

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

May 4, 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

April 27, 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, May 4, 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 April 6, 2021 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of March 2021
 - C. Number of Registered Voters- 8,652
- 3. Engineer's Report**
- 4. Attorney's Report**
- 5. Manager's Report**
 - A. Presentation of the Fiscal Year 2022 Budget
- 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: April 6, 2021</p> <p>TIME: 4:00 p.m. - 5:25 p.m.</p> <p>PLACE: Westchase Swim & Tennis Center 10405 Countryway Boulevard Tampa, Florida</p> <p>REPORTED BY: Whitlie G. Cullipher Notary Public State of Florida at Large</p>	<p style="text-align: right;">Agenda Page 5 Page 3</p> <p style="text-align: center;">INDEX</p> <table> <tr><td>Meeting called to order</td><td>4</td></tr> <tr><td>Roll Call</td><td>4</td></tr> <tr><td>Consent agenda</td><td>4</td></tr> <tr><td>Motion to accept</td><td>4</td></tr> <tr><td>(Motion passes)</td><td>4</td></tr> <tr><td>Engineer's report</td><td>5</td></tr> <tr><td>Greensprings Drive pond updates</td><td>7</td></tr> <tr><td>Motion to accept</td><td>8</td></tr> <tr><td>(Motion passes)</td><td>10</td></tr> <tr><td>Pavement resurfacing update</td><td>10</td></tr> <tr><td>Greenpointe Drive and Edgefield Place stop sign update</td><td>17</td></tr> <tr><td>Attorney's Report</td><td>27</td></tr> <tr><td>TECO exhibit showing easements for cell tower</td><td>27</td></tr> <tr><td>Manager's Report</td><td>48</td></tr> <tr><td>Presentation of Fiscal Year 2022 budget</td><td>48</td></tr> <tr><td>Discussion of wetlands being purchased from CDD to retailer</td><td>50</td></tr> <tr><td>Stolen check discussion</td><td>54</td></tr> <tr><td>Field Manager's Report</td><td>56</td></tr> <tr><td>Basketball goal update</td><td>56</td></tr> <tr><td>Discussion about turkey vultures and solutions</td><td>57</td></tr> <tr><td>Audience comments on turkey vultures</td><td>63</td></tr> <tr><td>Supervisor's requests</td><td>67</td></tr> <tr><td>Motion to adjourn</td><td>80</td></tr> <tr><td>(Motion passes)</td><td>80</td></tr> <tr><td>Adjournment</td><td>80</td></tr> </table>	Meeting called to order	4	Roll Call	4	Consent agenda	4	Motion to accept	4	(Motion passes)	4	Engineer's report	5	Greensprings Drive pond updates	7	Motion to accept	8	(Motion passes)	10	Pavement resurfacing update	10	Greenpointe Drive and Edgefield Place stop sign update	17	Attorney's Report	27	TECO exhibit showing easements for cell tower	27	Manager's Report	48	Presentation of Fiscal Year 2022 budget	48	Discussion of wetlands being purchased from CDD to retailer	50	Stolen check discussion	54	Field Manager's Report	56	Basketball goal update	56	Discussion about turkey vultures and solutions	57	Audience comments on turkey vultures	63	Supervisor's requests	67	Motion to adjourn	80	(Motion passes)	80	Adjournment	80
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Matthew 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>WESTCHASE STAFF:</p> <p>Doug Mays Sonny Whyte</p> <p>DISTRICT ENGINEER:</p> <p>Robert Dvorak</p>	<p style="text-align: right;">Page 4</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 6th day 3 of April, 2021, at the Westchase Swim & Tennis 4 Center, 10405 Countryway Boulevard, Tampa, Florida, 5 beginning at 4:00 p.m., reported by Whitlie Grace 6 Cullipher, Notary Public in and for the State of 7 Florida at Large. 8 * * * * *</p> <p>9 CHAIRMAN LEWIS: For the record -- well, 10 let the record show that four supervisors are 11 here minus Forrest Baumhover. Hopefully he'll 12 show up shortly, as well as district attorney, 13 staff. 14 Yes? 15 MR. MAYS: Attorney? 16 CHAIRMAN LEWIS: Yes. 17 MR. MAYS: Oh, I'm sorry. 18 CHAIRMAN LEWIS: Erin, right. And I 19 meant staff, Doug and Sonny, as well, and our 20 engineer and some visitors that we'll get to 21 shortly. 22 So with that, let's -- as we do every 23 month -- start off with the pledge of 24 Allegiance. 25 (The Pledge of Allegiance was recited.)</p>																																																		

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<p>1 CHAIRMAN LEWIS: Let the record reflect 2 that Forrest Baumhover just showed up. 3 How are you doing, sir? 4 MR. BAUMHOVER: Doing great, doing great, 5 thank you. 6 MR. CHESNEY: I was going to say, I just 7 got a text from him, I knew he was coming. 8 CHAIRMAN LEWIS: Okay. Looking for an 9 approval for the consent agenda, a motion to 10 approve. 11 MR. WIMSATT: So move. 12 CHAIRMAN LEWIS: Second? 13 MR. BAUMHOVER: Second. 14 THE CHAIR: All right. Moved by Jim and 15 seconded by Forrest. 16 All in favor? 17 Any -- any comments, questions? No, 18 sorry. 19 All in favor? 20 (All board members signify in the 21 affirmative.) 22 CHAIRMAN LEWIS: Passes five to zero. 23 (Motion passes.) 24 CHAIRMAN LEWIS: Thank you. And it looks 25 like we do have visitors in the audience today</p>	<p>1 one pond, we had 92 linear feet of shoreline 2 restoration, and the other one, 163 feet, and 3 the proposal came back at \$16,575. In -- I 4 mean, unit cost is 65 bucks a foot, and I think 5 because this is a relatively small project, I 6 think that's reasonable even though we didn't 7 get multiple bids. Right now, it's kind of 8 strange the way pricing is going and responses 9 are going. It seems like everyone is busy and 10 material costs are high. 11 So if -- if the board wants, I can try 12 and get more responses, but like I -- the first 13 go-round, we probably sent it out to seven or 14 eight different contractors and we only got one 15 response. 16 CHAIRMAN LEWIS: Is that -- Robert or 17 Doug, that in line with the previous -- or is 18 it a similar contractor that we've used before? 19 MR. MAYS: It's a different contractor, 20 but we have used Crosscreek before. There was 21 some specific type of erosion repairs that we 22 used, so they cause a lot less damage between 23 the houses, so that's why their prices are a 24 little lower versus another company that we've 25 used. It's anywhere close to a hundred, \$110 a</p>
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<p>1 aside from Mr. Barrett. I know Mr. Holt, and I 2 believe you are Mr. Yesner? 3 MR. YESNER: Yep. 4 CHAIRMAN LEWIS: Thank you. I think we 5 coached together on the soccer league before 6 close by. So -- if you guys -- I believe you 7 are here to talk about the turkey vultures. Is 8 that correct? 9 MR. HOLT: Yes. 10 MR. YESNER: Yes. 11 THE CHAIR: Okay, and if we can -- if you 12 guys don't mind until waiting until the field 13 manager's report, if that's okay? 14 All right. Very good. Okay, so moving 15 on to the number three topic, engineer's 16 report. 17 Robert, how are you? 18 MR. DVORAK: I have a few updates today. 19 CHAIRMAN LEWIS: Excellent. 20 MR. DVORAK: The first one is Doug and I 21 had looked at a couple of locations of ponds on 22 Greensprings Drive, and Doug wanted me to get 23 an RFP out, and we did that and got one 24 response from Crosscreek Environmental. 25 And so they give you the specifics: On</p>	<p>1 linear foot, so it's -- it's in line and needs 2 to be done; especially now before we get into 3 the rainy season. This is the perfect time to 4 do it, so -- and like I said, we've used it on 5 properties before. I believe it's the same 6 stuff that was used in your location, your pond 7 behind yours years ago, and it seems to be 8 holding up well. So I would push forward and 9 approve it, if possible. 10 CHAIRMAN LEWIS: So is there a motion to 11 move forward with that? 12 MR. ROSS: I'll move. 13 CHAIRMAN LEWIS: Moved by Mr. Ross. 14 MR. CHESNEY: I'll second it. Can I just 15 ask a question? 16 CHAIRMAN LEWIS: Sure, absolutely. 17 MR. CHESNEY: So where exactly is this 18 again? 19 MR. MAYS: Greensprings. We have two 20 different locations. One is on Greensprings 21 Boulevard, the inner pond, and one is on 22 Greensprings on an outer pond behind people's 23 houses. So it's -- all three are in the 24 Greensprings area. 25 MR. CHESNEY: Okay, behind people's</p>

<p style="text-align: right;">Page 9</p> <p>1 houses?</p> <p>2 MR. MAYS: Yes, yes.</p> <p>3 MR. CHESNEY: Okay, that's all.</p> <p>4 MR. DVORAK: So you have one little</p> <p>5 stretch right here.</p> <p>6 MR. CHESNEY: Oh, yeah, that's really --</p> <p>7 holy moly.</p> <p>8 MR. DVORAK: And then this other one</p> <p>9 right here.</p> <p>10 MR. CHESNEY: Okay, all right. And</p> <p>11 that's only sixteen, is that what you said,</p> <p>12 16,000?</p> <p>13 MR. MAYS: Yes.</p> <p>14 MR. DVORAK: Correct.</p> <p>15 CHAIRMAN LEWIS: Okay. So we have --</p> <p>16 let's vote on the motion to fix the pond bank</p> <p>17 slope. Is it greater than 16,000 or was</p> <p>18 that --</p> <p>19 MR. DVORAK: Yeah, 16,575 was their</p> <p>20 quote.</p> <p>21 CHAIRMAN LEWIS: Okay. So all in favor?</p> <p>22 (All board members signify in the</p> <p>23 affirmative.)</p> <p>24 CHAIRMAN LEWIS: Motion approves five to</p> <p>25 zero. Thank you.</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 shows the -- all of the zones where the CDD</p> <p>2 maintained -- owned and maintained roads are.</p> <p>3 And so by section, if you look at the</p> <p>4 last page, you'll see what our estimate is on</p> <p>5 the -- on the remaining life expectancy and</p> <p>6 then the estimating total cost for redoing</p> <p>7 them. And then we've added immobilization, MOT</p> <p>8 and contingency.</p> <p>9 And so when you look at this, you'll be</p> <p>10 able to look out like -- you know, between now</p> <p>11 and over the next 12 years, this is the total,</p> <p>12 but this gives you a better idea of when the</p> <p>13 money is going to be need to be allocated or</p> <p>14 available.</p> <p>15 CHAIRMAN LEWIS: Okay.</p> <p>16 MR. DVORAK: The other thing I have just</p> <p>17 for your guys' info in -- and in your workshop</p> <p>18 is each -- I think each segment had just a</p> <p>19 separate little cost estimate breakdown to show</p> <p>20 what the quantities were and just gives you an</p> <p>21 idea of where costs are coming from, and I know</p> <p>22 these are really close. We do resurfacing</p> <p>23 projects and the CDD's used these other unit</p> <p>24 costs, and as of today, they are extremely</p> <p>25 accurate.</p>
<p style="text-align: right;">Page 10</p> <p>1 (Motion passes.)</p> <p>2 MR. DVORAK: All right. The second one</p> <p>3 is the -- the update on the -- the resurfacing</p> <p>4 -- pavement resurfacing. I -- I put together a</p> <p>5 little report for everyone on that, and so I</p> <p>6 don't expect everyone to necessarily digest</p> <p>7 everything in this sitting, but it's going to</p> <p>8 be very useful in the board's efforts in</p> <p>9 deciding what kind of surface to put in place.</p> <p>10 So I mean, there wasn't a whole lot to</p> <p>11 start with from the previous one, to be quite</p> <p>12 honest. I mean, it wasn't even clear where</p> <p>13 they got their quantities from. So what you're</p> <p>14 going to see here --</p> <p>15 MS. WHYTE: Do you have another one for</p> <p>16 me?</p> <p>17 MR. DVORAK: Yes, sorry.</p> <p>18 MS. WHYTE: That's okay.</p> <p>19 MR. DVORAK: So basically, what you'll</p> <p>20 see is -- everything that you really are really</p> <p>21 super interested in is on the last page, but</p> <p>22 what you'll see is a summary of what the</p> <p>23 existing conditions are for each area and</p> <p>24 that's our inspector's quick assessments of</p> <p>25 those areas, and then you'll see a graphic that</p>	<p style="text-align: right;">Page 12</p> <p>1 So really, I mean the thing that you guys</p> <p>2 would have to build in as you get into is</p> <p>3 inflation and things like that; but we feel</p> <p>4 real good about the costs, the quantities and</p> <p>5 then the total costs that is you have there.</p> <p>6 The other thing I have is actually -- and</p> <p>7 I didn't want to bring it because it's like a</p> <p>8 stack of papers, but we -- you know, the field</p> <p>9 photos that we took for backup, you know, just</p> <p>10 to have for records, those are available, and I</p> <p>11 could put them all in a notebook if you wanted</p> <p>12 all of that.</p> <p>13 MS. WHYTE: Could you send them to the</p> <p>14 office to the e-mail?</p> <p>15 MR. DVORAK: I can -- I can try to do</p> <p>16 that. I don't know if it will e-mail, but if</p> <p>17 we can, I'll -- I'll do that when --</p> <p>18 MS. WHYTE: Okay, because we have a file</p> <p>19 going and the --</p> <p>20 MR. DVORAK: Yeah.</p> <p>21 MS. WHYTE: Okay.</p> <p>22 CHAIRMAN LEWIS: Mr. Ross, did you have a</p> <p>23 comment?</p> <p>24 MR. ROSS: A couple of questions. What</p> <p>25 is MOT?</p>

<p style="text-align: right;">Page 13</p> <p>1 MR. DVORAK: Maintenance of traffic.</p> <p>2 MR. ROSS: Maintenance of what?</p> <p>3 MR. DVORAK: Traffic. In other words,</p> <p>4 when you're out going to work and you have</p> <p>5 cones or a flag man, you know, to make sure the</p> <p>6 traffic is maintained, there's a lot of things</p> <p>7 you might have to do to keep pedestrians safe</p> <p>8 as they are making their way around the</p> <p>9 construction project. It's just an extra sort</p> <p>10 of -- it's a cost that --</p> <p>11 MR. ROSS: Cost of doing business.</p> <p>12 MR. DVORAK: Yes.</p> <p>13 MR. ROSS: The next question is for Andy.</p> <p>14 I know, Andy, this has just been handed to you,</p> <p>15 but at some point, I'd be really curious to</p> <p>16 know whether our prior methods of estimating</p> <p>17 these costs were on target or not.</p> <p>18 MR. MENDENHALL: Like kind of a</p> <p>19 comparison?</p> <p>20 MR. ROSS: Yeah, a comparison. I don't</p> <p>21 mean to be sounding like I'm pointing the</p> <p>22 finger, but rather, let's keep learning and</p> <p>23 making sure we're doing things right. I think</p> <p>24 Robert's indicated that perhaps our</p> <p>25 documentation was a little bit short with</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 of -- at least for me and I know maybe Forrest</p> <p>2 and Jim are a little bit newer, we don't quite</p> <p>3 remember that last cycle, so just to give us a</p> <p>4 reference of how long it's been.</p> <p>5 So Mr. Chesney?</p> <p>6 MR. CHESNEY: I just wanted to know could</p> <p>7 I get -- could I get this e-mailed to me?</p> <p>8 MR. DVORAK: Mm-hmm.</p> <p>9 MR. CHESNEY: Could someone -- okay.</p> <p>10 MR. DVORAK: Mm-hmm. What I'll try and</p> <p>11 do is I'll get it to Sonny in a -- you know,</p> <p>12 maybe a couple of different versions like with</p> <p>13 just maybe this part of it in a PDF and then</p> <p>14 maybe one complete version so that -- and then</p> <p>15 I'll -- and then I'll get everyone one to put</p> <p>16 on the bookshelf, like a three-ring binder kind</p> <p>17 of thing.</p> <p>18 MR. CHESNEY: Okay. This is all I need</p> <p>19 right here just because --</p> <p>20 MR. DVORAK: Yeah, sure.</p> <p>21 MR. CHESNEY: -- I want to just compare</p> <p>22 the reserve amounts --</p> <p>23 MR. DVORAK: Yeah, absolutely.</p> <p>24 MR. CHESNEY: -- you know, there's some</p> <p>25 -- there's some variance in here. You know,</p>
<p style="text-align: right;">Page 14</p> <p>1 regard to quantities, and anything we can learn</p> <p>2 from and do better next time is great.</p> <p>3 And then related to that, obviously, make</p> <p>4 sure that these numbers are incorporated into</p> <p>5 our budget on a go-forward basis.</p> <p>6 MR. MENDENHALL: Yeah, definitely.</p> <p>7 MR. ROSS: I know you are on top of that,</p> <p>8 but I just wanted to state the obvious. That</p> <p>9 was it. Thank you.</p> <p>10 CHAIRMAN LEWIS: Robert, do you also have</p> <p>11 a -- the previous information on when the last</p> <p>12 paving cycle was?</p> <p>13 MR. DVORAK: It could be in --</p> <p>14 MS. WHYTE: I have it.</p> <p>15 CHAIRMAN LEWIS: Oh, you have it, okay.</p> <p>16 MS. WHYTE: Yeah.</p> <p>17 CHAIRMAN LEWIS: Okay, because I know we</p> <p>18 have talked about -- I'm sorry, did you have</p> <p>19 your hand up?</p> <p>20 MR. CHESNEY: I -- I did, but please</p> <p>21 continue.</p> <p>22 CHAIRMAN LEWIS: I'm sorry. Again, I</p> <p>23 know we've talked about putting this on the</p> <p>24 workshop agenda, and we can talk about that</p> <p>25 later, but I think it might be helpful to kind</p>	<p style="text-align: right;">Page 16</p> <p>1 you give some estimates and when we do the</p> <p>2 reserve adjustments, I'd like to just pick the</p> <p>3 numbers.</p> <p>4 CHAIRMAN LEWIS: Okay. Any other</p> <p>5 comments or questions?</p> <p>6 MR. ROSS: Yeah, I'm sorry, and I'm</p> <p>7 trying to run as fast as I can, but related to</p> <p>8 doing the comparison, based on what Greg just</p> <p>9 said, I think it'd be helpful for us to</p> <p>10 understand whether the estimated life span that</p> <p>11 we've used in the past was accurate. I can see</p> <p>12 that we -- we were wrong on our traffic</p> <p>13 patterns and whatever else -- and roads that</p> <p>14 had begun to grow faster than we thought, or</p> <p>15 perhaps slower, so we ought to make sure that</p> <p>16 that's on target, as well.</p> <p>17 MR. MENDENHALL: Sure.</p> <p>18 MR. ROSS: Thank you.</p> <p>19 MR. MENDENHALL: And the good news is</p> <p>20 that, you know, you all -- although we're</p> <p>21 talking about it briefly tonight, we'll be able</p> <p>22 to get any -- any changes that we need. You're</p> <p>23 going to, you know, adopt that preliminary</p> <p>24 budget in May so we have time to -- to get this</p> <p>25 info in if we need to make adjustments.</p>

<p style="text-align: right;">Page 17</p> <p>1 MR. ROSS: Perfect, thank you.</p> <p>2 CHAIRMAN LEWIS: Thank you. Great --</p> <p>3 great questions and Robert, thank you very much</p> <p>4 for providing that.</p> <p>5 MR. DVORAK: The next update, real quick,</p> <p>6 is the Greenpointe Drive and Edgefield Place</p> <p>7 stop sign, which you asked us to look into.</p> <p>8 The first feedback I got from our traffic folks</p> <p>9 is they don't think they -- their</p> <p>10 recommendation would be to remove the stop</p> <p>11 sign; that it's a very unusual configuration</p> <p>12 with two -- just the two out of the three</p> <p>13 having -- you know, requiring to stop, and</p> <p>14 their feeling was that it sort of added a sense</p> <p>15 of -- false sense of security. If people</p> <p>16 aren't obeying it in that -- but at the same</p> <p>17 time, if the neighborhood and the district was</p> <p>18 set on keeping it, there were some things that</p> <p>19 -- that she would recommend doing in order to</p> <p>20 make it more obvious and perhaps more -- you</p> <p>21 know, cause people to actually obey it.</p> <p>22 She recommended using a larger sign size,</p> <p>23 you could add, "Stop" -- a pavement messaging</p> <p>24 to the -- you know, in front of the stop bar,</p> <p>25 and then you could also add reflective post</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 removed it and it seemed to be clear and the</p> <p>2 resident that mainly made the comments was</p> <p>3 very, very happy with taking care of it that</p> <p>4 way.</p> <p>5 MR. DVORAK: Well, then I would just say</p> <p>6 let's monitor it. You know, if we still see</p> <p>7 people running the thing, then we can deal with</p> <p>8 it or maybe try and make it more obvious, but</p> <p>9 that sounds like it might do the trick.</p> <p>10 CHAIRMAN LEWIS: Yeah, thanks for letting</p> <p>11 us know that, Doug. And then -- and you did</p> <p>12 say you talked about a supplement of -- like</p> <p>13 the pavement message there. Right?</p> <p>14 MR. DVORAK: Yes, yeah, they said either</p> <p>15 a larger sign and/or adding some messaging on</p> <p>16 like the stop bar.</p> <p>17 CHAIRMAN LEWIS: Mr. Ross?</p> <p>18 MR. ROSS: To talk like a lawyer for a</p> <p>19 second, when we chose to put in the stop sign,</p> <p>20 to some degree, we assumed a responsibility to</p> <p>21 send a message to the community that this stop</p> <p>22 sign is important for safety; and if the</p> <p>23 experts, whoever the experts are, are</p> <p>24 recommending that -- that we haven't quite</p> <p>25 completed the job, I would ordinarily be</p>
<p style="text-align: right;">Page 18</p> <p>1 strips on the stop sign post, which is, "Kind</p> <p>2 of ugly," was her comment.</p> <p>3 But I mean, her -- her initial feeling</p> <p>4 was that the thing was really not needed, that</p> <p>5 it's not required there in -- in there, but you</p> <p>6 can do whatever you want.</p> <p>7 CHAIRMAN LEWIS: Mr. Mays?</p> <p>8 MR. MAYS: The reason it was put there</p> <p>9 from the beginning, though, was at the requests</p> <p>10 of residents, so I would hate to take something</p> <p>11 out that the residents requested in the first</p> <p>12 place back in that area.</p> <p>13 So what we did is we went ahead and took</p> <p>14 the tree out, grinded the stump down in size,</p> <p>15 had a conversation with the homeowner; they</p> <p>16 were happy with it and they were also concerned</p> <p>17 with people -- you know, them slowing down and</p> <p>18 cutting through there kind of fast. So they</p> <p>19 feel like it's necessary there, but they also</p> <p>20 feel like get rid of that tree. There was a</p> <p>21 small tree that was blocking the stop sign,</p> <p>22 like half of it, more until you got</p> <p>23 approximately -- probably less than 50 feet</p> <p>24 away from it before you could see it.</p> <p>25 So we went ahead -- like I said, we</p>	<p style="text-align: right;">Page 20</p> <p>1 counseling whoever is listening to me, "Let's</p> <p>2 do it correctly." So if we need to do pavement</p> <p>3 messaging, let's do it; if we need to do --</p> <p>4 make a bigger sign, let's do it. If we need to</p> <p>5 put up reflectors, then let's do it.</p> <p>6 If we don't do it, we may have</p> <p>7 unintentionally exposed ourselves to a</p> <p>8 liability in the event, God forbid, there was</p> <p>9 an accident there or something like that.</p> <p>10 I -- I don't know the answer, I just know</p> <p>11 those general principles of law, and it gets me</p> <p>12 a little bit nervous to hear our engineer</p> <p>13 saying that someone on their staff says that it</p> <p>14 may be short of the mark, so to speak.</p> <p>15 The other comment I would add to it is I</p> <p>16 -- I, personally, feel like this is an issue</p> <p>17 that should be driven by that local community.</p> <p>18 My guess is a fair number of them have now come</p> <p>19 to appreciate and rely upon that stop sign, and</p> <p>20 so as we make modifications, if there is not</p> <p>21 proper publication -- whether it was as far as</p> <p>22 to remove it or to add something else -- there</p> <p>23 may be some relaxed responses from the</p> <p>24 community not appreciating the significance of</p> <p>25 it. So I think we need to make sure that --</p>

<p style="text-align: right;">Page 21</p> <p>1 that individual community, whether it's through 2 the voting member or the WCA or whatever, is 3 keyed in and is making sure that they are part 4 of the communication to the surrounding 5 residents. 6 CHAIRMAN LEWIS: Okay, thank you. I was 7 actually personally liking the idea of the -- 8 the pavement message as a supplement to the 9 stop sign and/or increasing the size of it. I 10 don't know if that's something that we want to 11 -- do we need to vote on that as a board or is 12 that -- I mean -- 13 MR. CHESNEY: Yeah. 14 CHAIRMAN LEWIS: -- can we give Robert -- 15 we do? 16 MR. CHESNEY: Yeah, you need to vote on 17 it if you're going to -- 18 CHAIRMAN LEWIS: Okay, I -- perfect. 19 MS. McCORMICK: I mean, the only thing 20 that, you know, I recall from previous 21 discussions about this that I would mention is 22 that this is -- this is not like a county road 23 that would be controlled by the Manual on 24 Uniform Traffic Control Devices, but I think 25 that that's the treatise or the guidelines that</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 doing the job, or the standard stop bar, then 2 you could go over and above what's there by 3 increasing the size of the sign, putting a 4 reflective strip on the post and putting 5 "Stop" in the road. That would help, you 6 know, but that's not something that she was 7 able -- you know, there's -- this is based on 8 nothing other than her expertise and knowing 9 that these things enhance people's ability to 10 recognize that there is a stop sign and they 11 need to stop. 12 So I mean -- you guys make a good point. 13 If -- if the residents have become used to it 14 and we want them to rely on it, I think that 15 with Doug taking the tree down is now -- now 16 we've done something and let's see if the -- if 17 what's out there is effective now that everyone 18 can see it; and if it's not, if there is still 19 a problem, then we can -- we can revisit with 20 doing some of these other things. 21 But -- I mean, that's, to me, a big deal. 22 I mean, if -- if you weren't able to see it 23 very well to begin with and now you can, that's 24 -- that's by itself got to make a huge 25 difference and that's -- that's not to say</p>
<p style="text-align: right;">Page 22</p> <p>1 we were using when we -- we made a decision 2 about what to do regarding that intersection 3 and the stop sign. 4 And I don't know, Robert, if the 5 transportation expert that JMT has, you know, 6 looked at it from that standpoint and from the 7 standpoint of complying with the manual, if she 8 feels like additional measures are needed or if 9 it's more of just, you know, a recommendation, 10 that it would include potential -- that it 11 would -- 12 MR. DVORAK: That's -- 13 MS. McCORMICK: -- increase a -- 14 MR. DVORAK: That's where she was coming 15 from. In other words, typically what would 16 happen is someone would verify that this -- 17 this unsafe condition exists by studying it and 18 monitoring it. Right? 19 MS. McCORMICK: Mm-hmm. 20 MR. DVORAK: I mean, what we're working 21 with is anecdotal evidence from -- you know, 22 over time from residents; not a traffic study 23 of any sort or observing pedestrians during the 24 middle of the day. So based on that, her 25 recommendation is if the standard sign is not</p>	<p style="text-align: right;">Page 24</p> <p>1 that, you know, what's out there is not 2 necessarily substandard. A 30-by-30 stop sign 3 is standard for that type of road. She is just 4 saying that you can go to 36 or 48 to enhance, 5 you know, the -- you know, the ability for 6 people to see it. 7 CHAIRMAN LEWIS: Okay. Mr. Ross? 8 MR. ROSS: I think from the prior 9 conversation -- and I think this is a tip of 10 the hat to Doug -- is our staff recognized that 11 there was an issue here and was proactive and 12 tried to -- to address the issue. That's a 13 good thing, that's a good thing. I would 14 suggest, Erin, from this point forward, maybe 15 she should work directly with our engineer and 16 sharpen -- is this just something that they are 17 saying we could do and it's something that we 18 might want to consider and this is what other 19 people do in our situations, or is this a 20 formal recommendation that we've fallen short 21 on the mark and we need to do something? 22 Because you've already heard my comments: If 23 it's the latter, I think there is no question, 24 we need to do that. If it's the former, maybe 25 we'll need some legal advice from you as to</p>

<p style="text-align: right;">Page 25</p> <p>1 whether that would be thrown back at us in some 2 sort of situation involving an incident. 3 MR. BAUMHOVER: Well, I was going to say, 4 it almost sounded like from what Robert was 5 saying was the first. 6 MR. ROSS: That's -- that's what I think, 7 but I'm saying that should be documented. 8 MR. BAUMHOVER: Right. 9 MR. ROSS: I think there should be a 10 clear paper trail as to what we're being 11 advised. 12 MS. McCORMICK: Okay. 13 CHAIRMAN LEWIS: Okay. So at this point, 14 we're just going to leave it as is and then -- 15 yes, sir? 16 MR. MAYS: Just a little more information 17 on that. Afterwards, also, I did call the 18 Hillsborough County Sheriff's Office, off-duty 19 deputies -- Deputy Gunderson -- and brought it 20 to their attention also, so the off-duty 21 deputies are aware of it, also; and the 22 gentleman that was here that spoke on behalf of 23 it, he was happy with the -- the decision to 24 remove the tree, also. 25 CHAIRMAN LEWIS: Okay.</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 to take any kind of action at this point by the 2 board, but I think that the feedback is good, 3 but I think we can, you know, get a little more 4 specific clarification on this. 5 CHAIRMAN LEWIS: Very good, thank you. 6 Thank you Erin and Robert, thank you. 7 Anything else on your list? 8 MR. DVORAK: The only other thing was -- 9 is Erin good -- she was -- we were putting 10 together a sketch in legal for the TECO 11 easement, and I think we're at a point where 12 we're good. Right? 13 MS. McCORMICK: Yes, we -- yeah, before 14 -- because I don't know if you're going to be 15 here for my full report, but -- so I have been 16 working with Robert and with the JMT team on an 17 exhibit for the TECO right of way, and I'll go 18 ahead and pass this out. This is just an 19 exhibit that shows the easement area that we 20 are requesting from TECO that I'm planning on 21 using and some correspondence with TECO, so 22 it's good that you all have this in case 23 there's any comments or feedback that anybody 24 has for me. You've got it, okay. 25 MR. MENDENHALL: Thank you.</p>
<p style="text-align: right;">Page 26</p> <p>1 MR. MAYS: Sorry. 2 CHAIRMAN LEWIS: No, no, no, that's okay. 3 And Mr. Ross does bring up a good point and, 4 you know, my question on whether we needed to 5 vote on that or not, you know, was just -- 6 maybe just trying to do the right thing, but -- 7 but maybe jumping ahead of any legal concerns 8 that we may have, so I appreciate you bringing 9 that to the board's attention. 10 MR. CHESNEY: I mean, I think what I 11 understood you to say, though, is just -- I 12 mean, whatever we do has to comply with the 13 manual because -- 14 MS. McCORMICK: Right. 15 MR. CHESNEY: -- we have to certify it 16 every couple of years for the sheriff. Is that 17 what I -- 18 MS. McCORMICK: That's -- that's a 19 baseline of what we need to do, but I think 20 what Brian was saying is for me to, you know, 21 just get some clarification from the 22 transportation engineer about the advice and 23 recommendations that she's making and then, you 24 know, if we need to come back to this next 25 month, we can do that. I don't know if we need</p>	<p style="text-align: right;">Page 28</p> <p>1 MS. McCORMICK: Sure, but anyways, so 2 what you'll see on here are -- it's designated 3 different parcels. Parcel B is what we call 4 the Promise Drive parcel that we -- 5 MR. CHESNEY: What part is the easement? 6 MS. McCORMICK: The easement is the grey 7 shaded area. So Parcel A is the whole TECO 8 right of way that runs along the -- runs along 9 this section and then Parcel C is the access 10 easement, Parcel D is the Westchase maintenance 11 building property. And so you'll see like 12 we've got the access coming from the 13 maintenance building to the TECO easement 14 access that runs north-south, and then we've 15 also got the 30 feet of access from the Promise 16 Drive property to -- to the TECO access 17 easement. 18 So this is what, you know, I'm planning 19 to tell TECO we're looking for in the way of 20 access to our properties that currently don't 21 have legal access. 22 MR. BAUMHOVER: So the -- the -- the part 23 of Parcel C that runs south of where you turn 24 from Parcel D, is there a reason for that one, 25 or is that just to connect it to the -- to the</p>

<p style="text-align: right;">Page 29</p> <p>1 access gate to the south?</p> <p>2 MS. McCORMICK: Well, that would be to</p> <p>3 allow somebody that's trying to get to the</p> <p>4 maintenance building or that is leaving the</p> <p>5 maintenance building to travel down the TECO</p> <p>6 access easement.</p> <p>7 MR. BAUMHOVER: So like this part down</p> <p>8 here to the access gate, like right -- right</p> <p>9 next to Linebaugh?</p> <p>10 MS. McCORMICK: Mm-hmm.</p> <p>11 MR. BAUMHOVER: Okay, so --</p> <p>12 MS. McCORMICK: Yeah, I mean, it doesn't</p> <p>13 -- the TECO parcel doesn't run all the way down</p> <p>14 to Linebaugh Avenue because that intervening</p> <p>15 property between Linebaugh Avenue and the TECO</p> <p>16 right of way is owned by the school board.</p> <p>17 MR. BAUMHOVER: Got it, you would just go</p> <p>18 down to the existing access gate, this label on</p> <p>19 the bottom? That's what the --</p> <p>20 MS. McCORMICK: Yes.</p> <p>21 MR. BAUMHOVER: -- request is for?</p> <p>22 MS. McCORMICK: Yes, yeah.</p> <p>23 MR. BAUMHOVER: Okay.</p> <p>24 MS. McCORMICK: Yeah, is there an</p> <p>25 existing access gate there currently?</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 this, though -- and I just got some</p> <p>2 clarification from Sonny today. So I thought</p> <p>3 everything was done with respect to the</p> <p>4 electrical or the well that we -- that you want</p> <p>5 on the Promise Drive property and the nano</p> <p>6 bubbler on the lake to the northwest, and then</p> <p>7 I found out today from Sonny that all the</p> <p>8 electrical work has been done and it's been</p> <p>9 inspected, but TECO hasn't actually turned on</p> <p>10 the electricity yet. Is that right?</p> <p>11 MR. MAYS: Correct.</p> <p>12 MS. McCORMICK: So -- so that's imminent,</p> <p>13 or when is that going to happen?</p> <p>14 MR. MAYS: Yes, I notified the</p> <p>15 electrician today and he was going to make that</p> <p>16 phone call, so -- to see what's -- what the</p> <p>17 holdup is because he thought they would</p> <p>18 already have that meter on here by last week</p> <p>19 sometime. So --</p> <p>20 MS. McCORMICK: Yeah, so I've just -- I</p> <p>21 mean, I've been hesitant to do anything until</p> <p>22 we get that issue resolved.</p> <p>23 MR. BAUMHOVER: So I was going to ask a</p> <p>24 question about that access gate to the south.</p> <p>25 Is it something that we would like access to?</p>
<p style="text-align: right;">Page 30</p> <p>1 MR. DVORAK: Yes, there is.</p> <p>2 MS. McCORMICK: Okay.</p> <p>3 MR. DVORAK: In fact, that north-south</p> <p>4 -- the -- the path itself was lined up with the</p> <p>5 access gate, and at the north end, there's a</p> <p>6 crossing -- there's a ditch and there's a</p> <p>7 crossing where they -- where their trucks --</p> <p>8 that their trucks used.</p> <p>9 MR. BAUMHOVER: Right.</p> <p>10 MR. DVORAK: And when we were going out</p> <p>11 to the first one where we had parking and</p> <p>12 everything, you know, the other stuff in there</p> <p>13 -- you know, when Steven and I were pursuing</p> <p>14 this -- and what they had us do is line it up</p> <p>15 with the crossing at the -- you know, at the</p> <p>16 north end and the gate at the south end. So</p> <p>17 that road is not actually perfectly</p> <p>18 north-south. It follows the -- you know, the</p> <p>19 internal path of the actual --</p> <p>20 MR. BAUMHOVER: Whatever -- whatever path</p> <p>21 the --</p> <p>22 MR. DVORAK: Right, exactly.</p> <p>23 MR. BAUMHOVER: -- TECO trucks have made.</p> <p>24 MR. DVORAK: Exactly.</p> <p>25 MS. McCORMICK: So one thing related to</p>	<p style="text-align: right;">Page 32</p> <p>1 MR. MAYS: I don't think TECO is going to</p> <p>2 give us access to that one.</p> <p>3 MR. BAUMHOVER: Well --</p> <p>4 MR. CHESNEY: That's what she is --</p> <p>5 MR. BAUMHOVER: -- I'm just wondering if</p> <p>6 we should consider asking them if -- if it</p> <p>7 makes it easier for us to access from Linebaugh</p> <p>8 instead of going through the school parking lot</p> <p>9 and going out to --</p> <p>10 MR. MAYS: Right.</p> <p>11 MR. BAUMHOVER: I mean, I don't know. Is</p> <p>12 it something that you would want Erin to pursue</p> <p>13 or --</p> <p>14 MR. MAYS: If we want access other than</p> <p>15 that office because if somebody -- you know,</p> <p>16 obviously, if we turn it into a community yard</p> <p>17 of some sort, or community garden, we're</p> <p>18 going to have to have access, because the shop</p> <p>19 would be closed on the weekends, and I think a</p> <p>20 lot of people will want to use it on weekends.</p> <p>21 So yes, we would need some sort of gate down</p> <p>22 there, but we would also be prepared to put in</p> <p>23 a road, too.</p> <p>24 MR. BAUMHOVER: Right, I mean, it just</p> <p>25 looked like -- if we were going to ask for that</p>

<p style="text-align: right;">Page 33</p> <p>1 access all the way down, could we just add</p> <p>2 access to that access gate as part of the</p> <p>3 request?</p> <p>4 MS. McCORMICK: Well, that's -- but that</p> <p>5 property isn't owned by TECO, though, so we're</p> <p>6 dealing with TECO right now. I mean, the --</p> <p>7 MR. BAUMHOVER: But do they own the --</p> <p>8 the gate?</p> <p>9 MR. MAYS: They do own that south</p> <p>10 portion, don't they?</p> <p>11 MS. McCORMICK: They don't own anything</p> <p>12 that is south of where the grey line ends.</p> <p>13 MS. WHYTE: There's a gate there that is</p> <p>14 owned by TECO that opens up their parcel, but</p> <p>15 below that gate to the road --</p> <p>16 MS. McCORMICK: So maybe the arrow to</p> <p>17 where this gate is shown is just --</p> <p>18 MS. WHYTE: Yeah.</p> <p>19 MS. McCORMICK: It's pointing at the</p> <p>20 wrong place.</p> <p>21 MS. WHYTE: Yeah, it's just an error on</p> <p>22 where the arrow goes, but --</p> <p>23 MR. BAUMHOVER: Right.</p> <p>24 MS. WHYTE: -- the access road from the</p> <p>25 school parkway going this way --</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 MR. BAUMHOVER: Don't know yet, okay.</p> <p>2 MS. McCORMICK: We're -- yeah, we're</p> <p>3 taking this one step at a time.</p> <p>4 MR. BAUMHOVER: Right, well, I just</p> <p>5 wanted to make sure if TECO owns that gate,</p> <p>6 that we include that in the request if that's</p> <p>7 something that we need.</p> <p>8 CHAIRMAN LEWIS: So do you need any</p> <p>9 action from us tonight, Erin?</p> <p>10 MS. McCORMICK: No, this is just for</p> <p>11 information.</p> <p>12 CHAIRMAN LEWIS: Okay. Mr. Barrett?</p> <p>13 MR. BARRETT: I have found our new school</p> <p>14 board member, Nadia Combs, to be very</p> <p>15 interested in wanting to build relationships</p> <p>16 with the communities she represents. So if you</p> <p>17 need that contact for the board, I can give it</p> <p>18 to you.</p> <p>19 MS. McCORMICK: Thank you.</p> <p>20 CHAIRMAN LEWIS: Okay, thank you.</p> <p>21 MS. McCORMICK: Thank you, that's all the</p> <p>22 info I had on that.</p> <p>23 CHAIRMAN LEWIS: Let's see -- well, we</p> <p>24 were still on Robert's report. Right?</p> <p>25 MR. DVORAK: I'm finished.</p>
<p style="text-align: right;">Page 34</p> <p>1 MR. BAUMHOVER: Right.</p> <p>2 MS. WHYTE: -- you have to go straight.</p> <p>3 That parcel is owned -- as Erin indicated, it's</p> <p>4 owned by the school district.</p> <p>5 MR. BAUMHOVER: Right, but --</p> <p>6 MS. McCORMICK: Okay, but I want to</p> <p>7 clarify something here: Is the access gate on</p> <p>8 the school board's property or is it on TECO's</p> <p>9 property?</p> <p>10 MS. WHYTE: I think it's on TECO's</p> <p>11 property. Am I correct?</p> <p>12 MR. MAYS: I think so.</p> <p>13 MS. McCORMICK: Well, so then we should</p> <p>14 -- we should fix this exhibit to show the</p> <p>15 access gate arrow showing -- drawing it to the</p> <p>16 TECO property --</p> <p>17 MR. BAUMHOVER: Right.</p> <p>18 MS. McCORMICK: -- where the gate is</p> <p>19 located.</p> <p>20 MS. WHYTE: Because this needs to be an</p> <p>21 access point for TECO.</p> <p>22 MR. BAUMHOVER: I mean, is -- is there an</p> <p>23 issue with the school board about permission to</p> <p>24 use that property?</p> <p>25 MS. WHYTE: I don't know yet.</p>	<p style="text-align: right;">Page 36</p> <p>1 CHAIRMAN LEWIS: Okay. Thank you,</p> <p>2 Robert.</p> <p>3 Okay. Well, Erin, we'll just continue</p> <p>4 with you.</p> <p>5 MS. McCORMICK: Okay. So on the cell</p> <p>6 tower at Glenciff Park -- and I've been</p> <p>7 keeping them apprised about what's going on and</p> <p>8 I had spoken with the county -- assistant</p> <p>9 county attorney a couple of days ago because</p> <p>10 she still had indicated that staff was not</p> <p>11 willing, at this point, to move forward with a</p> <p>12 Board of County -- taking this item to the</p> <p>13 Board of County Commissioners.</p> <p>14 So when I talked to her, she told me that</p> <p>15 it's not a legal issue at this point; that it's</p> <p>16 been elevated to a higher level within the</p> <p>17 county administration and they are looking at</p> <p>18 it, but they are not at the point where they</p> <p>19 want to take it to the Board of County</p> <p>20 Commissioners.</p> <p>21 And -- and so I asked her who from the</p> <p>22 County Administration level -- was it the Board</p> <p>23 of County Commissioners level was resistant to</p> <p>24 considering this request, and she didn't answer</p> <p>25 initially, and so when I pressed her about it,</p>

<p style="text-align: right;">Page 37</p> <p>1 she said, "Well, I think you should talk to 2 John Muller," who is the -- the department 3 director for facilities management with the 4 county. And he actually had met with Matt and 5 I when we had a meeting probably more than a 6 year ago with the county staff about this and 7 have been going through the process of all of 8 the things that the county has asked us to do 9 to make the community aware of this and to 10 prepare the exhibits and drawings of where the 11 cell tower is going to go. 12 So at this point, I left a message and 13 sent an e-mail to John Muller, and I have not 14 heard back from him. 15 The other thing that I have been 16 considering, and I've talked to Matt about 17 this, is for he and I to try to set up a 18 meeting with the county commissioner for the 19 Westchase area, which is -- Harry Cohen is the 20 commissioner for this -- this grey area, and to 21 talk to him about it, tell him everything 22 that's transpired up to this point and see if 23 he might be able to help with respect to county 24 staff or at least -- you know, if the decision 25 is, for whatever reason, that the county is not</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 be that we're working together, not -- not in 2 conflict with one another. We want our 3 residents to be happy, they want their 4 constituents to be happy, so my encouragement 5 to the two of you is I agree with you analysis. 6 We need to understand what the objection is and 7 once we understand what the objection is, I'd 8 be very surprised if we can't work it out 9 because we have the same -- the same end goal. 10 CHAIRMAN LEWIS: Well, and I think that's 11 why when Erin and I spoke about it, the whole 12 meeting with Mr. Muller was, "Let's find out as 13 much as we can," what you're talking about, 14 what's the objection and then, you know, if you 15 guys or any of the other supervisors wanted to 16 attend, you know, I would encourage that. But, 17 you know, if this is another hurdle that we 18 need to go through and walk through and 19 understand what the problem is, let's do it and 20 -- because I agree with you, Brian. I mean, I 21 feel like we put in a lot of hard work on this. 22 If we can somehow get that point across to them 23 that it was a resident-driven request and not 24 just us wanting to put up a pole. Right? 25 Greg, did you have a --</p>
<p style="text-align: right;">Page 38</p> <p>1 going to support this request and is not going 2 to consider it, then we need to know that as 3 opposed to just having this drag on 4 indefinitely because it has been going on for 5 so long. 6 So I think we kind of wanted to get 7 feedback from other board members about that 8 issue, but you know, my thought is, really, the 9 only thing I know to do next is to try to set 10 up that meeting. 11 CHAIRMAN LEWIS: Mr. Ross? 12 MR. ROSS: I always like giving my two 13 cents, thank you. 14 CHAIRMAN LEWIS: That's why I told her, 15 "Let's bring it up to the board." 16 MR. ROSS: Yes, and I appreciate you 17 all's hard work and meeting with all the people 18 and talking with them. My own reaction is that 19 -- that there may be a misunderstanding within 20 the county. This was a resident-driven 21 project. This wasn't something we sat around 22 and said, "Oh, let's put in a couple of 23 towers." 24 So to the extent that there is a 25 perception that there's a problem, it ought to</p>	<p style="text-align: right;">Page 40</p> <p>1 MR. CHESNEY: I just had a question. Did 2 Vertex have any input on this -- on the delay? 3 Because, I mean, it is more than just ours. 4 MS. McCORMICK: Yeah, they -- they have 5 known of the delay and have been, you know, 6 just monitoring what's been going on and asking 7 me if there is a meeting that has been 8 scheduled or if this has been set for a Board 9 of County Commissioners meeting. I haven't 10 had another conversation with them since I 11 spoke with Nancy Takemori last week, so I -- 12 that's the next thing I would need to do is to 13 follow up with them to let them know the 14 status, but I kind of wanted to also, you know, 15 get any feedback tonight, as well. 16 And -- and just also on Vertex, to let 17 you know, with respect to the cell tower site 18 -- that's what we call Parcel B at the northern 19 part of the community, I -- Allen had told me 20 that, you know, if he had interest from cell 21 phone providers that would cause them to go 22 forward with the option, he would let me know 23 as soon as he had that, and I have not heard 24 anything further from them, which, you know, 25 may mean that we haven't had a lot of interest</p>

<p style="text-align: right;">Page 41</p> <p>1 at this point.</p> <p>2 CHAIRMAN LEWIS: Okay. Erin, do you</p> <p>3 think it would be a good idea if we invite</p> <p>4 Vertex to -- if we could get a meeting with Mr.</p> <p>5 Muller?</p> <p>6 MS. McCORMICK: Yeah, I think -- I think</p> <p>7 so.</p> <p>8 CHAIRMAN LEWIS: Any expertise that he</p> <p>9 has, you know.</p> <p>10 MS. McCORMICK: I mean, I think that,</p> <p>11 you know, they have put a lot of effort into</p> <p>12 this also, so I wouldn't see any problem with</p> <p>13 that. I mean, I have had a couple of residents</p> <p>14 that -- one was the woman who came to a meeting</p> <p>15 a few months ago that had been -- had e-mailed</p> <p>16 me and asked me what the status is and I told</p> <p>17 her that there hadn't been anything that had</p> <p>18 been scheduled at this point and we would make</p> <p>19 sure that we announced it if and when that</p> <p>20 occurred.</p> <p>21 She -- she did say, you know, "We really</p> <p>22 want to help with finding an alternative site,"</p> <p>23 so I was just planning on following up with her</p> <p>24 and letting her know that, you know, as far as</p> <p>25 CDD property, we feel like we've looked</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 basically, by omission that carriers aren't as</p> <p>2 interested in the secondary location as they</p> <p>3 are in getting Coin Club open.</p> <p>4 CHAIRMAN LEWIS: Okay.</p> <p>5 MR. BAUMHOVER: I'm not sure if there --</p> <p>6 there would be any change with the Citrus Park</p> <p>7 Drive extension.</p> <p>8 CHAIRMAN LEWIS: Right.</p> <p>9 MS. McCORMICK: That's a good question,</p> <p>10 though. So -- okay, thank you.</p> <p>11 CHAIRMAN LEWIS: Oh, I'm sorry. Mr.</p> <p>12 Ross?</p> <p>13 MR. ROSS: I feel like the complaint that</p> <p>14 I've heard is that when you come out of that</p> <p>15 one community, you're staring right at the</p> <p>16 pole.</p> <p>17 MS. McCORMICK: Mm-hmm.</p> <p>18 MR. ROSS: And so back to my point, that</p> <p>19 this is resident-driven and that the county can</p> <p>20 work with us, if we move the tower location</p> <p>21 out of the parking lot and closer along the --</p> <p>22 I don't know if that's called a wet area or</p> <p>23 protected area or whatever -- and the county</p> <p>24 would work with us to give us some leeway to</p> <p>25 get along that boundary, we might be able to</p>
<p style="text-align: right;">Page 42</p> <p>1 exhaustively and thoroughly and this is really</p> <p>2 the only option that we've been able to</p> <p>3 identify.</p> <p>4 MR. BAUMHOVER: I don't know if this is</p> <p>5 something that Vertex has already incorporated</p> <p>6 into their planning, but the thought occurred</p> <p>7 to me that the Citrus Park Drive extension,</p> <p>8 once that's open supposedly later this year,</p> <p>9 will result in some increase in vehicular</p> <p>10 traffic around the area where that second cell</p> <p>11 phone tower would be established. I don't know</p> <p>12 if that would increase the demand to put a cell</p> <p>13 phone tower in that area, but --</p> <p>14 MS. McCORMICK: I don't know. That's</p> <p>15 something I could definitely ask Alan about,</p> <p>16 though.</p> <p>17 MR. BAUMHOVER: Maybe that's something</p> <p>18 where they could see if that would increase the</p> <p>19 interest enough to gain some traction.</p> <p>20 CHAIRMAN LEWIS: You're talking about</p> <p>21 with the county?</p> <p>22 MR. BAUMHOVER: Well, I mean if --</p> <p>23 CHAIRMAN LEWIS: Or you mean with the</p> <p>24 providers that --</p> <p>25 MR. BAUMHOVER: If Vertex said that --</p>	<p style="text-align: right;">Page 44</p> <p>1 get the tower out of that person's eyeshot when</p> <p>2 they're leaving the community and still get the</p> <p>3 benefit of the tower; but that -- I think that</p> <p>4 requires some other governmental jurisdiction.</p> <p>5 MS. McCORMICK: Yeah, I mean the issue is</p> <p>6 the setback, and the county staff at least has</p> <p>7 been very resistant in wanting to do anything</p> <p>8 that was going to impact that area. And I do</p> <p>9 recall, also, that we had residents that were</p> <p>10 concerned about that because they talked about</p> <p>11 walking the trail back there and not wanting to</p> <p>12 see it impacted.</p> <p>13 MR. ROSS: And I agree, that was the</p> <p>14 county's concern, but I'm just trying to build</p> <p>15 a resolution, if you will.</p> <p>16 MS. McCORMICK: Yeah.</p> <p>17 MR. ROSS: If that's what the concern is,</p> <p>18 the aesthetics, the county has the power to</p> <p>19 solve that issue to some degree.</p> <p>20 MS. McCORMICK: Right.</p> <p>21 CHAIRMAN LEWIS: Okay. Mr. Chesney?</p> <p>22 MR. CHESNEY: Yeah, I mean, and also</p> <p>23 originally, way back at the very, very</p> <p>24 beginning, you know, when Doug and I went out</p> <p>25 there and met with Vertex, we wanted it to be</p>

<p style="text-align: right;">Page 45</p> <p>1 closer back to the setback where it wouldn't be 2 -- it would be off in the woods. Really, we -- 3 we wouldn't lose any parking spaces, but there 4 was an issue with the amount of space that we 5 had. I know our engineering firm was different 6 at that time, but Vertex did look at the space, 7 as well, and they're the ones that kind of 8 shifted it more into the parking lot. 9 MR. ROSS: Right. 10 MR. CHESNEY: But having done this a 11 while, I think Brian might be onto something 12 here because what happens, sometimes, when we 13 do these projects; sometimes residents go 14 directly to someone in the county and complain 15 and stuff and don't really understand, "Oh, 16 well, Westchase CDD" -- like you said, this is 17 driven by the residents and not by us, but I 18 know we've had those issues over the years at 19 different -- among different things, so I think 20 you're really onto something. 21 CHAIRMAN LEWIS: Well, I think if we can 22 get the meeting with Mr. Muller, maybe we'll 23 find some information. I think the frustration 24 with Erin and myself has been -- and I'm sure 25 the rest of you -- is we're getting nothing.</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 clearing, but the cypress trees that were cut 2 down seem to be resprouting from the stumps. 3 "There were also quite a bit of cattails, 4 et cetera, left on the east side of the site. 5 The nuisance species coverage is acceptable 6 right now, but they do need to keep up the 7 maintenance so this site can be released within 8 the foreseeable future. Thanks again to 9 everybody for your efforts with this project. 10 I will send a letter to our lead enclosing the 11 warning notice." 12 So, you know, I think he's saying make 13 sure that the -- the nuisance species are 14 maintained there, but I thought it was a good 15 sign that he was saying that they might release 16 the monitoring requirement for the foreseeable 17 future. 18 CHAIRMAN LEWIS: Okay. 19 MS. McCORMICK: And then just one other 20 thing that I wanted to tell the board because I 21 know Westlake Homes was originally developed by 22 M/I Homes. M/I homes has finished with -- they 23 don't own that property anymore. We've been 24 dealing with the community association there; 25 but this isn't a formal conflict, but I did</p>
<p style="text-align: right;">Page 46</p> <p>1 It just seems to drag on and there's one hurdle 2 and then we finally get some information, but 3 we have to step through another, you know, ring 4 of fire, if you will, and so it's -- if it's a 5 no, give us a no. We just need an answer so we 6 can move off of a dead center here. And maybe 7 we can -- we'll definitely bring that up and 8 see what happens. 9 Erin, what else you got? 10 MS. McCORMICK: Just to give the board an 11 update about the mitigation planting and the 12 mitigation area that is -- that was done by A & 13 D Aquatics. I got an e-mail or I was copied on 14 an e-mail that went to Aaron Jackson and was 15 copied to Doug and I today from Richard Batty, 16 who is the EPC inspector who had gone out and 17 looked at the replanting now that it's been 18 completed, and it sounded like he was happy 19 with it. He said, "Aaron" -- meaning Aaron 20 Jackson -- "I looked at the replanting 21 yesterday. I'm happy with the number of trees 22 that was planted. Thanks again for getting 23 this completed. I was hoping they would plant 24 a few trees at the extreme southwest corner of 25 the site where the residents head down to the</p>	<p style="text-align: right;">Page 48</p> <p>1 just want to let the board know that I'm going 2 to -- I was asked last week to work on a matter 3 with M/I Homes so I could get more information 4 to this board to let you know that better as 5 opposed to not staying -- 6 CHAIRMAN LEWIS: Thank you. 7 MS. McCORMICK: And that's all I have. 8 CHAIRMAN LEWIS: All right. Thank you, 9 Erin. 10 Moving on to the manager's report. Andy? 11 MR. MENDENHALL: Okay. I have a few 12 items. The first item is the presentation of 13 the fiscal year 2022 budget. So this was in 14 your meeting package. Obviously, just as a 15 refresher, we present it every year at the 16 April meeting. We actually -- your two-step 17 process of approving the preliminary that goes 18 off to the county, that actually occurs on June 19 1st, and then we spend the time from June 1st 20 until the August meeting, which is on the 3rd, 21 and that is the adoption, and obviously the -- 22 you know, the official budget, if you will. 23 So what we usually do at this meeting, of 24 course, is put it out there as an introduction. 25 Here is the budget. Of course, if there's any</p>

<p style="text-align: right;">Page 49</p> <p>1 items now that you want to talk about, we 2 certainly can. Typically, we don't go into a 3 deep dive, but that doesn't mean we can't. 4 I've also had time to work with Alan Baldwin 5 and he's generated a list of questions, you 6 know, on which way you guys might want to go 7 with certain items. 8 Usually for that, I -- typically, I've 9 consulted with Greg on some of these items and 10 then kind of generated some ideas and we bring 11 it back to the board for full board input. I 12 am happy to do that, as well, but again, this 13 is pretty much a housekeeping item to get it 14 before you and see if you guys had any initial 15 thoughts, concerns, questions, those sorts of 16 things. 17 CHAIRMAN LEWIS: Anyone have anything 18 they want to talk about? Not at this time. 19 MR. MENDENHALL: Okay. And obviously, 20 you know, as we go along between now and when 21 we bring it back for consideration in June -- 22 and number one, we can talk about it again in 23 May and I will have had a chance to kind of get 24 those final questions and discuss those. 25 Again, Greg is usually very helpful with</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 details. Is it something you could sell, you 2 know, those sorts of things, but at least my 3 history of the board, we haven't -- in the 4 past, the district hasn't looked to necessarily 5 sell parcels. So I -- I still wanted to bring 6 it before -- for your consideration, but -- 7 CHAIRMAN LEWIS: Okay. Mr. Ross? 8 MR. ROSS: I'm curious what this third 9 party perceives as a potential future use of 10 the particular parcel. 11 MS. WHYTE: So I spoke to them. 12 MR. MENDENHALL: Yeah, I only got the 13 e-mail and that's why -- I knew Sonny had spoke 14 to him. 15 MS. WHYTE: I spoke to him. He's got a 16 client that's interested in retail. In other 17 words, probably -- you know, because it's a 18 very hot corner right now with all of the 19 developments, Costco, Starbucks and all that, 20 so they're looking for a retail space. 21 He also asked me if the board considered 22 -- I said exactly what Andy said, is in the 23 past, the board has never, you know, opted to 24 sell land, but we'll bring it to you. He said 25 -- he also asked me to ask you whether or not</p>
<p style="text-align: right;">Page 50</p> <p>1 that sort of thing, and so I'll bring that back 2 up in May, and if you guys have any questions 3 that come up as you look at this between now 4 and then, please e-mail me, call me, you know. 5 Any way that I can help out, I'm happy to do 6 it. 7 The -- another item I have for tonight -- 8 and I'm probably stealing Sonny's thunder a 9 little bit because we got the same e-mail or 10 the same contact, but there was a gentleman 11 that had reached out -- and this happens from 12 time to time -- reached out and was interested 13 in purchasing land from the district along 14 Linebaugh Avenue. 15 Typically, they don't -- you know, they 16 don't do a lot of research towards what the 17 land that they see can be used for. So they'll 18 sometimes look at like wetlands and those sorts 19 of things and they'll want to know if the 20 district is interested in selling it for 21 whatever project they want. This is a 22 commercial person, so -- I guess would be. 23 It's some sort of commercial endeavor. 24 So obviously, we can go down the path if 25 the board is ever interested in finding out the</p>	<p style="text-align: right;">Page 52</p> <p>1 you would consider potentially -- if you were 2 having the wetlands re -- because, in other 3 words, they are wetlands and they are 4 protected, whether or not we would consider 5 having them -- what do they call it -- 6 reassessed or re -- 7 MR. MAYS: Rezoned? 8 MS. WHYTE: Well, they would have to -- 9 MS. McCORMICK: For wetlands, they would 10 have to go through wetland permitting. 11 MS. WHYTE: Yeah, that's what I said to 12 him, you know, and he said it was just retail, 13 he has a client and he asked me about the north 14 and south, and I said, "Well, on the other 15 side, you've already got CVS, you've already 16 got Applebees," and I said, "You've got an 17 empty Burger King," so -- 18 MR. CHESNEY: And -- 19 MS. WHYTE: And he didn't realize that, 20 and I said, "Behind that, there are wetlands," 21 again, "and those are between homes." 22 MR. BAUMHOVER: I'd be more interested to 23 see him redevelop that Burger King. 24 MS. WHYTE: Yeah, that's kind of why I 25 mentioned it, but I think he's looking for a</p>

<p style="text-align: right;">Page 53</p> <p>1 bigger space like shopping centers.</p> <p>2 MR. ROSS: So to be clear, the corner of</p> <p>3 Linebaugh and -- I'm turned around here --</p> <p>4 Sheldon, the third party perceives that we own</p> <p>5 some amount of acreage that could be converted</p> <p>6 into commercial space. Did he say how much he</p> <p>7 thought he had there that could be developed?</p> <p>8 MS. WHYTE: No, he didn't really go into</p> <p>9 too much at that point. He wanted to explore</p> <p>10 whether or not we were open to the suggestion.</p> <p>11 MR. ROSS: Okay, I was just curious.</p> <p>12 MR. CHESNEY: I'm giggling at you. Are</p> <p>13 you entertaining us? You want to have a lot of</p> <p>14 residents show up to take down a bunch of</p> <p>15 trees?</p> <p>16 MR. ROSS: I'm doing some free due</p> <p>17 diligence. I'm letting somebody else tell me</p> <p>18 what they believe about our assets. It's more</p> <p>19 information than I had five minutes ago.</p> <p>20 CHAIRMAN LEWIS: Any other comments on</p> <p>21 that one or --</p> <p>22 MR. CHESNEY: I do recall Mark Ragusa</p> <p>23 at one time offering to sell the wetlands</p> <p>24 behind the Burger King to that lady that owns</p> <p>25 the Burger King, but --</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 of it, unfortunately.</p> <p>2 CHAIRMAN LEWIS: Okay.</p> <p>3 MR. MENDENHALL: I wanted to make you</p> <p>4 aware of that.</p> <p>5 CHAIRMAN LEWIS: Interesting.</p> <p>6 MR. MENDENHALL: And that was what I had.</p> <p>7 MR. BAUMHOVER: I have a question, Andy.</p> <p>8 MR. MENDENHALL: Sure.</p> <p>9 MR. BAUMHOVER: There was an e-mail from</p> <p>10 a resident that came out after our last meeting</p> <p>11 on like March 9th asking about street trees. I</p> <p>12 was just wondering if we ever got back to her.</p> <p>13 MS. WHYTE: Oh, you're going to be a</p> <p>14 little bit more --</p> <p>15 MR. CHESNEY: Yes, Doug told me because I</p> <p>16 actually had been -- there's a lady that</p> <p>17 someone cut down the tree and --</p> <p>18 MS. WHYTE: Oh, yes. Oh, yeah, that's</p> <p>19 taken care of.</p> <p>20 MR. MAYS: Oh, yeah, we've been dealing</p> <p>21 with that.</p> <p>22 MR. BAUMHOVER: Got it. Okay, that was</p> <p>23 it.</p> <p>24 MS. WHYTE: I was going to say you would</p> <p>25 have to be a little bit more specific. We have</p>
<p style="text-align: right;">Page 54</p> <p>1 MS. WHYTE: She is trying to sell that</p> <p>2 land or potentially lease that area. So -- I</p> <p>3 did tell him that it was an open lot and that</p> <p>4 she is either looking to sell it or -- so --</p> <p>5 CHAIRMAN LEWIS: Okay.</p> <p>6 MR. MENDENHALL: Okay. So yeah, we'll</p> <p>7 reach back out to him then.</p> <p>8 The last item I had, we had a check that</p> <p>9 looks like it was stolen in process to OLM. So</p> <p>10 a little bit different than when we had this</p> <p>11 issue come up a couple of years ago and they</p> <p>12 actually altered the check and changed the</p> <p>13 amounts. That didn't happen in this case. It</p> <p>14 appears somebody just took the check and cashed</p> <p>15 it. We found out when we were communicating</p> <p>16 with OLM and they actually stamp the checks and</p> <p>17 this one was signed. So we've done our</p> <p>18 research internally. It doesn't look like</p> <p>19 anything that happened at our office, so it</p> <p>20 could be something in transit or stolen out of</p> <p>21 the mailbox. I'm not sure, really. It's</p> <p>22 something that the bank is still investigating.</p> <p>23 They do -- as far as per the district,</p> <p>24 you guys should get the funds back within a</p> <p>25 couple of months, and that's kind of the short</p>	<p style="text-align: right;">Page 56</p> <p>1 more than one --</p> <p>2 MR. BAUMHOVER: The one that I was copied</p> <p>3 on was less than a handful.</p> <p>4 MR. MAYS: There's a couple of them out</p> <p>5 there, but we've dealt with them.</p> <p>6 CHAIRMAN LEWIS: Awesome. Thank you,</p> <p>7 Andy.</p> <p>8 MR. MENDENHALL: Sure.</p> <p>9 CHAIRMAN LEWIS: Mr. Mays, moving on to</p> <p>10 the field manager's report.</p> <p>11 MR. MAYS: I just really got a couple of</p> <p>12 updates that I'm sure you guys are aware of,</p> <p>13 everybody is aware of; the basketball goals</p> <p>14 have been put back up, so the traffic has</p> <p>15 started over there again, and the brick paver</p> <p>16 job was completed with the residents of Harbor</p> <p>17 Links and -- notice -- (inaudible). The</p> <p>18 planters stood out well, and they seem to be</p> <p>19 very happy with them and all the other repairs</p> <p>20 were completed.</p> <p>21 CHAIRMAN LEWIS: That guy does a great</p> <p>22 job. That's my normal walking route, and I got</p> <p>23 to tell you, I shot a picture to Doug because I</p> <p>24 thought that turned out great.</p> <p>25 MR. MAYS: It blended right in well. But</p>

<p style="text-align: right;">Page 57</p> <p>1 anyway, everybody covered everything else 2 already between Robert and Andy and Erin, so 3 that's all I got for the day is just those 4 updates. 5 CHAIRMAN LEWIS: Okay, I think we're 6 going to have discussion on the turkey vultures 7 at this time. Is that -- and thank you guys 8 for waiting so patiently through the meeting. 9 So if you guys want to present or Sonny, were 10 you going -- 11 MS. WHYTE: Well, I was going to -- most 12 or you guys -- everybody received the pictures 13 and a short little blurb on your agenda packet 14 as to a Zoom call that we attended with the 15 Government Affairs Committee and Mr. Yesner -- 16 Shawn -- and Rick Goldstein and a lady by the 17 name of Judy Olnier -- am I correct? 18 MR. YESNER: Judy Oliveri. 19 MS. WHYTE: Oliveri, sorry. I 20 mispronounced that. 21 Okay, so we had a meeting and, of course, 22 these vultures have been around for -- Rick 23 Goldstein and I have probably been working on 24 this and talking about it for the last four, 25 five years. It originally started with all the</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 residents are very concerned. 2 So we attended a meeting with the USDA 3 Wildlife Services, Mr. Griffin. He explained 4 to us there's a number of things that can be 5 done, and unfortunately, his proposal was not 6 quite ready. It will be here Friday, so as 7 soon as I get it or Rick gets it, he'll forward 8 it on to us. He's got some suggestions that we 9 could potentially be looking at to -- to 10 facilitate this. These birds are protected by 11 the Statute 1819. Am I correct? 12 MR. DVORAK: Yeah, it's the Federal 13 Migratory Bird Act. 14 MS. WHYTE: So they are protected 15 species. So I'll have -- we'll have a better 16 plan for you. One of the things he was talking 17 about is -- correct me if I'm wrong, gentlemen. 18 The HOA is -- fireworks is one boom, blast. In 19 other words, you know, something that scares 20 them and they'll fly off on a certain time, a 21 repetitious one. That would, you know -- so 22 that if they were, you know, nesting, 23 whatever, they'd be scared and then fly off and 24 then eventually -- but this could be a 25 long-term process.</p>
<p style="text-align: right;">Page 58</p> <p>1 vultures causing havoc with the dumpsters in 2 the commercial properties, and then from the 3 there, it developed into a little bit more and 4 a little bit more and then it got -- Rick's 5 been -- Rick has been really diligent with 6 working on this for a number of years. 7 Well, they seem to have been fruitful and 8 multiplied, as you can see by the pictures, and 9 now it has become a problem. They are -- the 10 talons are tearing homeowners' screens, roof 11 lines. There is bird feces, if you want to 12 call it, all over the fences along the back end 13 of Stonebridge, Sturbridge. There's a number 14 of birds nesting and they are concerned about 15 the nesting houses because once they make a 16 home, will they ever leave is the question. 17 You know, now, will they build nests, 18 will they -- you know, generations and so 19 forth. Now, they -- the island that we -- that 20 we were given by M/I Homes used to have lots 21 and lots of birds on it. From what I am 22 understanding, those egrets and storks and 23 stuff like that, they've all sort of been 24 pushed out by these vultures. And as you can 25 see by the pictures that we've sent, the</p>	<p style="text-align: right;">Page 60</p> <p>1 One of the others is -- and they use it 2 and it's been very effective -- is -- I'm going 3 to say this wrong -- taxidermist. They 4 actually stuff dead birds and hang them upside 5 down. 6 MR. HOLT: Effigies. 7 MS. WHYTE: What is it? 8 MR. HOLT: Effigies. 9 MS. WHYTE: There you go, that's the 10 word. And that would be something that's been 11 very effective. So we would have to hang those 12 out on the island and into the wetlands behind 13 Stonebridge and Woodbridge. So there's a 14 number of things, but at this point, no set -- 15 you know, the suggestion hasn't come -- we 16 haven't gotten his proposal and it is a very -- 17 it could be a expensive proposal, as he said. 18 So -- but we wanted to bring it to your 19 so you weren't blind-sided by it because, 20 again, Rick and staff has been working on this 21 for quite a while. 22 MR. BAUMHOVER: Okay. 23 CHAIRMAN LEWIS: Any questions or 24 comments? 25 Yes, sir.</p>

<p style="text-align: right;">Page 61</p> <p>1 MR. BAUMHOVER: Well, I was wondering, 2 instead of waiting for an entire month to get 3 everyone up to speed on this, is there any way 4 maybe that we could set some parameters on, you 5 know, once the report comes in, being able to 6 do some sort of mitigation at a reasonable 7 cost, you know, between now and the next 8 meeting?</p> <p>9 MS. WHYTE: Well, originally, we -- I 10 thought -- and I talked to Erin about this. 11 This might be a really good topic because it 12 could be a lengthy discussion process. It's 13 something for a workshop, and our workshop 14 would be, what, in two weeks? So we wouldn't 15 really have to worry about making it, you know, 16 another month before we discuss it and come up 17 with some sort of solution or get everybody's 18 opinion.</p> <p>19 MS. McCORMICK: Yeah, I guess -- I mean, 20 you just couldn't formally like approve any 21 kind of --</p> <p>22 MR. BAUMHOVER: Well, that's what I was 23 saying, if we could maybe kind of set some 24 parameters in the formal meeting --</p> <p>25 MS. WHYTE: That's hard.</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 I'm understanding, some of this is not just on 2 our end, the HOA have to go into changing some 3 of theirs and looking at the some of the 4 things. You know, one of the things was, you 5 can spikes put on roof lines. There's a whole 6 bunch of things that the HOA would probably 7 have to implement from their end, as well. 8 This isn't going to resolve itself in a matter 9 of a month.</p> <p>10 MR. BAUMHOVER: Right, okay.</p> <p>11 CHAIRMAN LEWIS: Okay, so anything more 12 you wanted to add?</p> <p>13 MR. BAUMHOVER: Nope, I just wanted to 14 ask that one question.</p> <p>15 CHAIRMAN LEWIS: Gentlemen, anything else 16 that you wanted to add or --</p> <p>17 MR. HOLT: Well, I think everybody's got 18 a good feel for where we're at right now. We 19 do expect the report on Friday and that will 20 give us a good idea on expense and mitigation 21 options. And I know that one of the other 22 things, of course, is that I don't think there 23 is any requirement that, you know, any action 24 be taken specifically with the USDA. There's 25 other third parties, I think, that can provide</p>
<p style="text-align: right;">Page 62</p> <p>1 CHAIRMAN LEWIS: Are -- because I was 2 going to, at the end of the meeting, talk 3 about -- because we've got several topics that 4 I think we've been, over the last couple of 5 months, kind of wanting to have a workshop on.</p> <p>6 MR. BAUMHOVER: Right, like if we had a 7 motion in place that said, you know, to -- to 8 commit not to exceed an amount of money on 9 mitigation, you know, remedies that can be 10 discussed at the workshop and agreed to at the 11 workshop. Can we have something in place that 12 allows us to kind of further refine it at the 13 workshop?</p> <p>14 MS. McCORMICK: Well, I think you can -- 15 you could approve not to exceed amount or 16 expenditure if you feel like you have enough 17 information at this point to do that today. I 18 mean, you can discuss anything that you want at 19 the workshop; you just can't formally approve.</p> <p>20 MR. BAUMHOVER: Right.</p> <p>21 MS. McCORMICK: Like if the options are 22 X, Y and Z for mitigation, you can't decide at 23 the workshop, "Oh, we're going to go with the Z 24 option instead of the X option."</p> <p>25 MS. WHYTE: And keep in mind from what</p>	<p style="text-align: right;">Page 64</p> <p>1 these sorts of services, so maybe the other 2 option is depending on what the cost estimates 3 look like, et cetera.</p> <p>4 Sonny is correct, we're -- we're involved 5 because it's our homeowners that are 6 expressing concern. There is potential 7 property damage, there is potential property 8 value impacts, and it's perhaps going to get 9 bigger if we don't -- it doesn't get addressed 10 in more homes, but I'm sure you can all 11 appreciate if that was your home and having 12 12 vultures on your roof every morning banging 13 like Santa Claus on the roof, it would be 14 pretty upsetting.</p> <p>15 So we're -- we're hoping to find a way to 16 deal with this, and we know that it's going to 17 have to be an effort between the HOA and the 18 CDD. I did -- Rick did -- he wasn't able to be 19 here today, but he did share that apparently 20 there is some leeway, some minimum allowable -- 21 the way I read the communication was maybe some 22 of the these things can be exterminated up to a 23 certain number, but they are protected. So -- 24 so there is that information to come across.</p> <p>25 But no, I think the important thing is</p>

<p style="text-align: right;">Page 65</p> <p>1 kind of waiting until we see what this report 2 looks like and exactly what they are proposing 3 and then, you know, taking it from there. 4 CHAIRMAN LEWIS: Okay. Well, we 5 definitely appreciate you guys bringing this to 6 our attention, and we do want to work together 7 on this and your residents, our residents, all 8 residents. So -- for sure, I would not want 9 that at my house, either. So we look forward 10 to the report, and like I said, I think we're 11 moving toward a workshop date here in a couple 12 of weeks, and maybe we can discuss this at 13 length with the board. 14 You guys are welcome to attend that, as 15 well. Hopefully, we'll have a lot more 16 information. 17 All right. Anything else? Yes, sir. 18 MR. ROSS: Can we get a copy of the 19 report prior to the workshop? 20 MS. WHYTE: As soon as I get it on 21 Friday. 22 CHAIRMAN LEWIS: I was assuming that and 23 I never should assume anything, so thank you. 24 MS. WHYTE: And just to give you a heads 25 up, just to let you know, in the last three</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 the last two weeks. Some were put off because 2 they couldn't have bounce-houses and water 3 slides and stuff like that, so they didn't make 4 reservations, but there are many that are just 5 very happy that the board has allowed them to 6 have the parks open. 7 CHAIRMAN LEWIS: Okay, thank you for the 8 update, Sonny. 9 All right. Mr. Mays, is there anything 10 else? 11 MR. MAYS: No, no, that's all. 12 CHAIRMAN LEWIS: Okay. Any other 13 audience comments? It is very quiet tonight. 14 MR. BARRETT: Well, I was just thinking 15 if you needed to lessen the number people at 16 the pavilion, maybe you could hang dead birds. 17 MR. YESNER: That's the next April Fool's 18 edition. 19 CHAIRMAN LEWIS: All right. Supervisor 20 requests: We'll start with you, Mr. Ross. 21 MR. ROSS: I was going to ask that we 22 confirm on the record the location, date, and 23 time of our workshop. 24 CHAIRMAN LEWIS: I was going to bring 25 that up in mine, but yeah, let's talk about</p>
<p style="text-align: right;">Page 66</p> <p>1 weeks since you've opened the parks, we're 2 busy. We are busy. And of course, the 3 question is is when will the board decide to 4 allow bounce-houses, water slides, anything -- 5 you know, into the parks and I said I would 6 ask. Because at this particular point, we are 7 still restricted. Am I correct, Erin? 8 MS. McCORMICK: Well, the county -- the 9 last I had talked to them, you know, like a 10 month ago, they weren't allowing any type of -- 11 those types of uses within their parks. So if 12 we're going to be consistent with that -- I 13 mean, I can check it again or periodically, but 14 that was the last I had heard. 15 THE CHAIR: Yeah, and I'd say as of right 16 now, if we're talking about that, that's the 17 way we've been acting the entire pandemic, so 18 let's continue with that. But yeah, if you 19 would maybe check and maybe we should just 20 continue that on a monthly basis just to see if 21 anything change. 22 MS. McCORMICK: Okay. 23 MS. WHYTE: Yeah, I've got over 21 24 reservations already and I'm already into June 25 and July. So -- and that's just been within</p>	<p style="text-align: right;">Page 68</p> <p>1 now. So I know Sonny, have you talked to -- 2 MS. WHYTE: I did not get to the library 3 this afternoon. I'm not sure they are open 4 yet. 5 CHAIRMAN LEWIS: Okay. 6 MS. WHYTE: If not -- how much notice do 7 we need to have if we use this room? Do we 8 need to put a -- 9 MS. McCORMICK: We've already advertised 10 it. 11 MS. WHYTE: Oh, we did? 12 MS. McCORMICK: Yeah, haven't we -- 13 MR. MENDENHALL: Yeah, we advertised 14 here. 15 MS. WHYTE: Oh, okay, here? 16 MR. MENDENHALL: Yes. 17 MS. McCORMICK: Yeah. 18 MS. WHYTE: Okay, I didn't know that. So 19 -- 20 MR. MENDENHALL: Yeah, we advertised 21 everything here. 22 MS. McCORMICK: If we're going to move 23 it, though, then I will need to know right 24 away. 25 MS. WHYTE: No, this will be fine. I</p>

<p style="text-align: right;">Page 69</p> <p>1 will check and find out if we can get this room 2 tomorrow for that -- that workshop. 3 CHAIRMAN LEWIS: And I think we're 4 talking about the April 20th -- 5 MR. MENDENHALL: April 20th, yes. 6 MS. WHYTE: April 20th, no problem. 7 MR. MENDENHALL: Yes, 4 o'clock. 8 MS. WHYTE: I will talk to the people at 9 the HOA and confirm that with them. 10 CHAIRMAN LEWIS: And I guess while we're 11 on that topic, do we want to look at having 12 Robert attend that with any of the paving? 13 Because I -- I guess a couple of things that I 14 had, I guess for Mr. Ross, I had pavement 15 management, sidewalk repairs I believe was 16 brought up a couple of meetings ago, the cell 17 tower aesthetics, which was brought up a couple 18 of meetings ago, and then, you know, maybe we 19 can talk about anything else with the cell 20 tower. And then like Andy said earlier, maybe 21 some budget discussions. 22 Anybody have a feeling on having Robert 23 there for a little bit of that or -- 24 MR. CHESNEY: I don't -- I don't think 25 it's necessary.</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 you're looking to approve that preliminary 2 anyway, so we've got time. 3 MR. CHESNEY: Yeah, where I was going 4 with that, Matt, is that we used to -- a long 5 time ago, we used to have Alan actually come 6 for the budget workshop. I mean, we did it at 7 a meeting, it wasn't a workshop, but kind of 8 what you were talking about. 9 CHAIRMAN LEWIS: Mm-hmm. 10 MR. CHESNEY: I mean, if there's someone 11 you want to come -- that would be the only 12 recommendation I would have is someone come. 13 CHAIRMAN LEWIS: Okay. 14 MR. MENDENHALL: Yeah. 15 MR. CHESNEY: I mean, it doesn't have to 16 be Alan, either, or -- you know -- 17 MR. MENDENHALL: Yeah, to that same 18 point, I don't know -- I don't know if the 19 April workshop would be the best timing for it 20 only because it's so early in the process. 21 CHAIRMAN LEWIS: Mm-hmm. 22 MR. MENDENHALL: It might be something 23 that you might want to think about for either 24 the June meeting where you're looking to 25 actually approve that preliminary or even the</p>
<p style="text-align: right;">Page 70</p> <p>1 CHAIRMAN LEWIS: No, don't think so? 2 MR. CHESNEY: No. 3 CHAIRMAN LEWIS: Okay. 4 MR. CHESNEY: I will say that I -- I can 5 only do it -- I have surgery the week before, 6 so I won't be physically in attendance. My 7 point being is on the reserves analysis, I 8 don't think I would have anything done if 9 that's by then. 10 CHAIRMAN LEWIS: Do we want to move it a 11 week? Is that -- 12 MR. CHESNEY: No, no, that -- you're not 13 going to move it, it's already been advertised, 14 I'm just saying that -- but if you want, maybe 15 Alan can do it ahead of time, the comparison. 16 MR. MENDENHALL: Yeah, the -- well, so 17 the comparison aspect, we can -- 18 MR. CHESNEY: Shouldn't take long. 19 MR. MENDENHALL: -- probably do fairly 20 quick, yeah. The overall, you know, 21 incorporation of any changes of the reserves 22 into your budget, that might not be as quick 23 just because we'll have to work with the 24 accounting folks. 25 However, you still have two months until</p>	<p style="text-align: right;">Page 72</p> <p>1 May meeting, which, of course, gives you that 2 -- that gap time until it's approved. 3 MR. CHESNEY: Okay. Well, I mean, 4 personally, I like doing it as a workshop if 5 residents actually showed up. 6 MR. MENDENHALL: Yeah, and I don't 7 disagree with that. My only thought was -- I 8 don't know, so April, you've got four items on 9 the agenda, which is great, and typically, 10 sometimes we struggle to get items on the 11 agenda to the point that we don't have a 12 workshop. So that was my only thought, that 13 you could do -- you could do it, but for one 14 item and if -- if you want me to make a wager, 15 a lot of people don't come out for -- even 16 though we would love them it to for budget 17 workshops, it just doesn't get a lot fanfare 18 sometimes. Unless you wanted to -- if you put 19 in there you're going to increase things, that 20 will get people to come. 21 CHAIRMAN LEWIS: Well, let's hold off for 22 the April and then we'll discuss it at the next 23 meeting and if we want to either move another 24 workshop in May or even do it in June -- 25 MR. MENDENHALL: Yeah, we can make it</p>

<p style="text-align: right;">Page 73</p> <p>1 happen one way or the other, sure.</p> <p>2 CHAIRMAN LEWIS: All right. Mr. Ross,</p> <p>3 anything else?</p> <p>4 MR. ROSS: Yes, I know we're talking</p> <p>5 about turkey vultures at the workshop. My own</p> <p>6 perspective is we're all in this together. Of</p> <p>7 course, we're going to work together and move</p> <p>8 towards a solution, but I want to make sure</p> <p>9 that whoever our expert is is there to talk to</p> <p>10 us is not just there to talk about this</p> <p>11 particular solution or that particular</p> <p>12 solution.</p> <p>13 By way of example, I don't want to be a</p> <p>14 bad neighborhood where we are shooing off the</p> <p>15 turkey vultures to the community down to</p> <p>16 Countryway, and now, we got those people</p> <p>17 hating us. I don't want to do something that's</p> <p>18 going to affect our natural -- we'll call it</p> <p>19 habitat or woodlands. You know, I don't want</p> <p>20 to be doing something that because of my lack</p> <p>21 of knowledge, that some sort of consequence</p> <p>22 happens in trying to address a short-term or an</p> <p>23 immediate problem. And so if we could just</p> <p>24 make sure we have someone there who can -- has</p> <p>25 a broad range of knowledge and could help</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 CDD retirement catch-up spreadsheet. And I</p> <p>2 won't -- I won't make a motion now if you don't</p> <p>3 want to or -- but my intention is is to remedy</p> <p>4 some things that I feel that we did incorrectly</p> <p>5 over the years, especially with our employees,</p> <p>6 and one of them is that we proceeded in putting</p> <p>7 in a retirement plan. And the one we did</p> <p>8 initially was supposed to be just a temporary</p> <p>9 one because of some regulatory issues at the</p> <p>10 time, and we only contributed two percent when</p> <p>11 we started it.</p> <p>12 So I have -- I am going to make a</p> <p>13 proposal at some point that we basically</p> <p>14 provide some catch-up contributions to our</p> <p>15 employees to make up for -- between the no</p> <p>16 retirement plan, the crappy retirement plan, up</p> <p>17 until we have the current retirement plan.</p> <p>18 And so this spreadsheet, what it does --</p> <p>19 I don't know if anyone had a chance to take a</p> <p>20 look at it. It takes the -- the months between</p> <p>21 the different retirement plans and it does a</p> <p>22 percentage of compensation based on their most</p> <p>23 recent year, and I just picked an arbitrary</p> <p>24 number. So just a refresh. The first week</p> <p>25 gave zero contributions and we did two percent</p>
<p style="text-align: right;">Page 74</p> <p>1 educate me at least on the issue.</p> <p>2 And then the last thing is I know we</p> <p>3 talked about the -- the parks. I just recall</p> <p>4 that we don't need to make a motion. If the</p> <p>5 county changes their rules, we say we're going</p> <p>6 to mimic or track the county, and so they're</p> <p>7 now on bounce-houses, then that's our policy,</p> <p>8 as well. So I'd hate for us to say, "We got to</p> <p>9 wait until another meeting. Let's just</p> <p>10 continue our policy," which is we're relying on</p> <p>11 the county and their expertise and whatever</p> <p>12 they decide, that's in effect immediately.</p> <p>13 CHAIRMAN LEWIS: Oh, right, so between</p> <p>14 them and -- understood.</p> <p>15 MR. ROSS: Okay, that was it. Thank you.</p> <p>16 CHAIRMAN LEWIS: Thank you. Jim?</p> <p>17 MR. WIMSATT: No requests.</p> <p>18 CHAIRMAN LEWIS: Nothing, okay. The only</p> <p>19 other one I had was to talk about the workshop,</p> <p>20 so that's all I had. Forrest?</p> <p>21 MR. BAUMHOVER: I'm good.</p> <p>22 CHAIRMAN LEWIS: Nothing.</p> <p>23 MR. CHESNEY: So the only thing I had was</p> <p>24 I sent or included in the agenda package a</p> <p>25 spreadsheet, a -- I forget what I called it. A</p>	<p style="text-align: right;">Page 76</p> <p>1 of payroll and then we currently do six percent</p> <p>2 match.</p> <p>3 So I am going to make a proposal at some</p> <p>4 point where we do a three percent for our --</p> <p>5 our exempt employees and a two percent</p> <p>6 contribution times the number of months, and</p> <p>7 you can see the dollars there. It works out</p> <p>8 for all four employees to be about \$72,000 and</p> <p>9 I -- I think it's just the right thing to do,</p> <p>10 and so I'm interested in your thoughts, timing</p> <p>11 and questions.</p> <p>12 Yes?</p> <p>13 MR. BAUMHOVER: I think for -- at least</p> <p>14 for the exempt employee, there might be an IRS</p> <p>15 limitation on how much you can do in a year</p> <p>16 from the employers?</p> <p>17 MR. CHESNEY: Yeah, and I think you're</p> <p>18 right. So I talked to Ubiquity and he said</p> <p>19 that -- which is their current retirement</p> <p>20 provider. So my -- my proposal would say that</p> <p>21 staff -- or not staff, Severn Trent or whatever</p> <p>22 you guys call yourselves now --</p> <p>23 MS. McCORMICK: Inframark.</p> <p>24 MR. CHESNEY: Inframark, would, you</p> <p>25 know, go to Ubiquity. Ubiquity said just send</p>

<p style="text-align: right;">Page 77</p> <p>1 them what you want to do and they'll tell you</p> <p>2 what the maximum limits are and then my</p> <p>3 proposal would be that anything that couldn't</p> <p>4 go into the retirement plan would just be paid</p> <p>5 out as compensation.</p> <p>6 MR. BAUMHOVER: Well, yeah. I mean, I</p> <p>7 think you could eventually get it in there.</p> <p>8 You'd just have to do it over a --</p> <p>9 MR. CHESNEY: Yeah, I was going to have</p> <p>10 Inframark and Ubiquity work that out. I didn't</p> <p>11 -- I did call them and I was more confused when</p> <p>12 I got off the phone with them than when I was</p> <p>13 when I started the call.</p> <p>14 MR. BAUMHOVER: Yeah, yeah.</p> <p>15 MR. CHESNEY: They were very helpful, but</p> <p>16 very confusing. So I mean, I don't know when</p> <p>17 it's appropriate to make this motion or --</p> <p>18 because I don't want anyone -- I want everyone</p> <p>19 to feel comfortable with it, but it's really</p> <p>20 just regarding our employees.</p> <p>21 CHAIRMAN LEWIS: Yes, sir.</p> <p>22 MR. ROSS: I thought that was the</p> <p>23 direction of the handout. I didn't know it</p> <p>24 came from you. Certainly in listening to your</p> <p>25 explanation, I'd first make the observation</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 outstanding employees and -- you know, if you</p> <p>2 look at it over the years, they've put in so</p> <p>3 much time and effort and customer service, et</p> <p>4 cetera, I don't know if you could ever say that</p> <p>5 we overcompensate them or overpay them.</p> <p>6 So I think, ultimately, we're all on the</p> <p>7 same page, and whenever that motion is</p> <p>8 appropriate to be made, I'll probably support</p> <p>9 it.</p> <p>10 MR. CHESNEY: Okay. Well, I mean, this</p> <p>11 is my intention. So like I said, I just want</p> <p>12 people to feel comfortable with it. You're</p> <p>13 right, I am -- I've been here the whole time.</p> <p>14 I mean, I -- from the very beginning when we</p> <p>15 hired Doug and -- you know, it's hard to</p> <p>16 describe how much different this board operates</p> <p>17 than it did when I first joined and -- and the</p> <p>18 employees are a large part of it, especially,</p> <p>19 you know, our oldest employees, and, you know,</p> <p>20 it just takes time to do things and we just</p> <p>21 never got around to doing it. So that's my</p> <p>22 intention, to try and at least remedy some of</p> <p>23 it. Yeah.</p> <p>24 MR. ROSS: I'd encourage you to hold off</p> <p>25 on making the motion today. Some of the folks</p>
<p style="text-align: right;">Page 78</p> <p>1 you're probably the only one on this board who</p> <p>2 has the institutional knowledge as to what's</p> <p>3 transpired and why it transpired, et cetera. I</p> <p>4 don't know if that's a compliment to your</p> <p>5 knowledge and skill or whether that's an</p> <p>6 observation of your age.</p> <p>7 MR. CHESNEY: Yeah, exactly.</p> <p>8 MR. ROSS: But you are the only one here.</p> <p>9 MR. CHESNEY: Yeah.</p> <p>10 MR. ROSS: I think we've all got a</p> <p>11 working sense of each other. If our</p> <p>12 organization, the board of supervisors, did</p> <p>13 something wrong, we made a mistake, we're</p> <p>14 knuckleheads and didn't think something through</p> <p>15 or whatever, of course, we need to fix it. I</p> <p>16 mean, that's been the way we operate. We need</p> <p>17 to fix it.</p> <p>18 I think we should be self aware now that</p> <p>19 some people may be critical of it and say that</p> <p>20 these individuals, if they were really that</p> <p>21 unhappy, they would have quit or moved on or</p> <p>22 whatever else. I, personally, you know,</p> <p>23 sitting here, I am not particularly worried</p> <p>24 about that. I'm prepared to face whatever heat</p> <p>25 comes in, but I think we all think we have</p>	<p style="text-align: right;">Page 80</p> <p>1 may not have had a chance to absorb it and</p> <p>2 understand the direction you're going.</p> <p>3 MR. CHESNEY: Sure, and that's why I</p> <p>4 brought it up at the end.</p> <p>5 MR. ROSS: Yeah.</p> <p>6 CHAIRMAN LEWIS: Okay, thank you for</p> <p>7 that.</p> <p>8 MR. CHESNEY: Sure.</p> <p>9 CHAIRMAN LEWIS: All right. With that,</p> <p>10 I'll look for a motion to adjourn.</p> <p>11 MR. CHESNEY: I'll make that one.</p> <p>12 CHAIRMAN LEWIS: All right. A second?</p> <p>13 MR. WIMSATT: Yes.</p> <p>14 CHAIRMAN LEWIS: Mr. Wimsatt. All in</p> <p>15 favor -- all approved?</p> <p>16 (All board members signify in the</p> <p>17 affirmative.)</p> <p>18 CHAIRMAN LEWIS: All in favor, five to</p> <p>19 zero.</p> <p>20 (Motion passes.)</p> <p>21 CHAIRMAN LEWIS: Thank you all.</p> <p>22 (At 5:25 p.m., the meeting adjourns.)</p> <p>23</p> <p>24</p> <p>25</p>

1 REPORTER'S CERTIFICATE

2
3 STATE OF FLORIDA:
4 COUNTY OF HILLSBOROUGH:
5

6 I, Whitlie Cullipher, certify that I was
7 authorized to and did stenographically report the
8 foregoing proceedings and that the transcript is a
9 true and complete record of my stenographic notes.

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

16 DATED April 23, 2021.
17
18
19
20
21

22 _____
23 Matthew Lewis, Chairman
24
25

2B.

**Westchase
Community Development District**

Financial Report

March 31, 2021

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

March 31, 2021

Balance Sheet

March 31, 2021

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	4,630	-	-	-	-	-	-
Due From Other Funds	4,696,430	375,131	26,806	24,842	43,600	490,217	79,452
Investments:							
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	5,123	-	-	-	-	-	-
Deposits	5,524	3,628	4,043	20	-	7,425	800
TOTAL ASSETS	\$ 4,711,707	\$ 378,759	\$ 30,849	\$ 24,862	\$ 43,600	\$ 497,642	\$ 80,252
LIABILITIES							
Accounts Payable	\$ 40,891	\$ 90	\$ -	\$ -	\$ -	\$ 17,201	\$ -
Accrued Expenses	2,091	442	1,513	24	-	4,295	443
Sales Tax Payable	94	-	-	-	-	1	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	43,076	532	1,513	24	-	21,497	443

Balance Sheet

March 31, 2021

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)
<u>FUND BALANCES</u>							
Nonspendable:							
Prepaid Items	5,123	-	-	-	-	-	-
Deposits	5,524	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:	3,446,908	274,296	20,921	8,851	31,470	131,967	39,820
TOTAL FUND BALANCES	\$ 4,668,631	\$ 378,227	\$ 29,336	\$ 24,838	\$ 43,600	\$ 476,145	\$ 79,809
TOTAL LIABILITIES & FUND BALANCES	\$ 4,711,707	\$ 378,759	\$ 30,849	\$ 24,862	\$ 43,600	\$ 497,642	\$ 80,252

Balance Sheet

March 31, 2021

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
ASSETS						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 614,615	\$ 614,615
Accounts Receivable	-	-	-	-	-	4,630
Due From Other Funds	154,455	23,127	228,509	702,196	-	6,844,765
Investments:						
Certificates of Deposit - 36 Months	-	-	-	-	109,435	109,435
Money Market Account	-	-	-	-	6,120,714	6,120,714
Prepaid Items	-	-	-	-	-	5,123
Deposits	18,600	-	-	-	-	40,040
TOTAL ASSETS	\$ 173,055	\$ 23,127	\$ 228,509	\$ 702,196	\$ 6,844,764	\$ 13,739,322

LIABILITIES

Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,182
Accrued Expenses	8,483	416	-	-	-	\$ 17,707
Sales Tax Payable	-	-	-	-	-	\$ 95
Due To Other Funds	-	-	-	-	6,844,764	6,844,764
TOTAL LIABILITIES	8,483	416	-	-	6,844,764	6,920,748

Balance Sheet

March 31, 2021

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
FUND BALANCES						
Nonspendable:						
Prepaid Items	-	-	-	-	-	5,123
Deposits	18,600	-	-	-	-	40,040
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:	145,972	9,635	118,244	-	-	4,228,084
TOTAL FUND BALANCES	\$ 164,572	\$ 22,711	\$ 228,509	\$ 702,196	\$ -	\$ 6,818,574
TOTAL LIABILITIES & FUND BALANCES	\$ 173,055	\$ 23,127	\$ 228,509	\$ 702,196	\$ 6,844,764	\$ 13,739,322

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	MAR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 640	\$ 5,203	\$ 15,000	34.69%
Interest - Tax Collector	-	93	-	0.00%
Special Assmnts- Tax Collector	30,115	2,528,465	2,699,206	93.67%
Special Assmnts- Discounts	(339)	(98,718)	(107,968)	91.43%
Other Miscellaneous Revenues	2,856	2,856	-	0.00%
Pavilion Rental	1,031	1,031	4,000	25.78%
TOTAL REVENUES	34,303	2,438,930	2,610,238	93.44%
EXPENDITURES				
<u>Administration</u>				
P/R-Board of Supervisors	1,000	6,000	19,000	31.58%
FICA Taxes	77	459	1,454	31.57%
ProfServ-Engineering	13,198	38,830	46,500	83.51%
ProfServ-Legal Services	8,115	61,268	105,000	58.35%
ProfServ-Mgmt Consulting Serv	9,738	58,429	116,858	50.00%
ProfServ-Recording Secretary	575	3,546	11,000	32.24%
Auditing Services	-	7,500	7,592	98.79%
Postage and Freight	67	349	1,200	29.08%
Insurance - General Liability	-	39,182	35,978	108.91%
Printing and Binding	7	18	600	3.00%
Legal Advertising	-	1,976	6,500	30.40%
Misc-Assessmnt Collection Cost	596	48,595	50,569	96.10%
Misc-Credit Card Fees	37	37	350	10.57%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	33,410	266,364	403,426	66.03%
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	9,833	59,000	118,000	50.00%
Contracts-Fountain	500	3,255	7,020	46.37%
R&M-Aquascaping	3,198	14,770	15,000	98.47%
R&M-Drainage	-	8,226	28,000	29.38%
R&M-Fountain	-	26,427	3,000	880.90%
Total Flood Control/Stormwater Mgmt	13,531	111,678	171,020	65.30%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	MAR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	18,074	114,196	198,246	57.60%
Payroll-Benefits	6,240	50,707	62,454	81.19%
Payroll - Overtime	1,680	11,767	17,500	67.24%
Payroll - Bonus	-	10,500	35,883	29.26%
FICA Taxes	2,201	15,321	28,221	54.29%
Contracts-Police	10,226	70,758	145,000	48.80%
Contracts-Other Services	1,630	9,780	19,560	50.00%
Contracts-Landscape	46,434	290,497	562,608	51.63%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	-	18,542	76,719	24.17%
Contracts-Road Cleaning	1,392	5,965	11,135	53.57%
Contracts-Security Alarms	168	338	641	52.73%
Contracts-Pest Control	48	288	540	53.33%
Fuel, Gasoline and Oil	1,934	5,638	13,000	43.37%
Communication - Teleph - Field	349	2,976	5,000	59.52%
Utility - General	1,840	11,474	23,275	49.30%
Utility - Reclaimed Water	366	1,881	10,000	18.81%
Insurance - General Liability	-	3,722	3,435	108.36%
R&M-General	1,248	12,976	42,500	30.53%
R&M-Equipment	-	4,992	8,000	62.40%
R&M-Grounds	18,143	68,380	102,800	66.52%
R&M-Irrigation	746	25,601	75,000	34.13%
R&M-Sidewalks	-	2,916	15,616	18.67%
R&M-Signage	-	2,160	6,000	36.00%
R&M-Walls and Signage	9,600	18,344	32,500	56.44%
Misc-Holiday Decor	-	15,370	10,000	153.70%
Misc-Taxes (Streetlights)	-	34,076	34,076	100.00%
Misc-Contingency	-	1,170	5,000	23.40%
Office Supplies	11	1,186	3,500	33.89%
Cleaning Services	550	3,453	-	0.00%
Op Supplies - General	-	907	6,000	15.12%
Op Supplies - Uniforms	-	260	600	43.33%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	45	3,045	400	761.25%
Conference and Seminars	-	-	1,000	0.00%
Total Right of Way	122,925	892,982	1,704,401	52.39%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	MAR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	995	16,167	17,000	95.10%
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%
Internet Services	612	3,673	7,391	49.70%
Park Improvements	-	-	301,300	0.00%
Impr - Landscape	-	49,890	-	0.00%
Total Common Area	<u>1,607</u>	<u>69,730</u>	<u>331,391</u>	<u>21.04%</u>
TOTAL EXPENDITURES	171,473	1,340,754	2,610,238	51.37%
Excess (deficiency) of revenues				
Over (under) expenditures	(137,170)	1,098,176	-	0.00%
Net change in fund balance	<u>\$ (137,170)</u>	<u>\$ 1,098,176</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2020)		3,570,455	3,570,455	
FUND BALANCE, ENDING		<u>\$ 4,668,631</u>	<u>\$ 3,570,455</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	MAR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 63	\$ 507	\$ 1,500	33.80%
Special Assmnts- Tax Collector	646	54,235	56,138	96.61%
Special Assmnts- Discounts	(7)	(2,117)	(2,246)	94.26%
Gate Bar Code/Remotes	-	226	-	0.00%
TOTAL REVENUES	702	52,851	55,392	95.41%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	13	1,042	1,122	92.87%
Misc-Credit Card Fees	-	9	15	60.00%
Total Administration	13	1,051	1,137	92.44%
Right of Way				
Communication - Teleph - Field	251	1,502	2,831	53.06%
Electricity - Streetlighting	442	2,716	8,585	31.64%
Insurance - General Liability	-	1,665	1,526	109.11%
R&M-General	-	10,237	19,700	51.96%
R&M-Gate	90	2,859	6,340	45.09%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	783	18,979	54,255	34.98%
TOTAL EXPENDITURES	796	20,030	55,392	36.16%
Excess (deficiency) of revenues Over (under) expenditures	(94)	32,821	-	0.00%
Net change in fund balance	\$ (94)	\$ 32,821	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		345,406	345,406	
FUND BALANCE, ENDING		\$ 378,227	\$ 345,406	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	MAR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 4	\$ 33	\$ 150	22.00%
Special Assmnts- Tax Collector	208	17,445	18,057	96.61%
Special Assmnts- Discounts	(2)	(681)	(722)	94.32%
TOTAL REVENUES	210	16,797	17,485	96.07%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	4	335	361	92.80%
Total Administration	4	335	361	92.80%
Right of Way				
R&M-Streetlights	1,513	9,085	17,124	53.05%
Total Right of Way	1,513	9,085	17,124	53.05%
TOTAL EXPENDITURES	1,517	9,420	17,485	53.87%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,307)	7,377	-	0.00%
Net change in fund balance	<u>\$ (1,307)</u>	<u>\$ 7,377</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2020)		21,959	21,959	
FUND BALANCE, ENDING		<u>\$ 29,336</u>	<u>\$ 21,959</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	MAR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 4	\$ 36	\$ 250	14.40%
Special Assmnts- Tax Collector	67	5,644	5,842	96.61%
Special Assmnts- Discounts	(1)	(220)	(234)	94.02%
TOTAL REVENUES	70	5,460	5,858	93.21%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	1	108	117	92.31%
Misc-Credit Card Fees	-	-	5	0.00%
Total Administration	1	108	122	88.52%
Right of Way				
Communication - Teleph - Field	150	900	1,980	45.45%
Insurance - General Liability	-	2,743	2,540	107.99%
R&M-General	-	-	1,500	0.00%
R&M-Gate	-	1,210	3,619	33.43%
R&M-Streetlights	24	142	500	28.40%
Reserve - Roadways	-	-	1,834	0.00%
Total Right of Way	174	4,995	11,973	41.72%
TOTAL EXPENDITURES	175	5,103	12,095	42.19%
Excess (deficiency) of revenues				
Over (under) expenditures	(105)	357	(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	\$ (105)	\$ 357	\$ (6,237)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		24,481	24,481	
FUND BALANCE, ENDING		\$ 24,838	\$ 18,244	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	MAR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 7	\$ 55	\$ 150	36.67%
Special Assmnts- Tax Collector	78	6,576	6,807	96.61%
Special Assmnts- Discounts	(1)	(257)	(272)	94.49%
TOTAL REVENUES	84	6,374	6,685	95.35%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	2	126	136	92.65%
Total Administration	2	126	136	92.65%
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	2	126	6,685	1.88%
Excess (deficiency) of revenues				
Over (under) expenditures	82	6,248	-	0.00%
Net change in fund balance	\$ 82	\$ 6,248	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		37,352	37,352	
FUND BALANCE, ENDING		\$ 43,600	\$ 37,352	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	MAR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 65	\$ 530	\$ 500	106.00%
Special Assmnts- Tax Collector	3,459	290,432	300,625	96.61%
Special Assmnts- Discounts	(39)	(11,339)	(12,025)	94.30%
Gate Bar Code/Remotes	9	1,393	-	0.00%
TOTAL REVENUES	3,494	281,016	289,100	97.20%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	68	5,582	6,013	92.83%
Misc-Credit Card Fees	1	48	120	40.00%
Total Administration	69	5,630	6,133	91.80%
Right of Way				
Contracts-Security Services	17,181	89,821	160,000	56.14%
Contracts-Pest Control	20	120	240	50.00%
Communication - Teleph - Field	176	1,050	3,000	35.00%
Insurance - General Liability	-	931	855	108.89%
R&M-General	3,636	15,576	21,760	71.58%
R&M-Gate	130	11,629	10,000	116.29%
R&M-Streetlights	4,259	25,668	52,000	49.36%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	25,402	144,795	291,967	49.59%
TOTAL EXPENDITURES	25,471	150,425	298,100	50.46%
Excess (deficiency) of revenues Over (under) expenditures	(21,977)	130,591	(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	\$ (21,977)	\$ 130,591	\$ (9,000)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		345,554	345,554	
FUND BALANCE, ENDING		\$ 476,145	\$ 336,554	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	MAR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 13	\$ 102	\$ 300	34.00%
Special Assmnts- Tax Collector	186	15,604	16,152	96.61%
Special Assmnts- Discounts	(2)	(609)	(646)	94.27%
Gate Bar Code/Remotes	-	97	-	0.00%
TOTAL REVENUES	197	15,194	15,806	96.13%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	4	300	323	92.88%
Misc-Credit Card Fees	-	1	10	10.00%
Total Administration	4	301	333	90.39%
Right of Way				
Communication - Teleph - Field	126	751	1,450	51.79%
Insurance - General Liability	-	343	317	108.20%
R&M-General	-	-	1,000	0.00%
R&M-Gate	-	356	3,800	9.37%
R&M-Streetlights	443	2,700	5,800	46.55%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	569	4,150	15,473	26.82%
TOTAL EXPENDITURES	573	4,451	15,806	28.16%
Excess (deficiency) of revenues Over (under) expenditures	(376)	10,743	-	0.00%
Net change in fund balance	\$ (376)	\$ 10,743	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		69,066	69,066	
FUND BALANCE, ENDING		\$ 79,809	\$ 69,066	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	MAR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2	\$ -	0.00%
Special Assmnts- Tax Collector	2,704	227,032	235,000	96.61%
Special Assmnts- Discounts	(30)	(8,864)	(9,400)	94.30%
TOTAL REVENUES	2,674	218,170	225,600	96.71%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	53	4,363	4,700	92.83%
Total Administration	53	4,363	4,700	92.83%
Right of Way				
R&M-Streetlights	8,483	51,304	105,000	48.86%
Reserve - Roadways	-	-	7,967	0.00%
Total Right of Way	8,483	51,304	112,967	45.42%
TOTAL EXPENDITURES	8,536	55,667	117,667	47.31%
Excess (deficiency) of revenues				
Over (under) expenditures	(5,862)	162,503	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	\$ (5,862)	\$ 162,503	\$ 107,933	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		2,069	2,069	
FUND BALANCE, ENDING		\$ 164,572	\$ 110,002	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	MAR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 3	\$ 26	\$ 90	28.89%
Special Assmnts- Tax Collector	90	7,514	7,778	96.61%
Special Assmnts- Discounts	(1)	(293)	(311)	94.21%
TOTAL REVENUES	92	7,247	7,557	95.90%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	2	144	156	92.31%
Total Administration	2	144	156	92.31%
Right of Way				
R&M-Streetlights	416	2,497	4,999	49.95%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	416	2,497	7,401	33.74%
TOTAL EXPENDITURES	418	2,641	7,557	34.95%
Excess (deficiency) of revenues				
Over (under) expenditures	(326)	4,606	-	0.00%
Net change in fund balance	\$ (326)	\$ 4,606	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		18,105	18,105	
FUND BALANCE, ENDING		\$ 22,711	\$ 18,105	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2021

ACCOUNT DESCRIPTION	MAR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 38	\$ 312	\$ 800	39.00%
Special Assmnts- Tax Collector	298	25,047	25,926	96.61%
Special Assmnts- Discounts	(3)	(978)	(1,037)	94.31%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	333	24,446	25,689	95.16%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	6	481	519	92.68%
Misc-Credit Card Fees	-	-	25	0.00%
Total Administration	6	481	544	88.42%
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	-	4,209	5,000	84.18%
Internet Services	121	729	1,272	57.31%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	121	7,135	25,145	28.38%
TOTAL EXPENDITURES	127	7,616	25,689	29.65%
Excess (deficiency) of revenues				
Over (under) expenditures	206	16,830	-	0.00%
Net change in fund balance	\$ 206	\$ 16,830	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		211,679	211,679	
FUND BALANCE, ENDING		\$ 228,509	\$ 211,679	

**Westchase
Community Development District**

Supporting Schedules

March 31, 2021

**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
01/07/21	208,506	7,648	4,255	220,409	175,361	3,761	1,210	391	456
02/04/21	67,501	1,838	1,378	70,717	56,264	1,207	388	126	146
03/04/21	36,677	427	749	37,852	30,115	646	208	67	78
TOTAL	2,992,839	124,077	61,078	3,177,994	2,528,465	54,235	17,445	5,644	6,576
% COLLECTED					97%	97%	97%	97%	97%
TOTAL O/S				111,537	88,741	1,903	612	198	231

** Both Bond Series 2000 & Series 2007-3 were paid in full with May 2020 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**

ALLOCATION BY FUND					
Date Received	102 The Greens Fund Assessments	103 Stonebridge Fund Assessments	104 West Park Village Fund Assessments	105 West Park Village Fund Assessments	106 Vineyards Fund Assessments
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
01/07/21	20,143	1,082	15,746	521	1,737
02/04/21	6,463	347	5,052	167	557
03/04/21	3,459	186	2,704	89	298
TOTAL	290,432	15,604	227,032	7,514	25,047
% COLLECTED	97%	97%	97%	97%	97%
TOTAL O/S	300,624	16,151	7,968	264	879

Cash & Investment Report
March 31, 2021

<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	\$ 614,615
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	0.15%	<u>6,120,714</u>
Total					<u><u>\$ 6,844,764</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. 03-2021
Statement Date 3/31/2021

G/L Balance (LCY)	614,615.19	Statement Balance	650,501.51
G/L Balance	614,615.19	Outstanding Deposits	217.56
Positive Adjustments	0.00		
		Subtotal	650,719.07
Subtotal	614,615.19	Outstanding Checks	36,103.88
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	614,615.19	Ending Balance	614,615.19
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
12/16/2020	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
1/7/2021	Payment	10182	BRIAN M. ROSS	184.70	0.00	184.70
2/5/2021	Payment	10219	BRIAN M. ROSS	184.70	0.00	184.70
3/5/2021	Payment	10279	BRIAN M. ROSS	184.70	0.00	184.70
3/11/2021	Payment	10293	PETE'S TREE	2,500.00	0.00	2,500.00
3/20/2021	Payment	DD4829	Payment of Invoice 023970	1,571.59	0.00	1,571.59
3/25/2021	Payment	10302	FLORIDA MUNICIPAL INS. TRUST	5,123.18	0.00	5,123.18
3/25/2021	Payment	10304	HUGHES EXTERMINATORS INC	48.00	0.00	48.00
3/25/2021	Payment	10305	JMT	10,450.00	0.00	10,450.00
3/25/2021	Payment	10306	SITE ONE LANDSCAPE SUPPLY	144.81	0.00	144.81
3/30/2021	Payment	10307	A & B AQUATICS	3,197.50	0.00	3,197.50
3/30/2021	Payment	10308	DAVEY TREE EXPERT CO	6,810.00	0.00	6,810.00
3/30/2021	Payment	10309	PETE'S TREE	2,500.00	0.00	2,500.00
Total Outstanding Checks.....				36,103.88		36,103.88

Outstanding Deposits

3/31/2021	SQUARE	Battle, Allen, Tobin/Park Rental/Square	G/L	217.56	0.00	217.56
Total Outstanding Deposits.....				217.56		217.56



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

Page: 1

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

Account Number:
Statement Date: 3/31/21
Checks/Items Enclosed: 33

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SUMMARY OF ALL ACCOUNTS

CHECKING 650,501.51

PUBLIC FUNDS BUS ANALYSIS WESTCHASE COMMUNITY DEVELOPMENT DISTRICT Acct

Beginning Balance	3/01/21	317,412.74	
Deposits / Misc Credits	13	540,484.71	
Withdrawals / Misc Debits	59	207,395.94	
** Ending Balance	3/31/21	650,501.51	**
Service Charge		.00	
Minimum Balance		162,692	
Enclosures		33	

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
3/04	36,676.54		HLLS TAX LICENS/DIST ID519
3/05	9.41		WESTCHASE Square Inc/210305P2
3/12	72.52		Square Inc/210312P2
3/15	72.52		Square Inc/210315P2
3/15	72.52		Square Inc/210315P2
3/16	2,856.00		Merchant Capture Deposit
3/19	145.04		Square Inc/210319P2
3/22	145.04		Square Inc/210322P2
3/22	72.52		Square Inc/210322P2
3/24	72.52		Square Inc/210324P2



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

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DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
3/25	145.04		Square Inc/210325P2
3/29	500,000.00		OCM Transfer From 2653
3/31	145.04		Square Inc/210331P2

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
3/02		1,571.59	WESTCHASE CDD/401K
3/03		9,805.88	WESTCHASE CDD
3/04		10,242.96	ACH Batch Offset Debit
3/05		3,397.21	WESTCHASE COMMUN/invoice
3/05		2,433.88	WESTCHASE COMMUNITY DE
3/05		738.80	ACH Batch Offset Debit
3/05		30.60	WESTCHASE COMMUN/payroll
3/08		122.40	WESTCHASE COMMUNITY DE
3/16		3,259.00	IRS/USATAXPYMT
			WESTCHASE COMMUNITY DE
			CARD ASSETS/PAYMENT
			ACCOUNT,BILLING
			ACH Batch Offset Debit
			WESTCHASE COMMUN/board
			WESTCHASE COMMUNITY DE
			IRS/USATAXPYMT
			WESTCHASE COMMUNITY DE
			ACH Batch Offset Debit
			WESTCHASE COMMUN/invoices
			WESTCHASE COMMUNITY DE



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

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MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
3/16		1,571.59	WESTCHASE CDD/401K
			WESTCHASE CDD
3/16		76.10	VERIZON WIRELESS/PAYMENTS
			0000000024226654000001
3/18		10,076.38	ACH Batch Offset Debit
			WESTCHASE COMMUN/payroll
			WESTCHASE COMMUNITY DE
3/18		51.12	TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMMUNITY AS
3/18		27.06	TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMMUNITY AS
3/18		24.18	TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMM DEV DIS
3/18		19.87	TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMMUNITY AS
3/18		19.87	TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMMUNITY AS
3/19		3,297.37	IRS/USATAXPYMT
			WESTCHASE COMMUNITY DE
3/22		1,605.75	BRIGHT HOUSE NET/CABLE TV
			WESTCHASE *CDD
3/22		167.70	ADT SECURITY SER/ADTPAPACH
			WESTCHASE CDD
3/23		844.17	HC-WATER/INTERNET
			043000095636800 WESTCHASE COMMUNITY DE
3/24		16,863.57	TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMM DEV DIS
3/29		9,778.28	ACH Batch Offset Debit
			WESTCHASE COMMUN/invoice
			WESTCHASE COMMUNITY DE
3/29		72.52	Square Inc/210329P2
			L204303635544

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

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MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
3/31		1,630.00	ACH Batch Offset Debit WESTCHASE COMMUN/invoice
3/31		6.66	WESTCHASE COMMUNITY DE FLA DEPT REVENUE/C01 WESTCHASE COMMU

CHECKS

* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
3/04	10226	29.00	3/16	10280*	13,030.83	3/16	10291	20.00
3/16	10227	778.75	3/16	10281	2,581.80	3/18	10292	130.00
3/02	10255*	48.00	3/15	10282	7,942.00	3/17	10294*	2,768.30
3/03	10256	333.72	3/17	10283	4,340.00	3/19	10295	13,370.24
3/08	10257	364.50	3/19	10284	29.00	3/16	10296	40.00
3/03	10258	1,391.88	3/16	10285	3,600.00	3/18	10297	561.17
3/10	10259	738.80	3/17	10286	1,545.00	3/29	10298	738.80
3/12	10260	16.08	3/15	10287	500.00	3/23	10299	259.71
3/09	10261	5,123.18	3/16	10288	57,849.63	3/24	10300	4,200.00
3/08	10262	4,066.00	3/17	10289	1,438.76	3/23	10301	921.72
3/09	10263	591.75	3/17	10290	57.81	3/30	10303*	255.00

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
3/02	315,793.15	3/09	313,807.34	3/17	214,726.45
3/03	304,261.67	3/10	313,068.54	3/18	203,816.80
3/04	330,666.25	3/12	313,124.98	3/19	187,265.23
3/05	324,075.17	3/15	304,828.02	3/22	185,709.34
3/08	319,522.27	3/16	224,876.32	3/23	183,683.74



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WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

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DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
3/24	162,692.69	3/29	652,248.13	3/31	650,501.51
3/25	162,837.73	3/30	651,993.13		

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund For the Period from 03/1/2021 to 3/31/2021 (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	10260	03/02/21	FED EX	7-278-31677	2/8/21 FEDEX (FY20 AUDIT)	Postage and Freight	541006-51301	\$16.08
001	10261	03/02/21	FLORIDA MUNICIPAL INS. TRUST	FH0754-030121	MAR 2021 HLTH INSURANCE	Prepaid Items	155000-53901	\$5,123.18
001	10263	03/02/21	RICHARD LEE REPORTING	7992	02/2/21 MTG RECORDED SERVICE	ProfServ-Recording Secretary	531036-51301	\$591.75
001	10280	03/09/21	A & B AQUATICS	2024631-DEPOSIT	DEPOSIT/Deroot torpedo grass & plant 250 Cypress T	Requirement for Regulator Agency	546006-53801	\$3,197.50
001	10280	03/09/21	A & B AQUATICS	2024731	MARCH AQUATIC MAINT	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	10281	03/09/21	AG OUTSHINES LLC	001220	PRESSURE WASHING - COUNTRYWAY	R&M-Walls and Signage	546106-53901	\$2,581.80
001	10282	03/09/21	ERIN McCORMICK LAW PA	10492	2/3/21-03/01/21 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$7,942.00
001	10283	03/09/21	JMT	17-170187	12/27/20-01/23/21 ENG SRVCS	ProfServ-Engineering	531013-51501	\$4,340.00
001	10284	03/09/21	NETWORK FACTOR INC	112181	MAR 2021 PHONE SERVICE	Communication - Teleph - Field	541005-53901	\$29.00
001	10286	03/09/21	TKOT ENTERPRISES, LLC	167716	03/01/21-03/31/21 CLEANING SRVCS	Cleaning Services	551008-53901	\$550.00
001	10286	03/09/21	TKOT ENTERPRISES, LLC	167716	03/01/21-03/31/21 CLEANING SRVCS	R&M-General	546001-53901	\$995.00
001	10287	03/09/21	TRIANGLE POOL SERVICE	5016	FEB FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$500.00
001	10288	03/11/21	DAVEY TREE EXPERT CO	915381286	FEB LAND ENHANCEMENTS/IRRIG RPRS	R&M-Irrigation	546041-53901	\$4,815.63
001	10288	03/11/21	DAVEY TREE EXPERT CO	915381286	FEB LAND ENHANCEMENTS/IRRIG RPRS	Contracts-Landscape	534050-53901	\$6,600.00
001	10288	03/11/21	DAVEY TREE EXPERT CO	915386187	MARCH LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$46,434.00
001	10289	03/11/21	HILLSBOROUGH COUNTY	41087	FEBRUARY SECURITY	Contracts-Police	534031-53901	\$1,438.76
001	10290	03/11/21	HILLSBOROUGH COUNTY PUBLIC WORKS	8523	#31592911 300 Yd Wood Waste Acct 824	Utility - General	543001-53901	\$57.81
001	10293	03/11/21	PETE'S TREE	356959	TREE REMOVAL/TRIM & STUMP GRINDING	R&M-Grounds	546037-53901	\$2,500.00
001	10294	03/11/21	REP SERVICES INC	17588.03.01	2 APPROVED BENCHES	R&M-General	546001-53901	\$2,768.30
001	10296	03/11/21	SIMPLE COMMUNICATIONS TECHNOLOGIES	9436VZW	MARCH Satellite/VZW Data Plan 57938	R&M-Irrigation	546041-53901	\$20.00
001	10296	03/11/21	SIMPLE COMMUNICATIONS TECHNOLOGIES	9438VZW	MARCH Satellite/VZW Data Plan 708033	R&M-Irrigation	546041-53901	\$20.00
001	10297	03/11/21	SITE ONE LANDSCAPE SUPPLY	106736252-001	6 OUTDOOR CONTROLLERS	R&M-Irrigation	546041-53901	\$572.62
001	10297	03/11/21	SITE ONE LANDSCAPE SUPPLY	106736252-001	6 OUTDOOR CONTROLLERS	cash discount	546041-53901	(\$11.45)
001	10299	03/16/21	CINTAS CORP #074	1901911166	1/21/21 TShirt Order	Op Supplies - Uniforms	552028-53901	\$259.71
001	10300	03/18/21	DC PROPERTY PRESERVATIONS LLC	CHASE-030721	CUT & REMOVE SOD FROM CRAPE MYRTLE BEDS	R&M-Grounds	546037-53901	\$4,200.00
001	10301	03/18/21	PALMDALE OIL COMPANY, INC	1508552	FUEL FOR ACCT 80180172	Fuel, Gasoline and Oil	540004-53901	\$921.72
001	10302	03/25/21	FLORIDA MUNICIPAL INS. TRUST	031921	APRIL 2021 HLTH INSURANCE	Prepaid Items	155000-53901	\$5,123.18
001	10303	03/25/21	FOUNTAIN DESIGN GROUP INC	22583A	NOV-JAN QTRLY FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$255.00
001	10304	03/25/21	HUGHES EXTERMINATORS INC	41365321	OFFICE PEST & RODENT CONTROL 3/15/21	Contracts-Pest Control	534125-53901	\$48.00
001	10305	03/25/21	JMT	18-171270	PROF ENG 01/24/21-02/20/21	ProfServ-Engineering	531013-51501	\$10,450.00
001	10306	03/25/21	SITE ONE LANDSCAPE SUPPLY	106994895-001	CONTROLLER & EXPANSIOIN STATION	R&M-Irrigation	546041-53901	\$144.81
001	10307	03/30/21	A & B AQUATICS	2024631-FINAL	FINAL-Deroot torpedo grass & plant 250 Cypress Tre	R&M-Aquascaping	546006-53801	\$3,197.50
001	10308	03/30/21	DAVEY TREE EXPERT CO	915288102	12/23/20: Landscape Enhancements thru-out	various enhanchments	546037-53901	\$6,810.00
001	10309	03/30/21	PETE'S TREE	356961	TREE TRIM/REMOVAL/STUMP GRIND	R&M-Grounds	546037-53901	\$2,500.00
001	DD4758	03/03/21	INFRAMARK, LLC - EFT	60530 ACH	FEB MNGT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,738.17
001	DD4758	03/03/21	INFRAMARK, LLC - EFT	60530 ACH	FEB MNGT SRVCS	Postage and Freight	541006-51301	\$55.53
001	DD4758	03/03/21	INFRAMARK, LLC - EFT	60530 ACH	FEB MNGT SRVCS	Printing and Binding	547001-51301	\$11.18
001	DD4759	03/03/21	OLM INC - ACH	37221-REPLACEMENT	REPLACEMENT FOR DISPUTED CHECK	Contracts-Other Services	534033-53901	\$1,630.00
001	DD4779	03/10/21	BOCC - ACH WATER	021821-0000 ACH	01/11/21-02/10/21 BOCC WATER	Utility - General	543001-53901	\$442.39
001	DD4779	03/10/21	BOCC - ACH WATER	021821-0000 ACH	01/11/21-02/10/21 BOCC WATER	Utility - Reclaimed Water	543028-53901	\$366.22
001	DD4780	03/10/21	VERIZON FLORIDA LLC - ACH	9873985059 ACH	01/24/21-02/23/21 242266540-00001	Communication - Teleph - Field	541005-53901	\$150.57
001	DD4780	03/10/21	VERIZON FLORIDA LLC - ACH	9873985059 ACH	01/24/21-02/23/21 242266540-00001	credit balance carryforward	541005-53901	(\$74.47)
001	DD4782	03/10/21	DECIMAL, INC. - ACH	030121 ACH	ACH PD 03/05/21	Deferred Compensation-Current	235000	\$1,571.59
001	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	1.HILLSBORO CO DEV	546037-53901	\$81.65
001	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	2.BJS	552001-53901	\$94.94
001	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	3.WWWW.1AND1.COM	551002-53901	\$11.00
001	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	4.CBI CLEANER	546022-53901	\$99.95
001	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	6.GASTON TREE DEBRIS	546037-53901	\$850.00
001	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	8.WWWW.1AND1.COM	551002-53901	\$11.00
001	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	9.DETAILED PLAY PRO	552001-53901	\$514.35
001	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	10.MR.ROOTER	546001-57208	\$60.00
001	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	11.VETERANS FORD	540004-53901	\$54.95

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Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	12.RACETRAC	540004-53901	\$15.00
001	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	13.RACETRAC	540004-53901	\$35.00
001	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	14.THE KNOX CO	546022-53901	\$299.00
001	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	15.POWER KLEEN	546022-53901	\$217.14
001	DD4784	03/10/21	TECO - ACH	022421 ACH	01/21/21-02/18/21 ELECTRIC	Utility - General	543001-53901	\$142.10
001	DD4785	03/12/21	OLM INC - ACH	37443	02/18 LANDSCAPE INSPECT	Contracts-Other Services	534033-53901	\$1,630.00
001	DD4802	03/29/21	INFRAMARK, LLC - EFT	61622 ACH	March 2021 Mgmt Svcs	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,738.17
001	DD4802	03/29/21	INFRAMARK, LLC - EFT	61622 ACH	March 2021 Mgmt Svcs	Postage and Freight	541006-51301	\$32.97
001	DD4802	03/29/21	INFRAMARK, LLC - EFT	61622 ACH	March 2021 Mgmt Svcs	Printing and Binding	547001-51301	\$7.14
001	DD4803	03/18/21	ADT SECURITY SERVICES INC	824623670 ACH	03/01/21-05/31/21 SECURITY	Contracts-Security Alarms	534090-53901	\$167.70
001	DD4804	03/18/21	DECIMAL, INC. - ACH	031521 ACH	ACH PD 03/19/21	Deferred Compensation-Current	235000	\$1,571.59
001	DD4805	03/31/21	OLM INC - ACH	37567 ACH	03/18/21 LANDSCAPE INSPECTION	Contracts-Other Services	534033-53901	\$1,630.00
001	DD4828	03/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030221. ACH	03/01/21-03/29/21 0050844716-01	BAYBRIDGE	549031-57208	\$204.00
001	DD4828	03/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030221. ACH	03/01/21-03/29/21 0050844716-01	GLENCLIFF	549031-57208	\$204.00
001	DD4828	03/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030221. ACH	03/01/21-03/29/21 0050844716-01	WPV	549031-53901	\$204.00
001	DD4828	03/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030221. ACH	03/01/21-03/29/21 0050844716-01	OFFICE	541005-53901	\$169.97
001	DD4829	03/20/21	DECIMAL, INC. - ACH	033121 ACH	ACH P/D 04/02/21	Deferred Compensation-Current	235000	\$1,571.59
Fund Total								\$168,333.62

GENERAL FUND - HARBOR LINKS (002) - 002

002	10262	03/02/21	MO'ZART DESIGNS	21-5566	Harbor Links/Radcliff-Svc for 2 Ped gate hinges	R&M-Gate	546034-53901	\$326.00
002	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	5.DOORKING	546034-53901	\$39.95
002	DD4783	03/10/21	CARD SERVICES CENTER - ACH	020721-0566 ACH	CC PURCH 1/14 thru 2/3/21	7.DOORKING	546034-53901	\$49.95
002	DD4828	03/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030221. ACH	03/01/21-03/29/21 0050844716-01	PEABODY	541005-53901	\$125.64
002	DD4828	03/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030221. ACH	03/01/21-03/29/21 0050844716-01	RADCLIFF	541005-53901	\$125.64
Fund Total								\$667.18

GENERAL FUND - SAVILLE ROW (004) - 004

004	DD4828	03/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030221. ACH	03/01/21-03/29/21 0050844716-01	SAVILLE	541005-53901	\$149.97
Fund Total								\$149.97

GENERAL FUND - THE GREENS (102) - 102

102	10262	03/02/21	MO'ZART DESIGNS	21-5484	Greens/1.11.21/Convert Exit Master: Slave>Singles	gate	546034-53901	\$3,740.00
102	10285	03/09/21	TAMPA BAY CONCRETE & MASONRY INC	030121	Sidewalk replacements on 9623 Greenpointe & 10507	R&M-General	546001-53901	\$3,600.00
102	10291	03/11/21	HUGHES EXTERMINATORS INC	41955C	FEB PEST & RODENT CONTROL-GREENS	Contracts-Pest Control	534125-53901	\$20.00
102	10292	03/11/21	MO'ZART DESIGNS	21-5599	Rplc exit gate motor brushes-GREENS	R&M-Gate	546034-53901	\$130.00
102	10295	03/11/21	SECURITAS SECURITY	10238166	02/01/21-02/28/21 GREENS SECURITY	Contracts-Security Services	534037-53901	\$13,370.24
102	DD4779	03/10/21	BOCC - ACH WATER	021821-0000 ACH	01/11/21-02/10/21 BOCC WATER	R&M-General	546001-53901	\$35.56
102	DD4828	03/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030221. ACH	03/01/21-03/29/21 0050844716-01	GREENS	541005-53901	\$176.27
Fund Total								\$21,072.07

GENERAL FUND - STONEBRIDGE (103) - 103

103	DD4828	03/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030221. ACH	03/01/21-03/29/21 0050844716-01	STONEBRIDGE	541005-53901	\$125.64
Fund Total								\$125.64

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

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Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - VINEYARDS (106) - 106								
106	DD4828	03/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601030221. ACH	03/01/21-03/29/21 0050844716-01	VINEYARDS	549031-53901	\$120.62
Fund Total								\$120.62
CLEARING FUND - 800								
800	DD4742	03/04/21	KRISTIAN GUNDERSEN	PAYROLL	March 04, 2021 Payroll Posting			\$341.30
800	DD4743	03/04/21	PATRICK J. MCLANE	PAYROLL	March 04, 2021 Payroll Posting			\$398.22
800	DD4744	03/04/21	DOUGLAS R. MAYS	PAYROLL	March 04, 2021 Payroll Posting			\$2,266.72
800	DD4745	03/04/21	SONJA WHYTE	PAYROLL	March 04, 2021 Payroll Posting			\$1,339.34
800	DD4746	03/04/21	LIVAN SOTO VIEGO	PAYROLL	March 04, 2021 Payroll Posting			\$1,431.06
800	DD4747	03/04/21	DANIEL P. HAWKINS	PAYROLL	March 04, 2021 Payroll Posting			\$476.65
800	DD4748	03/04/21	DANIEL R. WOOLLEY	PAYROLL	March 04, 2021 Payroll Posting			\$429.99
800	DD4749	03/04/21	CRISTIAN A. GUABA	PAYROLL	March 04, 2021 Payroll Posting			\$1,303.04
800	DD4750	03/04/21	CHAD E. FRISCO	PAYROLL	March 04, 2021 Payroll Posting			\$518.09
800	DD4751	03/04/21	KATHERINE A. LAMB	PAYROLL	March 04, 2021 Payroll Posting			\$152.38
800	DD4752	03/04/21	JASON C. BECKMAN	PAYROLL	March 04, 2021 Payroll Posting			\$304.75
800	DD4753	03/04/21	DANIEL R. HEFFRON	PAYROLL	March 04, 2021 Payroll Posting			\$91.42
800	DD4754	03/04/21	JAMES M. SCHNEIDER	PAYROLL	March 04, 2021 Payroll Posting			\$365.71
800	DD4755	03/04/21	JOSEPH H. MAURER	PAYROLL	March 04, 2021 Payroll Posting			\$304.75
800	DD4756	03/04/21	MICHAEL F. MANN	PAYROLL	March 04, 2021 Payroll Posting			\$341.30
800	DD4757	03/04/21	JESSICA L. WEATHERMAN	PAYROLL	March 04, 2021 Payroll Posting			\$178.24
800	10259	03/05/21	TANYA RIDDOCK	PAYROLL	March 05, 2021 Payroll Posting			\$738.80
800	DD4772	03/05/21	GREGORY L. CHESNEY	PAYROLL	March 05, 2021 Payroll Posting			\$184.70
800	DD4773	03/05/21	MATTHEW W. LEWIS	PAYROLL	March 05, 2021 Payroll Posting			\$184.70
800	DD4774	03/05/21	FORREST D. BAUMHOVER	PAYROLL	March 05, 2021 Payroll Posting			\$184.70
800	DD4775	03/05/21	JAMES J. WIMSATT	PAYROLL	March 05, 2021 Payroll Posting			\$184.70
800	10279	03/05/21	BRIAN M. ROSS	PAYROLL	March 05, 2021 Payroll Posting			\$184.70
800	DD4787	03/18/21	KRISTIAN GUNDERSEN	PAYROLL	March 18, 2021 Payroll Posting			\$286.94
800	DD4788	03/18/21	PATRICK J. MCLANE	PAYROLL	March 18, 2021 Payroll Posting			\$182.85
800	DD4789	03/18/21	DOUGLAS R. MAYS	PAYROLL	March 18, 2021 Payroll Posting			\$2,266.72
800	DD4790	03/18/21	SONJA WHYTE	PAYROLL	March 18, 2021 Payroll Posting			\$1,339.34
800	DD4791	03/18/21	LIVAN SOTO VIEGO	PAYROLL	March 18, 2021 Payroll Posting			\$1,431.06
800	DD4792	03/18/21	DANIEL P. HAWKINS	PAYROLL	March 18, 2021 Payroll Posting			\$314.12
800	DD4793	03/18/21	DANIEL R. WOOLLEY	PAYROLL	March 18, 2021 Payroll Posting			\$321.30
800	DD4794	03/18/21	CRISTIAN A. GUABA	PAYROLL	March 18, 2021 Payroll Posting			\$1,303.04
800	DD4795	03/18/21	CHAD E. FRISCO	PAYROLL	March 18, 2021 Payroll Posting			\$365.71
800	DD4796	03/18/21	JASON C. BECKMAN	PAYROLL	March 18, 2021 Payroll Posting			\$182.85
800	DD4797	03/18/21	DANIEL R. HEFFRON	PAYROLL	March 18, 2021 Payroll Posting			\$944.74
800	DD4798	03/18/21	JOSEPH H. MAURER	PAYROLL	March 18, 2021 Payroll Posting			\$243.80
800	DD4799	03/18/21	MICHAEL F. MANN	PAYROLL	March 18, 2021 Payroll Posting			\$178.24
800	DD4800	03/18/21	JESSICA L. WEATHERMAN	PAYROLL	March 18, 2021 Payroll Posting			\$178.24
800	DD4801	03/18/21	MICHAEL R. MILILLO	PAYROLL	March 18, 2021 Payroll Posting			\$537.43
800	10298	03/19/21	TANYA RIDDOCK	PAYROLL	March 19, 2021 Payroll Posting			\$738.80
Fund Total								\$22,720.44
Total Checks Paid								\$213,189.54

2C.



April 20, 2021

To Whom It May Concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2021, listed below.

Community Development District	Number of Registered Electors
Westchase	8652

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoe.org.

Respectfully,

Enjoli White
Candidate Services Liaison



Fifth Order of Business

5A

**Fiscal Year 2022 Budget to be
Sent Under Separate Cover**