road.</p> <p>17 MR. ROSS: Then my gut reaction is, yes,</p> <p>18 we ought to go ahead and do it, that I would</p> <p>19 rather be controlling the situation rather</p> <p>20 than having to be deferential to numerous</p> <p>21 different masters.</p> <p>22 So it sounds like you're advising that</p> <p>23 if we go ahead and address it now, in all</p> <p>24 likelihood, we'll control our own outcome.</p> <p>25 MS. McCORMICK: Just from a timing</p>	<p style="text-align: right;">Page 16</p> <p>1 MR. CHESNEY: I'm just curious. I can't</p> <p>2 imagine it would be that expensive. It's just</p> <p>3 your time. Right?</p> <p>4 MR. BRLETIC: Yeah. So what we have to</p> <p>5 do is, what the district wants to see when you</p> <p>6 do a wetland delineation is, we'll have our</p> <p>7 environmental scientist go out there and flag</p> <p>8 it.</p> <p>9 Basically when you send in an</p> <p>10 application, I would -- the most efficient</p> <p>11 thing is to have both our environmental</p> <p>12 scientist and a SWFWMD reviewer be at the same</p> <p>13 meeting, because then they can negotiate flags</p> <p>14 on site, and then have -- we'll have to do a</p> <p>15 simple survey to pick those flags up and at</p> <p>16 least the property lines, so that way, you</p> <p>17 have the property in question, you have the</p> <p>18 lines, it's all, you know, picked up</p> <p>19 survey-wise, as far as like, you do survey</p> <p>20 lines, you know, for property lines, you do</p> <p>21 the same thing for wetland lines.</p> <p>22 So they will map them all out, so that</p> <p>23 way those -- those go into the file as these</p> <p>24 are the lines, then there's no, you know,</p> <p>25 dilly dallying after that kind of thing.</p>

<p style="text-align: right;">Page 17</p> <p>1 That's the most efficient and --</p> <p>2 CHAIRMAN LEWIS: There wouldn't be an</p> <p>3 issue if we chose to do that as a board versus</p> <p>4 anything that Vertex may end up doing that</p> <p>5 wouldn't hinder -- do you see any potential</p> <p>6 there with their process?</p> <p>7 MR. BRLETIC: Well, I mean -- yeah. So</p> <p>8 the only thing that I think could happen</p> <p>9 probably would be, so we'd go ahead and get</p> <p>10 our lines delineated -- this is just an</p> <p>11 opinion thing -- and somebody can go out there</p> <p>12 and say the flag is two feet over or whatever,</p> <p>13 so they would just have to -- it's like which</p> <p>14 one comes first, which one gets approved</p> <p>15 first, that would be the one that everybody</p> <p>16 has to use.</p> <p>17 So if they start their permitting</p> <p>18 process and we've already done our lines, then</p> <p>19 we'll have to -- we'll have to offer that up</p> <p>20 and say these are the wetland lines, or pull</p> <p>21 the records from SWFWMD, those lines have</p> <p>22 already been, you know, on file out there, you</p> <p>23 know, kind of thing. That's the only problem</p> <p>24 I see.</p> <p>25 MR. WIMSATT: I would say if SWFWMD is</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 instead of having this back and forth.</p> <p>2 The reason why developers like to do</p> <p>3 that is because they like to try to get as</p> <p>4 much as possible and see what they can get</p> <p>5 away with.</p> <p>6 MR. WIMSATT: Exactly.</p> <p>7 MR. BRLETIC: We don't really have that,</p> <p>8 you know, intention really. It's more of</p> <p>9 just, "Hey, let's agree on something." This</p> <p>10 is probably the right time to do it, too,</p> <p>11 where it's not wet. You're going to be able</p> <p>12 to access the whole area, probably get a</p> <p>13 better line than you would in the middle of</p> <p>14 the summer kind of thing.</p> <p>15 But, yeah, I mean, that would definitely</p> <p>16 head off the conflict between us and SWFWMD</p> <p>17 are just to meet them and hash it out in the</p> <p>18 field.</p> <p>19 MR. ROSS: My feeling is you know the</p> <p>20 best way to do. I believe you understand our</p> <p>21 object, which is to not be casual and</p> <p>22 unintentionally lose the opportunity for a</p> <p>23 possible use of our property.</p> <p>24 I'm not trying to pull one over on</p> <p>25 anybody or get away with something. It's just</p>
<p style="text-align: right;">Page 18</p> <p>1 involved when we're involved, does that create</p> <p>2 a presumption that SWFWMD has already said</p> <p>3 this, the lines are then presumed to be the</p> <p>4 good -- our lines are the ones that count?</p> <p>5 You know what I mean?</p> <p>6 MR. BRLETIC: You mean like --</p> <p>7 MR. WIMSATT: For instance, in terms of</p> <p>8 there's a conflict between what they're saying</p> <p>9 and what we're saying. SWFWMD and -- SWFWMD</p> <p>10 and you all agree, hey, here's the wetland</p> <p>11 boundaries, but it's not the wetland</p> <p>12 boundaries most likely. Right?</p> <p>13 MR. BRLETIC: Right. Yeah. And that's</p> <p>14 why we wanted to do it both at the same time.</p> <p>15 Sometimes it's just to speed things up. It's</p> <p>16 just more like when you're doing like</p> <p>17 commercial development, sometimes they just</p> <p>18 send their guy out there, they flag it, and</p> <p>19 they submit it just so they can get the ball</p> <p>20 rolling. Sometimes that's just the way things</p> <p>21 are.</p> <p>22 What I would advise here is just to have</p> <p>23 us -- leave them on site, so they're both</p> <p>24 reviewing it, there's no discrepancies, they</p> <p>25 can negotiate the flags right there, move on,</p>	<p style="text-align: right;">Page 20</p> <p>1 rather the opposite. Let's not be so relaxed</p> <p>2 that we sit back and let somebody else set the</p> <p>3 agenda, if you will, and then we're</p> <p>4 unintentionally in an argument.</p> <p>5 If you're in an argument, you're at risk</p> <p>6 someone is going to decide against you, not in</p> <p>7 your favor, and that's what I want to avoid is</p> <p>8 to make sure we can maximize our opportunity.</p> <p>9 So if you're saying you know the best</p> <p>10 way to do it is to meet them and do it --</p> <p>11 MR. BRLETIC: Yeah.</p> <p>12 MR. ROSS: -- that's fine by me. I</p> <p>13 don't know if I need to make a motion, but --</p> <p>14 CHAIRMAN LEWIS: I was about to ask the</p> <p>15 same question.</p> <p>16 MR. ROSS: -- I feel you understand our</p> <p>17 agenda and our --</p> <p>18 MR. BRLETIC: Yeah. Absolutely. We can</p> <p>19 probably -- we can probably get a meeting and</p> <p>20 at least get the field flagging done by the</p> <p>21 end of the month, and then get our surveyors</p> <p>22 out there to pick it up and do a simple</p> <p>23 survey.</p> <p>24 We would probably have it within six</p> <p>25 weeks. I mean, that's like, you know,</p>

<p style="text-align: right;">Page 21</p> <p>1 conservative. It could probably be a lot 2 faster than that. The filing is going to take 3 a little bit of time, you know, to get it in 4 writing. 5 So we're saying maybe two months to get 6 it where they say, "Okay, it's filed with 7 SWFWMD. This is what's been accepted on 8 file." And then we would pass that over to 9 Vertex for their use, and then we would have 10 it, like you said, for the whole property. 11 It probably wouldn't be a bad idea for 12 planning, too, because then you'd really know 13 how much room you've got. 14 MR. ROSS: And that kind of ties into a 15 comment about of just generally dealing with 16 the wetland issue. We're going to incur the 17 expense sooner or later. So why not go ahead 18 and incur it now? And, again, ahead of the 19 curve instead of on it. 20 But my second question was, since 21 there's going to be construction going on and 22 you mentioned there may be a small issue with 23 regard to the exact placement of the tower 24 this way or that way, are you the one who will 25 be monitoring that and making sure it's in</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 be is that what will be required of the permit 2 is we don't necessarily have to do the field 3 work for, like I say, for annual survey or 4 anything like that. 5 That will be a requirement of the 6 permit. They'll have to -- at the end of the 7 job, they'll have to submit something that 8 says it was built on coordinates with it. 9 I mean, we can check things like -- as 10 much or as little as you guys want. You know, 11 we could -- it would just be a coordination 12 effort with Vertex. 13 MR. ROSS: Well, I don't want to 14 overcomplicate it or unnecessarily incur 15 expense, but my experience is it's nice to 16 know you've got somebody going out to the 17 project, looking at it. One, it keeps the 18 contractor on their toes, but it also give us 19 the assurances it's being done correctly. 20 In our role as a district, we may get 21 questions from the residents or whatever, and 22 it would be nice to be able to tell them we've 23 got an expert who's out there in the field and 24 looking at it and making sure it's been done 25 correctly. So I personally would advocate</p>
<p style="text-align: right;">Page 22</p> <p>1 compliance with the contract, or is that 2 something our staff does? How does that work? 3 MR. BRLETIC: I think that we can 4 probably do that. 5 So what I think -- the process, what I 6 would like -- what I would like to review 7 would be at least their initial submittals, 8 and then maybe along the way whatever gets -- 9 whatever gets changed and approved, we can 10 know at the very end, so that we can be a part 11 of the process the whole time. 12 As soon as we get the approval package 13 -- I mean, it's all public record -- I'm sure 14 they would offer up the plans to us. It 15 wouldn't be too much for us to verify 16 everything that's being built. I mean -- 17 MS. McCORMICK: And they have a -- they 18 have a -- sorry to interrupt. But they do 19 have a requirement to submit the plans to us 20 prior to submitting them for approval, and we 21 have a time period -- a 30-day time period to 22 review and provide any comments that we have 23 to them, and then, you know, once they make 24 any changes, to approve those. 25 MR. BRLETIC: And the other thing would</p>	<p style="text-align: right;">Page 24</p> <p>1 being involved. My two cents. 2 CHAIRMAN LEWIS: Going back to the 3 issue of the wetland delineation, do we need 4 to have a motion for that, Erin? 5 MS. McCORMICK: Yeah. I mean, we can do 6 it that way. That would be good to have the 7 board authorize JMT to move forward with the 8 wetland delineation for the overall parcel. 9 MR. ROSS: Okay. I'll make that motion. 10 MR. WIMSATT: I'll second. 11 CHAIRMAN LEWIS: Okay. Any discussion. 12 (No response.) 13 CHAIRMAN LEWIS: No further discussion. 14 All right. All in favor. 15 (All board members signify in the 16 affirmative.) 17 CHAIRMAN LEWIS: The motion passes five 18 to zero. 19 (Motion passes.) 20 CHAIRMAN LEWIS: All right. 21 MS. McCORMICK: Anything else then on 22 Parcel B? If not, I'll move on to the 23 Glenciff Park site. 24 MR. MENDENHALL: Erin -- 25 MS. MCCORMICK: Yes.</p>

<p style="text-align: right;">Page 25</p> <p>1 MR. MENDENHALL: -- we do have one 2 resident on the line relating to she wanted to 3 listen in regarding the general cell phone 4 tower discussion. 5 MS. McCORMICK: Right. 6 MR. MENDENHALL: So I didn't know if you 7 wanted to ask if she had any questions or -- 8 MS. McCORMICK: Great. Yes. And I 9 didn't get her name. I know that she was 10 somebody that submitted comment to me. 11 MR. MENDENHALL: I'm sorry. Possibly. 12 Hi, Lorrie. Are you still there? 13 MS. BELOVICH: Hi. Can you hear me? 14 MR. MENDENHALL: Yes, I can hear you 15 good. We were just -- obviously you've been 16 listening in. I didn't know if you had any 17 questions, and I didn't catch your last name 18 earlier. 19 MS. BELOVICH: Yeah. It's Belovich, 20 B-e-l-o-v-i-c-h. 21 MR. MENDENHALL: Okay. Great. Thank 22 you. 23 MS. McCORMICK: So, Lorrie, just to let 24 you know -- 25 CHAIRMAN LEWIS: I'm sorry. Can you</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 But, you know, I did submit written 2 comments. So I guess my question and concern, 3 as is most of the residents in the Woodbay 4 area, which is probably the community most 5 affected by the cell phone -- where it is, is 6 I -- I went to the WCA and what they do, so 7 it's not a dig on them. I know in the age of 8 mail and newsletters and the WOW and then 9 Facebook -- I mean, I'll be honest. I'm not a 10 big Facebook user because I just don't want to 11 get dragged into the mud sometimes. And so, 12 you know, I still feel like the people that are 13 the busybodies that always want to know what's 14 going on know what's going on, but there is a 15 huge -- huge handful of people despite all 16 those efforts that still aren't really aware of 17 what's going on. 18 And my concern -- I know there was a 19 public session. I've been following this, so, 20 you know, I'm not someone who just, you know, 21 read an article and simply -- I mean, I've 22 been following it. 23 I saw the pictures. I saw the balloon 24 in the sky. Right? Like this is what it's 25 going to look like, because I'm in Glendriff,</p>
<p style="text-align: right;">Page 26</p> <p>1 state your address, too, for the record, 2 please? 3 MS. BELOVICH: Sure. It's 9316 Rockport 4 Place, Tampa, Florida 33626. 5 CHAIRMAN LEWIS: Thank you. Sorry, 6 Erin. 7 MS. McCORMICK: And I just wanted to 8 point out to the board, there's -- I've 9 received five written comments when the cell 10 tower pictures were posted on the district's 11 website and also on the World of Westchase 12 website, so those are included at the back of 13 your agenda starting at Page 61. That's 14 Ms. Belovich's comments regarding the cell 15 tower. 16 MR. MENDENHALL: And, Lorrie, did you 17 have any additional questions or comments for 18 the board at this time? 19 MS. BELOVICH: No. I thank you for 20 going over some of the cell phone -- I mean, 21 the call in. I wanted to be there tonight, 22 but my son (audio distortion), so I can't 23 leave him, but -- and, unfortunately, I really 24 wasn't able to hear much of the discussion. 25 It was kind of very echoey.</p>	<p style="text-align: right;">Page 28</p> <p>1 so, you know -- but when we saw the last 2 rendition, the last pictures, you know, it 3 looks completely different than what was 4 shared before. 5 It was kind of it's going to be off in 6 the distance, like this is what you're going 7 to see, and it had a little bit of a pole, 8 like -- there was even a discussion of let's 9 make it a flag pole. 10 But if you actually take the original 11 picture to scale, if you look at the trees and 12 where the top of the tree lies and where the 13 original sketch was, you know, the top of the 14 tower and you look at the one that was shared 15 just recently about this, you know, final 16 comment period, it's twice the size. 17 It's twice the size of anything that was 18 shared before. I just want to make sure that 19 we all get the opportunity to get feedback on 20 what it's really going to look like, not just, 21 you know, the artist rendition that was shared 22 before. 23 I mean, I -- personally, I walk on that 24 trail every day. I pass where the big pile of 25 wood chips are every day. And the last photo</p>

<p style="text-align: right;">Page 29</p> <p>1 that was shared I think driving the community, 2 that huge white fence and the base of that 3 tower, just in the -- you know, in the parking 4 lot at the entrance of our community is -- I 5 mean, I don't know if this is a done deal, but 6 I know a lot of people in this community that 7 are -- you know, would really like to find 8 another option. 9 And, again, I don't know if we had the 10 opportunity to really understand or really see 11 what it's going to look like. And, I guess, 12 if this is a done deal and there's nothing we 13 can do about it, then I feel like the 14 landscaping -- it needs to be as hidden as 15 possible. 16 I don't think a few bushes in the front 17 and this huge, glaring white fence is 18 acceptable for that entrance area. And I'll 19 also say I work with SWFWMD, and I work with 20 the (inaudible) community, and, again, I heard 21 pieces of the conversations, but I would say 22 further, if there are any other environmental 23 concerns about encroaching or the expansion of 24 that wetland area, I just want to make sure 25 that that is taken into account, because, you</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 a cell tower that they're going to see from 2 their house going up across the street. 3 So I know don't -- I'm rambling because 4 I don't have a prepared statement. But 5 suffice it to say, that I'm very concerned 6 about what's happening. 7 And then my final question or comment 8 would be, the last communication that was 9 shared, there was an open public comment that 10 was requested by the county, so the county's 11 requesting, I guess, of the CDD that the 12 community is informed or has an open comment 13 period, and that said we have until January 14 29th to submit comments. 15 So I'm just a little confused about why 16 this is on the agenda today and what is going 17 to happen on that date of the -- of January 18 29th. Is there a vote? When are those 19 comments -- do they continue to come in? Will 20 they be -- will they be shared? What is the 21 next step? 22 MS. McCORMICK: Do you want me -- 23 CHAIRMAN LEWIS: Erin, do you want to 24 handle that? 25 MS. McCORMICK: Yeah. Well, first of</p>
<p style="text-align: right;">Page 30</p> <p>1 know, we got very few green areas left. 2 I mean, they're developing every single 3 parcel around us. You cannot drive into 4 Westchase any more without getting -- without 5 driving through development, and the one nice 6 thing that we have is that Countryside 7 entrance or community. 8 So I just want to make sure that we have 9 -- I mean, do we need to vote on it? I mean, 10 I understand we have voting members, but, 11 again, there's still a lot of people that just 12 aren't getting the information. 13 I think the same people -- you know, I 14 was just involved in a survey for the master 15 plan community. It's the same 25 people say 16 the same -- the same 25 people attend the 17 meetings, the same 25 people that, you know, 18 are retired and can go to a meeting at 4:00 19 and, you know, sit around and watch what's 20 going on in the community, but there's a whole 21 lot of people that just moved in, they're new 22 people. 23 Five houses on our street sold in the 24 past three months. I can guarantee that those 25 people have no idea that there is going to be</p>	<p style="text-align: right;">Page 32</p> <p>1 all, I think the -- 2 MS. BELOVICH: I'm going to have to ask 3 you to talk a little bit closer to the 4 microphone. I can hardly hear. 5 MS. McCORMICK: Which is the microphone? 6 MR. MENDENHALL: Right here. 7 MS. McCORMICK: Okay. Thank you. 8 MR. MENDENHALL: Yeah. 9 MS. McCORMICK: Lorrie, can you hear me? 10 MS. BELOVICH: Yes, I can hear you. 11 MS. McCORMICK: Okay. Okay. So, first 12 of all, you said that you couldn't hear the 13 discussion that was occurring before you 14 spoke, and I just wanted to let you know that 15 that discussion was not related to the 16 Glenclyff Park cell tower. 17 We were talking about property that is 18 in the very northern boundary of Westchase for 19 another cell tower site, so it was not related 20 to the Glenclyff Park property. 21 MS. BELOVICH: Okay. Well, that's good. 22 MS. McCORMICK: Yeah. And then just to 23 go over a little of what has happened up to 24 this point, so we've actually been talking 25 about a cell tower within Glenclyff Park for</p>

<p style="text-align: right;">Page 33</p> <p>1 two years.</p> <p>2 We talked about it at, I think, every</p> <p>3 CDD meeting that we've had almost over that</p> <p>4 two-year time period. We had a community</p> <p>5 meeting for all of the Westchase residents as</p> <p>6 well as anybody else in the area. That was</p> <p>7 held in February of this past year, of 2020.</p> <p>8 MS. BELOVICH: Yes.</p> <p>9 MS. McCORMICK: And that was advertised</p> <p>10 in the newspaper, and we also posted signs on</p> <p>11 Countryway Boulevard about that meeting that</p> <p>12 took place.</p> <p>13 And we had a good number of people -- I</p> <p>14 mean, probably about 25 people that came out</p> <p>15 to the meeting. So when we got the latest</p> <p>16 photo simulations that were posted on the</p> <p>17 district's website and by the World of</p> <p>18 Westchase, that was an effort to just update</p> <p>19 and provide the latest drawings that we had of</p> <p>20 the cell tower.</p> <p>21 We are taking comments on that from any</p> <p>22 residents that wanted to provide comments, and</p> <p>23 we will have that comment period be open to</p> <p>24 the public through January 29th. So there's</p> <p>25 no final approval that is happening tonight.</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 know, all the way over in the Bridges are</p> <p>2 saying, "Yeah, put the cell tower in," and the</p> <p>3 reality is, they're not even in the service</p> <p>4 circle of what the cell tower is here for.</p> <p>5 So like the people that are all for it,</p> <p>6 you know, are the people that aren't even</p> <p>7 going to be affected by the range of the tower</p> <p>8 in some community on Linebaugh, so, you know,</p> <p>9 I don't know that the weight of all of the</p> <p>10 input is the same as the people that are going</p> <p>11 to have to see it out of their window.</p> <p>12 I mean, I don't necessarily -- you know,</p> <p>13 if there's five positive comments, and the</p> <p>14 people live on Linebaugh in West Park Village,</p> <p>15 you know, as opposed to five people that live</p> <p>16 right across the street, I don't know that</p> <p>17 that's equal weight, and I don't know how that</p> <p>18 works, because they're not even going to be</p> <p>19 recipients of the positive or the negative</p> <p>20 effects of it at all from what I saw on the</p> <p>21 drawings.</p> <p>22 And the other thing is like, you know, I</p> <p>23 know -- I'm all for it. I was a big supporter</p> <p>24 of the cell phone tower, and I'm so glad this</p> <p>25 community is looking at updating, you know,</p>
<p style="text-align: right;">Page 34</p> <p>1 At this point, I've only received four</p> <p>2 negative comments, we've received one positive</p> <p>3 comment about the cell tower, and other than</p> <p>4 that, I haven't had any feedback since the</p> <p>5 last information was posted, but that time</p> <p>6 period is certainly open.</p> <p>7 Ultimately this item is going to go to</p> <p>8 the county commission because it's in the</p> <p>9 park. They'll need to approve the lease, and</p> <p>10 so that will happen, and only after that would</p> <p>11 the CDD consider approval of the final lease</p> <p>12 agreement with the cell tower provider.</p> <p>13 MS. BELOVICH: Okay.</p> <p>14 CHAIRMAN LEWIS: Hi, Lorrie. This is --</p> <p>15 MS. BELOVICH: Okay. And like -- and I</p> <p>16 know -- I mean, again, I know -- I've been</p> <p>17 following it, and I'm okay with it because we</p> <p>18 are the ones affected by that cell service.</p> <p>19 Right? We're right here in Glendcliff, you</p> <p>20 know.</p> <p>21 And, you know, there are a couple things</p> <p>22 that I -- people are very -- if you want to</p> <p>23 see what people are thinking, they are talking</p> <p>24 on Facebook, whether or not they're writing,</p> <p>25 and, you know, people that are living, you</p>	<p style="text-align: right;">Page 36</p> <p>1 especially now with Zoom and everybody being</p> <p>2 out of work and needing cell service more than</p> <p>3 ever.</p> <p>4 You know, my issue was I was more</p> <p>5 positive about it based on some of the earlier</p> <p>6 photos and explanations as opposed to last one</p> <p>7 we got from the -- the one that was sent --</p> <p>8 circulated recently.</p> <p>9 That's the one where the size and the</p> <p>10 position, and the fence, and the look and feel</p> <p>11 of it, you know, are quite different in my</p> <p>12 opinion. So I understand what you're saying,</p> <p>13 like it's too late, we put it out back in</p> <p>14 February, and we didn't get comments.</p> <p>15 What I'm just saying is that what was</p> <p>16 put out recently is a little bit different</p> <p>17 sketch or rendition or whatever you what you</p> <p>18 call it -- I don't know what it is -- than</p> <p>19 what was put out before.</p> <p>20 And so I guess my question -- you know,</p> <p>21 again, I would ask you to consider that.</p> <p>22 Right? It's not like, you know, we put the</p> <p>23 information out, you know, and nobody</p> <p>24 commented and so, you know, it's a done deal.</p> <p>25 I think it's a little bit of a</p>

<p style="text-align: right;">Page 37</p> <p>1 situation, and so I would just encourage you</p> <p>2 to look at who's being affected and look at</p> <p>3 who's sending the comments, and then, quite</p> <p>4 frankly, you understand that this was</p> <p>5 something that was brought forward by the</p> <p>6 people in the Glenduff community going in</p> <p>7 across the street, you know, and I -- I</p> <p>8 personally -- like I think that someone should</p> <p>9 go door to door in this community that live</p> <p>10 directly across the street, especially the</p> <p>11 houses that are going to look at it every day.</p> <p>12 There's a house that's probably less</p> <p>13 than 500 feet from the cell tower. That's</p> <p>14 probably an exaggeration, but literally -- you</p> <p>15 know, I mean, I walk there every single day.</p> <p>16 There are three or four houses that are on</p> <p>17 that street going into Woodbay. They're going</p> <p>18 to see it. They're going to see it every day.</p> <p>19 Three or four houses are going to see it from</p> <p>20 their window --</p> <p>21 CHAIRMAN LEWIS: Lorrie --</p> <p>22 MS. BELOVICH: -- and as you're doing</p> <p>23 due diligence, if you haven't knocked on their</p> <p>24 door and showed them a photo of what it's</p> <p>25 going to look like.</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 the meetings or read some of the information</p> <p>2 that's been put out in the WOW or on Facebook,</p> <p>3 so definitely appreciate all of your comments</p> <p>4 for sure.</p> <p>5 And in term of that rendering, I'm not</p> <p>6 aware that it was different. I think it was</p> <p>7 just the fact that they had a rendering. I</p> <p>8 believe, Erin, on the first one with the</p> <p>9 balloon test, they didn't actually put an</p> <p>10 actual rendering of the tower there, but it</p> <p>11 was more just the top of it.</p> <p>12 MS. McCORMICK: Right.</p> <p>13 CHAIRMAN LEWIS: And so one thing to</p> <p>14 keep in mind, too, is that fence with the</p> <p>15 rendering, you know, that shrubbery is very</p> <p>16 immature, it's not matured. It's something</p> <p>17 that's going to grow and cover it a little bit</p> <p>18 more. And so a lot of that has been taken</p> <p>19 into account with our decision on this. We</p> <p>20 just wanted you to know that.</p> <p>21 MS. BELOVICH: Okay. Well, I know -- I</p> <p>22 know you all like -- I don't want to just go,</p> <p>23 Hi, I'm here for the first meeting and I'm</p> <p>24 complaining. I mean, I really don't want to</p> <p>25 be that person.</p>
<p style="text-align: right;">Page 38</p> <p>1 CHAIRMAN LEWIS: Hi, Lorrie. This</p> <p>2 Supervisor Matt Lewis. How are you?</p> <p>3 MS. BELOVICH: Fine. Thank you.</p> <p>4 CHAIRMAN LEWIS: Good. Good. And thank</p> <p>5 you very much for calling in, and we do</p> <p>6 greatly appreciate your comments for sure.</p> <p>7 I just kind of wanted to respond in a</p> <p>8 way in terms of a lot of your comments. I</p> <p>9 mean, we, as a board and all the five</p> <p>10 supervisors, over the past couple of years</p> <p>11 that we've been talking about this, have</p> <p>12 actually taken into heavy consideration all of</p> <p>13 these factors and comments that you're making.</p> <p>14 And, I mean, obviously we're members of</p> <p>15 the community as well. I live down</p> <p>16 Countryway. I live in Wycliff. I'm very</p> <p>17 close to Glenduff Park myself. You know,</p> <p>18 issues about parking spaces, the path that you</p> <p>19 walk on, those are all things that we've taken</p> <p>20 a lot of consideration of and make sure that</p> <p>21 they're not impacted as we, you know, thought</p> <p>22 they might be.</p> <p>23 And so there's been a lot of due</p> <p>24 diligence, and I just, you know, wanted you to</p> <p>25 know that in case you haven't been to any of</p>	<p style="text-align: right;">Page 40</p> <p>1 You know, I do work -- you know, we're a</p> <p>2 two working family. I work downtown, and</p> <p>3 husband's in Pinellas. We literally can't get</p> <p>4 away to the meetings, but I read the stories.</p> <p>5 I read The WOW cover to cover every time, so I</p> <p>6 try to be informed and help when I can.</p> <p>7 So I -- you know, I want you to know</p> <p>8 that -- I want you to -- I want you all to</p> <p>9 know that I understand that you all have our</p> <p>10 best interest at heart. I'm just really</p> <p>11 scared about the thing based on the last</p> <p>12 picture --</p> <p>13 CHAIRMAN LEWIS: I understand.</p> <p>14 MS. BELOVICH: -- because I don't feel</p> <p>15 like that big white fence with the big base,</p> <p>16 you know -- it did -- it did look like a flag</p> <p>17 pole the last time, which I think is when a</p> <p>18 lot of people said, you know, "Put a light on</p> <p>19 if, put a flag on it. Oh, it just looks like</p> <p>20 a nice little flag pole."</p> <p>21 Well, this last -- latest rendering, you</p> <p>22 know, it does not look like a flag pole. It</p> <p>23 looks like a big, industrial area with a giant</p> <p>24 concrete base that, you know, again, if it's</p> <p>25 going to be there and has to be there, it</p>

<p style="text-align: right;">Page 41</p> <p>1 sounds like that part has been already 2 decided, then my final comments would be, you 3 know, please use the same screening principles 4 that the rest of us have to use. 5 And I would try to hide it as much as 6 possible and just not have that -- you know, 7 that fence visible from the street at all. I 8 -- you know, and I don't know if you could see 9 the top of it, but, you know, yeah. 10 CHAIRMAN LEWIS: Understood. Well, 11 thank you very much. I do appreciate it, for 12 sure, and the rest of the -- I'll speak for 13 the rest of the supervisors. 14 MS. BELOVICH: All right. Thank you 15 all. 16 CHAIRMAN LEWIS: Thank you. 17 MR. MENDENHALL: Okay. Thank you, 18 Lorrie. 19 MR. BARRETT: To clarify, Matt, I think 20 we ran -- and I don't remember where in the 21 WOW versus Facebook posts -- but I think we 22 ran not only the balloon images, but she also 23 referenced the previous images. 24 And I think it was right before that 25 February session that Erin talked about.</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 parking spaces, it would mean taking out four 2 pine trees, which is probably not that big of 3 a deal, but you just have to have a 4 continuation of the access to get into it from 5 there, which would use up more space, and it 6 would also have looked like to have a greater 7 impact on that trail that goes back there. 8 So for that reason, we thought it was 9 better to keep the gate access on the western 10 side of the compound. And there's not really 11 an opportunity to put it on the southern side 12 because of the wetlands. 13 MR. WIMSATT: And I remember the last 14 conversation from a meeting before I was even 15 part of the board you all discussing that and 16 discussing the northern versus that side, the 17 side -- 18 CHAIRMAN LEWIS: Any other discussion 19 or -- 20 MR. BAUMHOVER: Is there any other -- 21 you had mentioned she had written comments in? 22 MS. McCORMICK: Yeah, I received four 23 written comments. There was one gentleman, 24 Bill Fries, whose comments are in here, I 25 believe, that was concerned also about our</p>
<p style="text-align: right;">Page 42</p> <p>1 There was an image of the cell tower with a 2 flag on it. 3 MS. McCORMICK: Right. 4 MR. BARRETT: But it didn't have the 5 like bottom landscaping part there. And when 6 I did look at the photo when she called, it 7 does look -- it does look different. 8 CHAIRMAN LEWIS: Okay. I had forgotten 9 about that, so thank you. 10 MS. McCORMICK: I mean, one thing that I 11 -- you know, Matt and I have communicated a 12 lot about with Vertex, but I don't know that 13 this has been discussed by the board. We 14 looked at that -- whether there was an 15 opportunity to move the gate into the compound 16 from the western side, which hopefully 17 everybody has seen the latest pictures that 18 were posted -- whether that could be moved to 19 the north side facing the ball field, so it 20 wasn't -- you didn't look to see it from 21 Countryway. 22 The problem with doing that is it would 23 require then that you have an access that goes 24 into the gate if it's located on the north, 25 which would probably mean taking out more</p>	<p style="text-align: right;">Page 44</p> <p>1 renditions, and I brought the materials that 2 Alan had addressed at the February meeting in 3 case anybody was here so that we could 4 distribute them. 5 I looked at the people that submitted 6 comments, and actually of the five comments 7 that I received, four of them were negative 8 and one was positive, none of those people had 9 attended the February meeting. 10 So I was just interested in seeing if 11 they had been at that meeting, but they 12 weren't. But I did follow up with each of 13 them, not until this past Sunday, but, you 14 know, I told them there would be a discussion 15 today if anybody wanted to attend. 16 CHAIRMAN LEWIS: Thank you, Erin. 17 Mr. Ross. 18 MR. ROSS: I guess we're just in open 19 discussion, so I'll just throw out some stuff. 20 She said on more than one occasion, you 21 know, "Is this a done deal? Has this already 22 been done?" And I think it might be helpful 23 for someone to go back to her and let her know 24 it's not a done deal. We did listen to her. 25 There's nothing that's been pre-decided or</p>

<p style="text-align: right;">Page 45</p> <p>1 anything like that.</p> <p>2 And it sort of takes me to my second and</p> <p>3 more important comment. Her email said the</p> <p>4 CDD had not been forthright, and if she had</p> <p>5 been here in person, I would have been tempted</p> <p>6 to say, what caused you to form that opinion?</p> <p>7 Well, what do you think we weren't forthright</p> <p>8 about?</p> <p>9 It's a tough question to ask because the</p> <p>10 people would feel like you're picking a fight</p> <p>11 and you're trying to argue with them, but I</p> <p>12 think that's the kind of dialogue we should be</p> <p>13 zealous about flushing out and hopefully</p> <p>14 eliminating her notion that we haven't been</p> <p>15 forthright. So those are the two thoughts I</p> <p>16 had particularly about her substantive</p> <p>17 comments.</p> <p>18 I don't want her to feel like the</p> <p>19 process has been predetermined or anything</p> <p>20 like that. As to the merits, if she was</p> <p>21 sitting here, I'd say, I agree that the</p> <p>22 starkness of the white fence, inappropriate.</p> <p>23 I mean, I don't think anybody would disagree</p> <p>24 with that, but at some point we've got make a</p> <p>25 decision, we've got to place the tower.</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 actually comes down to it.</p> <p>2 Again, we have had a lot of discussions</p> <p>3 over the last year or two that, I think,</p> <p>4 that's what we want to make sure that it</p> <p>5 blends in. I think, again, that we're</p> <p>6 conscious of that.</p> <p>7 MR. ROSS: Yeah. Speaking for myself,</p> <p>8 once I saw that picture, I was in the mind set</p> <p>9 we need to put the entrance in that -- exit to</p> <p>10 that confined area someplace else. I really</p> <p>11 did think it looked bad.</p> <p>12 It reminded me of when you see behind a</p> <p>13 commercial office building or hotel, they put</p> <p>14 the trash dumpster behind a fenced area.</p> <p>15 That's not the picture we want to convey. If</p> <p>16 we're going to put a fence there, I would be</p> <p>17 arresting, let's spend the money, go ahead and</p> <p>18 buy the plant material that will totally cover</p> <p>19 up the fencing.</p> <p>20 And if you have the gate facing the</p> <p>21 parking lot, you can't put plant material</p> <p>22 there. So that's where I would be saying put</p> <p>23 the gate someplace else. Put the plant</p> <p>24 material there and --</p> <p>25 CHAIRMAN LEWIS: And if I can just</p>
<p style="text-align: right;">Page 46</p> <p>1 I mean, in my mind, it's either have the</p> <p>2 tower or don't have the tower. Once you make</p> <p>3 that decision, then you talk about where</p> <p>4 you're going to put the tower, and I think our</p> <p>5 location options are one and maybe nothing</p> <p>6 else.</p> <p>7 Unless we're going to take out the</p> <p>8 soccer field or we're going to take out the</p> <p>9 playground or something like that, I don't</p> <p>10 think any of us are in favor of that.</p> <p>11 CHAIRMAN LEWIS: Right.</p> <p>12 MS. McCORMICK: And the fencing, just to</p> <p>13 get back to that, because I had asked Alan</p> <p>14 about that, too, because I looked at this,</p> <p>15 and, to me, it looks white, and he emailed</p> <p>16 back -- or we email back and forth, and he</p> <p>17 said, "No. In fact, it's going to be light</p> <p>18 tan."</p> <p>19 It's just in this picture it looks very</p> <p>20 light to me, but he did say it was going to be</p> <p>21 a tan color.</p> <p>22 CHAIRMAN LEWIS: Well, I think there's a</p> <p>23 chance, too -- I mean, they have different</p> <p>24 variations of an almond color or beige or</p> <p>25 light tan that I think we can go with when it</p>	<p style="text-align: right;">Page 48</p> <p>1 comment on that because maybe it really wasn't</p> <p>2 discussed at a board meeting, but Erin and I</p> <p>3 discussed that, and we were a little bit</p> <p>4 afraid that the county may have some</p> <p>5 reservations about it because it had not been</p> <p>6 shown that way in any other rendering or</p> <p>7 discussion.</p> <p>8 And so with -- you know, with a lot of</p> <p>9 the hoops that we're jumping through already</p> <p>10 -- I don't know if that's the right way to put</p> <p>11 it -- but a lot of the process that we're</p> <p>12 going through, we just didn't want to sort of</p> <p>13 spring a new scenario on them that might start</p> <p>14 to hinder the process even more, so --</p> <p>15 Mr. Chesney, did you have a question or a</p> <p>16 comment?</p> <p>17 MR. CHESNEY: I was just going to -- my</p> <p>18 only comment was she said about being</p> <p>19 forthright, I think she was pretty clear in</p> <p>20 the email it was because she thought the</p> <p>21 pictures looked different. So, I mean, that's</p> <p>22 her perception. It's difficult to --</p> <p>23 MR. ROSS: I didn't pick up on that</p> <p>24 nuance. Thanks.</p> <p>25 MR. CHESNEY: -- yeah, I think it's</p>

<p style="text-align: right;">Page 49</p> <p>1 difficult for --</p> <p>2 CHAIRMAN LEWIS: And to Mr. Ross'</p> <p>3 comment, Erin, are you able to -- I know you</p> <p>4 kind of jut went over a little bit with her,</p> <p>5 but maybe she couldn't hear very well. But is</p> <p>6 there a way for you to round back with her and</p> <p>7 do an email --</p> <p>8 MS. McCORMICK: Yeah.</p> <p>9 CHAIRMAN LEWIS: -- and let her know</p> <p>10 about the process with the county, and --</p> <p>11 because I do think that's a great point to</p> <p>12 make, that, you know, hey, we voted on it as a</p> <p>13 board, but that there are other, you know,</p> <p>14 hurdles to get through to get this thing</p> <p>15 going.</p> <p>16 MS. McCORMICK: Right. And, you know,</p> <p>17 like I said, we still have kept the comment</p> <p>18 period open till January 29th, so after that,</p> <p>19 I'm going to go back to the county staff,</p> <p>20 provide them with the comments that we've</p> <p>21 received so far.</p> <p>22 You know, hopefully they will proceed</p> <p>23 with putting this on the board agenda, and</p> <p>24 I'll definitely make sure that I, you know,</p> <p>25 continue to keep in touch with Ms. Belovich so</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 I'm not trying to be silly or anything</p> <p>2 like that. I just -- I can't believe that the</p> <p>3 county wouldn't be interested in discussing a</p> <p>4 solution.</p> <p>5 MS. McCORMICK: I think that that's</p> <p>6 something we can explore. I just think that</p> <p>7 we should go into this with our eyes open. If</p> <p>8 we're going to look at reconfiguring this now,</p> <p>9 then we probably need to, you know, look at it</p> <p>10 from that standpoint, and maybe go then</p> <p>11 through the process of providing an update if</p> <p>12 we end up moving the -- or changing the</p> <p>13 configuration of the cell tower site.</p> <p>14 So it's -- you know, it's going to add</p> <p>15 on time to the process, and we also need to</p> <p>16 see, you know, how Vertex responds to that.</p> <p>17 But at the end of the day, it's the board's</p> <p>18 decision.</p> <p>19 CHAIRMAN LEWIS: Any other feeling or</p> <p>20 comment on that?</p> <p>21 MR. ROSS: I would just throw out maybe</p> <p>22 there's other solutions. So, for example, can</p> <p>23 you put vines on that wall that face -- or the</p> <p>24 gates that would be facing Countryway so that</p> <p>25 it doesn't look like a hard surface, but more</p>
<p style="text-align: right;">Page 50</p> <p>1 that she's aware, but also, you know, we can</p> <p>2 provide updates through the World of</p> <p>3 Westchase, too, as well, about our CDD</p> <p>4 meetings.</p> <p>5 CHAIRMAN LEWIS: Sounds good. Thank you</p> <p>6 very much. Erin --</p> <p>7 MS. McCORMICK: I was a little -- I'm a</p> <p>8 little bit confused, though, about the gate</p> <p>9 issue.</p> <p>10 So are we saying that we want to explore</p> <p>11 moving it to the northern side even if it</p> <p>12 means that it's going to impact more parking</p> <p>13 spaces and take more land area, or is that not</p> <p>14 something that we want to do right now?</p> <p>15 CHAIRMAN LEWIS: Mr. Ross.</p> <p>16 MR. ROSS: Speaking for myself, that's a</p> <p>17 difficult thing for me to respond to when you</p> <p>18 say it would take more parking spaces. I don't</p> <p>19 know that to be true. I know that --</p> <p>20 MS. McCORMICK: I have a sketch.</p> <p>21 MR. ROSS: -- it would be on the agenda</p> <p>22 to discuss. Maybe what would happening is the</p> <p>23 county would agree they'll put a little side</p> <p>24 dirt road that they'll permit parking on that</p> <p>25 dirt road or something.</p>	<p style="text-align: right;">Page 52</p> <p>1 some type of plant material?</p> <p>2 We're getting way past my area of</p> <p>3 expertise, but I just think there is a</p> <p>4 conversation that could occur.</p> <p>5 MR. BAUMHOVER: Well, it sounds like</p> <p>6 what you were saying earlier, Matt, as to -- I</p> <p>7 mean, I'm thinking we have two and a half</p> <p>8 weeks left of the comment period, so for to us</p> <p>9 speculate right now is kind of immature.</p> <p>10 It sound like you and Erin are</p> <p>11 advocating trying to get through the county</p> <p>12 approval process, and then when we reconvene</p> <p>13 to figure out a way forward as the CDD, we</p> <p>14 take all the comments that might come in and</p> <p>15 see what we might go back to look at.</p> <p>16 CHAIRMAN LEWIS: That's fair.</p> <p>17 MS. McCORMICK: Okay.</p> <p>18 CHAIRMAN LEWIS: All right. Very good.</p> <p>19 All right. Moving on to C, or are we --</p> <p>20 MS. McCORMICK: Yeah, I think that's all</p> <p>21 I have on Glenduff Park. Okay. And a couple</p> <p>22 of other things.</p> <p>23 So the EPC mitigation area, this is just</p> <p>24 to provide an update, and I'm glad Stephen is</p> <p>25 here, too, but this is that island that we</p>

<p style="text-align: right;">Page 53</p> <p>1 acquired when we did the acquisition of the 2 lake from West Lake Townhomes, and I just 3 wanted to update you that there was a warning 4 notice that was sent out by the EPC to M/I 5 Homes because the mitigation remediation -- or 6 the replanting of that island has not been 7 done. 8 And so I sent an additional email. I 9 had sent one back in September also to M/I 10 Homes saying that the CDD, you know, wanted to 11 cooperate with them to get this addressed, and 12 to please contact us about how they wanted to 13 proceed. 14 I have not gotten any response from 15 them. I did also call the EPC manager who has 16 been dealing with this issue, Richard Batty, 17 today just to follow up and get any updates, 18 and I didn't get in touch with him, so I don't 19 have any update about that. 20 But that's kind of where things stand. 21 I mean, I've looked at the mitigation 22 agreement that M/I Homes entered into with 23 EPC, so I think that the EPC's ability to 24 enforce that agreement is really with M/I 25 Homes.</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 keep trying to get M/I to do it, because the 2 downside of us doing it is that, yeah, it's 3 simple, it's not a whole lot of money to make 4 this problem go away, whether it's a problem 5 in the future or not, but it's just the cost 6 of the monitoring, too. 7 So you have to go through the monitor 8 process, and if they find something is wrong a 9 year from now, you keep kicking the can down 10 the road, and you start turning the register 11 because the EPC is never happy or whatever. 12 As long as there's no action, and if you 13 talk to them, there's no action that they are 14 going to take against the property owner now, 15 I think you just keep trying to get them on 16 the hook for it until there is, you know. 17 MS. McCORMICK: Yeah, I just -- I just 18 wanted to keep in touch with the EPC so that 19 they know that we are, you know, cooperating 20 and if there is any issue, that we're aware of 21 it. 22 CHAIRMAN LEWIS: Mr. Ross. 23 MR. ROSS: I just ask that you continue 24 to keep your eye on the ball -- 25 MS. McCORMICK: Uh-huh.</p>
<p style="text-align: right;">Page 54</p> <p>1 I don't, you know, see anything -- I 2 mean, we are the property owner, but I don't 3 see that they are seeking to take any kind of 4 enforcement action against the CDD right now. 5 If we were to address it, say, you know, 6 we wanted JMT to go look at it to see what 7 would need to be done as far as planting, it 8 would be just because we decided to do it as 9 the property owner. I don't think that we're 10 compelled to do it right now. 11 MR. BRLETIC: We have already done that 12 anyway. I remember when we first started 13 these conversations because the initial 14 conversation was that -- when I talked to 15 Richard the first time, he said, well, if they 16 don't do it eventually, it will be the property 17 owner that will be responsible. 18 I really don't know what the process is 19 honestly, but that's why we looked into it, 20 and Doug was there, and we had -- we had a 21 vendor there that gave us an estimate. I 22 think it was like to 4,000 bucks or whatever. 23 MR. MAYES: Yeah. 50 trees to -- 24 MS. BELOVICH: Yeah, it was not a whole 25 lot, but I'm going to say, so, Erin, you just</p>	<p style="text-align: right;">Page 56</p> <p>1 MR. ROSS: -- to have a nice-looking 2 piece of land there for the benefit of our 3 community. And at some point, the strategy 4 that Stephen just articulated may be the best 5 one, but let's just be smart about our 6 dollars. 7 You're always very responsible about the 8 way you do your billing that at some point 9 your professional fees -- and your professional 10 fees, at some point we may get out of whack in 11 terms of what we're trying to achieve. Just 12 be mindful of that. 13 CHAIRMAN LEWIS: Okay. 14 MS. McCORMICK: Okay. And then the last 15 thing -- and I'll go ahead and talk about this 16 now, too, while Stephen is here -- is on the 17 Promise Drive property and the TECO right of 18 way, I have done some additional research on 19 that issue, and I'm planning on sending one 20 more letter to TECO, but I've also been, you 21 know, looking at other options if we need to 22 pursue through litigation our easement rights 23 with respect to that. 24 And I'm at the point right now where I 25 need to get some survey work and some title</p>

<p style="text-align: right;">Page 57</p> <p>1 work done on the TECO parcel, on the parcel 2 that we own, and on the -- at one point there 3 was a common property owner, and that was all 4 part of one tract, so I also need to get that 5 probably -- the legal description for that 6 surveyed, and so I wanted to see if the board 7 is okay with me going ahead and getting it 8 done at this point. 9 CHAIRMAN LEWIS: Is this something we 10 need a motion for? 11 MS. McCORMICK: I think just direction 12 from the board. I mean, the board has already 13 given me direction to kind of -- 14 MR. ROSS: I would say if we own the 15 land, we ought to know about our land. 16 MS. McCORMICK: Right. 17 MR. ROSS: The title search and the 18 survey will show that. 19 CHAIRMAN LEWIS: Okay. Doug. 20 MS. McCORMICK: Go ahead, Doug, because 21 I know you wanted to -- 22 MR. MAYS: Thanks. The survey, I've 23 requested it from -- I mean, JMT sent it to us 24 today, so we have a survey on that area. I'm 25 not familiar with, you know, how to read it</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 that it's actually encroaching onto a portion 2 of the property, so that's what we're trying 3 to find out with respect to that issue. 4 MR. WIMSATT: I was with Doug when he 5 found the fence. 6 MR. MAYS: Oh, yeah. 7 MS. McCORMICK: Oh. 8 MR. WIMSATT: He was showing me the 9 property, which I really appreciated. 10 CHAIRMAN LEWIS: I think it would be a 11 good idea to have it resurveyed then, just so 12 we have that information. 13 MS. McCORMICK: Okay. That's all I have 14 for right now. I know, Doug, you have the 15 basketball courts coming up, and I've had some 16 conversations with the county staff about that 17 issue. 18 MR. MAYS: We have, too, so it's -- 19 MS. McCORMICK: Okay. Do you want to 20 talk about that? 21 MR. MAYS: Well, it's pretty much still 22 the same situation, the county hasn't opened 23 it up yet. 24 MS. McCORMICK: Well, actually I did 25 talk to the -- I can't remember his name right</p>
<p style="text-align: right;">Page 58</p> <p>1 exactly. And I also requested it from Tonja. 2 I called Tonja Stewart, and she had it 3 on file, too, and she sent it to us also. So 4 we've got the survey for that piece of 5 property, but I need somebody to interpret it 6 for me, because I went over there last week, 7 and since we had a couple of people going 8 through there trying to help us with some of 9 the things that we're trying to get set up 10 for, checking for the power and things like 11 that, somebody has put a fence up, a short 12 fence, but somebody has put a fence up. 13 And I'm just curious if it's on our 14 property or on their property, so that's why I 15 requested that survey, but I may need Stephen 16 to come out and look at it with me, and let's 17 see if that fence is in the right location. 18 MS. McCORMICK: Yeah. Doug and I had 19 talked a couple of days ago, and he told me 20 about the fence having been put up. So, I 21 mean, I think it was probably put up by some 22 of the owners along Promise Drive. 23 MR. MAYS: Yeah, I'm pretty sure -- 24 yeah, I'm pretty sure -- 25 MS. McCORMICK: Yeah. And it may be</p>	<p style="text-align: right;">Page 60</p> <p>1 now -- from the parks and rec department about 2 how the county is handling basketball courts, 3 and he said at the parks where they have 4 staff, all of them, they have opened up the 5 basketball courts, but even in county parks 6 where they don't have any staff on site now, 7 if a resident makes a request for basketball 8 use, at this point they have started to put 9 the nets back on and allow the use of those 10 basketball courts. 11 So I think that's different than, you 12 know, what our understanding has been up to 13 this point, and I did want to bring that back 14 to the board because I know at the December 15 meeting we did have the scout, the young man 16 that had made a request about the basketball 17 courts. 18 CHAIRMAN LEWIS: Brian. 19 MR. ROSS: And we've had other residents 20 make a request that the basketball hoops be 21 available. My position has been I want to 22 listen. I want to listen to what our 23 residents want, I want to listen to what the 24 experts are telling us. 25 The county has medical experts on their</p>

<p style="text-align: right;">Page 61</p> <p>1 staff, we don't. So if you're now telling me 2 the county has made a decision that medically 3 it doesn't matter if people are playing hoops, 4 it doesn't have a material difference in the 5 transmission of this Coronavirus and the 6 benefits of playing basketball outweigh 7 whatever potential detriments, then I would 8 say, why wouldn't we listen to the county like 9 we have been all along and put the hoops up 10 because we've gotten requests to put them 11 back? 12 But I'm kind of looking to you for 13 direction on this, advice, because I really 14 don't know. I don't want to do anything that 15 would cause harm to our community. I don't 16 want to do anything that inadvertently, God 17 forbid, somebody got COVID from playing 18 basketball, that would be horrific, absolutely 19 horrific. 20 CHAIRMAN LEWIS: I've actually given 21 this a lot of thought since our last meeting 22 as well, and, you know, we have the news that 23 they started putting the hoops for certain 24 areas or parks, but I guess I was curious on 25 whether those supervisors or corporations are</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 about it. And it seems to me if the county is 2 saying that they're putting hoops up when a 3 resident requests it, then I don't necessarily 4 know it makes sense to go different than what 5 the county is doing. 6 They're waiting for the residents to ask 7 them, and then they're doing it. 8 CHAIRMAN LEWIS: Mr. Ross. 9 MR. ROSS: I think Jim is exactly right 10 in what he was saying. I believe our standing 11 motion has been we're going to follow the 12 county's policy, and if this is the county's 13 policy, then I don't think we need a motion. 14 I think we just do what the county says and 15 just put them up. 16 MR. BAUMHOVER: Then I'll make the 17 motion. 18 MR. ROSS: I'm saying I don't think we 19 need a motion. 20 MR. BAUMHOVER: Oh, you don't think we 21 need -- 22 MR. ROSS: I don't think we need a 23 motion. Just follow the county. I think you 24 need to document the file. 25 MS. McCORMICK: Yeah. Yeah, I will. I</p>
<p style="text-align: right;">Page 62</p> <p>1 actually enforcing some kind of a social 2 distancing rule or anything like that. 3 I find it hard to believe that they 4 would just because it seems like they would 5 have a lot larger area to take care of, you 6 know, and whatnot. 7 But I have been a little bit torn about 8 this only because the playground is open, and 9 for that reason I just stated, so I don't 10 know. I wanted to see what everybody else 11 thought, but I was kind of leaning towards 12 seeing if we might be able to install them as 13 well just because -- I know people in my 14 neighborhood have been asking about it a lot, 15 so I didn't know if there was any other 16 feeling on it. 17 MR. WIMSATT: I'm of a similar mind. 18 I'm torn about it, too, because I know that 19 the playgrounds are open, but the transmission 20 rates of kids versus teenagers versus adults 21 is different, and I'm not an expert on that by 22 any means whatsoever, but I know a lot of the 23 residents asking me about, you know, about the 24 basketball hoops. 25 There are a lot of my neighbors asking</p>	<p style="text-align: right;">Page 64</p> <p>1 did, I took notes on my comments with him. 2 MR. CHESNEY: Well, hold on. So, I 3 mean, do we have a definitive on how the 4 county is operating? 5 MS. McCORMICK: I do from the person 6 who's the manager of the parks who had advised 7 me that they are -- 8 MR. CHESNEY: I mean, if a resident does 9 -- I mean, are there two or three parks that 10 you can use as examples that have basketball 11 courts without staff? 12 MS. McCORMICK: You know, I don't think 13 I asked him for examples, but it isn't like 14 they've received a number of requests to 15 reinstall the basketball hoops. 16 MR. CHESNEY: I would like to see what 17 those parks are, if you could email them 18 before you open it up. 19 MS. McCORMICK: Okay. Okay. Sure. 20 Yeah, I'll follow back up with him in writing 21 and ask him to provide that information. 22 MR. ROSS: And to further give you 23 comfort, because I can tell that's where 24 you're coming from, you want comfort and 25 assurance, we can have Doug call whoever is</p>

<p style="text-align: right;">Page 65</p> <p>1 the compadre of Hillsborough County and hear it</p> <p>2 in his own ears that if that's their policy</p> <p>3 then -- you know.</p> <p>4 MR. MAYS: I have seen other</p> <p>5 neighborhoods that already have them up.</p> <p>6 MR. CHESNEY: I believe there are lots</p> <p>7 of --</p> <p>8 MR. MAYS: Carrollwood Village has got</p> <p>9 theirs up already.</p> <p>10 MR. CHESNEY: At some point we have to</p> <p>11 identify -- I mean, because other people act</p> <p>12 in a way that's not responsible doesn't mean</p> <p>13 that we should --</p> <p>14 MR. ROSS: Well, just to be clear, I'm</p> <p>15 not saying -- what I'm saying is I don't know</p> <p>16 what's responsible or irresponsible, but our</p> <p>17 policy has been let's follow the county's</p> <p>18 lead --</p> <p>19 MR. CHESNEY: I agree.</p> <p>20 MR. ROSS: -- which I felt makes sense.</p> <p>21 MR. CHESNEY: I agree. I think that</p> <p>22 they're the -- I think that's the best way to</p> <p>23 handle the situation, instead of putting us in</p> <p>24 that position.</p> <p>25 CHAIRMAN LEWIS: Doug, do you want to</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 proper guidance is based on who is doing what,</p> <p>2 so, you know --</p> <p>3 MR. CHESNEY: Yeah.</p> <p>4 MR. ROSS: Well, just since we're</p> <p>5 talking, for me, it's the exact opposite, it</p> <p>6 hasn't been confusing at all. I've see people</p> <p>7 post things on Facebook expressing their</p> <p>8 unhappiness with the district's position.</p> <p>9 I have seen people -- and I don't know</p> <p>10 if that's plural or singular -- saying we're</p> <p>11 not listening. And I feel the exact opposite.</p> <p>12 I feel like we've been listening to our</p> <p>13 constituents, we've been listening to the</p> <p>14 county, we -- I feel like I have. I can only</p> <p>15 speak for myself. And so I have great clarity</p> <p>16 on it.</p> <p>17 MR. BAUMHOVER: I apologize if I</p> <p>18 misspoke. I meant it's difficult for us to</p> <p>19 discern what the proper guidance has been.</p> <p>20 MR. ROSS: Yes, I hear you.</p> <p>21 MR. CHESNEY: Yeah.</p> <p>22 MR. BAUMHOVER: And that's the tone</p> <p>23 we've been on, and it's hard to -- it's easy</p> <p>24 for us to get into a habit where we're just</p> <p>25 going to put it on the agenda for next month</p>
<p style="text-align: right;">Page 66</p> <p>1 maybe reach out and see what you find?</p> <p>2 MR. MAYS: Yeah.</p> <p>3 CHAIRMAN LEWIS: And, Erin --</p> <p>4 MS. McCORMICK: Sure.</p> <p>5 CHAIRMAN LEWIS: Thank you very much.</p> <p>6 MR. ROSS: But to be clear, if they</p> <p>7 confirm that is what's the county policy, are</p> <p>8 you asking to come back to our board?</p> <p>9 MR. CHESNEY: No.</p> <p>10 MR. ROSS: Okay.</p> <p>11 CHAIRMAN LEWIS: I mean, I suppose we</p> <p>12 can always table it to our next meeting.</p> <p>13 MR. ROSS: My concern is we'll look</p> <p>14 disingenuous. If we say we're going to follow</p> <p>15 what the county policy was and the county</p> <p>16 policy is as described, then we ought to</p> <p>17 follow the county's policy.</p> <p>18 MR. CHESNEY: I agree. I just want to</p> <p>19 -- I want to see these parks. I want to know</p> <p>20 two or three parks where this has happened.</p> <p>21 I'm incredulous, but I'm not surprised.</p> <p>22 MR. BAUMHOVER: I think part of the -- I</p> <p>23 mean, my observation is that this has been</p> <p>24 kind of confusing because it's hard for us as</p> <p>25 the CDD to get a clear picture of what the</p>	<p style="text-align: right;">Page 68</p> <p>1 and possibly miss when the county changed its</p> <p>2 tone so that we can respond on behalf of the</p> <p>3 residents.</p> <p>4 So I definitely think that we're at the</p> <p>5 point where if the county has officially made</p> <p>6 that change, we should be at least actively</p> <p>7 listening because it seems like that change is</p> <p>8 going to come, if it hasn't already.</p> <p>9 CHAIRMAN LEWIS: Just to follow up, so,</p> <p>10 Erin, I guess you and Doug can get together</p> <p>11 and find out --</p> <p>12 MS. McCORMICK: Yeah. I'll give him the</p> <p>13 name of the person that I talked with, and</p> <p>14 then maybe you can follow up with him by email</p> <p>15 and/or give him a call and get a couple of</p> <p>16 examples --</p> <p>17 MR. MAYS: Okay.</p> <p>18 MS. McCORMICK: -- where they've opened</p> <p>19 up a court based on requests even if they</p> <p>20 don't have staff, and we'll follow up and make</p> <p>21 sure that's the case.</p> <p>22 CHAIRMAN LEWIS: Yeah. And just so we</p> <p>23 all know on the board, you know, when that may</p> <p>24 happen after we get the information to all of</p> <p>25 us before we put the hoops back up.</p>

<p style="text-align: right;">Page 69</p> <p>1 MR. MAYS: So what you're saying is, if</p> <p>2 we get this information, me and Erin together,</p> <p>3 just pass what we got over to the board, and</p> <p>4 we can even do it without board approval just</p> <p>5 like we shut them down because of what the</p> <p>6 county said.</p> <p>7 CHAIRMAN LEWIS: Yes.</p> <p>8 MR. WIMSATT: Just like how you opened</p> <p>9 the playgrounds. You all didn't need to do it</p> <p>10 anything --</p> <p>11 MR. MAYS: Okay.</p> <p>12 CHAIRMAN LEWIS: Mr. Barrett.</p> <p>13 MR. BARRETT: You're usually really good</p> <p>14 about doing this, but if you come to the</p> <p>15 conclusion that you're opening them back up,</p> <p>16 can you just send me a text so I can announce</p> <p>17 it? Because this has been a topic of non-stop</p> <p>18 Facebook nonsense.</p> <p>19 CHAIRMAN LEWIS: Okay.</p> <p>20 MR. CHESNEY: Chris has a lot of fan</p> <p>21 boys online that put --</p> <p>22 MR. MAYS: I'm using that area right now</p> <p>23 for mulching, so I'm going to have to open it</p> <p>24 up anyway, but anyway we'll check into that.</p> <p>25 CHAIRMAN LEWIS: All right. Erin,</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 I think -- I had a note here from the -- the</p> <p>2 same one actually I had about that. But the</p> <p>3 TECO power supply, maybe, Doug, that's in your</p> <p>4 report about with the electrician, getting</p> <p>5 that approved.</p> <p>6 MR. MAYS: Oh. To the Promise Lane</p> <p>7 property?</p> <p>8 CHAIRMAN LEWIS: Correct.</p> <p>9 MR. MAYS: Yeah. We're still waiting on</p> <p>10 permitting for that. I talked to Rick, the</p> <p>11 electrician, for some reason, they're still</p> <p>12 giving -- Hillsborough County is still giving</p> <p>13 us the runaround on that address.</p> <p>14 So we've already gone through 911 and</p> <p>15 got that address set up, so we don't</p> <p>16 understand why they're giving us a hard time</p> <p>17 about getting the permits for the next stage</p> <p>18 for the electric. So still waiting.</p> <p>19 Hopefully we'll have something from the</p> <p>20 electrician, you know, before next month.</p> <p>21 CHAIRMAN LEWIS: Okay. Very good. All</p> <p>22 right. If nothing else --</p> <p>23 MR. BRLETIC: Cool.</p> <p>24 CHAIRMAN LEWIS: -- you're free to stay</p> <p>25 or you can go.</p>
<p style="text-align: right;">Page 70</p> <p>1 anything else?</p> <p>2 MS. McCORMICK: I don't think I have</p> <p>3 anything else.</p> <p>4 CHAIRMAN LEWIS: That was a good one</p> <p>5 today.</p> <p>6 MR. CHESNEY: I felt like I got my</p> <p>7 money's worth today.</p> <p>8 CHAIRMAN LEWIS: Well, thank you. I'm</p> <p>9 glad it's on the record.</p> <p>10 All right. Moving onto the attorney's</p> <p>11 report -- I'm just kidding -- the engineer's</p> <p>12 actual report.</p> <p>13 MR. BRLETIC: The only other thing was,</p> <p>14 I know that a couple of meetings ago you guys</p> <p>15 have been talking about that wall, and I know</p> <p>16 that now that we're back from the holidays our</p> <p>17 surveyor will be out there this week to do</p> <p>18 that little bit of survey out there, and then</p> <p>19 whatever is found, me or Robert will get with</p> <p>20 Doug or bring the findings up at the next</p> <p>21 meeting, and you guys can discuss it with him,</p> <p>22 but that was the only other thing.</p> <p>23 I think that's -- unless I missed</p> <p>24 something that wasn't --</p> <p>25 CHAIRMAN LEWIS: No, I don't think so.</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. BRLETIC: No. I actually I have</p> <p>2 another meeting across town.</p> <p>3 CHAIRMAN LEWIS: All right. Well, thank</p> <p>4 you very much.</p> <p>5 MR. BRLETIC: Thank you very much.</p> <p>6 CHAIRMAN LEWIS: All right. Moving on</p> <p>7 to the manager's report, Andy.</p> <p>8 MR. MENDENHALL: Okay. I had one item</p> <p>9 that was -- I believe the information for that</p> <p>10 item was emailed out to everybody is a</p> <p>11 housekeeping item that we do basically after</p> <p>12 the completion of every fiscal year.</p> <p>13 And what it basically is, is we look for</p> <p>14 the board to make a motion to assign your fund</p> <p>15 balances as of the close of the last fiscal</p> <p>16 year. So in a nutshell, within your general</p> <p>17 fund budget and as well your village operating</p> <p>18 budgets, you have certain reserves, primarily</p> <p>19 roadway reserves, but you also have an</p> <p>20 operating reserve, and you also have a reserve</p> <p>21 for erosion of the ponds.</p> <p>22 And if during your operating year you</p> <p>23 don't use those funds or if you only use a</p> <p>24 portion of them, whatever is left, at the end</p> <p>25 of the fiscal year, we then do this motion to</p>

<p style="text-align: right;">Page 73</p> <p>1 assign them to the fund balance, so, you know, 2 procedurally they are moving from your 3 operating funds onto your balance sheet. 4 And what you're seeing in the 5 information that was emailed earlier, those 6 are the aggregate totals once these additions 7 are put on top of what has been accumulating 8 over the years. 9 So the total of those figures -- and, 10 again, this includes the addition from the 11 last fiscal year -- you would stand at an 12 operating reserve of 737,300, a reserve for 13 erosion of 60,000, and then a reserve for 14 roadways of 1,045,831, and in the -- in the 15 detailed pages, it gives you more specifics 16 about how that is broken out between the 17 general fund, as well as your different 18 village accounts, so if you want to look 19 specifically and see how each villages are 20 using their reserves. 21 So we're just looking for a motion to 22 approve that this evening, and then, again, 23 that will kind of get that step done, and we'd 24 like to do it prior to the audit. 25 MR. CHESNEY: So move.</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 directly related to the motion, but I know at 2 the end of our fiscal year we assign our fund 3 balance to a particular reserve. Is that 4 correct? 5 MR. MENDENHALL: So what the other funds 6 that you have is your fund balance that is not 7 assigned, and you always have the option to 8 assign that to a reserve or a number of 9 reserves. 10 Historically, you haven't always done 11 that in the past. You know, it kind of 12 depends on what your needs are. The funds can 13 sit as unassigned cash. I always recommend 14 that if you want to move it into a reserve, it 15 certainly boosts up your reserves, and then it 16 gives you a clear intention. So you can 17 always do that. But, again, in the past -- 18 MR. ROSS: When you made that motion, 19 did you include that in your motion? 20 MR. CHESNEY: I was going to ask a 21 question about this. Actually I have a 22 different opinion about that philosophically. 23 I have always taken the position that it's 24 better to go into the fund balance because 25 it's been very simple to look at your</p>
<p style="text-align: right;">Page 74</p> <p>1 MR. ROSS: I'll second. 2 CHAIRMAN LEWIS: Seconded by Mr. Ross. 3 MR. ROSS: Can I have discussion on the 4 motion for a second? 5 CHAIRMAN LEWIS: Sure. 6 MR. ROSS: In the future, Andy, when you 7 do stuff like this, can you give us a little 8 bit of detail as to what these various funds 9 are? 10 MR. MENDENHALL: Yes. 11 MR. ROSS: So if we're dealing with Fund 12 001, that means nothing to me. 13 MR. MENDENHALL: Yeah. I think that's 14 -- there were two things when I got this that 15 I spoke to the accountant about which I would 16 like to see. One, then, is that better 17 description. In addition, I think it would 18 also be helpful if these, again, give you the 19 total of what the new total will be. 20 I think there's a benefit to showing you 21 also what is being added from that fiscal 22 year. I mean, you can see it in the budget or 23 in the last set of financials, but it would be 24 nice to have them all on one page. 25 MR. ROSS: The next comment, not</p>	<p style="text-align: right;">Page 76</p> <p>1 percentage of excess fund balance versus your 2 budget, and you never want to be below 25 3 percent ever, and you probably don't want to 4 really get too much over a hundred percent 5 unless you know something is coming down the 6 pipe. 7 So my comment on this was, I was fairly 8 confident that we had eliminated the reserves, 9 roadways, the 502, and was supposed to put it 10 in the fund balance, but maybe I'm hazy on my 11 memory there. 12 CHAIRMAN LEWIS: You're talking about 13 the one for Fund 001 there? 14 MR. CHESNEY: Yeah. So -- 15 MR. MENDENHALL: Yeah. I mean, I can 16 look into the history of that. 17 MR. CHESNEY: We can do it at the budget 18 cycle. 19 MR. MENDENHALL: Yeah. 20 MR. CHESNEY: I was a little surprised 21 when I got this today, and I looked at those. 22 It's not the amount of the numbers. The 23 amount of the numbers are fine. 24 MR. MENDENHALL: Sure. 25 MR. CHESNEY: I'm only surprised at how</p>

<p style="text-align: right;">Page 77</p> <p>1 they came out like where they were.</p> <p>2 MR. MENDENHALL: Yeah. And so related</p> <p>3 to that specific roadway reserve, you</p> <p>4 certainly -- you can leave those funds</p> <p>5 unallocated. I don't know if -- you know,</p> <p>6 it's easy enough either way.</p> <p>7 MR. CHESNEY: Yeah. So to my fellow</p> <p>8 board members, and even for you, Erin might</p> <p>9 recall, so in the beginning, we used to have a</p> <p>10 much different financial situation when we</p> <p>11 took over from the developer, like we didn't</p> <p>12 have any money.</p> <p>13 So one of the things that Andy's</p> <p>14 predecessor did is he created these reserves</p> <p>15 to kind of keep us compliant -- as close to</p> <p>16 compliant with the state as possible.</p> <p>17 Over time, since I've been aware of</p> <p>18 those, I've been trying to get rid of those</p> <p>19 and make it just a simpler budget, and so I</p> <p>20 was just surprised that these are still here</p> <p>21 because I had thought we had gotten rid of</p> <p>22 these a few years ago.</p> <p>23 I remember Mark was a little bit against</p> <p>24 it because he thought we were going to somehow</p> <p>25 go crazy, so I don't remember -- maybe there</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 go through it, we should basically eliminate</p> <p>2 that from the general fund.</p> <p>3 MR. CHESNEY: Yeah, that's the time you</p> <p>4 go through it, but maybe we should go through</p> <p>5 a reserve analysis at that time because -- and</p> <p>6 there was something else I have in my notes</p> <p>7 about -- that why don't you add this for your</p> <p>8 budgets, is that --</p> <p>9 MR. MENDENHALL: Sure.</p> <p>10 MR. CHESNEY: -- the alleyways, it came</p> <p>11 to my attention from a resident that we might</p> <p>12 have -- you know how I like to break things up</p> <p>13 into multiple years -- well, they had a</p> <p>14 deficit, and it looked like we changed them</p> <p>15 the entire deficit in one year.</p> <p>16 That obviously -- we need to make sure</p> <p>17 we back that out --</p> <p>18 MR. MENDENHALL: Right.</p> <p>19 MR. CHESNEY: -- this coming budget</p> <p>20 cycle because --</p> <p>21 MR. MENDENHALL: Yeah. Otherwise, we'll</p> <p>22 have too much money.</p> <p>23 MR. CHESNEY: Yeah. For all the signs</p> <p>24 in West Park Village, usually we break that</p> <p>25 over a period of time, but we actually billed</p>
<p style="text-align: right;">Page 78</p> <p>1 was a compromise between him and I. But I was</p> <p>2 just surprised.</p> <p>3 MR. MENDENHALL: So my only question,</p> <p>4 just for my clarification, you know, not being</p> <p>5 as versed in the history, the 502, which, of</p> <p>6 course, is for, say, general roadways, is</p> <p>7 there -- two things -- is there that sort of</p> <p>8 expense for general commonly shared roads, and</p> <p>9 is there anything behind that as far as -- I</p> <p>10 know Tonja in the past had done kind of</p> <p>11 ten-year models, 15-year models.</p> <p>12 MR. CHESNEY: Yeah. But my point is, is</p> <p>13 that general road -- I mean, if I'm thinking</p> <p>14 correctly -- and as I said, I'm getting older</p> <p>15 and more full of useless information -- I mean,</p> <p>16 500,000 for the general road fund, the general</p> <p>17 road fund is only two roads. Everything else</p> <p>18 is allocated, so --</p> <p>19 MR. MENDENHALL: That answers my</p> <p>20 question then.</p> <p>21 MR. CHESNEY: You shouldn't need</p> <p>22 \$500,000 to repave two roads every 20 years.</p> <p>23 MR. MENDENHALL: So probably the logical</p> <p>24 thing to do is as we get into the budget</p> <p>25 discussions, when we start that in April and</p>	<p style="text-align: right;">Page 80</p> <p>1 them for the whole thing, and looking back, I</p> <p>2 think we did that on purpose, or, at least, I</p> <p>3 think, not Severn Trent -- whatever you guys</p> <p>4 call yourself -- Inframark, I think they did</p> <p>5 it because they had a bond issue come off, so</p> <p>6 it really didn't affect the assessment amount</p> <p>7 very much. It actually went down.</p> <p>8 MR. MENDENHALL: Yeah, I can tell you</p> <p>9 that's the exact reason because the net effect</p> <p>10 was very small, so compared with it to do, do</p> <p>11 it incrementally, then they would see, you</p> <p>12 know, kind of --</p> <p>13 MR. CHESNEY: Yeah, but we need to make</p> <p>14 sure that we don't do that again next year.</p> <p>15 MR. MENDENHALL: Yes. Absolutely.</p> <p>16 MR. BAUMHOVER: I have a question. So</p> <p>17 502 is not the appropriate amount for roadways</p> <p>18 reserves. What would be?</p> <p>19 MR. MENDENHALL: That's a good question.</p> <p>20 I mean, we have --</p> <p>21 MR. CHESNEY: I don't know. We have a</p> <p>22 road reserve analysis that was done by our</p> <p>23 prior engineer. We have to just dig it out.</p> <p>24 MR. BAUMHOVER: So is the rest of this</p> <p>25 okay with you?</p>

<p style="text-align: right;">Page 81</p> <p>1 MR. CHESNEY: I don't know. I just 2 looked at it a little bit today. The first 3 number is what surprised me, because Fund 4 001 -- 5 MR. BAUMHOVER: Yeah. In that case, is 6 it okay for us to maybe push this decision to 7 the next meeting? 8 MR. MENDENHALL: Well, I wouldn't 9 recommend that, because I'll speak to both 10 point, that question, as well the reserves as 11 they are now. 12 So regardless of what your true needs may 13 or may not be for these individual reserves as 14 well as 502, these are dollars that you already 15 budgeted in fiscal year 2022, so those dollars 16 are there more or less. 17 So by delaying this, it has -- it makes 18 no impact because the budget year for 2020 has 19 ended, those dollars are there. At least, 20 right now, they are assigned to the various 21 villages, as well as the general. 22 So what would wind up happening -- and 23 typically districts, they look at the 24 planning, especially for roadways, they look 25 at it every few years. You'll have your</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 issues, so -- 2 MR. BAUMHOVER: And then the next 3 question, just for my kind of awareness, when 4 we talk roadways on this, I'm thinking how 5 roadways are budgeted by the county -- right? 6 -- so roadways and sidewalks. Is this money 7 also including sidewalks? 8 MR. CHESNEY: Yes, but only in like, you 9 know, things behind gates. 10 MR. BAUMHOVER: Right. Right. Right. 11 But -- right. So that was my question. I 12 wanted to make sure I understood that, so the 13 money that was in the 502, but -- 14 MR. CHESNEY: I think that 502 is 15 literally just left over from we just -- I 16 remember the transactions and the discussions 17 back -- 18 MR. BAUMHOVER: That was meant to be 19 zeroed out, not just -- 20 MR. CHESNEY: Well, my memory is not 21 clear enough. I remember bringing it up a 22 number of years ago, but I think this is good 23 because I don't think we have done our road 24 reserve analysis in a long time. 25 MR. MENDENHALL: In a while. Yeah, it's</p>
<p style="text-align: right;">Page 82</p> <p>1 engineer take a look at whatever model they 2 had, and you'll kind of do a refresher. 3 They'll see where petroleum prices are, 4 if there's any new technology with asphalt 5 that makes things cheaper, if there's any -- 6 you know, there's all kinds of things they can 7 do, anything from milling to, you know, what 8 type of product they're using. 9 So that's a good idea, and it's probably 10 something that would be timely. If we do 11 find, for example -- and we'll just use the 502 12 because that seems like that might be the most 13 obvious too much money there for two roads. If 14 that's the case, you, as the board, always 15 have an opportunity after the fact. 16 You can reallocate those reserves just 17 by a motion. This is not so much this is, 18 yes, it allocates reserves, but it's a 19 procedural step to say the budget year is 20 done, let's put it in the piggy bank. 21 Now, it's in the piggy bank, and you 22 say, well, we don't really need 502,000. At 23 the next meeting, you can find that out. You 24 can say, let's move 100,000 into the erosion 25 because we think we're going to have some pond</p>	<p style="text-align: right;">Page 84</p> <p>1 been a while. Do you want us to start having 2 that discussion with your engineering firm, 3 kind of get them to at least start looking at 4 the previous modeling and -- you know, I mean, 5 in my opinion -- 6 MR. CHESNEY: Yes. 7 MR. BAUMHOVER: Yes. 8 MR. WIMSATT: Yes. 9 MR. MENDENHALL: -- you'll have three 10 months until you really start your budget, so 11 it is kind of the -- 12 MR. CHESNEY: I think it will actually 13 benefit us financially. I think given when it 14 was done last and petroleum prices -- 15 petroleum prices really make a huge difference 16 in savings, because at one point we had much 17 higher reserves. 18 After Linebaugh was done, it was 19 \$2,000,000, I remember for to us do Linebaugh, 20 and we were all staggered because \$2,000,000, 21 we didn't have enough in, so we went in and 22 redid our road analysis and increased it. 23 And that might be the one that's still 24 on file. I don't remember if we backed it 25 down or not.</p>

<p style="text-align: right;">Page 85</p> <p>1 CHAIRMAN LEWIS: Yeah. This is my fifth 2 year. I don't recall Tonja or anybody -- 3 MR. BARRETT: Gregg, you said, 4 "Linebaugh." We've never paved Linebaugh. 5 Which road did you really mean? 6 MR. CHESNEY: No. You're 7 misunderstanding me. When the county paved 8 Linebaugh -- 9 MR. BARRETT: Right. 10 MR. CHESNEY: -- we figured out the 11 pricing per square foot, and we realized that 12 we were under-reserving as a community. 13 MR. BARRETT: What are the two -- like 14 you mentioned the two roads. I know Radcliff 15 is from -- 16 MR. CHESNEY: From the golf club and 17 then by the 7-Eleven. 18 MR. BARRETT: So Whitmarsh Lane. All 19 right. Thank you. 20 MR. CHESNEY: Those are the two that are 21 in the general fund. 22 And that's also sidewalks, if for some 23 reason we can't get the county to do a 24 sidewalk repair. I mean, technically, you 25 know, we can do them on top of it, and</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 Is that what you're suggesting or just 2 at some point -- 3 MR. ROSS: I don't know -- I don't know 4 when Andy would be ready to talk about this, 5 whether it would be in two weeks or six weeks. 6 MR. MENDENHALL: Yeah. I mean, I think 7 in general you're going to want your 8 engineering folks to have a look at whatever 9 exists from the last time Tonja did it, which 10 might be sometime ago. They might even want 11 to do a field visit. 12 So you might -- unless you guys want to 13 have any preliminary discussion, which might 14 not be necessary without the data, you might 15 want to wait until after the next meeting. 16 CHAIRMAN LEWIS: It seems like maybe 17 February, maybe that's a good idea. Okay. 18 MR. ROSS: Can you update your sheet, 19 what I mentioned about to have Fund 001, give 20 us some background, so that we and the 21 community would understand what that's about? 22 MR. MENDENHALL: Absolutely. 23 CHAIRMAN LEWIS: Do we need any action 24 or a motion today? 25 MR. CHESNEY: Well, we have a motion.</p>
<p style="text-align: right;">Page 86</p> <p>1 that's -- 2 MR. BARRETT: And that's the sidewalks 3 in the Greens, too? 4 MR. CHESNEY: No. Sidewalks in the 5 Greens would be covered under their reserves. 6 MR. BARRETT: That's what I thought. 7 Okay. I wanted to make sure I was fully 8 understanding. Thank you. 9 MR. CHESNEY: But like for a very brief 10 period of time before the county told us to 11 stop, we were redoing the sidewalks on 12 Linebaugh and some other areas, so -- 13 CHAIRMAN LEWIS: Brian. 14 MR. ROSS: I was going to suggest to the 15 chair that these kind of discussions are great 16 for a workshop. We all want to get our two 17 cents in, and we all want to say something, 18 and this kind of free-flowing conversation I 19 feel is much better for a workshop. 20 You do it how you want to, but that's my 21 two cents. 22 CHAIRMAN LEWIS: No. I think you make a 23 good point. I guess while we're on that, do 24 we want to try to schedule that for the next 25 one.</p>	<p style="text-align: right;">Page 88</p> <p>1 MR. MENDENHALL: Yeah, you have a motion 2 on the floor for the approval of -- the 3 assigning of the funds. 4 CHAIRMAN LEWIS: Okay. Is there a 5 second? 6 MR. CHESNEY: I seconded it. 7 CHAIRMAN LEWIS: Oh, we already -- 8 we're on discussion. Okay. All right. Let's 9 vote. All in favor. 10 (All board members signify in the 11 affirmative.) 12 CHAIRMAN LEWIS: The motion passes five 13 to zero. 14 (Motion passes.) 15 MR. MENDENHALL: Okay. Great. That's 16 all I have for today. 17 CHAIRMAN LEWIS: All right. Thank you, 18 Andy. 19 MR. MENDENHALL: Sure. 20 CHAIRMAN LEWIS: Field manager's report. 21 MR. MAYS: Not much, but there was a 22 letter that Sonny enclosed that came from West 23 Lake Townhomes about the midge fly issue we 24 had in the past. I'm not sure if everybody 25 read it.</p>

<p style="text-align: right;">Page 89</p> <p>1 MR. CHESNEY: I didn't see it.</p> <p>2 MS. McCORMICK: I didn't see it.</p> <p>3 MR. CHESNEY: It wasn't in the packet.</p> <p>4 MR. MAYS: She said she put it in</p> <p>5 DropBox, the letter.</p> <p>6 MR. CHESNEY: DropBox doesn't work all</p> <p>7 the time.</p> <p>8 CHAIRMAN LEWIS: I had the same</p> <p>9 conversation with Sonny today.</p> <p>10 MR. MAYS: Anyway, basically the letter</p> <p>11 was not from an attorney. It was from the</p> <p>12 president of the community, the community</p> <p>13 representative over there, requesting -- he</p> <p>14 made -- the way he put it was that it -- he</p> <p>15 didn't want to be pushing us with the</p> <p>16 attorneys ordering us to do anything or asking</p> <p>17 us to do it.</p> <p>18 He was asking it basically like, "Hey,</p> <p>19 can you all resume the larvicide treatments?"</p> <p>20 But what they don't understand is, with that</p> <p>21 nano bubbler, with the bacteria he has</p> <p>22 injected into the pond, I walked it yesterday</p> <p>23 with one of the residents that lives over</p> <p>24 there, she said she hasn't seen a problem</p> <p>25 since we started using that nano bubbler on</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 questions. One, from the people that sold us</p> <p>2 the nano bubbler's perspective, are there any</p> <p>3 countereffects of using any chemical products</p> <p>4 that would maybe negate the nano bubbler's</p> <p>5 effectiveness or possibly damage the equipment</p> <p>6 or know any kind of agreements we have in</p> <p>7 place?</p> <p>8 Like if we're being asked to add</p> <p>9 chemicals to the water, is that going to</p> <p>10 damage the equipment that we actually have</p> <p>11 there?</p> <p>12 I don't think so, but I want to make</p> <p>13 sure that that is a definitive no. But then,</p> <p>14 too, I mean in the interest of extending an</p> <p>15 olive branch, I would offer maybe to walk with</p> <p>16 that president, and say, "Hey, you know, we've</p> <p>17 had positive response from your residents. I'd</p> <p>18 be more than willing to walk around with you</p> <p>19 and let you point out the problem areas that</p> <p>20 are still existing, and we'll be more happy to</p> <p>21 kind of keep going through this process as</p> <p>22 long as you see fit."</p> <p>23 I have no problem with that. I mean,</p> <p>24 I've walked that area. I haven't done it in</p> <p>25 the past two months, but, I mean, I walked</p>
<p style="text-align: right;">Page 90</p> <p>1 that pond.</p> <p>2 So my concern is, how should we respond</p> <p>3 to the man that sent us the letter? Should we</p> <p>4 have, you know, Matt over here just to</p> <p>5 basically send a letter stating what we're</p> <p>6 doing now in place of a larvicide? We're</p> <p>7 using a bacteria that works on killing larva,</p> <p>8 also -- and working on cleaning up that pond,</p> <p>9 continuing -- we haven't stopped cleaning it</p> <p>10 up, in other words, so --</p> <p>11 CHAIRMAN LEWIS: I had caught up with</p> <p>12 Doug and Sonny today just actually about my</p> <p>13 iPad and ended up meeting earlier.</p> <p>14 But my thought -- and I'll let you speak</p> <p>15 in a minute -- was kind of they're extending</p> <p>16 an olive branch without an attorney, more at a</p> <p>17 board level, and I thought it might be a good</p> <p>18 idea if we responded in kind, but I definitely</p> <p>19 wanted to hear your thoughts because I know</p> <p>20 where this went last year, for sure, so --</p> <p>21 MR. BAUMHOVER: This is the same group</p> <p>22 of people that actually had an attorney send</p> <p>23 us a letter. Right?</p> <p>24 CHAIRMAN LEWIS: That's correct.</p> <p>25 MR. BAUMHOVER: So I would ask two</p>	<p style="text-align: right;">Page 92</p> <p>1 there when it was really bad, and I walked it</p> <p>2 later on when it wasn't so bad at all. So</p> <p>3 observation, I just want to make sure we don't</p> <p>4 damage --</p> <p>5 CHAIRMAN LEWIS: Sure. Yes, sir.</p> <p>6 MR. ROSS: My viewpoint is that if</p> <p>7 they've retained an attorney in the past, we</p> <p>8 have to be mindful of that, that our</p> <p>9 communications someday may be the subject of</p> <p>10 a deposition, and that can be a very expensive</p> <p>11 and distasteful process.</p> <p>12 So my feeling is, if you were to reach</p> <p>13 out to them, any letter should be first</p> <p>14 reviewed by our legal counsel and make sure</p> <p>15 she feels comfortable, that if you felt it was</p> <p>16 more prudent to have a one-on-one</p> <p>17 conversation -- and I recognize the benefits of</p> <p>18 that, less formal, more you can eyeball</p> <p>19 somebody and such, just understand you're</p> <p>20 exposing yourself to that risk and it's a risk</p> <p>21 you feel comfortable with, then I have no</p> <p>22 objection to you meeting with any neighbor of</p> <p>23 ours.</p> <p>24 CHAIRMAN LEWIS: Okay. Very good.</p> <p>25 MR. MAYS: To answer your questions,</p>

<p style="text-align: right;">Page 93</p> <p>1 though, if we were to add a larvicide, a</p> <p>2 different kind of larvicide on top of what</p> <p>3 they're using, no, it wouldn't affect the</p> <p>4 machinery at all.</p> <p>5 MR. BAUMHOVER: It wouldn't affect the</p> <p>6 effectiveness of --</p> <p>7 MR. MAYS: No. We're talking millions</p> <p>8 of gallons of stuff that, you know, it's</p> <p>9 washed out by then.</p> <p>10 And to answer question number two, our</p> <p>11 company that installed the nano bubbler and</p> <p>12 has been treating and injecting this pond with</p> <p>13 the bacteria, they said it would be a waste of</p> <p>14 time.</p> <p>15 They actually sent me some literature</p> <p>16 today on what that bacteria, what it does and</p> <p>17 the way it does help against any kind of</p> <p>18 larva, whether it be a mosquito larva or any</p> <p>19 kind of larva, you know.</p> <p>20 MR. BAUMHOVER: Right. So I guess I</p> <p>21 misstated my question. I meant, is there</p> <p>22 going to be any impact of the larvicide that</p> <p>23 basically makes that part of the process less</p> <p>24 effective?</p> <p>25 MR. MAYS: It's a possibility there when</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 being to follow up.</p> <p>2 MS. McCORMICK: Yes. Okay.</p> <p>3 CHAIRMAN LEWIS: Anything else?</p> <p>4 MR. MAYS: One other issue is, as you</p> <p>5 know, we have the two fountains with the</p> <p>6 lights setups on them, the different colors of</p> <p>7 lights.</p> <p>8 The company that installed it, you know,</p> <p>9 the company that manages and kind of has the</p> <p>10 maintenance agreement on the fountains</p> <p>11 whenever we need to change lenses, colors,</p> <p>12 they do all that kind of stuff for us.</p> <p>13 Since they put this machine in there,</p> <p>14 the lighting setup -- it's through an app. I</p> <p>15 called showing concern that who is controlling</p> <p>16 the app. Is this something that we should</p> <p>17 control? Is it something that we should</p> <p>18 continue to let them control?</p> <p>19 Right now, he is asking me to get with</p> <p>20 whoever we need to to give him a schedule of</p> <p>21 what months, you want what color. So</p> <p>22 basically, I'm, you know --</p> <p>23 MR. CHESNEY: I thought we could do it</p> <p>24 now. I didn't mean to interrupt.</p> <p>25 CHAIRMAN LEWIS: No. No.</p>
<p style="text-align: right;">Page 94</p> <p>1 you talk about it that way, but according to</p> <p>2 him -- he's asked me, too -- don't use the</p> <p>3 larvicide because he does -- he's convinced</p> <p>4 and he's sure in what we're seeing so far is</p> <p>5 their bacteria is helping with this midge fly</p> <p>6 problem, so it's, like I say, we can -- it's</p> <p>7 like throwing \$700, \$600 down -- you know,</p> <p>8 down the toilet.</p> <p>9 It's not needed, but we have to explain</p> <p>10 it to them. That's what my concern is. Let's</p> <p>11 explain it to them, and whether it be one-on-</p> <p>12 one or through a letter from Matt with Erin's</p> <p>13 help, you know, approving what we say to them,</p> <p>14 so we don't say the wrong thing, but --</p> <p>15 MR. BAUMHOVER: I don't want to spend</p> <p>16 more money on something that might be</p> <p>17 counterproductive --</p> <p>18 MR. MAYS: Right.</p> <p>19 MR. BAUMHOVER: -- to the money that</p> <p>20 we're already spending.</p> <p>21 CHAIRMAN LEWIS: Okay. Thank you for</p> <p>22 the comments. If it's okay, Erin, I'll get</p> <p>23 with you to follow up --</p> <p>24 MS. McCORMICK: Sure.</p> <p>25 CHAIRMAN LEWIS: -- and decide how we're</p>	<p style="text-align: right;">Page 96</p> <p>1 MR. MAYS: Basically that's what I'm</p> <p>2 thinking, we should be able to take it over,</p> <p>3 but I wanted to bring it to you guy's</p> <p>4 attention first and see if you guys --</p> <p>5 CHAIRMAN LEWIS: So they manage it and</p> <p>6 installed it, but they don't control the app</p> <p>7 that controls the light color?</p> <p>8 MR. MAYS: Yeah, they do. They control</p> <p>9 it.</p> <p>10 CHAIRMAN LEWIS: They do. Okay.</p> <p>11 MR. MAYS: And that's why he's asking</p> <p>12 for us to give him -- you know, if we want to</p> <p>13 change the color, just give him the color.</p> <p>14 If we want to make out a list, okay,</p> <p>15 January goes with this, February this color,</p> <p>16 you know, March and so on and so on, a</p> <p>17 different color. Do we want to do it that</p> <p>18 way? How do we want to handle it?</p> <p>19 CHAIRMAN LEWIS: I just may have</p> <p>20 forgotten. I mean, was that part -- that</p> <p>21 wasn't part of the agreement to have control of</p> <p>22 that?</p> <p>23 MR. MAYS: It doesn't look like it was,</p> <p>24 because I thought, myself, well, why don't I</p> <p>25 have this app?</p>

<p style="text-align: right;">Page 97</p> <p>1 That way, when the board decides today 2 is, you know, breast cancer month, October, 3 let's change it to pink, that we could 4 automatically do it. We shouldn't have to 5 contact somebody that just installed a piece 6 of equipment on there for us, but they sound 7 like they would prefer to do it that way. 8 I'm thinking, well, what happens if you 9 guys close the business? Who is going to do 10 it then? You know, are you going to give us 11 the chip? What are you going to do? 12 So these are just some of the concerns 13 I've got right now. 14 CHAIRMAN LEWIS: Mr. Ross. 15 MR. ROSS: I think Doug's instincts are 16 exactly right, and he ought to press forward 17 if we want to control it. 18 CHAIRMAN LEWIS: I agree. 19 MR. ROSS: You're exactly right. 20 MR. MAYS: Okay. That's really all I've 21 got. 22 CHAIRMAN LEWIS: Let me -- let me -- on 23 that topic, I guess if you're unsuccessful 24 that way, hopefully you're not, but if you 25 are, is there another -- I mean, another way</p>	<p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 we don't have software that can actually 2 control these lights. 3 Is there a -- is there an offline 4 backup for that software? 5 MR. MAYS: That's a question I didn't 6 ask. 7 MR. BAUMHOVER: Like even if it's a 8 manual process or some sort of like -- 9 MR. MAYS: Right. 10 MR. BAUMHOVER: -- you've got to plug in 11 or something? I would ask those two 12 questions. 13 MR. MAYS: Plug in a laptop to the 14 lights. 15 MR. BAUMHOVER: If they're out of 16 business, we've got lights that remain in 17 whatever mode they're in. 18 MR. MAYS: Right. 19 CHAIRMAN LEWIS: Very good. Doug, 20 anything else? 21 MR. MAYS: No, sir, I don't think so. 22 CHAIRMAN LEWIS: Any audience comments. 23 MR. BARRETT: Happy New Year. 24 CHAIRMAN LEWIS: Happy New Year back to 25 you.</p>
<p style="text-align: right;">Page 98</p> <p>1 to control that, or is it like their software 2 in their system or -- 3 MR. MAYS: That's what the issue is. 4 It's their stuff, their equipment, their 5 software. Apparently it takes chips -- some 6 sort of chip. 7 They say they can give me this chip 8 device, whatever it is. I guess either 9 because it's new, it's a new setup, they're 10 trying to -- you know, they want to make sure 11 it's working properly. 12 We've already had issues with each one 13 of them. Both of them have been down for -- 14 they get over here real quick, though, to fix 15 it, but both of them have been down, each, 16 once for a couple of days. 17 MR. BAUMHOVER: Is this something we 18 could transition over time to work out the 19 kinks and make sure that you're properly 20 trained? 21 MR. MAYS: Right. 22 MR. BAUMHOVER: And I guess the question 23 is, if the company goes out of business and 24 they own the app, it's not just a matter of us 25 not being able to reach out to them. It's now</p>	<p style="text-align: right;">Page 100</p> <p>1 All right. Moving on to supervisor 2 requests. Mr. Ross. 3 MR. ROSS: Nothing. 4 CHAIRMAN LEWIS: Mr. Wimsatt. 5 MR. WIMSATT: Some people have talked to 6 me about -- they're on the lake at Radcliff, 7 there are some really nice benches, and like 8 every day I see people sitting on them 9 enjoying them, and people have said that pond 10 south of Linebaugh, right across the street, 11 there is still a sidewalk there, so it's not 12 right against the road. There is a road, and 13 there is a sidewalk. 14 They're talking about putting benches in 15 along that pond as well because it is 16 something that would be nice to be able to sit 17 there. 18 CHAIRMAN LEWIS: Right near the tunnel? 19 MR. CHESNEY: Yeah. 20 MR. WIMSATT: Yeah, it's across the -- 21 yeah, it's across the tunnel and down. Yeah. 22 MR. MAYS: The south side of Linebaugh. 23 CHAIRMAN LEWIS: Okay. Oh, go ahead, 24 Mr. Chesney. 25 MR. CHESNEY: I was going to say, why</p>

<p style="text-align: right;">Page 101</p> <p>1 don't you make a motion for two benches? What</p> <p>2 is that, like 500 each?</p> <p>3 MR. MAYS: About 800 apiece.</p> <p>4 MR. WIMSATT: So I make a motion to have</p> <p>5 two benches installed on that southern pond</p> <p>6 south of Linebaugh.</p> <p>7 CHAIRMAN LEWIS: Is there a second?</p> <p>8 MR. BAUMHOVER: (Raises hand.)</p> <p>9 CHAIRMAN LEWIS: Seconded by</p> <p>10 Mr. Baumhover. Vote. All right. All in</p> <p>11 favor.</p> <p>12 (All board members signify in the</p> <p>13 affirmative.)</p> <p>14 CHAIRMAN LEWIS: Five to zero, the</p> <p>15 motion passes.</p> <p>16 (The motion passes.)</p> <p>17 MR. BARRETT: What is the estimated</p> <p>18 cost?</p> <p>19 MR. MAYS: Sixteen to \$2,000 for two</p> <p>20 benches.</p> <p>21 CHAIRMAN LEWIS: Anything else?</p> <p>22 MR. BAUMHOVER: All right. I was going</p> <p>23 to ask how Sonny's husband is doing, and I was</p> <p>24 going to ask how the rest of the staff made it</p> <p>25 through the holidays.</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 wanted to come to this board meeting tonight,</p> <p>2 but she's still under -- she, you know, still</p> <p>3 doesn't want to get too many people around her</p> <p>4 because she has to go see him and spend time</p> <p>5 with him.</p> <p>6 But from what she tells me, things are</p> <p>7 looking up for him, and I'm sure Mr. Chesney's</p> <p>8 has some conversations with her, too. So,</p> <p>9 yeah, everything seems to be well engaged.</p> <p>10 MR WIMSATT: I forgot to do this. I</p> <p>11 just wanted to say thank you to Doug for</p> <p>12 giving me such a great tour. I went on a tour</p> <p>13 of all of the properties, Promise Lane, I saw</p> <p>14 all of it. It was wonderful and professional,</p> <p>15 and I really appreciate it.</p> <p>16 You got me all set up with everything,</p> <p>17 so I just wanted to give you thanks again.</p> <p>18 MR. MAYS: I was afraid I talked too</p> <p>19 much.</p> <p>20 MR. WIMSATT: No. It was a wonderful</p> <p>21 trip.</p> <p>22 CHAIRMAN LEWIS: Very good. Well, I</p> <p>23 have no requests today. So at this point, I</p> <p>24 guess a motion to adjourn would be in order.</p> <p>25 MR. MAYS: I'll make that motion.</p>
<p style="text-align: right;">Page 102</p> <p>1 MR. MAYS: Staff is doing good. You</p> <p>2 know, we authorized both of the guys -- they</p> <p>3 had their vacation, so they took some time off</p> <p>4 during the holidays, Christian first, and then</p> <p>5 LaVon is out right now, so they're doing good.</p> <p>6 Sonny was in town for a couple days</p> <p>7 doing laundry, as she puts it, just catching</p> <p>8 up on a few things. She says Doug's doing</p> <p>9 well. He's still in rehab right now.</p> <p>10 His biggest issues are some of the rehab</p> <p>11 can be kind of rough on him because he's</p> <p>12 pushing things, and he's ripped a stitch or</p> <p>13 two, you know, things like that.</p> <p>14 He's still got some openings, areas</p> <p>15 obviously through here. They don't -- that's</p> <p>16 still kind of an open wound. But he's got a</p> <p>17 whole new outlook on life. He's so -- she</p> <p>18 said it's made her feel better because he's no</p> <p>19 confident now.</p> <p>20 He doesn't feel like he's fixing to die</p> <p>21 tomorrow, you know, so his outlook on life is</p> <p>22 just, you know, 180 degrees, so -- which makes</p> <p>23 it easier on her, so she's seems -- she seems</p> <p>24 a lot better today.</p> <p>25 She's being very cautious still. She</p>	<p style="text-align: right;">Page 104</p> <p>1 MR. BAUMHOVER: (Raises hand.)</p> <p>2 MR. CHESNEY: Second.</p> <p>3 CHAIRMAN LEWIS: All in favor.</p> <p>4 (All board members signify in the</p> <p>5 affirmative.)</p> <p>6 CHAIRMAN LEWIS: Five to zero.</p> <p>7 (The motion passes.)</p> <p>8 (At 5:43 p.m., the meeting adjourns.)</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

1 REPORTER'S CERTIFICATE

2 STATE OF FLORIDA:

3 COUNTY OF HILLSBOROUGH:

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

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

14 DATED January 25, 2021.

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20 _____
Matt Lewis, Chairman

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22

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2B.

**Westchase
Community Development District**

*Financial Report
December 31, 2020*

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

December 31, 2020

Balance Sheet
December 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 - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
ASSETS							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	4,302	-	-	-	-	-	-
Due From Other Funds	5,107,693	381,754	29,622	25,216	42,926	535,339	79,947
Investments:							
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-
Deposits	6,388	3,628	4,043	20	-	7,425	800
TOTAL ASSETS	\$ 5,118,383	\$ 385,382	\$ 33,665	\$ 25,236	\$ 42,926	\$ 542,764	\$ 80,747
LIABILITIES							
Accounts Payable	\$ 193,359	\$ -	\$ -	\$ -	\$ -	\$ 15,080	\$ -
Accrued Expenses	2,031	442	1,513	24	-	4,259	443
Sales Tax Payable	-	5	-	-	-	40	3
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	195,390	447	1,513	24	-	19,379	446
FUND BALANCES							
Nonspendable:							
Deposits	6,388	3,628	4,043	20	-	7,425	800
Restricted for:							
Capital Projects	-	-	-	-	-	-	-
Assigned to:							
Operating Reserves	649,045	8,665	4,372	2,031	1,285	63,497	3,184
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	91,638	-	13,936	10,845	273,256	36,005
Unassigned:	3,705,529	281,004	23,737	9,225	30,796	179,207	40,312
TOTAL FUND BALANCES	\$ 4,922,993	\$ 384,935	\$ 32,152	\$ 25,212	\$ 42,926	\$ 523,385	\$ 80,301
TOTAL LIABILITIES & FUND BALANCES	\$ 5,118,383	\$ 385,382	\$ 33,665	\$ 25,236	\$ 42,926	\$ 542,764	\$ 80,747

Balance Sheet
December 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<u>ASSETS</u>						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 588,874	\$ 588,874
Accounts Receivable	-	-	-	-	-	4,302
Due From Other Funds	157,666	23,625	229,697	702,196	-	7,315,681
Investments:						
Certificates of Deposit - 36 Months	-	-	-	-	109,435	109,435
Money Market Account	-	-	-	-	6,617,373	6,617,373
Deposits	18,600	-	-	-	-	40,904
TOTAL ASSETS	\$ 176,266	\$ 23,625	\$ 229,697	\$ 702,196	\$ 7,315,682	\$ 14,676,569
<u>LIABILITIES</u>						
Accounts Payable	\$ -	\$ -	\$ 3,075	\$ -	\$ -	\$ 211,514
Accrued Expenses	8,483	416	-	-	-	17,611
Sales Tax Payable	-	-	-	-	-	48
Due To Other Funds	-	-	-	-	7,315,682	7,315,682
TOTAL LIABILITIES	8,483	416	3,075	-	7,315,682	7,544,855
<u>FUND BALANCES</u>						
Nonspendable:						
Deposits	18,600	-	-	-	-	40,904
Restricted for:						
Capital Projects	-	-	-	702,196	-	702,196
Assigned to:						
Operating Reserves	-	1,289	3,932	-	-	737,300
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	-	11,787	106,333	-	-	1,045,831
Unassigned:	149,183	10,133	116,357	-	-	4,545,483
TOTAL FUND BALANCES	\$ 167,783	\$ 23,209	\$ 226,622	\$ 702,196	\$ -	\$ 7,131,714
TOTAL LIABILITIES & FUND BALANCES	\$ 176,266	\$ 23,625	\$ 229,697	\$ 702,196	\$ 7,315,682	\$ 14,676,569

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

ACCOUNT DESCRIPTION	DEC-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 893	\$ 2,648	\$ 15,000	17.65%
Special Assmnts- Tax Collector	1,686,523	2,266,725	2,699,206	83.98%
Special Assmnts- Discounts	(67,313)	(90,831)	(107,968)	84.13%
Pavilion Rental	-	-	4,000	0.00%
TOTAL REVENUES	1,620,103	2,178,542	2,610,238	83.46%

EXPENDITURES**Administration**

P/R-Board of Supervisors	1,000	3,000	19,000	15.79%
FICA Taxes	77	230	1,454	15.82%
ProfServ-Engineering	1,798	7,048	46,500	15.16%
ProfServ-Legal Services	-	25,159	105,000	23.96%
ProfServ-Mgmt Consulting Serv	9,738	29,215	116,858	25.00%
ProfServ-Recording Secretary	616	1,601	11,000	14.55%
Auditing Services	-	-	7,592	0.00%
Postage and Freight	49	161	1,200	13.42%
Insurance - General Liability	-	39,182	35,978	108.91%
Printing and Binding	-	-	600	0.00%
Legal Advertising	(1,302)	1,976	6,500	30.40%
Misc-Assessmnt Collection Cost	32,384	43,518	50,569	86.06%
Misc-Credit Card Fees	-	-	350	0.00%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	44,360	151,265	403,426	37.50%

Flood Control/Stormwater Mgmt

Contracts-Lake and Wetland	9,833	29,500	118,000	25.00%
Contracts-Fountain	500	1,500	7,020	21.37%
R&M-Aquascaping	-	8,375	15,000	55.83%
R&M-Drainage	-	-	28,000	0.00%
R&M-Fountain	26,371	26,427	3,000	880.90%
Total Flood Control/Stormwater Mgmt	36,704	65,802	171,020	38.48%

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

ACCOUNT DESCRIPTION	DEC-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	18,102	60,134	198,246	30.33%
Payroll-Benefits	6,276	36,607	62,454	58.61%
Payroll - Overtime	2,255	6,574	17,500	37.57%
Payroll - Bonus	3,500	10,500	35,883	29.26%
FICA Taxes	2,666	8,707	28,221	30.85%
Contracts-Police	12,233	40,188	145,000	27.72%
Contracts-Other Services	1,630	4,890	19,560	25.00%
Contracts-Landscape	48,882	144,595	562,608	25.70%
Contracts-Mulch	73,796	73,796	147,592	50.00%
Contracts-Plant Replacement	-	18,542	76,719	24.17%
Contracts-Road Cleaning	1,790	3,181	11,135	28.57%
Contracts-Security Alarms	-	-	641	0.00%
Contracts-Pest Control	48	144	540	26.67%
Fuel, Gasoline and Oil	463	2,231	13,000	17.16%
Communication - Teleph - Field	456	2,154	5,000	43.08%
Utility - General	1,843	5,709	23,275	24.53%
Utility - Reclaimed Water	321	872	10,000	8.72%
Insurance - General Liability	-	3,722	3,435	108.36%
R&M-General	475	7,035	42,500	16.55%
R&M-Equipment	1,558	2,108	8,000	26.35%
R&M-Grounds	23,947	36,305	102,800	35.32%
R&M-Irrigation	7,619	16,081	75,000	21.44%
R&M-Sidewalks	-	2,076	15,616	13.29%
R&M-Signage	-	2,160	6,000	36.00%
R&M-Walls and Signage	-	2,137	32,500	6.58%
Misc-Holiday Decor	-	13,028	10,000	130.28%
Misc-Taxes (Streetlights)	-	34,076	34,076	100.00%
Misc-Contingency	-	1,110	5,000	22.20%
Office Supplies	-	546	3,500	15.60%
Cleaning Services	652	1,752	-	0.00%
Op Supplies - General	-	128	6,000	2.13%
Op Supplies - Uniforms	-	-	600	0.00%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	-	3,000	400	750.00%
Conference and Seminars	-	-	1,000	0.00%
Total Right of Way	208,512	544,088	1,704,401	31.92%

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

ACCOUNT DESCRIPTION	DEC-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	995	13,122	17,000	77.19%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	-	1,500	0.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Misc-Internet Services	612	1,837	7,391	24.85%
Park Improvements	-	-	301,300	0.00%
Impr - Landscape	45,900	49,890	-	0.00%
Total Common Area	47,507	64,849	331,391	19.57%
TOTAL EXPENDITURES	337,083	826,004	2,610,238	31.64%
Excess (deficiency) of revenues Over (under) expenditures	1,283,020	1,352,538	-	0.00%
Net change in fund balance	<u>\$ 1,283,020</u>	<u>\$ 1,352,538</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2020)		3,570,455	3,570,455	
FUND BALANCE, ENDING		<u>\$ 4,922,993</u>	<u>\$ 3,570,455</u>	

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

ACCOUNT DESCRIPTION	DEC-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 88	\$ 258	\$ 1,500	17.20%
Special Assmnts- Tax Collector	36,175	48,620	56,138	86.61%
Special Assmnts- Discounts	(1,444)	(1,948)	(2,246)	86.73%
Gate Bar Code/Remotes	65	226	-	0.00%
TOTAL REVENUES	34,884	47,156	55,392	85.13%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	695	933	1,122	83.16%
Misc-Credit Card Fees	2	9	15	60.00%
Total Administration	697	942	1,137	82.85%
Right of Way				
Communication - Teleph - Field	250	750	2,831	26.49%
Electricity - Streetlighting	442	1,333	8,585	15.53%
Insurance - General Liability	-	1,665	1,526	109.11%
R&M-General	70	2,541	19,700	12.90%
R&M-Gate	-	396	6,340	6.25%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	762	6,685	54,255	12.32%
TOTAL EXPENDITURES	1,459	7,627	55,392	13.77%
Excess (deficiency) of revenues Over (under) expenditures	33,425	39,529	-	0.00%
Net change in fund balance	<u>\$ 33,425</u>	<u>\$ 39,529</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2020)		345,406	345,406	
FUND BALANCE, ENDING		<u>\$ 384,935</u>	<u>\$ 345,406</u>	

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

ACCOUNT DESCRIPTION	DEC-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 6	\$ 16	\$ 150	10.67%
Special Assmnts- Tax Collector	11,636	15,639	18,057	86.61%
Special Assmnts- Discounts	(464)	(627)	(722)	86.84%
TOTAL REVENUES	11,178	15,028	17,485	85.95%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	223	300	361	83.10%
Total Administration	223	300	361	83.10%
Right of Way				
R&M-Streetlights	1,513	4,535	17,124	26.48%
Total Right of Way	1,513	4,535	17,124	26.48%
TOTAL EXPENDITURES	1,736	4,835	17,485	27.65%
Excess (deficiency) of revenues Over (under) expenditures	9,442	10,193	-	0.00%
Net change in fund balance	<u>\$ 9,442</u>	<u>\$ 10,193</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2020)		21,959	21,959	
FUND BALANCE, ENDING		<u>\$ 32,152</u>	<u>\$ 21,959</u>	

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

ACCOUNT DESCRIPTION	DEC-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 6	\$ 18	\$ 250	7.20%
Special Assmnts- Tax Collector	3,765	5,060	5,842	86.61%
Special Assmnts- Discounts	(150)	(203)	(234)	86.75%
TOTAL REVENUES	3,621	4,875	5,858	83.22%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	72	97	117	82.91%
Misc-Credit Card Fees	-	-	5	0.00%
Total Administration	72	97	122	79.51%
Right of Way				
Communication - Teleph - Field	150	450	1,980	22.73%
Insurance - General Liability	-	2,743	2,540	107.99%
R&M-General	-	-	1,500	0.00%
R&M-Gate	-	785	3,619	21.69%
R&M-Streetlights	24	69	500	13.80%
Reserve - Roadways	-	-	1,834	0.00%
Total Right of Way	174	4,047	11,973	33.80%
TOTAL EXPENDITURES	246	4,144	12,095	34.26%
Excess (deficiency) of revenues Over (under) expenditures	3,375	731	(6,237)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(6,237)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(6,237)	0.00%
Net change in fund balance	\$ 3,375	\$ 731	\$ (6,237)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		24,481	24,481	
FUND BALANCE, ENDING		\$ 25,212	\$ 18,244	

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

ACCOUNT DESCRIPTION	DEC-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 9	\$ 28	\$ 150	18.67%
Special Assmnts- Tax Collector	4,386	5,895	6,807	86.60%
Special Assmnts- Discounts	(175)	(236)	(272)	86.76%
TOTAL REVENUES	4,220	5,687	6,685	85.07%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	84	113	136	83.09%
Total Administration	84	113	136	83.09%
Right of Way				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	1,549	0.00%
Total Right of Way	-	-	6,549	0.00%
TOTAL EXPENDITURES	84	113	6,685	1.69%
Excess (deficiency) of revenues Over (under) expenditures	4,136	5,574	-	0.00%
Net change in fund balance	<u>\$ 4,136</u>	<u>\$ 5,574</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2020)		37,352	37,352	
FUND BALANCE, ENDING		<u>\$ 42,926</u>	<u>\$ 37,352</u>	

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

ACCOUNT DESCRIPTION	DEC-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 91	\$ 269	\$ 500	53.80%
Special Assmnts- Tax Collector	193,722	260,367	300,625	86.61%
Special Assmnts- Discounts	(7,732)	(10,433)	(12,025)	86.76%
Gate Bar Code/Remotes	465	936	-	0.00%
TOTAL REVENUES	186,546	251,139	289,100	86.87%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	3,720	4,999	6,013	83.14%
Misc-Credit Card Fees	15	34	120	28.33%
Total Administration	3,735	5,033	6,133	82.06%
Right of Way				
Contracts-Security Services	14,835	44,348	160,000	27.72%
Contracts-Pest Control	20	60	240	25.00%
Communication - Teleph - Field	175	524	3,000	17.47%
Insurance - General Liability	-	931	855	108.89%
R&M-General	-	7,353	21,760	33.79%
R&M-Gate	225	2,264	10,000	22.64%
R&M-Streetlights	4,259	12,795	52,000	24.61%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	19,514	68,275	291,967	23.38%
TOTAL EXPENDITURES	23,249	73,308	298,100	24.59%
Excess (deficiency) of revenues Over (under) expenditures	163,297	177,831	(9,000)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(9,000)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(9,000)	0.00%
Net change in fund balance	\$ 163,297	\$ 177,831	\$ (9,000)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		345,554	345,554	
FUND BALANCE, ENDING		\$ 523,385	\$ 336,554	

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

ACCOUNT DESCRIPTION	DEC-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 18	\$ 52	\$ 300	17.33%
Special Assmnts- Tax Collector	10,408	13,989	16,152	86.61%
Special Assmnts- Discounts	(415)	(561)	(646)	86.84%
Gate Bar Code/Remotes	32	97	-	0.00%
TOTAL REVENUES	10,043	13,577	15,806	85.90%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	200	269	323	83.28%
Misc-Credit Card Fees	1	1	10	10.00%
Total Administration	201	270	333	81.08%
Right of Way				
Communication - Teleph - Field	125	375	1,450	25.86%
Insurance - General Liability	-	343	317	108.20%
R&M-General	-	-	1,000	0.00%
R&M-Gate	-	-	3,800	0.00%
R&M-Streetlights	443	1,354	5,800	23.34%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	568	2,072	15,473	13.39%
TOTAL EXPENDITURES	769	2,342	15,806	14.82%
Excess (deficiency) of revenues Over (under) expenditures	9,274	11,235	-	0.00%
Net change in fund balance	\$ 9,274	\$ 11,235	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		69,066	69,066	
FUND BALANCE, ENDING		\$ 80,301	\$ 69,066	

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

ACCOUNT DESCRIPTION	DEC-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 1	\$ -	0.00%
Special Assmnts- Tax Collector	151,434	203,530	235,000	86.61%
Special Assmnts- Discounts	(6,044)	(8,156)	(9,400)	86.77%
TOTAL REVENUES	145,390	195,375	225,600	86.60%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	2,908	3,907	4,700	83.13%
Total Administration	2,908	3,907	4,700	83.13%
Right of Way				
R&M-Streetlights	8,483	25,754	105,000	24.53%
Reserve - Roadways	-	-	7,967	0.00%
Total Right of Way	8,483	25,754	112,967	22.80%
TOTAL EXPENDITURES	11,391	29,661	117,667	25.21%
Excess (deficiency) of revenues Over (under) expenditures	133,999	165,714	107,933	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	107,933	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	107,933	0.00%
Net change in fund balance	\$ 133,999	\$ 165,714	\$ 107,933	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		2,069	2,069	
FUND BALANCE, ENDING		\$ 167,783	\$ 110,002	

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

ACCOUNT DESCRIPTION	DEC-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 5	\$ 14	\$ 90	15.56%
Special Assmnts- Tax Collector	5,012	6,736	7,778	86.60%
Special Assmnts- Discounts	(200)	(270)	(311)	86.82%
TOTAL REVENUES	4,817	6,480	7,557	85.75%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	96	129	156	82.69%
Total Administration	96	129	156	82.69%
Right of Way				
R&M-Streetlights	416	1,247	4,999	24.94%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	416	1,247	7,401	16.85%
TOTAL EXPENDITURES	512	1,376	7,557	18.21%
Excess (deficiency) of revenues Over (under) expenditures	4,305	5,104	-	0.00%
Net change in fund balance	<u>\$ 4,305</u>	<u>\$ 5,104</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2020)		18,105	18,105	
FUND BALANCE, ENDING		<u>\$ 23,209</u>	<u>\$ 18,105</u>	

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

ACCOUNT DESCRIPTION	DEC-20 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 54	\$ 159	\$ 800	19.88%
Special Assmnts- Tax Collector	16,707	22,454	25,926	86.61%
Special Assmnts- Discounts	(667)	(900)	(1,037)	86.79%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	16,094	21,778	25,689	84.78%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	321	431	519	83.04%
Misc-Credit Card Fees	-	-	25	0.00%
Total Administration	321	431	544	79.23%
Right of Way				
Communication - Teleph - Field	-	-	1,150	0.00%
Insurance - General Liability	-	392	349	112.32%
R&M-General	-	-	4,401	0.00%
R&M-Drainage	-	1,805	3,000	60.17%
R&M-Gate	3,075	3,845	5,000	76.90%
Misc-Internet Services	121	362	1,272	28.46%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	3,196	6,404	25,145	25.47%
TOTAL EXPENDITURES	3,517	6,835	25,689	26.61%
Excess (deficiency) of revenues Over (under) expenditures	12,577	14,943	-	0.00%
Net change in fund balance	\$ 12,577	\$ 14,943	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		211,679	211,679	
FUND BALANCE, ENDING		\$ 226,622	\$ 211,679	

**Westchase
Community Development District**

Supporting Schedules

December 31, 2020

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2021**

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				\$ 3,289,531 100%	\$ 2,617,206 79.56%	\$ 56,138 1.71%	\$ 18,057 0.55%	\$ 5,842 0.18%	\$ 6,807 0.21%
11/09/20	\$45,034	\$2,327	\$919	\$48,280	\$38,412	\$824	\$265	\$86	\$100
11/16/20	262,083	11,144	5,349	278,575	221,639	4,754	1,529	495	576
11/25/20	378,578	16,089	7,726	402,393	320,151	6,867	2,209	715	833
12/07/20	1,914,565	81,405	39,073	2,035,043	1,619,114	34,729	11,171	3,614	4,211
12/10/20	79,895	3,199	1,631	84,725	67,409	1,446	465	150	175
TOTAL	2,680,155	114,164	54,697	2,849,016	2,266,725	48,620	15,639	5,060	5,895
% COLLECTED					87%	87%	87%	87%	87%
TOTAL O/S				440,515	350,481	7,518	2,418	782	912

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

** Reduction in GF assessments is due to bond assessments refunds \$82,000

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2021**

Date Received	ALLOCATION BY FUND				
	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
Assessment: \$	300,625 9.14%	\$ 16,152 0.49%	\$ 235,000 7.14%	\$ 7,778 0.24%	\$ 25,926 0.79%
11/09/20	\$4,412	\$237	\$3,449	\$114	\$381
11/16/20	25,459	1,368	19,901	659	2,196
11/25/20	36,774	1,976	28,746	951	3,171
12/07/20	185,979	9,992	145,381	4,812	16,039
12/10/20	7,743	416	6,053	200	668
TOTAL	260,367	13,989	203,530	6,736	22,454
% COLLECTED	87%	87%	87%	87%	87%
TOTAL O/S	300,624	16,151	31,470	1,042	3,472

Cash & Investment Report
December 31, 2020

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
CLEARING FUND					
Public Funds Checking		n/a	CenterState Bank	n/a	\$ 588,874
Certificate of Deposit-3385	5-18-15	5/18/2021	CenterState Bank	2.01%	36,543
Certificate of Deposit-6423	6-19-15	6/19/2021	CenterState Bank	2.01%	36,503
Certificate of Deposit-4544	7-20-15	7/20/2021	CenterState Bank	2.01%	36,388
36 months Subtotal					<u>109,435</u>
Money Market Account	5-07-12	n/a	CenterState Bank	0.31%	<u>6,617,373</u>
Subtotal					<u>7,315,682</u>
Total					<u><u>\$ 7,315,682</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. 12-2020
Statement Date 12/31/2020

G/L Balance (LCY)	588,874.03	Statement Balance	620,281.08
G/L Balance	588,874.03	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	620,281.08
Subtotal	588,874.03	Outstanding Checks	31,407.05
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	588,874.03	Ending Balance	588,874.03
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
12/10/2020	Payment	10132	FLORIDA ASSOCIATION	3,000.00	0.00	3,000.00
12/10/2020	Payment	10134	BROWARD COUNTY	140.85	0.00	140.85
12/16/2020	Payment	10151	BCI INTEGRATED SOLUTIONS	7,466.80	0.00	7,466.80
12/16/2020	Payment	10153	HUGHES EXTERMINATORS INC	20.00	0.00	20.00
12/16/2020	Payment	10157	JAMES J. WIMSATT	184.70	0.00	184.70
12/22/2020	Payment	10167	DAVID M JOHNSON	600.00	0.00	600.00
12/22/2020	Payment	10172	SECURITAS SECURITY	14,611.56	0.00	14,611.56
12/22/2020	Payment	10175	FEDERATED SECURITY	225.00	0.00	225.00
12/22/2020	Payment	10177	OLM INC	1,630.00	0.00	1,630.00
12/22/2020	Payment	10179	SIMPLE COMMUNICATIONS	40.00	0.00	40.00
12/23/2020	Payment	10160	TANYA RIDDOCK	738.80	0.00	738.80
12/23/2020	Payment	10161	GARRY M. ELSER	249.34	0.00	249.34
12/29/2020	Payment	10180	PETE'S TREE	2,500.00	0.00	2,500.00
Total Outstanding Checks.....				31,407.05		31,407.05



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

Account Number:
Statement Date: 1/03/21
Checks/Items Enclosed: 46
49

SUMMARY OF ALL ACCOUNTS

CHECKING 620,281.08

PUBLIC FUNDS BUS ANALYSIS	WESTCHASE COMMUNITY DEVELOPMENT DISTRICT	Acct
Beginning Balance	12/01/20	1,355,363.68
Deposits / Misc Credits	13	1,995,051.06
Withdrawals / Misc Debits	74	2,730,133.66
** Ending Balance	12/31/20	620,281.08 **
Service Charge		.00
Minimum Balance		620,281
Enclosures		46

DEPOSITS AND OTHER CREDITS			
Date	Deposits	Withdrawals	Activity Description
12/01	33.99		Square Inc/201201P2
12/04	33.62		Square Inc/201204P2
12/07	1,914,565.05		HLLS TAX LICENS/DIST ID507 WESTCHASE
12/08	33.99		Square Inc/201208P2
12/09	35.00		Deposit
12/10	79,895.08		HLLS TAX LICENS/DIST ID509 WESTCHASE
12/14	67.67		Square Inc/201214P2
12/16	33.62		Square Inc/201216P2
12/18	33.62		Square Inc/201218P2
12/21	102.17		Square Inc/201221P2



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

1/03/21

DEPOSITS AND OTHER CREDITS			
Date	Deposits	Withdrawals	Activity Description
12/22	72.44		Square Inc/201222P2
12/24	110.82		Square Inc/201224P2
12/28	33.99		Square Inc/201225P2
MISCELLANEOUS DEBITS			
Date	Deposits	Withdrawals	Activity Description
12/07		9,773.17	ACH Batch Offset Debit WESTCHASE COMMUN/Payables
12/07		740.63	WESTCHASE COMMUNITY DE CARD ASSETS/PAYMENT
12/09		1,580.74	ACCOUNT,BILLING WESTCHASE CDD/401K
12/09		554.10	WESTCHASE CDD ACH Batch Offset Debit
12/10		10,335.25	WESTCHASE COMMUN/board WESTCHASE COMMUNITY DE ACH Batch Offset Debit
12/10		91.80	WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE IRS/USATAXPYMT
12/10		30.60	WESTCHASE COMMUNITY DE IRS/USATAXPYMT
12/11		3,364.49	WESTCHASE COMMUNITY DE IRS/USATAXPYMT



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

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MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
12/11		2,357.24	ACH Batch Offset Debit WESTCHASE COMMUN/bonus WESTCHASE COMMUNITY DE
12/14		1,410.52	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
12/14		122.40	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
12/15		44.54	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
12/15		24.36	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
12/15		24.09	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
12/15		20.03	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
12/15		19.32	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMMUNITY AS
12/16		1,150.17	VERIZON WIRELESS/PAYMENTS 0000000024226654000001
12/18		30.60	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
12/21		1,602.84	BRIGHT HOUSE NET/CABLE TV WESTCHASE *CDD
12/22		1,598.64	WESTCHASE CDD/401K WESTCHASE CDD
12/22		535.43	STAPLES/PAYMENT WESTCHASE CDD SALLY CH
12/23		16,832.56	TECO/PEOPLE GAS/UTILITYBIL WESTCHASE COMM DEV DIS
12/23		10,780.16	ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

1/03/21

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
12/23		9,765.67	ACH Batch Offset Debit WESTCHASE COMMUN/invoice
12/24		345.52	WESTCHASE COMMUNITY DE IRS/USATAXPYMT
12/28		2,500,000.00	WESTCHASE COMMUNITY DE OCM Transfer To 2653
12/28		3,498.16	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
12/29		35.65	FLA DEPT REVENUE/C01 WESTCHASE COMMU

CHECKS

* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
12/04	10106	20.00	12/16	10140	735.00	12/28	10158*	182.85
12/15	10111*	2,500.00	12/16	10141	29.00	12/29	10159	182.85
12/03	10121*	60.00	12/21	10142	2,500.00	12/29	10162*	182.85
12/15	10123*	2,500.00	12/16	10143	178.87	12/28	10163	182.85
12/02	10124	453.00	12/15	10144	621.25	12/29	10164	182.85
12/01	10125	1,083.58	12/21	10145	1,545.00	12/29	10165	182.85
12/10	10128*	22.46	12/14	10146	500.00	12/31	10166	48,882.00
12/08	10129	10,246.36	12/16	10147	1,749.43	12/29	10168*	24,000.00
12/16	10130	184.70	12/24	10148	1.80	12/29	10169	164.00
12/15	10131	738.80	12/15	10149	7,500.00	12/31	10170	161.24
12/16	10133*	4,021.03	12/23	10150	9,833.33	12/28	10171	6,300.00
12/18	10135*	19.58	12/23	10152*	8,878.90	12/31	10173*	1,302.00
12/17	10136	69.89	12/22	10154*	260.00	12/29	10174	8,375.00
12/16	10137	144.91	12/28	10155	849.00	12/30	10176*	65.25
12/16	10138	48.00	12/21	10156	111.25	12/29	10178*	463.25
12/21	10139	5,250.00						



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
Statement Date: 1/03/21

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
12/01	1,354,314.09	12/11	3,309,246.99	12/22	3,271,766.86
12/02	1,353,861.09	12/14	3,307,281.74	12/23	3,215,676.24
12/03	1,353,801.09	12/15	3,293,289.35	12/24	3,215,439.74
12/04	1,353,814.71	12/16	3,285,081.86	12/28	704,460.87
12/07	3,257,865.96	12/17	3,285,011.97	12/29	670,691.57
12/08	3,247,653.59	12/18	3,284,995.41	12/30	670,626.32
12/09	3,245,553.75	12/21	3,274,088.49	12/31	620,281.08
12/10	3,314,968.72				

Payment Register by Fund
For the Period from 12/1/20 to 12/31/20
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND (001) - 001								
001	10128	12/03/20	FED EX	7-183-62700	SRVCS THRU 11/17/20	Postage and Freight	541006-51301	\$22.46
001	10129	12/03/20	FLORIDA MUNICIPAL INS. TRUST	FH0754-110120	NOV HLTH INSURANCE	Payroll-Benefits	512010-53901	\$5,123.18
001	10129	12/03/20	FLORIDA MUNICIPAL INS. TRUST	FH0754-120120	DEC HLTH INSURANCE	Payroll-Benefits	512010-53901	\$5,123.18
001	10132	12/10/20	FLORIDA ASSOCIATION	FASD21-1123M	FY20/21 NON ADVALOREM FASD MBRSHIP	Subscriptions and Memberships	554001-53901	\$3,000.00
001	10135	12/10/20	FED EX	7-192-18593	11/16/20 FEDEX	Postage and Freight	541006-51301	\$19.58
001	10137	12/10/20	HILLSBOROUGH CTY PUBLIC WORKS	31564430	11/11/20 300 Yd Wood Waste #31564430	Utility - General	543001-53901	\$60.41
001	10137	12/10/20	HILLSBOROUGH CTY PUBLIC WORKS	31562951	11/05/20 300 Yd Wood Waste Acct 824	Utility - General	543001-53901	\$84.50
001	10138	12/10/20	HUGHES EXTERMINATORS INC	40259057	11/24 OFFICE PEST & RODENT CONTROL	Contracts-Pest Control	534125-53901	\$48.00
001	10139	12/10/20	JMT	14-165937	GEN ENG 09/27-10/24/20	ProfServ-Engineering	531013-51501	\$5,250.00
001	10141	12/10/20	NETWORK FACTOR INC	111939	DEC 2020 PHONE SERVICE	Communication - Teleph - Field	541005-53901	\$29.00
001	10142	12/10/20	PETE'S TREE	356955	TRIM/RMV TREES & GRIND STUMPS	R&M-Grounds	546037-53901	\$2,500.00
001	10143	12/10/20	QUALITY POWER	512461	Pruner/Bent Shaft Cracked Gas Tank repaired	R&M-Equipment	546022-53901	\$178.87
001	10144	12/10/20	RICHARD LEE REPORTING	7828	11/10/20 MTG RECORDED SERVICE	ProfServ-Recording Secretary	531036-51301	\$621.25
001	10145	12/10/20	TKOT ENTERPRISES, LLC	164696	DEC 2020 JANITORIAL SRVC	Cleaning Services	551008-53901	\$550.00
001	10145	12/10/20	TKOT ENTERPRISES, LLC	164696	DEC 2020 JANITORIAL SRVC	svc areas/restrooms	546001-57208	\$995.00
001	10146	12/10/20	TRIANGLE POOL SERVICE	1715	NOV FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$500.00
001	10147	12/10/20	HILLSBOROUGH COUNTY	40525	NOV SECURITY SERVICES	Contracts-Police	534031-53901	\$1,749.43
001	10148	12/10/20	NETWORK FACTOR INC	FC 868	FC	Communication - Teleph - Field	541005-53901	\$1.76
001	10148	12/10/20	NETWORK FACTOR INC	FC 867	FC	Communication - Teleph - Field	541005-53901	\$0.04
001	10149	12/10/20	PETE'S TREE	356956	Remove Oleander - 3 days/Montague	R&M-Grounds	546037-53901	\$7,500.00
001	10150	12/16/20	A & B AQUATICS	2024068	12/20 AQUATIC MAINT	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	10151	12/16/20	BCI INTEGRATED SOLUTIONS	262729	Glenclyff-2 Avigilon HD Video Appliance/License	R&M-General	546001-57208	\$7,466.80
001	10152	12/16/20	ERIN McCORMICK LAW PA	10471	General Counsel 11/6 thru 12/7/20	ProfServ-Legal Services	531023-51401	\$8,878.90
001	10154	12/16/20	RAP ELECTRIC LLC	1227	Rplc box, cover & receptacle in the Square	R&M-Fountain	546032-53801	\$260.00
001	10155	12/16/20	TIMES PUBLISHING CO	0000125618	FY21 MEETING SCHEDULE	Legal Advertising	548002-51301	\$849.00
001	10156	12/16/20	TRIANGLE POOL SERVICE	88398	Installed new Splash Pad chlorine tubing	Contracts-Fountain	534023-53801	\$111.25
001	10166	12/22/20	DAVEY TREE EXPERT CO	915240900	DEC LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$46,434.00
001	10166	12/22/20	DAVEY TREE EXPERT CO	915252836	Nov Landscape Enhancements/Radcliff & Lift Stn	Contracts-Landscape	534050-53901	\$2,448.00
001	10167	12/22/20	DAVID M JOHNSON	120820	Rmv Stumps-Montague & Countryway	R&M-Grounds	546037-53901	\$600.00
001	10168	12/22/20	FOUNTAIN DESIGN GROUP INC	22620A	Install LED Lighting Systems on Lakes	new LED Lighting	546032-53801	\$24,000.00
001	10169	12/22/20	HERITAGE-CRYSTAL CLEAN, INC.	16422891	8/28/20: PICKUP USED OIL	removal of oil	546001-53901	\$164.00
001	10170	12/22/20	LOWE'S	120220-0961	LOWES: November Purchases	R&M-General	546001-53901	\$161.24
001	10171	12/22/20	PETER MCMORROW	1201	RMV PLANTS & SMALL BRUSH-MONTAGUE	R&M-Grounds	546037-53901	\$6,300.00
001	10173	12/22/20	TIMES PUBLISHING CO	00001201457	Notice of 11/10/20 mtg; Notice of revised FY21 mtg	Legal Adv/Refunding duplicate pymt	548002-51301	\$453.00
001	10173	12/22/20	TIMES PUBLISHING CO	00001201457	Notice of 11/10/20 mtg; Notice of revised FY21 mtg	Legal Adv/Refunding duplicate pymt	548002-51301	\$849.00
001	10174	12/22/20	A & B AQUATICS	2023435-BALANCE	Final on Derooting on Greencrest	R&M-Aquascaping	546006-53801	\$8,375.00
001	10176	12/22/20	GRAINGER	9730527752	5 mini push button switches, 5 Elec Tapes	R&M-General	546001-53901	\$65.25
001	10177	12/22/20	OLM INC	37221	12/17/20 LANDSCAPE INSPECTION	Contracts-Other Services	534033-53901	\$1,630.00
001	10178	12/22/20	PALMDALE OIL COMPANY, INC	1457380	FUEL FOR ACCT 80180172	Fuel, Gasoline and Oil	540004-53901	\$463.25
001	10179	12/22/20	SIMPLE COMMUNICATIONS TECH	8314VZW	DEC Satellite/VZW Data Plan 708033	R&M-Irrigation	546041-53901	\$20.00
001	10179	12/22/20	SIMPLE COMMUNICATIONS TECH	8313VZW	DEC Satellite/VZW Data Plan 708033	R&M-Irrigation	546041-53901	\$20.00
001	10180	12/29/20	PETE'S TREE	356957	TRIM TREES/GRND STUMPS/REMOVE	R&M-Grounds	546037-53901	\$2,500.00
001	DD4598	12/04/20	INFRAMARK, LLC - ACH	57439	Nov 2020 Mgmt Svcs	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,738.17
001	DD4598	12/04/20	INFRAMARK, LLC - ACH	57439	Nov 2020 Mgmt Svcs	Postage and Freight	541006-51301	\$35.00
001	DD4641	12/23/20	INFRAMARK, LLC - ACH	58595	DEC MNGT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,738.17
001	DD4641	12/23/20	INFRAMARK, LLC - ACH	58595	DEC MNGT SRVCS	Postage and Freight	541006-51301	\$27.50

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[illegible][illegible]

003	DD4669	12/30/20	TECO - ACH	120420-0710 ACH	10/20/20-11/17/20 ELECTRIC	R&M-Streetlights	546095-53901	\$1,513.39
Fund Total								\$1,513.39

004	DD4664	12/30/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601120120 ACH	11/30-12/29/20 0050844716-01	SAVILLE	541005-53901	\$149.97
004	DD4669	12/30/20	TECO - ACH	120420-0710 ACH	10/20/20-11/17/20 ELECTRIC	R&M-Streetlights	546095-53901	\$23.83
							Fund Total	\$173.80

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

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Payment Register by Fund For the Period from 12/1/20 to 12/31/20 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - THE GREENS (102) - 102								
102	10133	12/10/20	AG OUTSHINES LLC	001202	PRESSURE WASH GREENS	R&M-General	546001-53901	\$4,021.03
102	10140	12/10/20	MO'ZART DESIGNS	20-5404	Greens - Visitor's Entry New Loop & SC	R&M-Gate	546034-53901	\$735.00
102	10153	12/16/20	HUGHES EXTERMINATORS INC	38970C	11/20/20 Greens Pest/Rodent Control	Contracts-Pest Control	534125-53901	\$20.00
102	10172	12/22/20	SECURITAS SECURITY	10123908	11/01-11/30/20 GREENS SECURITY	Contracts-Security Services	534037-53901	\$14,611.56
102	DD4664	12/30/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601120120 ACH	11/30-12/29/20 0050844716-01	GREENS	541005-53901	\$174.51
102	DD4669	12/30/20	TECO - ACH	120420-0710 ACH	10/20/20-11/17/20 ELECTRIC	R&M-Streetlights	546095-53901	\$4,259.48
Fund Total								\$23,821.58
GENERAL FUND - STONEBRIDGE (103) - 103								
103	DD4664	12/30/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601120120 ACH	11/30-12/29/20 0050844716-01	STONEBRIDGE	541005-53901	\$125.07
103	DD4669	12/30/20	TECO - ACH	120420-0710 ACH	10/20/20-11/17/20 ELECTRIC	R&M-Streetlights	546095-53901	\$443.29
Fund Total								\$568.36
GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104) - 104								
104	DD4669	12/30/20	TECO - ACH	120420-0710 ACH	10/20/20-11/17/20 ELECTRIC	R&M-Streetlights	546095-53901	\$8,483.02
Fund Total								\$8,483.02
GENERAL FUND - WEST PARK VILLAGE (324-C5) (105) - 105								
105	DD4669	12/30/20	TECO - ACH	120420-0710 ACH	10/20/20-11/17/20 ELECTRIC	R&M-Streetlights	546095-53901	\$415.98
Fund Total								\$415.98
GENERAL FUND - VINEYARDS (106) - 106								
106	DD4664	12/30/20	BRIGHT HOUSE NETWORKS LLC-ACH	084471601120120 ACH	11/30-12/29/20 0050844716-01	VINEYARD	549031-53901	\$120.81
Fund Total								\$120.81
CLEARING FUND - 800								
800	DD4599	12/08/20	GREGORY L. CHESNEY	PAYROLL	December 08, 2020 Payroll Posting			\$184.70
800	DD4600	12/08/20	MATTHEW W. LEWIS	PAYROLL	December 08, 2020 Payroll Posting			\$184.70
800	DD4601	12/08/20	FORREST D. BAUMHOVER	PAYROLL	December 08, 2020 Payroll Posting			\$184.70
800	10130	12/07/20	BRIAN M. ROSS	PAYROLL	December 07, 2020 Payroll Posting			\$184.70
800	DD4602	12/10/20	KRISTIAN GUNDERSEN	PAYROLL	December 10, 2020 Payroll Posting			\$502.41
800	DD4603	12/10/20	PATRICK J. MCLANE	PAYROLL	December 10, 2020 Payroll Posting			\$91.42
800	DD4604	12/10/20	DOUGLAS R. MAYS	PAYROLL	December 10, 2020 Payroll Posting			\$2,263.85
800	DD4605	12/10/20	SONJA WHYTE	PAYROLL	December 10, 2020 Payroll Posting			\$1,338.59
800	DD4606	12/10/20	LIVAN SOTO VIEGO	PAYROLL	December 10, 2020 Payroll Posting			\$1,448.24
800	DD4607	12/10/20	DANIEL P. HAWKINS	PAYROLL	December 10, 2020 Payroll Posting			\$581.95
800	DD4608	12/10/20	DANIEL R. WOOLLEY	PAYROLL	December 10, 2020 Payroll Posting			\$561.95

Payment Register by Fund
For the Period from 12/1/20 to 12/31/20
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
800	DD4609	12/10/20	CRISTIAN A. GUABA	PAYROLL	December 10, 2020 Payroll Posting			\$1,401.17
800	DD4610	12/10/20	CHAD E. FRISCO	PAYROLL	December 10, 2020 Payroll Posting			\$811.82
800	DD4611	12/10/20	KATHERINE A. LAMB	PAYROLL	December 10, 2020 Payroll Posting			\$182.85
800	DD4613	12/10/20	DANIEL R. HEFFRON	PAYROLL	December 10, 2020 Payroll Posting			\$457.13
800	DD4615	12/10/20	JOSEPH H. MAURER	PAYROLL	December 10, 2020 Payroll Posting			\$182.85
800	DD4616	12/10/20	MICHAEL F. MANN	PAYROLL	December 10, 2020 Payroll Posting			\$150.50
800	DD4617	12/10/20	JESSICA L. WEATHERMAN	PAYROLL	December 10, 2020 Payroll Posting			\$177.67
800	DD4618	12/10/20	MICHAEL R. MILILLO	PAYROLL	December 10, 2020 Payroll Posting			\$182.85
800	10131	12/11/20	TANYA RIDDOCK	PAYROLL	December 11, 2020 Payroll Posting			\$738.80
800	DD4619	12/11/20	DOUGLAS R. MAYS	PAYROLL	December 11, 2020 Payroll Posting			\$841.87
800	DD4620	12/11/20	SONJA WHYTE	PAYROLL	December 11, 2020 Payroll Posting			\$841.87
800	DD4621	12/11/20	LIVAN SOTO VIEGO	PAYROLL	December 11, 2020 Payroll Posting			\$336.75
800	DD4622	12/11/20	CRISTIAN A. GUABA	PAYROLL	December 11, 2020 Payroll Posting			\$336.75
800	10157	12/16/20	JAMES J. WIMSATT	PAYROLL	December 16, 2020 Payroll Posting			\$184.70
800	DD4625	12/23/20	KRISTIAN GUNDERSEN	PAYROLL	December 23, 2020 Payroll Posting			\$340.73
800	DD4626	12/23/20	PATRICK J. MCLANE	PAYROLL	December 23, 2020 Payroll Posting			\$329.70
800	DD4627	12/23/20	DOUGLAS R. MAYS	PAYROLL	December 23, 2020 Payroll Posting			\$2,263.85
800	DD4628	12/23/20	SONJA WHYTE	PAYROLL	December 23, 2020 Payroll Posting			\$1,338.59
800	DD4629	12/23/20	LIVAN SOTO VIEGO	PAYROLL	December 23, 2020 Payroll Posting			\$1,618.66
800	DD4630	12/23/20	DANIEL P. HAWKINS	PAYROLL	December 23, 2020 Payroll Posting			\$555.44
800	DD4631	12/23/20	DANIEL R. WOOLLEY	PAYROLL	December 23, 2020 Payroll Posting			\$482.41
800	DD4632	12/23/20	CRISTIAN A. GUABA	PAYROLL	December 23, 2020 Payroll Posting			\$1,446.17
800	DD4633	12/23/20	CHAD E. FRISCO	PAYROLL	December 23, 2020 Payroll Posting			\$655.22
800	DD4634	12/23/20	JASON C. BECKMAN	PAYROLL	December 23, 2020 Payroll Posting			\$121.91
800	DD4635	12/23/20	DANIEL R. HEFFRON	PAYROLL	December 23, 2020 Payroll Posting			\$274.28
800	DD4636	12/23/20	JAMES M. SCHNEIDER	PAYROLL	December 23, 2020 Payroll Posting			\$182.85
800	DD4637	12/23/20	JOSEPH H. MAURER	PAYROLL	December 23, 2020 Payroll Posting			\$121.91
800	DD4638	12/23/20	MICHAEL F. MANN	PAYROLL	December 23, 2020 Payroll Posting			\$286.37
800	DD4639	12/23/20	JESSICA L. WEATHERMAN	PAYROLL	December 23, 2020 Payroll Posting			\$225.22
800	DD4640	12/23/20	MICHAEL R. MILILLO	PAYROLL	December 23, 2020 Payroll Posting			\$536.85
800	10158	12/23/20	ROBERTO J. RAMIREZ	PAYROLL	December 23, 2020 Payroll Posting			\$182.85
800	10159	12/23/20	ANGRUS T. BRYANT	PAYROLL	December 23, 2020 Payroll Posting			\$182.85
800	10160	12/23/20	TANYA RIDDOCK	PAYROLL	December 23, 2020 Payroll Posting			\$738.80
800	10161	12/23/20	GARRY M. ELSE	PAYROLL	December 23, 2020 Payroll Posting			\$249.34
800	10162	12/23/20	ROBERT L. HOPKINS	PAYROLL	December 23, 2020 Payroll Posting			\$182.85
800	10163	12/23/20	MIN S. YI	PAYROLL	December 23, 2020 Payroll Posting			\$182.85
800	10164	12/23/20	CODY H. GIBB	PAYROLL	December 23, 2020 Payroll Posting			\$182.85
800	10165	12/23/20	MARLEN R. ASTEASUAINZARRA	PAYROLL	December 23, 2020 Payroll Posting			\$182.85

Fund Total **\$27,220.19**

Total Cks Paid **\$245,721.20**

2C.

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Fourth Order of Business

4A.

Tampa, Florida 33609
Tel: (813) 579-2653
Fax: (813) 315-6333
erin@emccormicklaw.com

From: Erin McCormick
Sent: Friday, January 15, 2021 5:44 PM
To: Jeanetta Brown <jenamaeb@yahoo.com>
Subject: RE: Proposed Cell Tower Comments - Glenclyff Park

Dear Ms. Brown,

Thank you for your comments. I will distribute these to the Board members so that they have them in advance of the next Board meeting, which will be Tuesday, Feb. 2nd at 4:00 p.m. at the Westchase Swim and Tennis Center. The Board meets on the first Tuesday of each month at 4:00 p.m. (with a couple of meetings throughout the year that are held on the 2nd Tuesday of the month, if the first Tuesday is impacted by a Holiday).

With respect to the flag issue you raise, the Board has determined that it will not have a flag on the top of the tower. I will make sure the Board is aware of the other comments in your letter concerning the fencing, landscaping, paint color for the cell tower pole, trail, the preservation of the surrounding area, and communication regarding preparation and construction at the site.

I hope you have a good weekend.

Erin



Erin McCormick, Esq.
3314 Henderson Boulevard
Suite 103
Tampa, Florida 33609
Tel: (813) 579-2653
Fax: (813) 315-6333
erin@emccormicklaw.com

From: Jeanetta Brown <jenamaeb@yahoo.com>
Sent: Friday, January 15, 2021 10:38 AM
To: Erin McCormick <erin@emccormicklaw.com>
Subject: Proposed Cell Tower Comments - Glenclyff Park

Ms. McCormick -

I am writing to you in response to a solicitation for comments on the proposed Cell

Tower in Glencliff Park's southern parking lot. My family and I are residents of Woodbay, the neighborhood directly across from the proposed tower site, and our house backs to the lake across from the proposed tower site. Needless to say, we will be able to see this tower from everywhere in our backyard, from our pool, and from every window along the back of our house - including our kitchen, dining table, and master bedroom sliders.

My family, and many of my neighbors, agree that improved cell service in the area is very necessary and desirable. While we are not exactly thrilled about the location of the cell tower, we understand that the location is pretty well-settled and there are not good alternative sites. Having said that, and assuming the Glencliff Park south lot location is the final location, I wanted to provide you several comments on the design:

1.) My family and I very STRONGLY oppose having any flag atop the tower - now or in the future. Not because we are unpatriotic, but because we do not want to see any lighting/spotlight on the top of the tower which will be seen at all hours of the night from our back windows. We prefer the dark, natural easterly view we have now. Furthermore, any flag flown from that height will encounter strong winds over time and will tatter quickly, needing replacement more often than I assume the tower operator will want to replace it. We prefer not to see a sun-faded, tattered flag out of our back windows either. So, in conclusion on this point, we'd like some assurances that there will be no flag on the pole from the beginning of use, and that there is a contractual prohibition preventing the vendor or the CDD from adding a flag in the future.

2.) My family and I would like to see the flagpole painted a more natural color, as we believe stark white will stand out more glaringly against the green/dark brown woods surrounding the pole - and will begin to look "dirty" much more quickly as the dust and dirt from the air settles on the pole. It doesn't make sense to us that the pole and the vinyl fence will be two different colors, so we suggest tan for the pole as well - but regardless, white is not a preferred choice.

3.) Which brings me to our comment on the fence, which we have concerns will be the target of graffiti/tagging if it is a vinyl fence. We also think a white or tan vinyl fence would be an eyesore to all those who exit our subdivision, or enter Westchase from the south, who could see the fence. We would suggest a more natural looking, less likely to be defaced, green chain-link fence (green vinyl-coated chain link) with green fence fabric running along the inside of the fence. This would protect the internal equipment, be less tempting to vandals, blend the fence into the background better, and be just as durable as the vinyl fence (and I believe it would be less expensive as well). I'd request the CDD at least explore this option.

4.) If the green chain-link is not feasible/considered, then my next comment is that the landscaping MUST run 360 degrees around the fence - all sides must have the landscaping, not just the west side of the fence. We frequently use the park's amenities, including the basketball courts and the wooden bridge walking path (that starts behind this enclosure), and we'd much prefer to see landscaping than an eyesore of a light-colored vinyl fence. My suggestion would be to run something like bougainvillea, whose thorns will deter anyone from lingering around the fence, with small

pine trees (in keeping with the surrounding tree patterns) interspersed. The photo-simulations of the tower fence do NOT show adequate landscaping, and it is impossible to tell from the photos provided whether the landscaping is running all the way around the fence - which we believe it should.

5.) Lastly, we implore you to build and construct this cell tower structure in the way that it will be least destructive to the trees, natural landscaping, and walking paths around the site. We are already losing parking spaces and mature growth trees to put this structure in place, please make the plans such that we don't lose even one more tree or sidewalk than we absolutely have to. Having such close access to Glenclyff Park was one of the major features of our decision to purchase a home in Woodbay & I believe any future buyers would feel the same - so I'd like the CDD to be mindful of that as they make their final decisions on this tower.

On a related note - but not a comment on the tower design - my family and my neighbors all request that as the time grows near to actually build this tower that we are all given SUFFICIENT NOTICE AND FREQUENT COMMUNICATION of the prep and construction work at the site - the construction traffic, the noise, and the area congestion that will necessarily accompany the construction of this tower will directly affect all of us whose neighborhood access is across from that lot.

Thank you for your consideration,

Jeanetta Brown & Shalon Smith
12443 Bristol Commons Circle

Jeanetta

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WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.