

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

June 1, 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

May 25, 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, June 1, 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 May 4, 2021 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements as of April 2021
3. Engineer's Report
4. Attorney's Report
5. Manager's Report
 - A. Resolution 2021-02, Approving the Proposed Budget for Fiscal Year 2022, and Setting the Public Hearing
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
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: May 4, 2021</p> <p>TIME: 4:00 p.m. - 6:08 p.m.</p> <p>PLACE: Westchase Swim & Tennis Center 10405 Countryway Boulevard Tampa, Florida</p> <p>REPORTED BY: Whitlie Grace Cullipher Notary Public State of Florida at Large</p>	<p style="text-align: right;">Agenda Package 5 Page 3</p> <table> <tr> <th>INDEX</th><th>PAGE</th></tr> <tr> <td>Meeting called to order</td><td>5</td></tr> <tr> <td>Roll Call</td><td>5</td></tr> <tr> <td>Consent agenda</td><td>6</td></tr> <tr> <td>Motion to accept</td><td>6</td></tr> <tr> <td>(Motion passes)</td><td>6</td></tr> <tr> <td>Engineer's report</td><td>7</td></tr> <tr> <td>Greenpointe intersection update</td><td>8</td></tr> <tr> <td>French drain update</td><td>11</td></tr> <tr> <td>Attorney's Report</td><td>12</td></tr> <tr> <td>Glenduff Park cell tower update</td><td>12</td></tr> <tr> <td>Turkey vulture update</td><td>22</td></tr> <tr> <td>Motion to approve nonlethal services performed by Mr. Griffin</td><td>35</td></tr> <tr> <td>Amendment to motion to approve nonlethal services performed by Mr. Griffin</td><td>36</td></tr> <tr> <td>Motion to approve</td><td>41</td></tr> <tr> <td>(Motion passes)</td><td>41</td></tr> <tr> <td>Audience comments on turkey vultures</td><td>42</td></tr> <tr> <td>TECO parcel update</td><td>53</td></tr> <tr> <td>Motion to approve</td><td>53</td></tr> <tr> <td>(Motion passes)</td><td>54</td></tr> <tr> <td>Amazon Prime proposal</td><td>54</td></tr> <tr> <td>Motion to approve Amazon device be installed at front gate</td><td>57</td></tr> <tr> <td>Motion passes</td><td>61</td></tr> <tr> <td>Manager's Report</td><td>62</td></tr> <tr> <td>Presentation of Fiscal Year 2022 budget</td><td>62</td></tr> <tr> <td>Field Manager's Report</td><td>65</td></tr> <tr> <td>Update on erosion repair at Greensprings Drive</td><td>65</td></tr> <tr> <td>Westchase Run update</td><td>67</td></tr> <tr> <td>Motion to approve authorization of the use of The Greens Park for food-truck rally</td><td>72</td></tr> <tr> <td>(Motion passes)</td><td>72</td></tr> <tr> <td>Discussion to reimburse residents who paid to remove their own trees</td><td>73</td></tr> <tr> <td>Discussion for CDD Board to stop paying for tree removal in Westchase</td><td>76</td></tr> <tr> <td>(Motion passes)</td><td>76</td></tr> <tr> <td>Discussion of sidewalk repair</td><td>108</td></tr> </table>	INDEX	PAGE	Meeting called to order	5	Roll Call	5	Consent agenda	6	Motion to accept	6	(Motion passes)	6	Engineer's report	7	Greenpointe intersection update	8	French drain update	11	Attorney's Report	12	Glenduff Park cell tower update	12	Turkey vulture update	22	Motion to approve nonlethal services performed by Mr. Griffin	35	Amendment to motion to approve nonlethal services performed by Mr. Griffin	36	Motion to approve	41	(Motion passes)	41	Audience comments on turkey vultures	42	TECO parcel update	53	Motion to approve	53	(Motion passes)	54	Amazon Prime proposal	54	Motion to approve Amazon device be installed at front gate	57	Motion passes	61	Manager's Report	62	Presentation of Fiscal Year 2022 budget	62	Field Manager's Report	65	Update on erosion repair at Greensprings Drive	65	Westchase Run update	67	Motion to approve authorization of the use of The Greens Park for food-truck rally	72	(Motion passes)	72	Discussion to reimburse residents who paid to remove their own trees	73	Discussion for CDD Board to stop paying for tree removal in Westchase	76	(Motion passes)	76	Discussion of sidewalk repair	108
INDEX	PAGE																																																																				
Meeting called to order	5																																																																				
Roll Call	5																																																																				
Consent agenda	6																																																																				
Motion to accept	6																																																																				
(Motion passes)	6																																																																				
Engineer's report	7																																																																				
Greenpointe intersection update	8																																																																				
French drain update	11																																																																				
Attorney's Report	12																																																																				
Glenduff Park cell tower update	12																																																																				
Turkey vulture update	22																																																																				
Motion to approve nonlethal services performed by Mr. Griffin	35																																																																				
Amendment to motion to approve nonlethal services performed by Mr. Griffin	36																																																																				
Motion to approve	41																																																																				
(Motion passes)	41																																																																				
Audience comments on turkey vultures	42																																																																				
TECO parcel update	53																																																																				
Motion to approve	53																																																																				
(Motion passes)	54																																																																				
Amazon Prime proposal	54																																																																				
Motion to approve Amazon device be installed at front gate	57																																																																				
Motion passes	61																																																																				
Manager's Report	62																																																																				
Presentation of Fiscal Year 2022 budget	62																																																																				
Field Manager's Report	65																																																																				
Update on erosion repair at Greensprings Drive	65																																																																				
Westchase Run update	67																																																																				
Motion to approve authorization of the use of The Greens Park for food-truck rally	72																																																																				
(Motion passes)	72																																																																				
Discussion to reimburse residents who paid to remove their own trees	73																																																																				
Discussion for CDD Board to stop paying for tree removal in Westchase	76																																																																				
(Motion passes)	76																																																																				
Discussion of sidewalk repair	108																																																																				
<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</p> <p>DISTRICT ENGINEER:</p> <p>Robert Dvorak</p>	<p style="text-align: right;">Page 4</p> <table> <tr> <td>Supervisors' requests</td><td>117</td></tr> <tr> <td>Supplement to retirement plan</td><td>118</td></tr> <tr> <td>Motion to adjourn</td><td>128</td></tr> <tr> <td>(Motion passes)</td><td>128</td></tr> <tr> <td>Adjournment</td><td>128</td></tr> </table>	Supervisors' requests	117	Supplement to retirement plan	118	Motion to adjourn	128	(Motion passes)	128	Adjournment	128																																																										
Supervisors' requests	117																																																																				
Supplement to retirement plan	118																																																																				
Motion to adjourn	128																																																																				
(Motion passes)	128																																																																				
Adjournment	128																																																																				

Page 5	Agenda Package 6 Page 7
<p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 4th day 3 of May, 2021, at the Westchase Swim & Tennis Center, 4 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: All right. Today is 10 Tuesday, May 4th, 2021. Let's start every this 11 meeting -- or this meeting like we do every 12 meeting with the Pledge of Allegiance. 13 (The Pledge of Allegiance was recited.) 14 CHAIRMAN LEWIS: Okay. Let the record 15 reflect that all five supervisors are here, as 16 well as the manager, attorney and staff and 17 Robert, as well. Thank you. And Sonny is -- 18 MR. MENDENHALL: I also wanted to mention 19 that we have J.C. from the USDA on the phone. 20 CHAIRMAN LEWIS: Okay, very good. 21 Hi, J.C., how are you? This is Matt 22 Lewis. 23 MR. GRIFFIN: Hello, sir, doing very 24 well. Thank you. 25 CHAIRMAN LEWIS: Give us just a few</p>	<p>1 to us, and I wanted to confirm with the board 2 that we still wanted to do the wetland 3 delineation on that cell tower parcel. I heard 4 at the last meeting -- I don't know if the -- 5 the company or the cell tower folks are still 6 interested or not, but -- and we don't have to 7 do it if you don't want to, but the idea was 8 for us to get a handle on where the wetlands 9 and uplands were so that we knew what the CDC 10 owned and, you know, when we started talking 11 about placing their tower, that we would -- we 12 would be -- you know, we would know what we had 13 when we started that process. 14 So if you want, I can proceed and get the 15 lines established and get them surveyed and 16 then the idea is that you would want to get 17 them approved and signed off by EPC and the 18 water management district, and that way anytime 19 you guys wanted to do anything in the future 20 with the parcel, you'll have that and it -- 21 it's good for, basically, ever and you can -- 22 you can use as a basis for your negotiations on 23 anything that you do with the parcel. 24 But if you don't want to go forward, we 25 haven't put any extra effort into it and we --</p>
Page 6	Page 8
<p>1 minutes. We're going to get through some 2 preliminary stuff and then we'll get to your 3 topic. Okay? 4 MR. GRIFFIN: Yep, yes, sir. Standing 5 by. 6 CHAIRMAN LEWIS: And thank you guys from 7 the general public for showing up. Good to see 8 you all, as well. 9 Okay. So looking for a motion to approve 10 the consent agenda. 11 MR. WIMSATT: Move to approve. 12 MR. BAUMHOVER: Second. 13 CHAIRMAN LEWIS: Okay. Seconded by Mr. 14 Baumhover. 15 All in favor? 16 (All board members signify in the 17 affirmative.) 18 CHAIRMAN LEWIS: All right. That passes 19 five to zero. 20 (Motion passes.) 21 CHAIRMAN LEWIS: Moving on to engineer's 22 report. Robert? 23 MR. DVORAK: I just had a couple of quick 24 items. I finally got a subconsultant -- 25 environmental subconsultant on board as a sub</p>	<p>1 we don't need to if you don't want to move 2 forward; but if you do, we can get started on 3 it. 4 CHAIRMAN LEWIS: Thank you, I -- I think 5 from the last meeting, I think we do want to 6 move forward, but I want to pull the rest of 7 the supervisors here in case there's any -- 8 any -- 9 MR. DVORAK: I just wanted to double 10 check. 11 CHAIRMAN LEWIS: Okay. Yeah, but I think 12 we're good to go there and I think in getting 13 signed off, Robert, from the EPC, as well, I 14 think will be a good move. 15 MR. DVORAK: Okay. The next one was the 16 intersection at Greenpointe and Edgefield. So 17 what -- what I figured out when I went back 18 from our traffic folks was that the field 19 inspector went out and looked at the -- looked 20 at the situation after Doug had done his tree 21 removal. So they -- they didn't see whether 22 the tree -- and how it affected the sight lines 23 on the stop sign. 24 Their recommendation was that the tree 25 was clearly, you know, creating a sight line</p>

<p style="text-align: right;">Page 9</p> <p>1 problem, so let's -- let's monitor things and</p> <p>2 if the residents continue to report that the</p> <p>3 stop sign is being run, then we can -- we can</p> <p>4 engage them in -- you know, our group and talk</p> <p>5 about some of those enhancements; but if that</p> <p>6 seems to fix the problem and it doesn't require</p> <p>7 any -- any enhancing, then we don't have to do</p> <p>8 it.</p> <p>9 Erin had asked me, you know, did we want</p> <p>10 to observe this ourselves, and I don't know</p> <p>11 that we, necessarily, need to do that. I mean,</p> <p>12 there is people out there that are aware of the</p> <p>13 issue, and if it persists, I'm pretty sure</p> <p>14 they're going to let Doug know or Sonny know</p> <p>15 that the problem is persisting; but if it seems</p> <p>16 to, you know, fix things immediately -- which</p> <p>17 there is a good suspicion that it probably will</p> <p>18 if it was blocking the view -- then we don't</p> <p>19 have to do anything else.</p> <p>20 CHAIRMAN LEWIS: Doug?</p> <p>21 MR. MAYS: We have not received any phone</p> <p>22 calls on that issue since we pulled the tree</p> <p>23 out, and as I had mentioned in the last</p> <p>24 meeting, the resident that made the complaint</p> <p>25 that lives right across the street from it, he</p>	<p style="text-align: right;">Agenda Package 7 Page 11</p> <p>1 CHAIRMAN LEWIS: All right. Well, that</p> <p>2 was easy.</p> <p>3 MR. MAYS: I'm going to add something to</p> <p>4 his engineer's report while we're here talking</p> <p>5 about it. The drain that was -- the french</p> <p>6 that was -- that they had drawn up for us that</p> <p>7 was on the --</p> <p>8 MR. DVORAK: Mm-hmm.</p> <p>9 MR. MAYS: -- easement at Green Links</p> <p>10 Drive has been completed. No calls -- no</p> <p>11 call-backs from the resident. We haven't had</p> <p>12 any rain yet this season, but we -- while we</p> <p>13 had it open, he went ahead and added in his two</p> <p>14 drainage systems into the french drain so that</p> <p>15 it works with his rain gutters and our pipe</p> <p>16 will --</p> <p>17 MR. DVORAK: My guess is that's going to</p> <p>18 help a lot just by itself.</p> <p>19 MR. MAYS: Yes, yes. So --</p> <p>20 MR. DVORAK: Well, that's fantastic, and</p> <p>21 it will be interesting to see how that works</p> <p>22 when we get into the --</p> <p>23 MR. MAYS: It should work good. The lawn</p> <p>24 people had a lot to do with it, the lawn</p> <p>25 installment with Christian. We hired another</p>
<p style="text-align: right;">Page 10</p> <p>1 felt like it -- it helped with the situation.</p> <p>2 He hasn't reported back to me any other</p> <p>3 problems yet. So --</p> <p>4 CHAIRMAN LEWIS: Okay. Anybody else have</p> <p>5 any desire to move forward with a traffic study</p> <p>6 or think we should just maybe see how this goes</p> <p>7 and --</p> <p>8 MR. WIMSATT: Yeah, I think so.</p> <p>9 CHAIRMAN LEWIS: Okay. Erin, any comment</p> <p>10 on that at all?</p> <p>11 MS. McCORMICK: No, just that, you know,</p> <p>12 I had corresponded with Robert and he gave me</p> <p>13 what the recommendation was and I said, you</p> <p>14 know, if we're going to further just kind of</p> <p>15 review what's going on at that intersection, we</p> <p>16 need to do a traffic study or just base it on</p> <p>17 observations of what the engineer is</p> <p>18 recommending, and it sounds like she is</p> <p>19 recommending, at this point, observational and</p> <p>20 take it from there.</p> <p>21 CHAIRMAN LEWIS: Okay, very good. Thank</p> <p>22 you, thanks.</p> <p>23 Robert.</p> <p>24 MR. DVORAK: That's it, that's all I</p> <p>25 have. I don't have anything else.</p>	<p style="text-align: right;">Page 12</p> <p>1 company that did the trenching for us and made</p> <p>2 it a lot easier and a lot quicker. We got it</p> <p>3 all done pretty much in a day and a half. So</p> <p>4 resident is happy so far.</p> <p>5 CHAIRMAN LEWIS: Thank you, Doug.</p> <p>6 Okay. Let's see -- moving on to Erin,</p> <p>7 your turn.</p> <p>8 MS. McCORMICK: Okay. So, I guess, first</p> <p>9 thing is the cell tower for Glenduff Park.</p> <p>10 And I know you guys had a workshop, so I might</p> <p>11 be going over some of the things that you guys</p> <p>12 have already talked about; but for purposes of</p> <p>13 the fact that this is the -- you know, the</p> <p>14 board meeting, I want to get all of this on the</p> <p>15 record, too.</p> <p>16 So Matt and I had a virtual meeting with</p> <p>17 the county staff since the last meeting with</p> <p>18 the assistant county attorney and with John</p> <p>19 Knoll and the county staff and Brenda Valecia,</p> <p>20 and at that point, they advised us that they</p> <p>21 were not procured to go forward with taking the</p> <p>22 current location of the cell tower to the board</p> <p>23 just at this point.</p> <p>24 They mentioned a couple of other sites,</p> <p>25 which the board has, you know, really looked at</p>

<p style="text-align: right;">Page 13</p> <p>1 with a comprehensive review of Glenclyff Park 2 when we started this process, but we did ask 3 Alan to go back out and take a look at the two 4 sites that were being proposed and I think you 5 guys talked about that at the workshop. One is 6 kind of immediately, I guess, east and a little 7 bit north of the -- the current location where 8 the basketball courts are. So you've got, you 9 know, those wetlands that are immediately east 10 of there. 11 The other site is up at the north part of 12 Glenclyff Park by the -- just south of the 13 parking lot up there, and it would be facing 14 Glenclyff Circle. And both of those locations 15 have, you know, drawbacks. The first one that 16 I described by the basketball court is a big 17 issue because it currently doesn't have access, 18 so you would have to construct your road 19 through there. 20 The second site up at the north, you 21 know, it's closer to all those homes at 22 Glenclyff Circle and it would be -- the tower 23 would be immediately facing the front of those 24 homes. 25 So we provided that information to the</p>	<p style="text-align: right;">Agenda Package 8 Page 15</p> <p>1 have occurred, advancements in technology, 2 because we have been going through this process 3 for quite a while, if, you know, that cell 4 tower is still going to provide as much benefit 5 as it was at the point that we started this 6 process. And he came back to me and he said 7 there have been continued advancements in 8 technology, but nothing major since we last 9 consulted. Whether small cells have been added 10 or not, the tower is necessary. Depending upon 11 the frequencies used on the small cells, they 12 have coverage radius of 250 feet to twelve 13 hundred fifty feet. Towers are better for 14 penetrating in buildings and they provide 15 coverage on wider areas and additional 16 capacity. The small cells fill in the 17 underlying areas with regular capacity, but are 18 not as effective in filling in areas unless 19 there are a lot of them. Both towers and small 20 cells will be necessary for good coverage and 21 capacity in most nonurban areas. 22 So that -- that was basically the gist of 23 it; that, you know, he felt the need for the 24 cell tower was still there as it has been 25 previously.</p>
<p style="text-align: right;">Page 14</p> <p>1 county staff, talked to them about the fact 2 that, you know, when the CDD started this 3 process, we did a comprehensive review, not 4 only at Glenclyff Park but the other property 5 that the CDD owns, and also looked at where, 6 you know, this tower would need to go in order 7 to really benefit service within the Westchase 8 community. 9 And since we provided that additional 10 information, I haven't gotten any further 11 feedback from the county staff at this point. 12 So that's kind of where things are at right 13 now. 14 CHAIRMAN LEWIS: I did share with Erin 15 what we discussed at the workshop, as well, 16 about us wanting to -- to move forward with the 17 tower. So I think, you know, the next step, 18 let's see where we want to go -- or what kind 19 of feedback and comments we get back from the 20 staff at the county and then -- and then maybe 21 plan a course of action after that. So -- 22 MS. McCORMICK: Yeah, and one other thing 23 I forgot to mention, too, so I had understood 24 that we wanted to ask our cell phone consultant 25 about whether, because of any changes that</p>	<p style="text-align: right;">Page 16</p> <p>1 CHAIRMAN LEWIS: Okay. Any comments, 2 questions? 3 Yes, sir, Mr. Ross. 4 MR. ROSS: How do we resolve this? And I 5 don't mean that in a sarcastic way, but -- 6 MS. McCORMICK: Right. 7 MR. ROSS: -- we're all just going around 8 in circles. We want to make it safer and 9 better for our residents. We're being told by 10 the governmental agencies that this solution 11 suggested by the third-party contractor doesn't 12 work for the county. I -- I feel like we're 13 going around in circles and achieving nothing 14 and none of it is really up to us. It's out of 15 our control. 16 MS. McCORMICK: Right. I mean, you know, 17 I think we've talked at a few different 18 meetings about the fact that, at this point -- 19 because we are at -- at least at a very slow, 20 you know, movement with the county staff, if 21 not an impasse at this point. I mean, the one 22 thing that I could see that would, you know, 23 potentially bring some movement to this is to 24 talk to the county commissioner who, you know, 25 specifically is the commissioner for this</p>

Page 17	Agenda Package 9 Page 19
<p>1 geographic area, and I think that also -- I 2 mean, we, you know, have definitely pushed the 3 fact that this was not something that 4 originated from the CDD Board. It was 5 something that came to us because a resident 6 requested that and wanted to see this cell 7 tower constructed, so I feel like the more that 8 the county perceives that this is something 9 that there is a lot of support for from the 10 residents, the more likely they are going to, 11 you know, be willing to entertain it. But -- 12 but we know that there are, you know, a handful 13 of people that also have concerns about this 14 and that have also been communicating with 15 the county.</p> <p>16 So it's -- you know, at this point, I 17 think that if there's a way to outreach to the 18 residents to get them to kind of rally the 19 troops or if we wanted to, you know, pursue at 20 least having a conversation with the 21 commissioner for this area and get his feedback 22 and suggestions, we could do that, too.</p> <p>23 CHAIRMAN LEWIS: That actually brings 24 up -- sorry, just when -- when we talked at the 25 workshop, I think Mr. Ross actually brought up</p>	<p>1 governmental affairs committee and they're -- 2 this is one of the things that I would think 3 falls right in their basket, if you will.</p> <p>4 So my suggestion would be, as our chair, 5 Matt, maybe you could talk to the voting member 6 for Glenclyff and the president of the WCA and 7 just lay it out to them and say, "This is where 8 we are, we're happy to," you know, "provide our 9 resources that we've got, but we're -- we're 10 nearing a dead end, and we need you folks to 11 step up and demonstrate your wonderful talents 12 and skills to inform the commissioner and let 13 the commissioner know that the Glenclyff 14 community and Westchase community still 15 desperately wants this tower."</p> <p>16 CHAIRMAN LEWIS: That's a great idea.</p> <p>17 MR. BAUMHOVER: I wholeheartedly agree 18 with Brian's thought. I guess the thing that 19 doesn't sit well with me is the feeling that 20 this is getting killed by a staffer without 21 actually being deliberated on and/or informed 22 by the more --</p> <p>23 MR. WIMSATT: Exactly.</p> <p>24 MR. BAUMHOVER: And it's like if -- if we 25 walk away from this before we actually exhaust</p>
Page 18	Page 20
<p>1 about a petition that had been signed from the 2 residents of Glenclyff, and I was -- did Sonny 3 ever -- I think Sonny was going to look into 4 and see --</p> <p>5 MS. McCORMICK: Yeah, I have not seen 6 that at this point. So --</p> <p>7 CHAIRMAN LEWIS: Okay. Yeah, I can round 8 back up with Sonny to see about it or if you 9 end up talking to her, that would be great.</p> <p>10 MS. McCORMICK: Okay.</p> <p>11 CHAIRMAN LEWIS: I think that was 12 something that we thought might have a little 13 bit more weight to it, as well, from people in 14 support of the tower. I mean, my only other 15 suggestion was going to be, as Erin said, rally 16 the troops and see if we can get the people in 17 support of this, but maybe then we could meet 18 with the commissioner of the area. But as we 19 talked a couple of weeks, we have been running 20 in circles here.</p> <p>21 MR. ROSS: What I would suggest -- 22 because to summarize what I'm hearing is we're 23 not at an impasse yet, but let's not 24 underestimate the obstacles that are in front 25 of us. We have, in our community government, a</p>	<p>1 our ability to get a firm answer, then we're 2 probably, you know, kind of being premature. 3 But I'm looking forward to like -- I don't 4 know -- an August or September meeting where we 5 get zero response and we kind of ask, you know, 6 what other avenues do we have to actually 7 compel the board of commissioners to deliberate 8 on this, or are we just in a position of 9 letting the staffer kill stuff?</p> <p>10 CHAIRMAN LEWIS: Right, and I think, you 11 know, Erin probably, again, will kind of 12 reiterate this at the workshop, but we -- we 13 didn't really get a clear answer. You know, it 14 wasn't that it was this or this or the that or 15 whatever. So it is -- I mean, obviously, we're 16 right there together.</p> <p>17 I do like your idea, Mr. Ross, I think 18 that's a great one, and I will definitely reach 19 out to those folks. I think, as Forrest said, 20 let's try to get every --</p> <p>21 MR. WIMSATT: Yeah, and I -- I was going 22 to agree that that's a perfect idea. I think 23 that's what the WCA is for is to get ahold of 24 the residents, to talk about it, get the 25 residents behind it and that will help people</p>

<p style="text-align: right;">Page 21</p> <p>1 to go forward with it because I think we got, 2 you know, five complaints, one positive 3 statement and (inaudible). They weren't 4 really looking at the overall picture that we 5 were talking about at the workshop, so -- 6 MS. McCORMICK: And also just from a 7 historic standpoint, I mean, this is not the 8 first time that this issue has come up where we 9 had people that have wanted to pursue cell 10 service within the community, so -- you know, 11 my fear is that I think you are right, if we 12 don't -- if we don't pursue it to the end, you 13 know, we're going to be back here two years 14 from now or three years from now with another 15 request for residents to, you know, do 16 something. And so I think that makes sense. 17 CHAIRMAN LEWIS: For sure, okay. I'm 18 hoping some of these fine folks might be 19 supporting the cell tower, but I think they are 20 here for another reason. 21 All right. Go ahead, Erin, sorry. 22 MS. McCORMICK: Well, do you want to go 23 to the vulture issue because -- because I've 24 got a couple of other things, but that was one 25 of the things because I -- I did get a copy of</p>	<p style="text-align: right;">Agenda Package 10 Page 23</p> <p>1 specializes in vultures. Not saying there 2 isn't, but unlikely. 3 MS. McCORMICK: Okay. Did you give that 4 website to Sonny, does she have that? 5 MR. GRIFFIN: I sure did, yes, ma'am, I 6 forwarded it to her. 7 MS. McCORMICK: Okay. 8 MR. BARRETT: Sorry to interrupt, but can 9 you tell me what J.C.'s last name is? 10 CHAIRMAN LEWIS: J.C., what is your last 11 name, sir? 12 MR. GRIFFIN: Griffin. 13 CHAIRMAN LEWIS: Griffin, thank you, sir. 14 MR. GRIFFIN: Sure. 15 CHAIRMAN LEWIS: So when we were at the 16 workshop -- and Erin, if I'm interrupting, 17 please let me know. 18 MS. McCORMICK: No, go ahead. 19 CHAIRMAN LEWIS: We kind of left that -- 20 and again, we did have a large crowd from the 21 resident area that's being affected here, but I 22 think Mr. Ross had some questions and I -- when 23 I did speak to Sonny earlier today for a brief 24 time, and it sounded like some of those 25 questions got sent to J.C. I don't know if</p>
<p style="text-align: right;">Page 22</p> <p>1 the cooperative services agreement with the US 2 Department of Agriculture for the -- for the 3 vultures, and I know J.C. is on the phone, too. 4 CHAIRMAN LEWIS: Yeah, I think this is a 5 good time. 6 MS. McCORMICK: Okay. So -- so just to 7 let you know, I mean, I had a couple of 8 conversations with Sonny because -- and I think 9 she talked to J.C. recently to find out if 10 there is other providers out there that might 11 do this service in addition to the USDA 12 Wildlife Services Department. 13 And so -- so J.C., maybe you can respond 14 to that, but what Sonny had indicated to me 15 since she wasn't able to be here this afternoon 16 is that you were not aware of any other 17 companies in the Tampa Bay area that have the 18 appropriate permits that are able to deal with 19 -- deal with the vultures, the turkey vultures? 20 MR. GRIFFIN: That's correct, I have not 21 confirmed that. There is a website that's 22 maintained by FWC that has all of the wildlife, 23 pest -- wildlife and pest control operators 24 listed on there. So it's highly unlikely that 25 you're going to have anybody on there that</p>	<p style="text-align: right;">Page 24</p> <p>1 they have been resolved, I don't know if we 2 want to -- if Erin's aware of that or if we 3 want to talk about that here or -- 4 MS. McCORMICK: Well, one -- I mean, one 5 of the issues that I noted under the agreement 6 is that, you know, essentially, this agreement 7 -- because we're dealing with federal agency, 8 it provides that we're -- there is very limited 9 liability that the company -- or that the USDA 10 would have in the event that something were to, 11 you know, occur. That would generate liability 12 related to the work that's being done and 13 that's, again, because it's a -- a federal 14 agency so, you know, you've got a federal torts 15 claims act and it's unlikely to be able to have 16 recourse against a federal agency. 17 If we were dealing with a private 18 provider, then I think it would probably be 19 broader, you know, indemnification to the 20 district for something that might happen out of 21 the activities that would be -- the services 22 that would be provided, but I think the issue 23 is, you know, are there any private service 24 providers that we can locate that would be able 25 to undertake this.</p>

<p style="text-align: right;">Page 25</p> <p>1 From what Sonny and J.C. had indicated, I</p> <p>2 think that one of the issues might be -- even</p> <p>3 if a private service provider could do these</p> <p>4 services, then they might have to go through a</p> <p>5 permitting process first, which could take a</p> <p>6 period of time to do that, but I don't know if</p> <p>7 the WCA Governmental Affairs Committee -- I</p> <p>8 just don't know what due diligence that they</p> <p>9 have done on this or if they have looked</p> <p>10 exhaustively at this if there's anybody else</p> <p>11 that can provide these services or not.</p> <p>12 You know, I know -- I don't know that JMT</p> <p>13 -- I know JMT does not do these types of</p> <p>14 services. I know I've been working with</p> <p>15 Stephen, though, on a couple of other -- like</p> <p>16 ecological biologist companies -- not for</p> <p>17 anything related to this district, but I mean,</p> <p>18 it might be something that would be worth, you</p> <p>19 know, asking the question to them if they are</p> <p>20 aware of if either their companies provide</p> <p>21 these services or if they are aware of anybody</p> <p>22 else that does or if that work -- if that work</p> <p>23 has already been done, then maybe we just need</p> <p>24 to find that out through the governmental</p> <p>25 affairs group, the WCA.</p>	<p style="text-align: right;">Agenda Package 11 Page 27</p> <p>1 And you know, it's going to take a little</p> <p>2 bit of coordination. You know, we'll set up a</p> <p>3 point of contact and notify neighbors, but we</p> <p>4 -- we do this stuff all the time. We work with</p> <p>5 homeowners' associations all over the place.</p> <p>6 We work with the Department of Defense, all</p> <p>7 over. I mean, we used to do these all over.</p> <p>8 This project is just another project for us, so</p> <p>9 I don't want you guys to be over-thinking it</p> <p>10 and -- you know, essentially, if you go</p> <p>11 private, it's probably going to be a lot more</p> <p>12 expensive. The only thing that I put in this</p> <p>13 contract was -- was 28 hours of work and 40</p> <p>14 hours for my coworker, who is -- basically a</p> <p>15 technician, and I put eight hours on there for</p> <p>16 me, and it's straight salary and -- and the</p> <p>17 cost of two vulture effigies, which is \$225</p> <p>18 apiece. And then just --</p> <p>19 I mean, there is no problem here. You</p> <p>20 know, we're not here to make a profit, it's</p> <p>21 just a -- the basic cover of the exact costs it</p> <p>22 costs us to do it.</p> <p>23 CHAIRMAN LEWIS: J.C., this is Matt</p> <p>24 Lewis. We weren't trying to offend you,</p> <p>25 hopefully we didn't, we're -- we're just --</p>
<p style="text-align: right;">Page 26</p> <p>1 CHAIRMAN LEWIS: Okay.</p> <p>2 MR. GRIFFIN: Yeah, and I -- I'm not a</p> <p>3 lawyer so I don't understand the whole -- you</p> <p>4 mentioned limited liability, you know, we're --</p> <p>5 we're self insured, and I can look over that</p> <p>6 liability clause because I -- I (inaudible)</p> <p>7 of the torts claim act, but basically, it's</p> <p>8 just we're not going to assume any liability,</p> <p>9 you know, under that agreement unless it's</p> <p>10 proven that we did something negligent, you</p> <p>11 know, and that -- but you guys are completely</p> <p>12 covered if we did something and damaged</p> <p>13 something on your property. You're completely</p> <p>14 covered and it's -- we are -- the APHS</p> <p>15 employees, we're not contractors, and I am not</p> <p>16 saying you're going to get better -- better</p> <p>17 insurance from private folks -- better</p> <p>18 insurances (inaudible). I know, you know,</p> <p>19 guys kind of -- I doubt you're going to have</p> <p>20 the expertise or the professionalism that we</p> <p>21 give out every day. And I think a lot of you</p> <p>22 guys are kind of thinking like -- like this is</p> <p>23 a very, very easy project, very doable, very</p> <p>24 high probability of success and you're not even</p> <p>25 going to know what happened.</p>	<p style="text-align: right;">Page 28</p> <p>1 MR. GRIFFIN: Oh, no, no, you didn't.</p> <p>2 CHAIRMAN LEWIS: Again, we're kind of new</p> <p>3 to this. It was something that was kind of</p> <p>4 brought to us within the last month, so we're</p> <p>5 just trying to get an understanding of it.</p> <p>6 MR. GRIFFIN: Yeah.</p> <p>7 MS. MCCORMICK: And that was good</p> <p>8 information that you gave about the liability,</p> <p>9 too. I mean, I just saw a copy of this</p> <p>10 contract yesterday so I -- you know, maybe that</p> <p>11 the protections that the district are looking</p> <p>12 for would be sufficient, and I just need to do</p> <p>13 a little bit more research on that, and I -- I</p> <p>14 think the other --</p> <p>15 MR. GRIFFIN: Yeah, I get it.</p> <p>16 MS. MCCORMICK: Yeah, and that would be</p> <p>17 great if you have more information on that that</p> <p>18 you can provide to me.</p> <p>19 MR. GRIFFIN: Yes.</p> <p>20 MS. MCCORMICK: I think one of the other</p> <p>21 questions is -- and maybe there is other places</p> <p>22 where this has been done that we could talk to</p> <p>23 them, but what happens like when these birds</p> <p>24 leave if they -- if they are steered away from</p> <p>25 the area? Is there a risk that they're going</p>

<p style="text-align: right;">Page 29</p> <p>1 to, you know, move to another nearby place in 2 the community?</p> <p>3 MR. GRIFFIN: Well, you know, I know you 4 guys want a guarantee, but there is just no 5 guarantee with wildlife. But in my experience, 6 they are typically going to go -- they are 7 going somewhere. Right? That group that is 8 there in that neighborhood -- like we were 9 saying, there is something there that's highly 10 attractive to them. That is the primary roost. 11 I have no idea whether there's a second roost 12 out in the -- you know, I mean, it could be out 13 in the, you know, Everglades somewhere. You 14 know, I just -- there is no -- there is no way 15 to guarantee they're not going to go a few 16 miles away and go find another section of 17 another neighborhood. You know, I cannot 18 guarantee that. I can guarantee to get them 19 out of that neighborhood.</p> <p>20 CHAIRMAN LEWIS: So where -- where do we 21 go from here, do we need to get more 22 information, Erin, or --</p> <p>23 MS. McCORMICK: Yeah, I think we need to 24 do that. Have you shared information already 25 about maybe some other communities where this</p>	<p style="text-align: right;">Agenda Package 12 Page 31</p> <p>1 question?</p> <p>2 MR. GRIFFIN: No, I did not. It's hard 3 on the phone, everyone is far away.</p> <p>4 CHAIRMAN LEWIS: An audience member was 5 curious if you were an employee of the USDA or 6 being subcontracted out.</p> <p>7 MR. GRIFFIN: Yes, sir, I am a permitted 8 employee of the U.S. Department of Agriculture 9 for almost 20 years.</p> <p>10 MR. BARRETT: So he -- he is hired by the 11 USDA to --</p> <p>12 MR. GRIFFIN: And I --</p> <p>13 MR. BAUMHOVER: No, he is an employee.</p> <p>14 CHAIRMAN LEWIS: No, an employee.</p> <p>15 MR. BARRETT: Oh, thank you. I heard 16 permit, I'm sorry.</p> <p>17 MR. CHESNEY: Do you want to sit closer?</p> <p>18 MR. BARRETT: I'm going a little deaf 19 over here.</p> <p>20 MR. BAUMHOVER: J.C., I have a question. 21 My name is Forrest Baumhover, I'm on the board, 22 and I was looking at this agreement and just 23 wanted to make sure I clarify something for 24 myself because it says that selective lethal 25 removal may be necessary to enforce, but</p>
<p style="text-align: right;">Page 30</p> <p>1 has been done and like a contact -- contact 2 people that might be able to talk to about how 3 it worked out for them?</p> <p>4 MR. GRIFFIN: Yes, ma'am, absolutely. I 5 can -- you know, I'm not allowed to share 6 property information unless I get their 7 permission, so I can absolutely call and just 8 get their -- get their information and 9 hopefully maybe they would be happy to talk to 10 you, but I can -- I can do that. I can send 11 you some documentation on insurance and, you 12 know, torts claims act, whatever you need. I 13 can even put you in touch with the legal 14 department if you'd like.</p> <p>15 MS. McCORMICK: Okay, yes, that would be 16 great. Thank you so much.</p> <p>17 CHAIRMAN LEWIS: Mr. Barrett, do you have 18 a comment?</p> <p>19 MR. BARRETT: Sure. I was under the 20 impression that Mr. Griffin was an employee of 21 the USDA. Is -- is he an employee of the USDA 22 or is the USDA subcontracting out to him and 23 his company? Can you just clarify that 24 relationship?</p> <p>25 CHAIRMAN LEWIS: J.C., did you hear the</p>	<p style="text-align: right;">Page 32</p> <p>1 enforce nonlethal techniques. I just want to 2 make sure I clarify like the scope of where 3 that will happen is only in that roost area?</p> <p>4 MR. GRIFFIN: Right, so yeah, the 5 question was about the lethal -- the lethal 6 technique and nonlethal techniques. Yes, so -- 7 you know, I presented this project could 8 probably be nonlethal. The -- the effigy would 9 be hung upside down, that's one part, and it 10 might help the issue, but there might be some 11 hasting that needs to be applied so that would, 12 you know, it would be (inaudible). There's 13 eventually, you know -- and I did -- I did 14 mention that if you just -- you know, if you 15 have some birds that just don't won't leave and 16 just, you know, maybe then it might be a -- 17 another -- another method, another tool just 18 because sometimes, these nonlethal techniques, 19 they get (inaudible). And there's consequences 20 and -- and, you know, we use the lethal control 21 and they realize -- they realize there is 22 consequences involved with this.</p> <p>23 MR. BAUMHOVER: Right, I understand, I 24 just wanted to make sure that I understood the 25 scope of this agreement is that all the work</p>

<p style="text-align: right;">Page 33</p> <p>1 will be done onsite at the cypress head of the 2 retention pond where they're roosting. Right? 3 MR. GRIFFIN: Yes, all the work would be 4 right there in that retention pond. 5 MR. BAUMHOVER: Okay. 6 CHAIRMAN LEWIS: Okay. 7 Mr. Ross? 8 MR. ROSS: Hi, J.C., this is Brian Ross. 9 I am the fellow that had the two pages of 10 typed-up questions, and I apologize that you 11 had to work your way through that. Is there -- 12 is there feasibility to splitting the contract 13 up where we just try the effigies at first, see 14 how that works, see -- you know, kind of gauge 15 it, if you will, and then later decide if we 16 want to have the other activities? 17 MR. GRIFFIN: Absolutely, yes, we can 18 come in there and, in a couple of hours, hang 19 up those effigies and we can leave and then you 20 can tell us when to come back and that might -- 21 that might help and do the trick. 22 MR. ROSS: Okay, I just curious. Thanks. 23 MR. GRIFFIN: Yeah, and so -- that's, you 24 know -- that's -- on the contract, I think I 25 wrote like twenty seven hundred dollars or</p>	<p style="text-align: right;">Agenda Package 13 Page 35</p> <p>1 really up to the board if you are procured to 2 go forward now or if you want to wait and get 3 more information. 4 MR. BAUMHOVER: I was going to prepare a 5 motion authorizing not to exceed an amount and 6 then -- and then, you know, grant -- or 7 approval to enter into this contract pending 8 due diligence. Would that be appropriate to 9 make sure that you have enough flexibility to 10 have your questions answered, or do I need to 11 add something else to that motion? 12 MS. McCORMICK: Yes, I think that would 13 be enough. I guess with just the -- the 14 understanding by the board that we are going to 15 be limited by the federal tort claims act 16 about, you know, seeking redress if there was 17 something that would go wrong. 18 I mean, similarly, the -- the, you know, 19 CDD also has liability limitation because we're 20 a governmental entity, also. 21 MR. BAUMHOVER: Okay. I'll make that 22 motion then. I was -- I was kind of waiting 23 for -- 24 MR. ROSS: Me? 25 MR. BAUMHOVER: -- if there were any</p>
<p style="text-align: right;">Page 34</p> <p>1 something, so -- whatever it takes to do the 2 job. If it takes \$200, then that's what it 3 took to do it. You know, we're going to come 4 out here to do it and do -- unless we incur all 5 -- all the -- you know, we're not going to bill 6 any more than what we work. 7 CHAIRMAN LEWIS: So I think it's -- yes, 8 sir, go ahead. 9 MR. WIMSATT: Sorry. Erin, do we have a 10 corrected version of this contract with the 11 proper entity in it, or is it still the WCA for 12 the CDD? 13 MS. McCORMICK: No, we have a correct 14 version with the Westchase CDD. 15 MR. WIMSATT: Okay, great. 16 MS. McCORMICK: Yeah. 17 CHAIRMAN LEWIS: So at this point -- I 18 mean, I guess we would be heading down the path 19 of a motion to move forward, or is it -- unless 20 Erin is telling us that we need to get more 21 information, the way I see this, or maybe I'm 22 taking it -- 23 MS. McCORMICK: I mean, I can follow up 24 with J.C. just about the liability and 25 insurance that they will provide and I -- it's</p>	<p style="text-align: right;">Page 36</p> <p>1 objections, but I'll wait for a second so that 2 -- 3 MR. WIMSATT: I'll second it. 4 MR. BAUMHOVER: Do you want to weigh in, 5 Brian? 6 MR. ROSS: Yeah, I'd offer an amendment 7 that we limit the authorized action at this 8 point to just installing the -- the two 9 effigies and not taking further action until he 10 comes back with a report to the board. 11 CHAIRMAN LEWIS: You good with that? 12 MR. BAUMHOVER: Okay, I'll amend my 13 motion. 14 CHAIRMAN LEWIS: So a motion by Mr. 15 Baumhover, amended -- 16 MR. CHESNEY: You have to re-second it. 17 MR. WIMSATT: Yeah, I know, and I don't 18 -- I'm not -- I don't think that I would agree 19 with that. I think I would just go ahead and 20 go with the contract. He said they are going 21 to do what they have to do, he is -- you know, 22 he's going to take progressive steps to not do 23 more than he needs to, and I'm fine with that 24 -- with that assurance from Mr. Griffin. 25 MR. BAUMHOVER: I mean -- let me make</p>

<p style="text-align: right;">Page 37</p> <p>1 sure --</p> <p>2 MR. CHESNEY: I don't know if it</p> <p>3 complicates anything, but I agree with him.</p> <p>4 So --</p> <p>5 MR. BAUMHOVER: I was going to ask what</p> <p>6 -- what, specifically, do you have an objection</p> <p>7 to?</p> <p>8 MR. ROSS: Sure, let's just use the</p> <p>9 pellet firearms as an example. An argument</p> <p>10 could be made that those aren't even permitted</p> <p>11 under our WCA CCRs. I have not looked at the</p> <p>12 issues, I haven't checked, but that's a</p> <p>13 concern.</p> <p>14 With regard to the liability, the way</p> <p>15 it's structured at present, if a child was</p> <p>16 injured with a pellet firearm, they would have</p> <p>17 no responsibility as the contract is drafted,</p> <p>18 in my view. I hear somebody making sounds, and</p> <p>19 they may have a different view. So I think</p> <p>20 there is several lapses in terms of sort of the</p> <p>21 starting place, if you will, but there's --</p> <p>22 even beyond that, there is no reference as to</p> <p>23 how we communicate, who goes to who. If</p> <p>24 there's a problem out there, who do the</p> <p>25 residents contact, who would they -- would it</p>	<p style="text-align: right;">Agenda Package 14 Page 39</p> <p>1 to be some," you know, "friction between the</p> <p>2 WCA guidelines and" -- I think what I'm</p> <p>3 seeing is the residents clearly say, "We want</p> <p>4 something in place."</p> <p>5 MR. ROSS: I would be posing the question</p> <p>6 to the WCA, did they check with their legal</p> <p>7 counsel before they asked us to engage in</p> <p>8 behavior involving pyrotechnics, pellet guns,</p> <p>9 et cetera. My guess is their attorney would</p> <p>10 advise them to be very, very cautious because</p> <p>11 once you set the precedent, then that applies</p> <p>12 -- that argument can be applied throughout the</p> <p>13 whole community.</p> <p>14 So someone else could say, "Well, I had</p> <p>15 an issue on my property, and so I want to use</p> <p>16 pyrotechnics or a pellet gun. They okayed it</p> <p>17 for the CDD, then it's got to be okay for me."</p> <p>18 I'm not saying I'd prevail in that</p> <p>19 argument, I'm just saying that I think there's</p> <p>20 a little bit more complexity to it. I think</p> <p>21 we've identified there is questions about the</p> <p>22 contract, I think our counsel has acknowledged</p> <p>23 that there is some open issues, so before we</p> <p>24 ram into taking steps that involve an active</p> <p>25 path, let's just take it one step at a time.</p>
<p style="text-align: right;">Page 38</p> <p>1 be the CDD staff, would it be J.C.? How do</p> <p>2 they know that, how would they go about</p> <p>3 mechanically?</p> <p>4 I just think there is so many</p> <p>5 shortcomings in terms of measurables, process,</p> <p>6 liability, et cetera, but I don't want to hold</p> <p>7 it up, and so that's why I offered the</p> <p>8 amendment.</p> <p>9 MR. BAUMHOVER: So let me -- what if we</p> <p>10 authorize non -- all nonlethal measures --</p> <p>11 MR. ROSS: Well --</p> <p>12 MR. BAUMHOVER: -- to include</p> <p>13 pyrotechnics.</p> <p>14 MR. ROSS: Are pyrotechnics allowed under</p> <p>15 our CCR?</p> <p>16 MR. CHESNEY: No, that's from firsthand</p> <p>17 experience.</p> <p>18 MR. ROSS: I mean, I'm just --</p> <p>19 MR. BAUMHOVER: So that's an HOA</p> <p>20 restriction, and the HOA has come to us asking</p> <p>21 for us to enter into an agreement --</p> <p>22 MR. ROSS: And --</p> <p>23 MR. BAUMHOVER: -- and I've heard nothing</p> <p>24 from the WCA, you know. Specifically, I asked</p> <p>25 this question, you know, "Hey, there is going</p>	<p style="text-align: right;">Page 40</p> <p>1 That's all I'm saying.</p> <p>2 CHAIRMAN LEWIS: J.C., this is Matt Lewis</p> <p>3 again. I'm going to take your line from</p> <p>4 earlier that you can't make any guarantees with</p> <p>5 wildlife, but how effective are the effigies on</p> <p>6 other projects?</p> <p>7 MR. GRIFFIN: Extremely.</p> <p>8 CHAIRMAN LEWIS: I mean, is it -- is it</p> <p>9 to the point where that --</p> <p>10 MR. GRIFFIN: It's the only thing that</p> <p>11 really works. Like I can just use the</p> <p>12 pyrotechnics or if I just use pellet control,</p> <p>13 it wouldn't work; like you have to have</p> <p>14 effigies. There's no way around that.</p> <p>15 CHAIRMAN LEWIS: Okay, and is that</p> <p>16 typically your first line of activity that you</p> <p>17 use and then you resort to pyrotechnics?</p> <p>18 MR. GRIFFIN: Yes, yes, it is. Yeah.</p> <p>19 CHAIRMAN LEWIS: Okay, all right.</p> <p>20 MR. GRIFFIN: Yeah, if I'm dealing with a</p> <p>21 roost, you have to have effigies.</p> <p>22 CHAIRMAN LEWIS: Okay.</p> <p>23 MR. ROSS: So do you still accept my</p> <p>24 amendment?</p> <p>25 MR. BAUMHOVER: I accept your amendment.</p>

<p style="text-align: right;">Page 41</p> <p>1 MR. ROSS: Then you need a second from 2 somebody because he withdrew his. 3 CHAIRMAN LEWIS: I can second it. Right? 4 MR. CHESNEY: Yeah. 5 CHAIRMAN LEWIS: So I'll second. 6 All in favor? 7 CHAIRMAN LEWIS: Okay. Motion passes 8 three to two with -- with Mr. Chesney and Mr. 9 Wimsatt dissenting. 10 MR. BARRETT: Can you repeat the motion 11 and what the motion was amended to when -- 12 CHAIRMAN LEWIS: It was your motion, so 13 you -- 14 MR. BAUMHOVER: So I made a motion and 15 amended it to enter into a contract to post the 16 effigies. What I was going to ask was that we 17 continue the due diligence into the questions 18 that Brian asked, but what I don't want is to 19 hold this up to get an all-or-nothing solution. 20 I'd much rather get that first step out there 21 because I think there are some legitimate 22 questions and I would like Erin to engage the 23 WCA to make sure that, you know, the board 24 understands, you know, that escalating this 25 would possibly need to be reviewed by their</p>	<p style="text-align: right;">Agenda Package 15 Page 43</p> <p>1 buzzard gets in there and hurts a kid, hurts a 2 pet or causes some sort of damage? What if -- 3 what if a bird gets in there and we have people 4 who -- at the last meeting that you guys had, 5 people stood up and said that they were having 6 health problems from the droppings of these 7 birds. 8 CHAIRMAN LEWIS: Rick -- Rick, if I could 9 just very politely interrupt because I think 10 what we were trying to do and what we just did 11 was take action. I -- we're -- and what J.C. 12 just said is hanging effigies is the most 13 effective means, so that's -- 14 MR. GOLDSTEIN: Okay. 15 CHAIRMAN LEWIS: -- that's what we just 16 voted on and it passed. 17 MR. GOLDSTEIN: Okay. 18 CHAIRMAN LEWIS: Go ahead, Erin. 19 MS. McCORMICK: And I was just going to 20 say, in the meantime, I think that we just need 21 to look at the issues, the pyrotechnics and 22 pellet guns, because if we get to the point 23 where we need to examine that, we should have 24 more information on it then. 25 CHAIRMAN LEWIS: Correct, I mean, I think</p>
<p style="text-align: right;">Page 42</p> <p>1 legal counsel just so that they are aware. 2 MR. GOLDSTEIN: It has been reviewed. 3 MR. BAUMHOVER: Right. 4 MR. GOLDSTEIN: It has been reviewed. 5 CHAIRMAN LEWIS: Rick, could you state 6 your name and your address? 7 MR. GOLDSTEIN: Yeah, Rick Goldstein. My 8 address, 9803 Gingerwood Drive, Tampa. 9 CHAIRMAN LEWIS: Thank you. 10 MR. GOLDSTEIN: Sean did send it over to 11 John Ellis to look at. 12 MR. BAUMHOVER: Great. 13 MR. GOLDSTEIN: They did not find a lot 14 of issues, but we had questions like everybody 15 else. 16 MR. BAUMHOVER: Okay. 17 MR. GOLDSTEIN: Here is the issue: 18 Hurricane season is right around the corner. 19 People cannot get repairs on their lanai and 20 their roofs until these birds are under 21 control. What happens -- you already saw the 22 pictures -- I'm going to take this off while I 23 talk. You already saw pictures of lanais being 24 challenged, holes in those lanais. 25 Brian, my question is what happens if a</p>	<p style="text-align: right;">Page 44</p> <p>1 -- at least the three of us that voted to pass 2 this wanted to get some action out there for -- 3 for that very reason. We know what we said at 4 the -- 5 MR. GOLDSTEIN: But what happens if the 6 effigies are not as effective and they want to 7 come back and -- 8 MR. BAUMHOVER: So -- so what I was going 9 to ask, Rick, was for Erin to do the due 10 diligence over the course of the month so that 11 if this is still an issue after the USDA comes 12 out, that we can quickly amend the contract to 13 include those escalatory steps. 14 What I don't want to do -- what I don't 15 want to do is put us collectively as a 16 community in a situation where, you know -- I 17 mean, our legal counsel is telling us, "Here 18 are some concerns," and I've got to respect 19 that, so I think this is kind of the way 20 forward to give her time to be able to make 21 sure that those issues and concerns are 22 addressed. 23 MR. GOLDSTEIN: That's fair. 24 CHAIRMAN LEWIS: And I'm sorry to 25 interrupt, Rick, I just didn't -- I could tell</p>

<p style="text-align: right;">Page 45</p> <p>1 that you were --</p> <p>2 MR. GOLDSTEIN: Well, it's hard to hear</p> <p>3 with all the voices being muffled and</p> <p>4 everything to begin with, and I'm trying to</p> <p>5 understand what was -- what the discussion was,</p> <p>6 but you clarified it for me and I thank you for</p> <p>7 that.</p> <p>8 CHAIRMAN LEWIS: Yes, sir, no problem at</p> <p>9 all.</p> <p>10 Yes, sir, did you have a -- a comment?</p> <p>11 MR. MEYLAN: Who do we contact if we</p> <p>12 don't see --</p> <p>13 CHAIRMAN LEWIS: I'm sorry, if you -- for</p> <p>14 the record, could you please state your name</p> <p>15 and address?</p> <p>16 MR. MEYLAN: Patrick Meylan, 9858</p> <p>17 Bridgeton Drive.</p> <p>18 THE REPORTER: Can I have you spell your</p> <p>19 last name, please?</p> <p>20 MR. MEYLAN: M-e-y-l-a-n.</p> <p>21 CHAIRMAN LEWIS: Thank you, sir.</p> <p>22 MR. MEYLAN: Who do we contact if we</p> <p>23 don't see results? Is the CDD going to take</p> <p>24 care of it or if we see something that's not</p> <p>25 being --</p>	<p style="text-align: right;">Agenda Package 16 Page 47</p> <p>1 know, gone by the end of the week, but it's</p> <p>2 tough for me with certainty if --</p> <p>3 CHAIRMAN LEWIS: Understood.</p> <p>4 MR. GRIFFIN: But certainly a large</p> <p>5 percentage of the vultures will be gone. They</p> <p>6 just don't like those things and don't want to</p> <p>7 be around them.</p> <p>8 CHAIRMAN LEWIS: Okay.</p> <p>9 State your name and address for the</p> <p>10 record, please.</p> <p>11 MS. OLIVIRI: Judy Oliviri,</p> <p>12 O-l-i-v-i-r-i. I live at 9857 Bridgeton Drive,</p> <p>13 and my question is some of the birds have</p> <p>14 already gone, and I was with J.C. when he did</p> <p>15 the walkthrough because they are in huge</p> <p>16 numbers behind my home and he -- J.C. said some</p> <p>17 of them will leave and some of them will stay</p> <p>18 and they will come back, you know, again when</p> <p>19 they leave up north and come back. So I guess,</p> <p>20 J.C., what I am asking is this will get rid of</p> <p>21 90 percent of what's here now and what happens</p> <p>22 when they come back, and who do we contact --</p> <p>23 part of Pat's question was who do we contact if</p> <p>24 it's not effective and we see they are still</p> <p>25 here and then who do we contact and what do we</p>
<p style="text-align: right;">Page 46</p> <p>1 CHAIRMAN LEWIS: I mean, J.C., if -- what</p> <p>2 do you -- and maybe this was one of Ms. Ross's</p> <p>3 questions, you know, how -- what's the</p> <p>4 effectiveness of this effigies and -- I mean, I</p> <p>5 know, again, it's hard to put a pinpoint on it,</p> <p>6 but on average, what is -- how long does it</p> <p>7 take to see some results from this?</p> <p>8 MR. GRIFFIN: Usually -- you know, it's</p> <p>9 hard to say, but the first day, you know, maybe</p> <p>10 50 plus percent leave and by a week, you know,</p> <p>11 well over 90 percent of the vultures will be</p> <p>12 gone. And that, you know -- those lethal --</p> <p>13 the pyrotechnics and hasting will make them go</p> <p>14 a little faster, but I'd say -- I mean, on</p> <p>15 average, you know, 90 percent or so will be</p> <p>16 gone by the end of the first week.</p> <p>17 CHAIRMAN LEWIS: Just with the effigies</p> <p>18 alone?</p> <p>19 MR. GRIFFIN: Potentially, yeah, and I</p> <p>20 think a little bit of hasting with the effigy,</p> <p>21 but it's still very effective. In my</p> <p>22 experience, I'm trying to think back, I don't</p> <p>23 think I've hung effigies on a roost and -- but</p> <p>24 that's a pretty -- I've hung smaller effigies</p> <p>25 on roosts and like what I said was true, you</p>	<p style="text-align: right;">Page 48</p> <p>1 do if -- when they come back, when winter</p> <p>2 starts coming and they've all come back?</p> <p>3 CHAIRMAN LEWIS: Well, I think, hopefully</p> <p>4 the goal is that they won't come back because</p> <p>5 that's what we're hiring Mr. J.C. for.</p> <p>6 MS. OLIVIRI: Right, but what is the</p> <p>7 percentages of them -- if he has any kind of</p> <p>8 percentage that they might come back or --</p> <p>9 CHAIRMAN LEWIS: I don't know. Hang on</p> <p>10 just a minute, J.C.</p> <p>11 MR. BAUMHOVER: I was going to ask if we</p> <p>12 can just establish the resident point of</p> <p>13 contact. The scope of this contract is good</p> <p>14 for a year. Correct?</p> <p>15 MS. McCORMICK: Mm-hmm. Yeah.</p> <p>16 MR. BAUMHOVER: So we should at least be</p> <p>17 able to -- within the scope of this contract,</p> <p>18 be able to make sure that it's effective during</p> <p>19 the winter season when they come back. Now, we</p> <p>20 just have to make sure we have the right point</p> <p>21 of contact for the residents for contact.</p> <p>22 MS. OLIVIRI: Because they are still --</p> <p>23 there were nine of them on my roof yesterday.</p> <p>24 So -- and I was too lazy to shoo them away with</p> <p>25 my hose.</p>

<p style="text-align: right;">Page 49</p> <p>1 CHAIRMAN LEWIS: I would suggest that you</p> <p>2 talk to Doug or Sonny unless another supervisor</p> <p>3 has -- yes, sir?</p> <p>4 MR. ROSS: I think that would be a bad</p> <p>5 idea. I think it should be Mr. Griffin because</p> <p>6 we don't want to mess with somebody else's</p> <p>7 effigies; but I think the point is excellent,</p> <p>8 if somebody notices an effigy is decomposed or</p> <p>9 falling to the ground or it's in the pond,</p> <p>10 yeah, we need to bring that to somebody's</p> <p>11 attention.</p> <p>12 CHAIRMAN LEWIS: I think from -- and I'm</p> <p>13 not sure what Mr. Baumhover is about to say,</p> <p>14 but for me, I guess it was so that he doesn't</p> <p>15 -- and I guess he would keep track of what he</p> <p>16 spends, but -- so that he doesn't just sort of</p> <p>17 respond to residents randomly or as they call.</p> <p>18 At least we kind of have an idea as to how many</p> <p>19 times they're calling. I guess that's what I</p> <p>20 was thinking.</p> <p>21 MR. ROSS: I do think there is wisdom in</p> <p>22 your point that our staff needs to be educated,</p> <p>23 as well. They need to know what's going on,</p> <p>24 but I just think the same things applies to the</p> <p>25 service provider that it doesn't help us if</p>	<p style="text-align: right;">Agenda Package 17 Page 51</p> <p>1 know, whatnot, because if they do everything on</p> <p>2 that island, but for some reason they relocate</p> <p>3 and they put a roost somewhere else, we're</p> <p>4 still going to get resident contacts, but</p> <p>5 that's going to be outside the scope of this</p> <p>6 contract and we're going to have to renew -- or</p> <p>7 set up a new agreement.</p> <p>8 MR. ROSS: I'm not disagreeing with you</p> <p>9 and, in fact, the question posed by one of the</p> <p>10 residents is exactly what I raised; no place in</p> <p>11 the contract does it give us a point of</p> <p>12 contact, a phone number, et cetera.</p> <p>13 MR. BAUMHOVER: Right.</p> <p>14 MR. ROSS: I stand by my point: We don't</p> <p>15 want our staff making changes to the work that</p> <p>16 our expert is providing.</p> <p>17 MR. BAUMHOVER: Absolutely, I agree.</p> <p>18 MR. ROSS: I know, but we just need to</p> <p>19 have an understanding. I don't want to get</p> <p>20 into the weeds of who needs to call who, but we</p> <p>21 do need to a contact --</p> <p>22 MR. BAUMHOVER: Absolutely, I agree with</p> <p>23 that.</p> <p>24 CHAIRMAN LEWIS: So I think at this</p> <p>25 point, we'll just make Doug the contact and</p>
<p style="text-align: right;">Page 50</p> <p>1 people are calling Doug directly bringing</p> <p>2 information in and then Doug has the</p> <p>3 responsibility of filtering through what's</p> <p>4 important or what's unimportant. We want Mr.</p> <p>5 Griffin or his staff to be making that decision</p> <p>6 in my judgment.</p> <p>7 MS. McCORMICK: Yeah, I would agree with</p> <p>8 that, but I think with all of our contractors,</p> <p>9 we typically have one appointed person from the</p> <p>10 district who is communicating with the</p> <p>11 contractor as opposed to having the residents,</p> <p>12 you know, communicate with the contractor.</p> <p>13 CHAIRMAN LEWIS: Yeah.</p> <p>14 MR. BAUMHOVER: When I look at this</p> <p>15 contract, I see the scope of work is very clear</p> <p>16 cut, but it's correlated to results, but it's</p> <p>17 not responsible for results. So -- you know,</p> <p>18 we still need to have kind of a CDD point of</p> <p>19 contact that gets the entry point from the</p> <p>20 residents. Like, "Hey, this thing" -- "there</p> <p>21 is still vultures landing on my roof." Then,</p> <p>22 it would be either a deliberation or -- you</p> <p>23 know, based on Doug's discretion of whether or</p> <p>24 not, you know, he's going to go out and check</p> <p>25 to see if the effigies are still there or, you</p>	<p style="text-align: right;">Page 52</p> <p>1 then, you know --</p> <p>2 MS. McCORMICK: Yeah, and then we'll have</p> <p>3 contact with the animal and plant health</p> <p>4 inspection services that Doug will be the lead</p> <p>5 on --</p> <p>6 MR. MAYS: And I already have J.C.'s</p> <p>7 phone number programmed in my phone, so we'll,</p> <p>8 you know, make contact and I'll ask any</p> <p>9 questions I have.</p> <p>10 CHAIRMAN LEWIS: Very good. Any other</p> <p>11 questions or comments?</p> <p>12 Okay. Well, thank you guys for showing</p> <p>13 up.</p> <p>14 MR. CHESNEY: Thank you, Mr. Griffin.</p> <p>15 CHAIRMAN LEWIS: Thank you, J.C.</p> <p>16 MS. OLIVIRI: I hope you never have to</p> <p>17 understand what it's like.</p> <p>18 CHAIRMAN LEWIS: Me, either. Thank you</p> <p>19 everyone for a good discussion.</p> <p>20 MR. MENDENHALL: Thank you, J.C.</p> <p>21 CHAIRMAN LEWIS: Thank you, J.C.</p> <p>22 MR. GRIFFIN: Thank you all very much.</p> <p>23 Have a great evening.</p> <p>24 CHAIRMAN LEWIS: And I think -- Erin, you</p> <p>25 are officially still on. Right?</p>

<p style="text-align: right;">Page 53</p> <p>1 MS. McCORMICK: Yeah, so I have a --</p> <p>2 there was, in Dropbox, an engagement letter</p> <p>3 with special counsel, Dennis Newman, related to</p> <p>4 the easement over the TECO parcel, so hopefully</p> <p>5 all the board members have had a chance to see</p> <p>6 that, and I wanted to see if there was a motion</p> <p>7 to approve that. If anybody has any questions</p> <p>8 they wanted to address tonight --</p> <p>9 MR. CHESNEY: I was going to make a</p> <p>10 motion to approve it.</p> <p>11 MR. BAUMHOVER: I'll second it.</p> <p>12 CHAIRMAN LEWIS: Mr. Chesney, second by</p> <p>13 Mr. Baumhover.</p> <p>14 All in favor?</p> <p>15 (All board members signify in the</p> <p>16 affirmative.)</p> <p>17 CHAIRMAN LEWIS: Motion pass five to</p> <p>18 zero.</p> <p>19 MS. McCORMICK: Great, and then Sonny is</p> <p>20 not here. Doug, were you going deal with the</p> <p>21 Amazon proposal during the field --</p> <p>22 MR. MAYS: No, she didn't give -- nothing</p> <p>23 she gave me about that.</p> <p>24 MS. McCORMICK: Okay. She sent me -- and</p> <p>25 I think she probably has more information on</p>	<p style="text-align: right;">Agenda Package 18 Page 55</p> <p>1 free service and, I guess, from their</p> <p>2 standpoint, you get faster delivery times and</p> <p>3 accurate deliveries, as well.</p> <p>4 CHAIRMAN LEWIS: Mr. Chesney?</p> <p>5 MR. CHESNEY: Do we provide codes to UPS</p> <p>6 or any other services?</p> <p>7 MR. MAYS: Yes, we do.</p> <p>8 MR. CHESNEY: Okay, thank you.</p> <p>9 CHAIRMAN LEWIS: I actually saw in here,</p> <p>10 too, one of their -- one of my questions is</p> <p>11 does it give you more access to the property</p> <p>12 and it said no and it says you can adjust the</p> <p>13 delivery hours. So I guess the device will be</p> <p>14 shut off at a certain time of day or --</p> <p>15 MR. CHESNEY: You can set it in advance</p> <p>16 to say only -- we have it at like 9:00 to 5:00,</p> <p>17 you can say only deliveries allowed 9:00 to</p> <p>18 5:00.</p> <p>19 CHAIRMAN LEWIS: Right. I mean, for me,</p> <p>20 I don't live behind a gate, but I think it</p> <p>21 seems like a pretty good idea and I don't know</p> <p>22 if there is any other discussion on that or --</p> <p>23 MR. MAYS: I would want to check with our</p> <p>24 gate repair company and see if this -- see if</p> <p>25 they see this device and if it does affect the</p>
<p style="text-align: right;">Page 54</p> <p>1 this than anybody, but she sent me a proposal</p> <p>2 that Amazon had provided that would deal with</p> <p>3 the deliveries going forward -- the deliveries</p> <p>4 going forward in the gated communities. And</p> <p>5 Amazon, I guess, has this program now where</p> <p>6 they set up a -- they set up like a little</p> <p>7 device at the gate that their drivers then have</p> <p>8 the ability to use that to get into the</p> <p>9 community. And just from reading it, my</p> <p>10 understanding is that this provides some</p> <p>11 additional protection for the community, it</p> <p>12 also gives information to Amazon so that they</p> <p>13 can track exactly when their drivers come into</p> <p>14 the community and are departing the community.</p> <p>15 And so they have had, you know, a very good</p> <p>16 success rate with it, and it really makes it</p> <p>17 easier for them to monitor and have the</p> <p>18 specific tracking of their employees.</p> <p>19 And the other thing is that there is --</p> <p>20 there is no cost to the district for doing</p> <p>21 this. They say the benefits to the community,</p> <p>22 higher security, no codes being handed out, no</p> <p>23 blocking community gate with Amazon's drivers,</p> <p>24 the ability to hold drivers accountable for any</p> <p>25 issues caused by drivers. It's a completely</p>	<p style="text-align: right;">Page 56</p> <p>1 system, I mean, this is a -- a phone system.</p> <p>2 It's set up so that we can give everybody a</p> <p>3 code for that reason. The UPS, the Post</p> <p>4 Office, garbage company. They all have</p> <p>5 separate numbers, as well as Amazon, too.</p> <p>6 MS. McCORMICK: Yeah, it says they --</p> <p>7 they install a small three-by-two-and-a-half-</p> <p>8 inch cellular device at the property. It's</p> <p>9 installed out of the public signal, the device</p> <p>10 connects to the delivery app. It says the</p> <p>11 install itself doesn't take more than an hour;</p> <p>12 but yeah, I mean, I think if the board wanted</p> <p>13 to go forward with this, they -- you could</p> <p>14 approve it contingent on all of the this stuff</p> <p>15 being correlated with the security service --</p> <p>16 with the security company to make sure there is</p> <p>17 not going to be any issues. They also --</p> <p>18 Amazon gave -- as contact for referrals, they</p> <p>19 gave two HOA presidents at other communities</p> <p>20 that they've worked with on this system. So</p> <p>21 that would be something maybe Doug or Sonny</p> <p>22 could reach out to them and just talk to them</p> <p>23 about it.</p> <p>24 MR. MAYS: Yeah, I would like to try to</p> <p>25 find out where this device is installed, you</p>

Page 57	Agenda Package 19 Page 59
<p>1 know. Do they put it inside of the control</p> <p>2 box, do they put it somewhere on the fence?</p> <p>3 CHAIRMAN LEWIS: Sorry, Mr. Chesney. Go</p> <p>4 ahead.</p> <p>5 MR. CHESNEY: No, I was going to make a</p> <p>6 motion to approve subject to Doug's approval.</p> <p>7 Is that okay?</p> <p>8 MR. MAYS: Yeah, yeah, just got a few</p> <p>9 questions for our gate repair company.</p> <p>10 CHAIRMAN LEWIS: Okay. Do we have a</p> <p>11 second?</p> <p>12 MR. WIMSATT: Second.</p> <p>13 CHAIRMAN LEWIS: Mr. Wimsatt. Okay.</p> <p>14 MR. CHESNEY: Brian is --</p> <p>15 CHAIRMAN LEWIS: I am sorry, I keep --</p> <p>16 thank you for reminding me. I'm sorry. Go</p> <p>17 ahead, Mr. Ross.</p> <p>18 MR. ROSS: The reality is a lot of people</p> <p>19 buy in a gated community because they have an</p> <p>20 expectation of privacy. They don't want people</p> <p>21 coming in, they just don't, and that's how they</p> <p>22 feel. Whether it's legitimate or not, the</p> <p>23 feeling is kind of besides the point, it's what</p> <p>24 they feel, but my experience is the same as</p> <p>25 Doug just said: Everybody gives out the gate</p>	<p>1 But understood. Thank you, Mr. Ross.</p> <p>2 MR. ROSS: Right.</p> <p>3 MR. BAUMHOVER: On the discussion, I</p> <p>4 think, Brian, your point about the -- the codes</p> <p>5 and -- the residents of those gated communities</p> <p>6 are informed. I mean, this is not a hurry-up</p> <p>7 item to me because it was something I didn't</p> <p>8 know about until I got the agenda this morning,</p> <p>9 and so different gated communities might have a</p> <p>10 different take on this, and I think we need to</p> <p>11 make a uniform response without having the</p> <p>12 discussion with the community.</p> <p>13 CHAIRMAN LEWIS: All right. Any other</p> <p>14 discussion?</p> <p>15 MR. MENDENHALL: Let -- just as a point</p> <p>16 of reference, you know, we manage a lot of</p> <p>17 communities, and obviously we've had these put</p> <p>18 in place in a number of them and it has been</p> <p>19 very well received, just as a -- just to give</p> <p>20 you info.</p> <p>21 CHAIRMAN LEWIS: Has anybody asked for</p> <p>22 that report that Mr. Ross was asking about?</p> <p>23 MR. MENDENHALL: No, not at this point.</p> <p>24 MR. CHESNEY: I would be shocked if they</p> <p>25 gave it to us, honestly. It's a private</p>
Page 58	Page 60
<p>1 codes. I mean, my kids have had gate codes on</p> <p>2 their car. I mean, it's just easy to program</p> <p>3 and all that kind of stuff. I was going to say</p> <p>4 if that's a concern to anybody else, we could</p> <p>5 run it by the -- the voting members and just</p> <p>6 let them know this is something we're</p> <p>7 considering.</p> <p>8 My own thought was I was going likely</p> <p>9 support it, I just didn't see it as a big deal,</p> <p>10 but I think it could be helpful if one of our</p> <p>11 lists was if they can track the vehicles, can</p> <p>12 we get those reports, are those available to</p> <p>13 us? So if there ever was a problem -- you</p> <p>14 know, somebody's package or stolen, you know,</p> <p>15 et cetera -- I mean, they deliver packages at</p> <p>16 my house up until like 8 o'clock at night, so I</p> <p>17 think we could limit the access to 5 o'clock.</p> <p>18 CHAIRMAN LEWIS: Yeah, I wasn't</p> <p>19 suggesting that, but --</p> <p>20 MR. BAUMHOVER: No, I mean, we could -- I</p> <p>21 mean, we can set it between that time and --</p> <p>22 CHAIRMAN LEWIS: Like between 10 o'clock</p> <p>23 and 5:00 a.m. or something, I don't know.</p> <p>24 Whatever, we don't have to get into that right</p> <p>25 now.</p>	<p>1 business and -- especially, it's Amazon.</p> <p>2 MR. MENDENHALL: It is a relatively new</p> <p>3 thing that -- that they have started doing it</p> <p>4 and -- at least they started reaching out and</p> <p>5 probably asking the past six months or so.</p> <p>6 CHAIRMAN LEWIS: Actually, they are not</p> <p>7 private -- right - because they're --</p> <p>8 MR. CHESNEY: Well, like a company</p> <p>9 versus, you know --</p> <p>10 CHAIRMAN LEWIS: Understood. Okay. Any</p> <p>11 other comments or questions?</p> <p>12 All right. Ready for a vote.</p> <p>13 All in favor?</p> <p>14 CHAIRMAN LEWIS: Passes four to zero.</p> <p>15 (Motion passes.)</p> <p>16 MR. ROSS: No, I had my hand down.</p> <p>17 CHAIRMAN LEWIS: Oh, I'm sorry.</p> <p>18 MR. CHESNEY: So you didn't support it?</p> <p>19 MR. ROSS: No, I think we should know the</p> <p>20 answer to Doug's question.</p> <p>21 CHAIRMAN LEWIS: Very good. So Mr. Ross</p> <p>22 dissents, thank you. I thought you were</p> <p>23 throwing your hand in there at the last minute.</p> <p>24 Okay. Erin, I think --</p> <p>25 MS. MCCORMICK: Yeah, the only other --</p>

<p style="text-align: right;">Page 61</p> <p>1 do you want me to talk about the streetlights</p> <p>2 in the enclave? Do you want me to mention</p> <p>3 that?</p> <p>4 MR. CHESNEY: No.</p> <p>5 MS. McCORMICK: Okay. So I --</p> <p>6 MR. CHESNEY: We'll come back with an</p> <p>7 agreement for the board to consider.</p> <p>8 MS. McCORMICK: Okay. All right. So I</p> <p>9 do not have anything else then at this point.</p> <p>10 MR. CHESNEY: Just so you know, there's a</p> <p>11 -- in reviewing the budget items with Andy, we</p> <p>12 realized there was an agreement that we started</p> <p>13 working on ten years ago and apparently never</p> <p>14 finished, so I will address that somehow;</p> <p>15 probably with Doug's help.</p> <p>16 CHAIRMAN LEWIS: All right.</p> <p>17 Erin, anything else?</p> <p>18 MS. McCORMICK: Nothing else.</p> <p>19 CHAIRMAN LEWIS: Let's see -- okay.</p> <p>20 All right. Andy, manager's report.</p> <p>21 MR. MENDENHALL: Yeah, so the -- not much</p> <p>22 to report this evening. We do have the -- it's</p> <p>23 listed here as presentation of the fiscal year</p> <p>24 2022 budget. Really, this is a place marker.</p> <p>25 As you may recall, for your budget this year,</p>	<p style="text-align: right;">Agenda Package 20 Page 63</p> <p>1 whatever the number is that you want to submit</p> <p>2 to the county, which we won't be able to go</p> <p>3 higher than by the time that we actually adopt</p> <p>4 the budget.</p> <p>5 MR. CHESNEY: So just to be more clear,</p> <p>6 can you -- what meeting do we approve the</p> <p>7 amount that goes to the county?</p> <p>8 MR. MENDENHALL: That would be at your</p> <p>9 next meeting, the June 1st meeting.</p> <p>10 MR. CHESNEY: Okay. So for anyone that</p> <p>11 is newer, that means that the number that we</p> <p>12 submit, that -- it can't go higher than that.</p> <p>13 MR. MENDENHALL: So high water mark, if</p> <p>14 you will. And, you know, a lot of districts,</p> <p>15 sometimes they aren't really clear on either --</p> <p>16 what some of their obligations -- be it new</p> <p>17 contracts or any changes, if you aren't clear</p> <p>18 on that or if you aren't sure about all of your</p> <p>19 projects yet, then some districts will choose</p> <p>20 to put in a -- for lack of better words -- a</p> <p>21 plug number so that you are protected in case</p> <p>22 you find out, "Oh, geez, we wanted this big</p> <p>23 expense and we have the money here and now</p> <p>24 let's allocate it."</p> <p>25 Your district, in general -- I'm speaking</p>
<p style="text-align: right;">Page 62</p> <p>1 you're going to look to approve the preliminary</p> <p>2 budget at your June 1st meeting and then you</p> <p>3 will adopt the final at your August 3rd</p> <p>4 meeting. So we'll keep it on the agenda in</p> <p>5 case there is any questions.</p> <p>6 As -- as Greg just mentioned, we had an</p> <p>7 opportunity to speak and we kind of went over</p> <p>8 -- specifically went over some of the village</p> <p>9 funds and where their fund balances are and</p> <p>10 general discussions about the road reserves,</p> <p>11 which -- what was in -- what is in there is</p> <p>12 based on our past road reserves, and of course,</p> <p>13 we have new information that we received from</p> <p>14 JMT.</p> <p>15 So kind of looking at that overall</p> <p>16 picture for what needs to be in there and so</p> <p>17 we'll have an updated version of your budget</p> <p>18 for your next meeting, which will have those</p> <p>19 suggestions and changes in there. Of course,</p> <p>20 we can talk about that a little bit.</p> <p>21 So generally speaking, if you have any</p> <p>22 questions regarding the budget or any comments,</p> <p>23 thoughts, projects, I'm certainly happy to hear</p> <p>24 about any of that; but otherwise, we'll kind of</p> <p>25 prepare for the next meeting to hope to get</p>	<p style="text-align: right;">Page 64</p> <p>1 in general terms, obviously -- is you guys are</p> <p>2 pretty well funded from both a fund balance</p> <p>3 perspective, which is your free and available</p> <p>4 cash, and as well you have a healthy reserve</p> <p>5 balance. So I -- I don't anticipate that,</p> <p>6 you know, that would cause you any reason that</p> <p>7 you need to boost up your numbers or anything</p> <p>8 like that; but ultimately, it's a decision for</p> <p>9 you as a board, so that's -- that's the time</p> <p>10 that you would give that number.</p> <p>11 MR. CHESNEY: It's also a good time,</p> <p>12 though, to reflect upon if there is anything we</p> <p>13 think in the community that we should start</p> <p>14 working on, you know, like a project.</p> <p>15 MR. MENDENHALL: Most definitely.</p> <p>16 CHAIRMAN LEWIS: All right. Any --</p> <p>17 seeing no comments or questions -- anything</p> <p>18 else, Andy?</p> <p>19 MR. MENDENHALL: No, and feel free -- as</p> <p>20 we approach that next meeting, if something</p> <p>21 does come up, just e-mail me, call me and we'll</p> <p>22 certainly kind of queue it up so that we can</p> <p>23 have any of those discussions.</p> <p>24 CHAIRMAN LEWIS: Okay, thank you very</p> <p>25 much.</p>

Page 65	Agenda Package 21 Page 67
<p>1 All right. Moving on to field manager's 2 report. 3 MR. MAYS: Don't have a lot today. I do 4 have a question for Robert on the erosion 5 repairs on Greensprings. 6 MR. DVORAK: Mm-hmm. 7 MR. MAYS: I'm curious -- I know you said 8 five to seven weeks before it would be -- do 9 you have a start date or are you waiting for 10 Sonny to get the 50 percent up-front check 11 first before they will even set a date to -- 12 MR. DVORAK: No, they didn't -- we asked 13 them specifically and they said to let us know 14 when we got closer, but they threw out six to 15 eight weeks when we asked them a couple of 16 weeks ago. So we just -- you know, we can keep 17 hounding them to get the exact, you know, date 18 that they want to mobilize and get materials 19 out there as they get closer. 20 And my only point on the deposit was -- 21 or, you know, the mobilization check or 22 whatever it was, 30 percent, is because they 23 are so far out. If you didn't -- if you wanted 24 to wait a few more weeks to pay it or another 25 month even in the next cycle, I don't think it</p>	<p>1 is in October, I believe it is, so we've got 2 the permit for that. I don't think there is 3 any approval needed for it because it's always 4 been done in the past and she just wanted me to 5 bring to you all's attention that because she 6 received a phone call from a resident that the 7 -- the younger age soccer had brought the 8 question to her, how could she get the two to 9 five-year-old age group in a soccer league. 10 Unfortunately -- Sonny had to explain to 11 her and this is why she wanted to make sure 12 that you guys knew. She did explain to her 13 that it's a for-profit organization and she 14 explained to her that we cannot do a for 15 profit, so she suggested that she get with the 16 soccer association's president and see if 17 there's a way they can work something out with 18 them, which from what Sonny told me, this 19 soccer president said they are probably going 20 to pass up one more season and not start until 21 possibly a fall season. 22 CHAIRMAN LEWIS: Okay. 23 MR. MAYS: So she wanted me to bring that 24 to you all's attention, also. And one other 25 point that I want to bring to the board's</p>
Page 66	Page 68
<p>1 would impact anything because they are going -- 2 we're going to fit in when their crew is 3 available. 4 MR. MAYS: Okay. 5 MR. DVORAK: We just need to get, you 6 know, moving down the road a little bit more. 7 MR. MAYS: I'm more concerned with making 8 sure I let the residents know, that's all. 9 MR. DVORAK: Yeah, right. 10 MR. MAYS: So I don't want, you know, you 11 to throw this on me and say, "Hey, they're 12 going to be here tomorrow." 13 MR. DVORAK: No, no, we'll -- we'll make 14 it a point to keep bugging them. I mean, we 15 knew they were busy, but we didn't know they 16 were six to eight weeks busy. 17 MR. MAYS: Okay, because I want to give 18 the residents -- I would rather go to them now 19 and say, "Hey, it's going to be six to eight 20 weeks." 21 MR. DVORAK: Very good. 22 MR. MAYS: So that's my question on that. 23 Sonny gave me a couple of things here, too, 24 just to make the board aware of. We always 25 approve it anyway, the Westchase Run I guess</p>	<p>1 attention, we had something very strange happen 2 today -- probably the strangest thing I've ever 3 seen since I've been here -- and it just goes 4 to show -- just goes to show you how good our 5 security service is and how on the ball Carmen 6 Rios over at the guard house is. She noticed a 7 child walk up by -- by the front gate at the 8 gate entrance on the inside, by herself, and 9 she says the child couldn't have been no more 10 than three or four years old, and when they 11 approached her, she had wandered out of her 12 house and the parents -- the grandmother and 13 the mother didn't even see the kid, didn't know 14 where the kid was, but she knew -- this is why 15 recognition helped. She knew who the child 16 belonged to and immediately made contact. The 17 deputy was on duty at the time, too, he was 18 there. And actually, their security -- the 19 branch manager for this area was checking in 20 the area that -- at the same time, so he was 21 there to witness it. 22 So he's just -- you know, we're all 23 ecstatic with Carmen's professionalism and the 24 way she just paid attention and picked up on 25 this right away. So I just wanted to make sure</p>

<p style="text-align: right;">Page 69</p> <p>1 that the board was aware of what a good staff</p> <p>2 we have over there, even though we do get</p> <p>3 complaints, sometimes, from certain residents.</p> <p>4 But anyway, that's really all I got.</p> <p>5 CHAIRMAN LEWIS: I did -- I did have one</p> <p>6 thing in the package that I saw -- and maybe</p> <p>7 Chris can clarify this; the run is in October,</p> <p>8 but there's a food truck rally?</p> <p>9 MR. BARRETT: Yeah, did Sonny mention</p> <p>10 that to you?</p> <p>11 MR. MAYS: Yes, she mentioned that -- she</p> <p>12 didn't tell me the dates, though.</p> <p>13 CHAIRMAN LEWIS: It says June.</p> <p>14 MR. BARRETT: Yeah, we're -- we kind of</p> <p>15 -- we didn't set a hard and fast date because</p> <p>16 we wanted to get the CDD's input first.</p> <p>17 MR. MAYS: Okay.</p> <p>18 MR. BARRETT: We were hoping for the --</p> <p>19 the beginning of June because we don't want to</p> <p>20 push it too late because of storms.</p> <p>21 MR. MAYS: Right, she -- the way she</p> <p>22 mentioned it to me, also, was -- and she</p> <p>23 probably mentioned it to you or Ms. Blaise --</p> <p>24 we can't authorize food trucks that are lined</p> <p>25 up on a county road. I'm sure they can somehow</p>	<p style="text-align: right;">Agenda Package 22 Page 71</p> <p>1 money we made from it would kind of go into</p> <p>2 the, you know, charitable kiddy fund that WOW</p> <p>3 gives out at the end of the year.</p> <p>4 MR. CHESNEY: My comment was just to</p> <p>5 perhaps, Doug, you might have forgotten, but we</p> <p>6 used to have food-truck rallies and we would</p> <p>7 always let them use the park. So that's</p> <p>8 what -- basically, Chris just said it all.</p> <p>9 MR. MAYS: I know we can authorize the</p> <p>10 park, but I just wanted to make sure that</p> <p>11 you're aware that we can't authorize the uses</p> <p>12 of the road. That's between you and the</p> <p>13 county.</p> <p>14 MR. BARRETT: Right.</p> <p>15 CHAIRMAN LEWIS: Yes, sir, Mr. Ross?</p> <p>16 MR. ROSS: Maybe we authorize the use of</p> <p>17 the park where the function is described.</p> <p>18 MR. BAUMHOVER: Seconded.</p> <p>19 CHAIRMAN LEWIS: Seconded by Mr.</p> <p>20 Baumhover.</p> <p>21 All in favor?</p> <p>22 (All board members signify in the</p> <p>23 affirmative.)</p> <p>24 CHAIRMAN LEWIS: Motion passes five to</p> <p>25 zero.</p>
<p style="text-align: right;">Page 70</p> <p>1 use West Park Village, that center area that</p> <p>2 they are asking to use, but we can't authorize</p> <p>3 anybody to --</p> <p>4 MR. BARRETT: Well, to fully disclose</p> <p>5 what we were hoping to do with The Greens space</p> <p>6 is we were hoping to have some seated areas</p> <p>7 where people, in the same family or groups,</p> <p>8 could sit and just consume food, and then we</p> <p>9 were hoping to use the band stand just for a DJ</p> <p>10 to play music during this event, and the whole</p> <p>11 idea is we just haven't had any events in a</p> <p>12 long time because of COVID and with the</p> <p>13 vaccination rates going up and they're throwing</p> <p>14 everything open, we just thought that this</p> <p>15 would be kind of a safe and appropriate outdoor</p> <p>16 activity with some music.</p> <p>17 So -- because apparently, the West Park</p> <p>18 Village Apartments have been having food trucks</p> <p>19 there every like -- every Wednesday for months</p> <p>20 and months and the food trucks just park in the</p> <p>21 -- in the road and then people just hang out</p> <p>22 and -- and eat like picnic style in the -- you</p> <p>23 know, The Greens. So that's kind of what we</p> <p>24 were hoping to do in early June, get your</p> <p>25 blessing for it. And we would use -- whatever</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. BARRETT: Thank you all. It's know</p> <p>2 it's a new, transitional time and so I</p> <p>3 appreciate the trust, so thanks.</p> <p>4 CHAIRMAN LEWIS: Sure.</p> <p>5 MR. BAUMHOVER: There is one other thing</p> <p>6 that I saw, Doug, about the resident at the</p> <p>7 (inaudible).</p> <p>8 MR. MAYS: Sorry, what?</p> <p>9 THE REPORTER: I'm sorry, I didn't catch</p> <p>10 what you said, either.</p> <p>11 MR. BAUMHOVER: Yes, I apologize, I was</p> <p>12 telling Mr. Mays that there was an item on the</p> <p>13 agenda about a resident who had his tree taken</p> <p>14 down and wanted to seek reimbursement.</p> <p>15 MR. MAYS: That's what it is. We were on</p> <p>16 Woodbay when we came across a gentleman who had</p> <p>17 a stump sitting there, and he asked why we were</p> <p>18 taking those down and he didn't know about the</p> <p>19 program. I explained to him the program, and</p> <p>20 he said, "Well, I checked with the HOA, and</p> <p>21 they told me to do it this way." The HOA,</p> <p>22 obviously, says that that's not what they told</p> <p>23 him.</p> <p>24 I can't, you know, confirm either way who</p> <p>25 said what, of course, but he is asking, since</p>

<p style="text-align: right;">Page 73</p> <p>1 he paid for his own tree to be removed, could</p> <p>2 he possibly get reimbursed for the removal of</p> <p>3 the tree, and I said that's -- that's above my</p> <p>4 pay grade, I can't authorize that and I</p> <p>5 wouldn't want to start any kind of precedent,</p> <p>6 so I am not going to answer that question. I</p> <p>7 can't say yes or no, but I will bring it to the</p> <p>8 board and I will ask them. As you see in my</p> <p>9 little post-it, he paid \$880 to have his tree</p> <p>10 removed.</p> <p>11 So anyway, that's where it's at.</p> <p>12 CHAIRMAN LEWIS: Mr. Ross?</p> <p>13 MR. ROSS: Under the street-tree program,</p> <p>14 have you been removing or your staff been</p> <p>15 removing the trees?</p> <p>16 MR. MAYS: No, my staff has been helping</p> <p>17 with it with the tree crew that we hired for a</p> <p>18 daily rate.</p> <p>19 MR. ROSS: Okay. For me, we don't know</p> <p>20 what was said, we don't know what was done.</p> <p>21 Maybe they were, in fact, told that or forgot</p> <p>22 or misplaced the notes, whatever. Moreover,</p> <p>23 the costs that they've incurred is, what I'll</p> <p>24 call, a retail rate. They paid a retail rate</p> <p>25 and I would speculate far exceeds whatever we</p>	<p style="text-align: right;">Agenda Package 23 Page 75</p> <p>1 MR. WIMSATT: Yeah, that's a significant</p> <p>2 expense in and of itself, especially the stump.</p> <p>3 MR. MAYS: Yeah, it was a big tree so it</p> <p>4 was -- yeah.</p> <p>5 CHAIRMAN LEWIS: Okay. All right.</p> <p>6 Anything else? Yes, sir.</p> <p>7 MR. CHESNEY: Well, I -- I actually had</p> <p>8 something that I was going bring up during</p> <p>9 supervisors' requests, but it is directly</p> <p>10 related to that particular item.</p> <p>11 CHAIRMAN LEWIS: Okay.</p> <p>12 MR. CHESNEY: So I don't know now would</p> <p>13 be an appropriate time.</p> <p>14 CHAIRMAN LEWIS: Yeah, why not.</p> <p>15 MR. CHESNEY: So I would like to propose</p> <p>16 -- because -- and I don't -- I thought we were</p> <p>17 going to get some date on it, on the tree</p> <p>18 program, but I'd like to propose that maybe --</p> <p>19 and this was originally my idea, so I'm the</p> <p>20 first one to step up and say I think I was</p> <p>21 wrong, but I'd like to remove the -- the fact</p> <p>22 that we pay for the tree removal. I'd like to</p> <p>23 still be involved. If you remember, my</p> <p>24 thinking on that was that we would have more</p> <p>25 control. I think the problem has been that</p>
<p style="text-align: right;">Page 74</p> <p>1 pay, so I just think we would be going down a</p> <p>2 rabbit hole for us to reimburse him.</p> <p>3 I feel bad about the circumstance, but I,</p> <p>4 personally, don't support paying him money of</p> <p>5 eight hundred and something dollars.</p> <p>6 CHAIRMAN LEWIS: Yeah, I mean, I think we</p> <p>7 discussed this briefly at the workshop, too. I</p> <p>8 mean, I think we kind of all felt that. I</p> <p>9 don't want to speak here now, but -- I know Mr.</p> <p>10 Chesney wasn't there, but we talked --</p> <p>11 MR. ROSS: I'm sorry, I forgot we talked</p> <p>12 about it.</p> <p>13 MR. CHESNEY: Well, I don't even think</p> <p>14 you can legally just start writing out checks</p> <p>15 to your residents. I think the guy has wishful</p> <p>16 thinking.</p> <p>17 MR. MAYS: We did help him in another</p> <p>18 way. The stump had not been removed yet or the</p> <p>19 grass that we've been replacing had not been</p> <p>20 replaced yet or a street tree, we hadn't put a</p> <p>21 street tree over there, but we did grind the</p> <p>22 stump at no cost to him while we were doing the</p> <p>23 other trees and we did the cleanup and the</p> <p>24 guys did resod his front yard, so he might even</p> <p>25 be happy with at least that.</p>	<p style="text-align: right;">Page 76</p> <p>1 we've created an incentive for people to get</p> <p>2 rid of trees in Westchase, which, obviously, I</p> <p>3 would think that most of my board members would</p> <p>4 think that that's not something we want to</p> <p>5 promote.</p> <p>6 So I would like to, just as an interim</p> <p>7 step, try to maybe throttle it back a little</p> <p>8 bit to eliminate the tree reimbursement</p> <p>9 expense, which is -- and what I -- I don't mean</p> <p>10 reimbursement expense, that we pay for the tree</p> <p>11 removal.</p> <p>12 CHAIRMAN LEWIS: Yes, sir?</p> <p>13 MR. ROSS: I'm glad you were looking at</p> <p>14 me. I 100 percent agree with you.</p> <p>15 MR. CHESNEY: I figured we've been</p> <p>16 disagreeing all day, so maybe we can get back</p> <p>17 on --</p> <p>18 MR. ROSS: I know you hate me and that's</p> <p>19 okay. I had actually made notes for the</p> <p>20 supervisors' request and I wanted to raise --</p> <p>21 and I don't know whether we should be calling</p> <p>22 it street trees or street trees and sidewalks</p> <p>23 or tree aesthetics because there's several</p> <p>24 components of it that I'd like to elaborate on,</p> <p>25 but I 100 percent agree with what you're</p>

<p style="text-align: right;">Page 77</p> <p>1 suggesting.</p> <p>2 MR. CHESNEY: Well, I agree there is a</p> <p>3 lot of different things that we could look at,</p> <p>4 you know. I know in the past we've looked for</p> <p>5 -- for example, in the past we've looked at --</p> <p>6 for a brief period of time, we were allowed to</p> <p>7 redo the sidewalks ourselves, and then the</p> <p>8 county got upset. I don't know if there is</p> <p>9 something that -- maybe we could bring that</p> <p>10 to them about maybe we can start looking at</p> <p>11 the sidewalks. I remember that that, also,</p> <p>12 can be a can of worms because then everyone</p> <p>13 wants their sidewalk fixed and it would break</p> <p>14 -- we would literally go broke. Sidewalks are</p> <p>15 very expensive, but in certain circumstances, I</p> <p>16 think that might make sense; but I think the</p> <p>17 easiest thing to do right at the beginning to</p> <p>18 kind of get it under control is not create a</p> <p>19 financial incentive because it's -- it's my</p> <p>20 understanding or at least how I understand that</p> <p>21 the particular one that was brought to our</p> <p>22 attention on Bridgeton, that person actually</p> <p>23 got three permits and the only one they</p> <p>24 exercised was the one that we paid for, which</p> <p>25 just that -- that alone makes you think, like,</p>	<p style="text-align: right;">Agenda Package 24 Page 79</p> <p>1 it's part of our CCR, then we should look for</p> <p>2 them and know that we -- they should know that</p> <p>3 we're relying upon them to adhere to their own</p> <p>4 standards and such.</p> <p>5 MR. CHESNEY: Right.</p> <p>6 MR. ROSS: If they are coming back and</p> <p>7 saying, no, it's become such a maintenance</p> <p>8 issue for homeowner's yard. We prefer to get</p> <p>9 rid of these oak trees and similar shaded trees</p> <p>10 and then articulate that and then, at some</p> <p>11 point, that ties into the sidewalk, as well.</p> <p>12 One of the most important things in this</p> <p>13 triangle of issues, do we have safe sidewalks</p> <p>14 or not and we begin to get in trouble --</p> <p>15 personally, in trouble -- when I say, "Oh, I</p> <p>16 have to worry about the cost to fix the</p> <p>17 sidewalk," am I going to consciously make the</p> <p>18 decision to allow an unsafe sidewalk to be</p> <p>19 there because I'm worried about it might cost X</p> <p>20 hundreds of dollars versus Y hundreds of</p> <p>21 dollars.</p> <p>22 There's a whole conversation that need to</p> <p>23 occur with the WCA on how we're going to do</p> <p>24 this on a go-forward basis.</p> <p>25 MR. CHESNEY: Can I just respond to one</p>
<p style="text-align: right;">Page 78</p> <p>1 "Hmm."</p> <p>2 And then also, you know, I wanted to</p> <p>3 maybe clarify or -- another subsequent thing is</p> <p>4 maybe clarify what the WCA thinks that, you</p> <p>5 know, we should do. Like the other thing that</p> <p>6 we do is we leave it up to the resident whether</p> <p>7 or not that the tree gets put back there. We</p> <p>8 don't have to do that. I mean, we can just go</p> <p>9 around and start planting trees. That's what</p> <p>10 we do. That's what -- we're responsible for</p> <p>11 the infrastructure in Westchase and that's</p> <p>12 something else, but I think simplest thing</p> <p>13 right at the beginning to do is eliminate the</p> <p>14 fund that we pay to have the tree removed.</p> <p>15 CHAIRMAN LEWIS: I would agree with that,</p> <p>16 too.</p> <p>17 MR. ROSS: I would agree with everything</p> <p>18 you said, but because there are these related</p> <p>19 conversations, I think what we should do is</p> <p>20 initiate a dialogue with the WCA -- and I'm</p> <p>21 looking at you as our Chair -- that the</p> <p>22 discussion includes things that you just talked</p> <p>23 about. What is the WCA's position with regard</p> <p>24 to aesthetics, do they favor these trees, do</p> <p>25 they not favor them? If they do favor them and</p>	<p style="text-align: right;">Page 80</p> <p>1 part -- thing -- you know, the WCA is great and</p> <p>2 they are there for deed restrictions and --</p> <p>3 and, you know, keeping a consistency in</p> <p>4 appearance, but we're not a -- a body -- we</p> <p>5 don't -- we're a separate body from them and</p> <p>6 we're responsible for the beauty and</p> <p>7 infrastructure of Westchase.</p> <p>8 So to me, if we want to plant a bunch of</p> <p>9 street trees, as long as we have the authority</p> <p>10 to do so, we should.</p> <p>11 MR. ROSS: I -- we're having a selfish</p> <p>12 conversation, but I would just slightly</p> <p>13 disagree. The WCA is clearly charged with</p> <p>14 addressing the aesthetics of yards and trees on</p> <p>15 individual homes.</p> <p>16 MR. CHESNEY: I agree, yeah.</p> <p>17 MR. ROSS: I mean, that's just a clear</p> <p>18 fact.</p> <p>19 MR. CHESNEY: I agree, and I think</p> <p>20 there's a lot of things that the WCA could do</p> <p>21 to help also eliminate this -- assist with this</p> <p>22 tree issue.</p> <p>23 MR. ROSS: And I --</p> <p>24 MR. CHESNEY: But I think the simplest</p> <p>25 thing -- and I am going to stick with my motion</p>

<p style="text-align: right;">Page 81</p> <p>1 -- is to just, right now, say, "No more, we're 2 not paying for the tree removal." 3 MR. ROSS: And I'll second your motion, 4 but to make it clear, we're suspending the 5 street-tree program in nongated communities. 6 MR. CHESNEY: Sure, so that's -- that's 7 essentially the same effect. 8 MR. ROSS: Yeah, I just wanted to make 9 sure we are saying the same thing here. I'm 10 seconding it -- 11 MR. CHESNEY: But why -- why would you 12 say in nongated communities? 13 MR. ROSS: Well, in gated communities, I 14 believe we own the land between the sidewalk 15 and the street -- 16 MS. McCORMICK: We do. 17 MR. CHESNEY: Yeah. 18 MR. ROSS: -- and the nongated 19 communities, we don't. 20 MR. CHESNEY: No, I understand, I'm just 21 trying to think of how the program works. 22 MR. BARRETT: But the county would still 23 issue permits -- 24 MR. CHESNEY: Right. 25 MR. BARRETT: -- for any tree removal</p>	<p style="text-align: right;">Agenda Package 25 Page 83</p> <p>1 "Take out your own tree, replace it with a palm 2 tree," which I think was very deliberately 3 debated. 4 MR. CHESNEY: Right, well, that's why we 5 have the program we currently have. People 6 were just running around taking out their own 7 trees -- 8 MR. BAUMHOVER: (Inaudible.) Because if 9 homeowners are going to pay for a tree removal 10 or they're going to pay for a tree to be put in 11 place, that goes back into what enforcement 12 mechanism do we have other than the ability to 13 remove a tree and pay for the instillation of a 14 tree. 15 CHAIRMAN LEWIS: But did we not get that 16 -- and I am sorry to interrupt, but did we not 17 get incorporated with the CCRs with the WCA to 18 enforce that? 19 MR. BAUMHOVER: So the WCA also said 20 they would respect the CDD's street tree 21 program, which doesn't mean -- so if the CDD 22 now says, "We're not going to pay for this," 23 and a homeowner says, "You're not going to pay 24 for it" -- I'm looking at the WCA, I'm looking 25 at the CDD -- no one's going to enforce it</p>
<p style="text-align: right;">Page 82</p> <p>1 regardless of -- 2 MR. ROSS: I'm not addressing the permit 3 issue. Who would make the request would 4 usually be the homeowner, and I'm just saying 5 we will suspend our street tree program that 6 our field manager very smartly presented to us, 7 but I think as time has evolved, we realized, 8 "Oops," it's -- it's having unintended 9 consequences. 10 MR. CHESNEY: Yeah, once again -- I'm 11 sorry, I just want to go back to at the 12 beginning of this, we did not pay for the 13 trees. It was something that I had inserted, 14 if you recall, into this and I think that was a 15 mistake. 16 MR. BAUMHOVER: I want to make a couple 17 of comments because I think we -- in some 18 areas, it seems like we might not be able to 19 get the horses back in the barn and we also run 20 the risk that you properly identified from the 21 onset as having -- like, basically completely 22 abandoning any sort of structure on what a 23 homeowner is supposed to do with a tree. So if 24 we abandon this at this point, you're basically 25 sending an unintended message to the community,</p>	<p style="text-align: right;">Page 84</p> <p>1 because the county gave me a permit, I'm just 2 going to plant whatever the hell I want. 3 And I'll -- I'll tell you exactly what 4 the WCA's position on those trees between the 5 sidewalk and the roads because seven years on 6 the MODs Committee, I can tell you exactly what 7 they say, which is, "This is a CDD matter; the 8 WCA does not weigh in on those street trees." 9 MR. CHESNEY: I'm not saying they can't 10 take it out. 11 MR. ROSS: That's the error, that's the 12 error. 13 MR. CHESNEY: I'm not saying they can't 14 take it out, and I'm not saying we can't still 15 plant it, all I'm saying is that we're no 16 longer going to pay to remove the tree. 17 MR. BAUMHOVER: Right, and what I'm 18 saying is if you have the program where the 19 intention is you're only going -- you're only 20 going to replace a tree that you removed with a 21 tree that we decide to plant or that we allow 22 you to plant, but the homeowner says, "Well, I 23 got to pay remove the tree, I'm going to plant 24 my own damn replacement tree," you kind of gave 25 away any leverage that you might have tried to</p>

<p style="text-align: right;">Page 85</p> <p>1 have with the power of the purse by giving them</p> <p>2 the incentive to do the right thing, which was</p> <p>3 kind of adhere to the street --</p> <p>4 MR. CHESNEY: Well, I think you bring out</p> <p>5 really good points, but I think those are</p> <p>6 things that we need to just keep working on.</p> <p>7 I'm just trying to rest the current state -- I</p> <p>8 mean, how many requests have we had this month?</p> <p>9 I think Sonny told me like --</p> <p>10 MR. MAYS: Well, last month was a busy</p> <p>11 month, but so far, this month has slowed down</p> <p>12 for some reason.</p> <p>13 MR. CHESNEY: Well, I meant last month</p> <p>14 then. I forgot it was May.</p> <p>15 CHAIRMAN LEWIS: Mr. Barrett, you have</p> <p>16 your hand raised.</p> <p>17 MR. BARRETT: Yeah, I just want to point</p> <p>18 out that the street tree plan is still in place</p> <p>19 and nowhere in the street tree plan that was</p> <p>20 adopted by the CDD is the financial incentive</p> <p>21 even mentioned, so you would still have your</p> <p>22 street tree plan in place in terms of saying</p> <p>23 what can and cannot be put in there by the</p> <p>24 district.</p> <p>25 MR. BAUMHOVER: Yeah, but the reason why</p>	<p style="text-align: right;">Agenda Package 26 Page 87</p> <p>1 whatever I damn well please."</p> <p>2 MR. WIMSATT: Because we can come in and</p> <p>3 tear it out.</p> <p>4 CHAIRMAN LEWIS: If they're going to get</p> <p>5 a free tree, though, I don't know -- I don't</p> <p>6 know, will they?</p> <p>7 MR. BAUMHOVER: And I don't think we have</p> <p>8 the right to go in and tear up a homeowner's</p> <p>9 tree.</p> <p>10 MR. CHESNEY: Yeah, I wouldn't think so,</p> <p>11 either.</p> <p>12 CHAIRMAN LEWIS: Mr. Barrett?</p> <p>13 MR. BARRETT: Just so you guys understand</p> <p>14 the history of the WCA, in 2016, they -- they</p> <p>15 actually amended their CCRs to specifically say</p> <p>16 the CDD is in charge of street trees, and from</p> <p>17 that day on, the modifications committee and</p> <p>18 the WCA -- their position is the WCA has no say</p> <p>19 over street trees, and what's odd about it is</p> <p>20 it is the only exception carved into the CCRs</p> <p>21 for any type of material or items in the right</p> <p>22 of way. Everything else the WCA has aesthetic</p> <p>23 control over or they claim to in their CCRs,</p> <p>24 but there is a specific street tree exception</p> <p>25 that was added in 2016.</p>
<p style="text-align: right;">Page 86</p> <p>1 we went down the road of finding that in the</p> <p>2 first place was an incentive to homeowners</p> <p>3 with, "Hey, if you're going to replace a tree</p> <p>4 and the CDD pays for it, we're going to replace</p> <p>5 it with one of these approved trees," and that</p> <p>6 allowed the homeowner to say, "Oh," because the</p> <p>7 cost of zero is appealing to them.</p> <p>8 MR. BARRETT: The CDD has -- the</p> <p>9 resident, technically, has no more -- you know,</p> <p>10 they have the county permit, but the CDD also</p> <p>11 has the right to go in -- and they've been</p> <p>12 exercising this for 25 years -- to plant</p> <p>13 whatever tree they want in the right of way. I</p> <p>14 mean, they've been doing it without --</p> <p>15 MR. BAUMHOVER: The CDD absolutely does,</p> <p>16 but if the CDD stops doing that, then --</p> <p>17 MR. CHESNEY: I'm not suggesting we stop</p> <p>18 the tree planting, just the pay -- or even if</p> <p>19 they get a permit, I guess they can remove it,</p> <p>20 but I'm just saying we don't pay for it, the</p> <p>21 removal. We'll go back and plant a new tree.</p> <p>22 MR. BAUMHOVER: No, I understand that.</p> <p>23 I'm just saying if a homeowner went in and paid</p> <p>24 \$900 to remove a tree, what's there to say,</p> <p>25 "You know what, for an extra \$500, I'll plant</p>	<p style="text-align: right;">Page 88</p> <p>1 And so if you're going to get the WCA</p> <p>2 back on board with this, they need to say,</p> <p>3 "Yeah, we're going to go back to doing it how</p> <p>4 we used to do it," because before 2016, the MOD</p> <p>5 committee would have a say, you know. You're</p> <p>6 going to also have to work with them to get</p> <p>7 them to amend those documents because right</p> <p>8 now, they have no say in that.</p> <p>9 MR. BAUMHOVER: Yeah.</p> <p>10 MR. CHESNEY: I mean, really, I'd like to</p> <p>11 see what you and Dale come up with.</p> <p>12 MR. BAUMHOVER: You know how I solve this</p> <p>13 problem, next week when we --</p> <p>14 MR. CHESNEY: Yeah, yeah.</p> <p>15 MR. BARRETT: And understand that Dale</p> <p>16 and the documents committee put that 2016</p> <p>17 amendment in there because they trusted that</p> <p>18 the CDD was going to be handling this thing</p> <p>19 like it had been traditionally done going</p> <p>20 forward. They just didn't want to get involved</p> <p>21 in it.</p> <p>22 MR. BAUMHOVER: And to Chris' point, the</p> <p>23 WCA's position was they weren't going to be --</p> <p>24 they were going to try and distance themselves</p> <p>25 so that homeowners had one place to go.</p>

<p style="text-align: right;">Page 89</p> <p>1 MR. BARRETT: Yeah.</p> <p>2 MR. BAUMHOVER: And this was probably an</p> <p>3 instance where a communication gap existed</p> <p>4 where that homeowner did not know and I was</p> <p>5 going to advocate maybe we can put something in</p> <p>6 the WOW that's -- I mean, I know you have in</p> <p>7 the past, Chris, but that might be something</p> <p>8 that we put in there periodically, like in the</p> <p>9 spring when homeowners want to do stuff and</p> <p>10 just kind of say, this is -- you know, this is</p> <p>11 where kind of the boundaries are for doing your</p> <p>12 yard versus if you want to -- you know, just an</p> <p>13 educational piece so that homeowners know who</p> <p>14 to talk to.</p> <p>15 Now, if we rewrite the script on what the</p> <p>16 street tree program looks like --</p> <p>17 CHAIRMAN LEWIS: Just -- just so I'm</p> <p>18 clear with what Chris and Forrest just said,</p> <p>19 though, is -- is it to give the -- to amend the</p> <p>20 CCRs so that the WCA has more enforcement</p> <p>21 authority or is it authority on what we can --</p> <p>22 MR. BARRETT: Well, it depends on how</p> <p>23 they amend it now. They can put in language</p> <p>24 that could take a great deal of authority,</p> <p>25 but -- you know, what they traditionally have</p>	<p style="text-align: right;">Agenda Package 27 Page 91</p> <p>1 like it's candy.</p> <p>2 CHAIRMAN LEWIS: Mr. Ross?</p> <p>3 MR. ROSS: What I would add, Matt, that</p> <p>4 -- in my view, the very purpose -- one of the</p> <p>5 key purposes of a homeowners' association is</p> <p>6 to address aesthetics. I believe that's the</p> <p>7 way it is. I also agree with what Forrest</p> <p>8 was just saying that because of the</p> <p>9 implementation of some rules not -- well</p> <p>10 intended -- but it became a financial incentive</p> <p>11 for people, and so if somebody can save some</p> <p>12 money and go this route instead of going that</p> <p>13 road, they're going to logically pick this</p> <p>14 route and that's had unintended consequences</p> <p>15 that people aren't making their choices based</p> <p>16 on, perhaps, what's best for the community.</p> <p>17 MR. CHESNEY: Yeah.</p> <p>18 MR. ROSS: I think they are making their</p> <p>19 choice based on their pocketbooks, and I don't</p> <p>20 blame them for that.</p> <p>21 MR. CHESNEY: I'd go one step further. I</p> <p>22 mean, they're doing what's easier for them.</p> <p>23 They get a violation notice because their grass</p> <p>24 is dying, their sidewalk -- I mean, I get them</p> <p>25 all the time. I have oak trees, too. I have</p>
<p style="text-align: right;">Page 90</p> <p>1 done in the past was they would not let</p> <p>2 residents pull trees without receiving</p> <p>3 permission from MOD, which MOD used to not give</p> <p>4 because they would say, "No, you need to deal</p> <p>5 with the CDD."</p> <p>6 And so depending on how -- you know, the</p> <p>7 language that they choose, you could basically</p> <p>8 ask them to say -- you know, just basically</p> <p>9 don't permit residents -- like basically state</p> <p>10 that -- they could even put in there, "The</p> <p>11 WCA," you know, "works in conjunction with the</p> <p>12 CDD to approve or reject removals of street</p> <p>13 trees," and so that kind of puts a little bit</p> <p>14 of a lasso around it and that --</p> <p>15 MR. BAUMHOVER: But that's not going to</p> <p>16 happen overnight, so --</p> <p>17 MR. BARRETT: No, it would -- it would</p> <p>18 take the next document -- round of documents,</p> <p>19 which should be coming up and it's not -- it's</p> <p>20 kind of a complicated process, but it would be</p> <p>21 that additional step that would return the</p> <p>22 street tree program to how it was handled</p> <p>23 before 2016 when the county was very, very</p> <p>24 strict about tree permits.</p> <p>25 Now the county gives out tree permits</p>	<p style="text-align: right;">Page 92</p> <p>1 three -- four in my front yard in a very small</p> <p>2 front yard. So I have grass issues, so that</p> <p>3 means you have to trim the trees to let the</p> <p>4 light in, you have to mow a certain way and you</p> <p>5 have to pressure wash all the time. But, I</p> <p>6 mean, that's just the thing. So getting rid of</p> <p>7 the canopy won't hurt the property values in</p> <p>8 the neighborhoods that have that canopy. I</p> <p>9 mean, I'm already concerned that there are</p> <p>10 starting to be bare spots.</p> <p>11 CHAIRMAN LEWIS: Well, I did -- I did</p> <p>12 personally take issue because I don't know --</p> <p>13 and you guys have been here longer than I have,</p> <p>14 but I don't know if that was the intention to</p> <p>15 plant those trees, was to create a canopy. I</p> <p>16 don't know if I can agree with that.</p> <p>17 MR. BAUMHOVER: I thought the original</p> <p>18 intention was to resource --</p> <p>19 MR. CHESNEY: Yeah, well, it was our</p> <p>20 intention on this board to create a canopy.</p> <p>21 That, I can tell you.</p> <p>22 CHAIRMAN LEWIS: Okay, yeah, and that's</p> <p>23 the stuff I don't know. I don't know back that</p> <p>24 far and maybe -- hearing you say that, okay.</p> <p>25 Sometimes, developers, they come in, it's a</p>

<p style="text-align: right;">Page 93</p> <p>1 cheap tree, they get bulk --</p> <p>2 MR. CHESNEY: Yeah, but like -- and I</p> <p>3 encourage you to drive down Lightner Bridge.</p> <p>4 If you look at Lightner Bridge, it's right</p> <p>5 there. It's --</p> <p>6 CHAIRMAN LEWIS: Yeah, I know, and even</p> <p>7 some places Bennington not too far from where I</p> <p>8 live, I -- I get you. I just didn't know if</p> <p>9 that was the intent.</p> <p>10 MR. CHESNEY: Yeah, it's very nice.</p> <p>11 MR. BAUMHOVER: I think the original</p> <p>12 intent was, over time, as trees become problems</p> <p>13 and need to be removed, then they would be</p> <p>14 replaced with trees that ultimately would still</p> <p>15 grow and maintain canopy --</p> <p>16 MR. CHESNEY: Right.</p> <p>17 MR. BAUMHOVER: -- but with an</p> <p>18 understanding that over a long enough time, the</p> <p>19 oak trees will almost -- you know, all of them</p> <p>20 will almost inevitably become a problem to that</p> <p>21 homeowner. I mean, whether it's, you know, a</p> <p>22 problem next year or 20 years from now, each of</p> <p>23 those oak trees will eventually manifest into a</p> <p>24 problem that the homeowner has to deal with.</p> <p>25 And the original intent of this tree program</p>	<p style="text-align: right;">Agenda Package 28 Page 95</p> <p>1 with those or tell the people we're going to</p> <p>2 pay them back \$81.65 or they are out of luck or</p> <p>3 what do we do?</p> <p>4 CHAIRMAN LEWIS: My thought would be you</p> <p>5 guys speak up. I mean, we put them in before</p> <p>6 we make this motion.</p> <p>7 MR. CHESNEY: Sure. I'm mixed on it,</p> <p>8 actually.</p> <p>9 CHAIRMAN LEWIS: Any other thoughts?</p> <p>10 MR. ROSS: If we accept that there is</p> <p>11 merit to the motion, that we've ended up</p> <p>12 unintended consequence, then we ought to stick</p> <p>13 to that principle and freeze it and swallow our</p> <p>14 pride and go back to the homeowners and say,</p> <p>15 "Look, this policy is being revisited. We're</p> <p>16 sorry it may have caused you any inconvenience.</p> <p>17 We'll refund your money back to you."</p> <p>18 That would be my approach. It will</p> <p>19 require us to deal with some other pesky</p> <p>20 circumstances.</p> <p>21 MR. CHESNEY: How many are there right</p> <p>22 now?</p> <p>23 MR. MAYS: Permits? I have four.</p> <p>24 MR. CHESNEY: And where are they? I</p> <p>25 mean, are they near places that we've taken out</p>
<p style="text-align: right;">Page 94</p> <p>1 was, you know, not to replace 3500 trees</p> <p>2 at once, but to have an avenue to responsibly</p> <p>3 replace them and maintain the canopy of those</p> <p>4 neighborhoods.</p> <p>5 MR. CHESNEY: Yeah, completely, 100</p> <p>6 percent, exactly. It just got out of hand.</p> <p>7 They are taking them out so fast. I mean,</p> <p>8 they're taking out 20-foot trees and we're</p> <p>9 putting up crape myrtles because that's what</p> <p>10 they want because they are getting fined for --</p> <p>11 I -- I agree with Brian, it is more complex</p> <p>12 issue, but I think something easy we can do</p> <p>13 right now is eliminate the fact that we are</p> <p>14 paying to have our trees taken out.</p> <p>15 CHAIRMAN LEWIS: Yes, and that's a</p> <p>16 perfect sentiment because I was just about to</p> <p>17 get back to your motion.</p> <p>18 So I believe we had -- seconded by Mr.</p> <p>19 Ross?</p> <p>20 MR. ROSS: Yes.</p> <p>21 CHAIRMAN LEWIS: So if we're ready to</p> <p>22 vote -- unless there is any other discussion?</p> <p>23 Yes, sir.</p> <p>24 MR. MAYS: So what about the permits I</p> <p>25 got sitting on the desk now? Follow through</p>	<p style="text-align: right;">Page 96</p> <p>1 other trees?</p> <p>2 MR. MAYS: Yes, yeah.</p> <p>3 MR. CHESNEY: That's what happens is you</p> <p>4 get a neighborhood and that's why we have bald</p> <p>5 spots in places because five neighbors all</p> <p>6 talked to each other and --</p> <p>7 MR. MAYS: Yes, and one of them is in --</p> <p>8 MR. BAUMHOVER: So what's the real</p> <p>9 concern? Is the real concern the cost?</p> <p>10 MR. CHESNEY: No, getting rid of trees.</p> <p>11 MR. BAUMHOVER: The real concern --</p> <p>12 CHAIRMAN LEWIS: As an incentive. Right?</p> <p>13 MR. ROSS: But just to be clear --</p> <p>14 because I had actually studied this some time</p> <p>15 ago -- when we get rid of these trees, it costs</p> <p>16 the homeowner. They are lowering the value of</p> <p>17 their home. It could be \$15,000 they are</p> <p>18 lowering the value of their homes.</p> <p>19 MR. BAUMHOVER: I understand that, I'm</p> <p>20 just saying that I don't know what good this is</p> <p>21 going to do now that the -- I mean, the bell</p> <p>22 has been rung, basically. It's like</p> <p>23 homeowners -- maybe not many since there is</p> <p>24 not someone paying the bill, but certainly a</p> <p>25 lot of homeowners are still going to go to the</p>

<p style="text-align: right;">Page 97</p> <p>1 county and the CDD is not going to really have 2 any way to stop them and they're going to plant 3 whatever they want. 4 MR. WIMSATT: Is -- this is my question 5 coming in here new: We have no way to force 6 them to plant the trees that we want them to 7 plant? 8 MR. CHESNEY: Well, if the WCA has -- 9 like they were saying -- but we can go and 10 plant trees -- 11 MR. WIMSATT: No, I understand that, but 12 -- 13 MR. CHESNEY: We usually ask the resident 14 what kind of tree and they have a list. 15 CHAIRMAN LEWIS: Yeah, and different 16 neighborhoods, don't forget -- 17 MR. CHESNEY: Sure. 18 CHAIRMAN LEWIS: Different neighborhoods 19 do have different ones; like Harbor Links is, I 20 think, all palm trees. 21 MR. WIMSATT: Yeah, I get that part of 22 it. I was just curious about -- like we can't 23 just say, "If you pull out" -- 24 MR. BAUMHOVER: I do think that the WCA 25 does have a reenforcement mechanism to impose</p>	<p style="text-align: right;">Agenda Package 29 Page 99</p> <p>1 MR. CHESNEY: Yeah, let them go. 2 CHAIRMAN LEWIS: I don't know what the 3 vote is going to be, but if we decide to 4 approve your amendment -- 5 MR. MAYS: So one more question: A lot 6 of the residents, since they found out that we 7 were doing it, that's why they're doing it, but 8 there are some who still want their trees 9 removed and they will pay for the cost to have 10 it removed, also. 11 MR. CHESNEY: Right, so they get it 12 removed and we plant a new tree. I mean, we 13 can still plant the tree. 14 MR. MAYS: So you're saying you will 15 still put in the tree -- 16 MR. CHESNEY: Yes. 17 MR. MAYS: -- and the tree that we put in 18 that area -- 19 MR. CHESNEY: Of course, I mean, we're in 20 the business of planting trees. That's what we 21 do here. 22 MR. MAYS: But we're not going to remove 23 them any longer -- pay for removal. Okay. 24 That's what I wanted to know. 25 MR. CHESNEY: Yeah, that's my suggestion.</p>
<p style="text-align: right;">Page 98</p> <p>1 fines for trees that are not planted in 2 accordance with the street tree plan. I mean, 3 that's -- that's under the current structure, 4 so if they do replace it with a tree that was 5 not in the street tree plan, there is an 6 enforcement mechanism, and I do believe I -- 7 I'd have to revisit the document, but that was 8 the intent of the WCA. But -- 9 MR. BARRETT: I don't know, but it just 10 occurred to me sitting here that an easy 11 short-term solution, you could pass a 12 community-wide guideline that states that, and 13 I don't know the comfort level of the WCA doing 14 that -- 15 MR. CHESNEY: He's making it more 16 complicated. 17 MR. BARRETT: -- but that you can do with 18 just public notice and do a BM meeting. 19 MR. CHESNEY: Well, we do have a show of 20 hands that -- I mean, about the four. What do 21 you guys think? Like I said, I can go either 22 way on the four. 23 CHAIRMAN LEWIS: Well, you heard me. I 24 mean, my thought would be that they are already 25 in. Even if --</p>	<p style="text-align: right;">Page 100</p> <p>1 MR. WIMSATT: I guess my question is -- I 2 apologize, Forrest. If there was a list of 3 trees that -- that -- three types of trees -- 4 if we want them to only plant oaks there, could 5 we move the other two -- could we move crape 6 myrtles or whatever else from the list of what 7 we allowed them to plant? 8 MR. CHESNEY: No, there is just a lost of 9 different trees. Crape myrtle is actually in 10 -- on some of the neighborhoods' list. 11 MR. WIMSATT: Oh. 12 MR. CHESNEY: And we plant the tree. 13 MR. BAUMHOVER: So the original intent 14 was -- the original intent was to -- for us to 15 -- to alleviate the burden for someone who 16 originally was removing a tree because it 17 damaged like their house? Like if they had -- 18 MR. CHESNEY: Well, that, and our 19 original intent was to gain some control -- 20 MR. BAUMHOVER: Right, right. 21 MR. CHESNEY: -- because we were seeing 22 trees coming out of neighborhoods -- 23 MR. BAUMHOVER: But the reason why we 24 wanted to kind of fund that was if someone had 25 tree root intrusion on their water pipes, we</p>

<p style="text-align: right;">Page 101</p> <p>1 didn't think it was fair that not only did they 2 have to get that fixed, but then they were 3 going to have to have the tree removed. And 4 then we said, "Oh, we're going to plant the 5 replacement," and it was more like, "Hey, we 6 can kind of help that because the" -- you know, 7 from a homeowner's perspective, it's -- the CDD 8 planted a tree that's causing a plumbing 9 problem and it's now backing up my plumbing and 10 so I -- I don't know that I agree with saying, 11 blanket, we're not going to pay for any tree 12 removals anymore.</p> <p>13 CHAIRMAN LEWIS: Well, and you actually 14 bring up a good point. I mean, is it something 15 that -- and this is going to become kind of 16 suggestive maybe -- subjective maybe, but do 17 they need to prove that there is damage, you 18 know, from an issue? I mean, I don't know.</p> <p>19 MR. CHESNEY: Well, we've always left it 20 up to staff and -- I mean, there are residents 21 which are, you know, our customers essentially. 22 You know, but the intention -- the reason we 23 had this whole process was because people were 24 removing trees and they were putting up -- 25 quite frankly, they were putting up like palm</p>	<p style="text-align: right;">Agenda Package 30 Page 103</p> <p>1 the root balls are growing inside their box, 2 you know, in their valve, in the county valve. 3 We've even had the county tell us that tree 4 needs to go because of the location of it.</p> <p>5 MR. CHESNEY: Yeah, but -- you know, my 6 oak tree turned my water meter completely 7 upside down and you couldn't see it or turn it 8 on and off; but I mean, I hired a plumber and I 9 fixed it. Actually, in that particular case, 10 the county fixed it because they thought it was 11 theirs. So -- and that's just life when you 12 own a home.</p> <p>13 MR. MAYS: Right.</p> <p>14 CHAIRMAN LEWIS: And I'm sure --</p> <p>15 MR. BARRETT: And honestly, if you speak 16 to any plumber, they will tell you that 17 properly done plumbing does not allow root 18 intrusion. And so the fault, in most of these 19 cases -- and the reason --</p> <p>20 MR. BAUMHOVER: It goes back to the 21 developer.</p> <p>22 MR. BARRETT: Well, the reason most 23 people pull trees has nothing to do with 24 plumbing. If you go and you -- and you 25 basically ask all of these people why they are</p>
<p style="text-align: right;">Page 102</p> <p>1 trees and weird stuff. Most of the time, they 2 didn't put up anything and we didn't even 3 really know about it, and by creating the 4 incentive by us paying for it, we retained 5 control. We know about it, it was easy for us 6 to then go put one back.</p> <p>7 It's just I personally think that it's 8 gotten out of hand. I mean, if you drive down 9 my street, you know, there's -- I mean, the 10 closer to me, we have the larger canopy, but 11 you go just one block over, you can see all the 12 houses where people have removed their trees.</p> <p>13 MR. BAUMHOVER: I'd be okay if we --</p> <p>14 MR. CHESNEY: I don't see how else you 15 could discriminate and say, "Oh, we'll pay for 16 that, but we won't pay for that one."</p> <p>17 MR. BAUMHOVER: Well, I mean, I think 18 that I would rely on Doug's judgment and say -- 19 and say, "Hey," you know, "here is a tree 20 that," you know, "a homeowner has been damaged 21 by," and at least --</p> <p>22 MR. CHESNEY: I think that just puts him 23 in a hard spot.</p> <p>24 MR. MAYS: Well, I mean, some of them 25 clearly -- I mean, you can see some of the --</p>	<p style="text-align: right;">Page 104</p> <p>1 pulling trees, it's all sidewalks and sod. I 2 mean, it's rare that there's actually a 3 plumbing disturbance.</p> <p>4 MR. BAUMHOVER: There are several in my 5 neighborhood.</p> <p>6 MR. BARRETT: There are some, but -- you 7 know, again, you talk to a plumber and they're 8 like, "If it's done right, there is no issue 9 for root intrusion." And so at some point, you 10 know -- well, you know, you guys know my 11 position, but I think that we make policy --</p> <p>12 MR. CHESNEY: He doesn't get a vote.</p> <p>13 MR. BARRETT: When we make policy to 14 basically handle the rare circumstances, then 15 we get big problems like we're dealing with 16 financially incentivizing the cutting down of 17 20 trees in a row.</p> <p>18 MR. CHESNEY: All right. So I'd be 19 willing to make it -- I don't -- like I said, I 20 could go either way on whether or not these 21 four -- but I don't want that to hold it up, so 22 I would be happy to unfortunately cut the four 23 down and replace them with canopy oaks.</p> <p>24 MR. MAYS: Well, I know you're going to 25 have a lot of phone calls, especially on --</p>

<p style="text-align: right;">Page 105</p> <p>1 "Hey, that tree broke my pipe." They hire a 2 plumber, plumber comes out, "I'm not touching 3 that, there's too many roots around it." So -- 4 MR. CHESNEY: Where do these people live? 5 I have four oak trees around my water thing, it 6 flipped it upside down, the plumber came out, I 7 had a water leak because of the same thing, 8 those roots. He was able to fix it. He did 9 complain a lot about digging through the roots, 10 but these are -- these are not insurmountable, 11 unreasonable things for a homeowner. 12 MR. MAYS: No, they're not. 13 MR. CHESNEY: No. 14 CHAIRMAN LEWIS: All right. Let's -- I 15 think we're to the point of let's put this to a 16 vote. 17 All in favor of the motion, raise your 18 hand. 19 CHAIRMAN LEWIS: Motion passes four to 20 zero with Mr. Baumhover dissenting. 21 (Motion passes.) 22 MR. CHESNEY: Four to one. 23 CHAIRMAN LEWIS: Sorry. 24 MR. CHESNEY: So what did we decide, 25 though? We need some direction to Doug. We</p>	<p style="text-align: right;">Agenda Package 31 Page 107</p> <p>1 that -- that goes. So -- 2 MR. WIMSATT: Sean -- 3 MR. ROSS: And what -- go ahead, you're 4 more important. 5 MR. WIMSATT: No, no, not at all. I was 6 just going to say I talked to Sean yesterday 7 because I know there was -- there was a 8 committee set up for landscaping and to review 9 all of the tree situations -- the grass 10 situation, all of that, because I was on it, 11 but I kind of got disbanded when the -- the 12 street tree program came into effect. So maybe 13 that committee needs to be reconstituted again. 14 I remember Joaquin was running it and doing a 15 great job. 16 MR. BAUMHOVER: The -- the board 17 president would be the right entry point 18 because there is multiple -- 19 MR. WIMSATT: Yeah. 20 MR. BAUMHOVER: -- aspects of this, so -- 21 CHAIRMAN LEWIS: Yeah, and I know I 22 mentioned Dale, but yeah, I had Sean in the 23 back of my mind, too. Thank you. 24 Okay. Yes, sir, Mr. Ross. 25 MR. ROSS: What I would like our district</p>
<p style="text-align: right;">Page 106</p> <p>1 could do a show of hands or -- 2 CHAIRMAN LEWIS: Again, I -- I think we 3 got it in before we voted now, so we pay them. 4 That's my opinion. 5 MR. WIMSATT: I agree. 6 MR. CHESNEY: Okay. 7 MR. ROSS: Three. 8 CHAIRMAN LEWIS: Yeah, and I am just 9 trying to be fair. 10 MR. MAYS: Well, I'm sure there's others 11 in the works. 12 MR. CHESNEY: But I -- I think that 13 that's -- this is not done. I think all the 14 things you two brought up, I think, quite 15 frankly, you can have a lot of impact on this. 16 CHAIRMAN LEWIS: Well, I want to go as a 17 -- I agree, I want kind of go as -- I'm taking 18 some notes here. I want to kind of be clear as 19 the Chair about going to, you know, Dale Sells 20 and -- you know, I guess we can't talk, but -- 21 MR. BAUMHOVER: It might not be a good 22 idea for -- 23 CHAIRMAN LEWIS: Yeah, yeah, yeah, sure. 24 But, you know, I think -- I think there is some 25 good discussion -- I mean, for sure -- on how</p>	<p style="text-align: right;">Page 108</p> <p>1 to do is to contemplate the possibility of 2 taking over the lead in the sidewalk repair. 3 I don't know how that would happen manpower- 4 wise, I don't know how that would happen cost- 5 wise, but my understanding of the facts are 6 sidewalks are broken and need repair and the 7 county is not prepared to presently repair the 8 sidewalks that they acknowledge are theirs. 9 In most situations in my house, I don't 10 get blocked by who's in charge of fixing this; 11 I just say, "We got to get it fixed." And so 12 I'd like us to explore that possibility, 13 whatever that may be. 14 CHAIRMAN LEWIS: Okay. In fact, I 15 actually brought up one not too far from -- 16 that's actually near Peabody that I brought up 17 to Doug two weeks ago. That thing has been -- 18 has had a type-two barricade sitting over it 19 for a year, a whole year, and I just asked that 20 this -- was it possible for, you know, Juan and 21 the crew maybe look to fix it. But that -- I 22 understand what you're saying. 23 MR. BAUMHOVER: I agree with your 24 sentiment, Brian, I -- but I hear the anecdote 25 that we've engaged the county before and they</p>

<p style="text-align: right;">Page 109</p> <p>1 tell us what we --</p> <p>2 MR. CHESNEY: Well, I don't know what the</p> <p>3 current situation is. Are we not allowed to do</p> <p>4 it?</p> <p>5 MS. McCORMICK: No, I was just going to</p> <p>6 say, historically, I mean, going back more than</p> <p>7 five years, Sonny was told by the county not to</p> <p>8 undertake sidewalk repairs. The other thing I</p> <p>9 would just point out from liability</p> <p>10 standpoint -- we need to think about it because</p> <p>11 if we start going down the path of doing</p> <p>12 sidewalk repairs, then we might be assuming</p> <p>13 some obligations and duties associated with</p> <p>14 that, and we do periodically have cases</p> <p>15 dealing with slip-and-falls or tripping</p> <p>16 incidents where the CDD is sued and because of</p> <p>17 the fact that we don't have jurisdiction over</p> <p>18 the sidewalks, we're dismissed from the case.</p> <p>19 MR. CHESNEY: It was actually one of our</p> <p>20 bigger claims. I'm sorry.</p> <p>21 MS. McCORMICK: Yeah.</p> <p>22 MR. ROSS: I actually put some thought</p> <p>23 into all the legitimate articulations that our</p> <p>24 counsel just made. I'm willing for us to think</p> <p>25 outside of the box. What happens if we go to</p>	<p style="text-align: right;">Agenda Package 32 Page 111</p> <p>1 funding priorities, was not something that was</p> <p>2 doable.</p> <p>3 MR. ROSS: If we agreed to be subordinate</p> <p>4 position.</p> <p>5 MR. WIMSATT: Yeah.</p> <p>6 MR. CHESNEY: I mean, things change. We</p> <p>7 have an entirely new -- that was a long time</p> <p>8 ago and -- and just for the rest of you, what</p> <p>9 had happened is we had started -- they had come</p> <p>10 in and they were doing their sidewalk repairs.</p> <p>11 They were using asphalt, so we were like screw</p> <p>12 that and we just then started doing it</p> <p>13 ourselves and -- mostly along Linebaugh and</p> <p>14 then -- I mean, we did it for -- I mean, a</p> <p>15 while; years. And then somehow, along the</p> <p>16 while, they caught whiff of it and told us to</p> <p>17 stop and they sent someone in and ground down a</p> <p>18 lot of the bad sidewalks and then -- then the</p> <p>19 government affairs committee -- I believe it</p> <p>20 was Joe Oden then -- did a great job in</p> <p>21 getting the county to actually repair a lot of</p> <p>22 the sidewalks. And then we are here where we</p> <p>23 are now.</p> <p>24 CHAIRMAN LEWIS: Yeah, well, maybe it's</p> <p>25 like our cell phone tower. Maybe we need to</p>
<p style="text-align: right;">Page 110</p> <p>1 the county and say, "Who are your authorized</p> <p>2 third-party vendors?"</p> <p>3 What happens if somebody engages them --</p> <p>4 whether it's the county or us -- and we</p> <p>5 essentially agree to front the money for it and</p> <p>6 the county will pay us back once it's got the</p> <p>7 revenue to do that. Then, we avoid us being</p> <p>8 the direct party that's performing the repairs.</p> <p>9 We're really acting more as a bank or something</p> <p>10 like that and the work will be done and we</p> <p>11 won't have the liability on us.</p> <p>12 MS. McCORMICK: Well, we actually had a</p> <p>13 meeting with the county staff about that,</p> <p>14 basically proposing that same -- that sort of</p> <p>15 -- and Greg, I can't remember if it was you or</p> <p>16 was --</p> <p>17 MR. CHESNEY: Yeah, it was you and I, we</p> <p>18 had that meeting.</p> <p>19 MS. McCORMICK: Yeah, and we did not get</p> <p>20 very far because the county's basic response to</p> <p>21 us was that, you know, they had a lot of</p> <p>22 priorities and for them to be -- to put in</p> <p>23 place something where they would say that they</p> <p>24 would reimburse us, which would, basically,</p> <p>25 move us to the front of the line over other</p>	<p style="text-align: right;">Page 112</p> <p>1 get the folks to rally and make noise. And I'm</p> <p>2 not taking away from what you're saying, Mr.</p> <p>3 Ross.</p> <p>4 Go ahead.</p> <p>5 MR. BAUMHOVER: I would say a good place</p> <p>6 to start would be the WCA's governmental</p> <p>7 affairs committee. They brought in a county</p> <p>8 sidewalk manager -- roads and sidewalk manager</p> <p>9 about six months ago into a voting members</p> <p>10 meeting and they said that the backlog</p> <p>11 situation -- I don't want to put the exact</p> <p>12 number of years, but I expect that I won't be a</p> <p>13 Westchase resident by the time they actually</p> <p>14 got to the point where they would be able to --</p> <p>15 so I think their budget situation has gotten</p> <p>16 worse, not better.</p> <p>17 MR. CHESNEY: Yeah.</p> <p>18 MR. BAUMHOVER: So I think us acting as a</p> <p>19 lending institution would probably not work</p> <p>20 because I don't even know how we would</p> <p>21 structure some sort of advance without even</p> <p>22 a --</p> <p>23 MR. CHESNEY: To be clear, when I Erin</p> <p>24 and I went, we just offered to just do it.</p> <p>25 MR. BAUMHOVER: Right, right, right.</p>

<p style="text-align: right;">Page 113</p> <p>1 MR. CHESNEY: I mean, we were offering to</p> <p>2 just do it and they told us not to.</p> <p>3 MR. BAUMHOVER: Now, what I -- what I</p> <p>4 might be interested in doing is just asking the</p> <p>5 county, you know -- I don't know how we would</p> <p>6 contract through the county to, you know,</p> <p>7 specific vendors that they would have to be</p> <p>8 able to award contracts and using the county --</p> <p>9 again, like if we pay for county administer</p> <p>10 contracts to do the sidewalk repair, would that</p> <p>11 conversation go any further? Because the</p> <p>12 funding issue -- I don't think that -- you</p> <p>13 know, the funding issue isn't going to be</p> <p>14 resolved, but if we use the county as kind of</p> <p>15 the administrative contracting office to just</p> <p>16 get properly vetted vendors and all of that</p> <p>17 stuff and then we would have to figure out a</p> <p>18 reimbursement for inspectors to come out and,</p> <p>19 you know, inspect it. Is that something that</p> <p>20 we could do?</p> <p>21 MR. CHESNEY: Yeah, I just think the</p> <p>22 first thing we would have to figure out,</p> <p>23 though, is do they even use vendors to do their</p> <p>24 sidewalks, the county?</p> <p>25 MR. BARRETT: Yeah.</p>	<p style="text-align: right;">Agenda Package 33 Page 115</p> <p>1 MR. CHESNEY: It's like \$1,000 a block.</p> <p>2 Right?</p> <p>3 MR. MAYS: No, one section -- one of</p> <p>4 those -- that's four by five, four by six, is</p> <p>5 about 225 to 280, depending on, you know, the</p> <p>6 size of it.</p> <p>7 MR. CHESNEY: Oh, I thought it was way</p> <p>8 more expensive than that.</p> <p>9 CHAIRMAN LEWIS: Well, you typically want</p> <p>10 a lot because you have to have a --</p> <p>11 MR. CHESNEY: We can also -- we also</p> <p>12 generated reports and estimates based on what</p> <p>13 we thought, and they were substantial. Like I</p> <p>14 wouldn't -- we wouldn't want to get another</p> <p>15 situation like the trees where we open it up to</p> <p>16 the residents and they're like, "Hey, we want a</p> <p>17 new sidewalk," because that will be very</p> <p>18 expensive very quickly.</p> <p>19 MR. ROSS: But I would like to have an</p> <p>20 understanding as to what it would cost to</p> <p>21 rectify the -- the problems with our sidewalks.</p> <p>22 I don't know if it's \$100,000 or a million</p> <p>23 dollars.</p> <p>24 MR. CHESNEY: Yeah, it's like a million.</p> <p>25 I mean, it's -- the reports were before they</p>
<p style="text-align: right;">Page 114</p> <p>1 MS. McCORMICK: I think they do, I think</p> <p>2 so, but that's a -- I don't know, they may have</p> <p>3 individual staff people that (inaudible).</p> <p>4 CHAIRMAN LEWIS: Okay. There's too many</p> <p>5 folks talking at once.</p> <p>6 So Mr. Ross.</p> <p>7 MR. ROSS: At least from what you've said</p> <p>8 and what you've said and what I've said -- you</p> <p>9 guys have been a bit quiet on it -- there has</p> <p>10 been receptiveness to being very, very flexible</p> <p>11 in approaching and working with the county to</p> <p>12 get our sidewalks repaired, and that's a good</p> <p>13 thing. As long as we stay focused on the</p> <p>14 outcome and not all the hurdles that we'll have</p> <p>15 to jump over, whether it's a funding issues,</p> <p>16 whether it's a performance issue or as to who</p> <p>17 does the work, are we going to have to do it</p> <p>18 for free, I mean, we'll figure it out as long</p> <p>19 as it's clear to everybody that we're receptive</p> <p>20 to focusing on the outcome.</p> <p>21 MR. WIMSATT: And I would all agree with</p> <p>22 that, 100 percent.</p> <p>23 MR. ROSS: And if you don't mind me</p> <p>24 asking, what was the cost that you all looked</p> <p>25 at?</p>	<p style="text-align: right;">Page 116</p> <p>1 did the whole county thing, but they were -- I</p> <p>2 mean, I want to say they were approaching a</p> <p>3 million dollars.</p> <p>4 MR. MAYS: Well, the 220 to 280 is per</p> <p>5 section. Very seldom is it one section.</p> <p>6 Usually it's three to five sometimes after it</p> <p>7 starts lifting because you usually lift two</p> <p>8 sections or you have to make them balance, so</p> <p>9 your minimum is two, but most of the time, it's</p> <p>10 three to five.</p> <p>11 MR. CHESNEY: Yeah.</p> <p>12 MR. BAUMHOVER: The county has already</p> <p>13 done a lot of the heavy lifting because they</p> <p>14 prioritized, for the entire county, all the</p> <p>15 sidewalks, and we would have just -- I</p> <p>16 envisioned we would just ask them how much --</p> <p>17 whatever amount of money we decided to set</p> <p>18 aside, you know, how much of the Westchase</p> <p>19 specific unfunded requirements we could knock</p> <p>20 out and what time frame that would work for.</p> <p>21 MR. BARRETT: And -- and just so you</p> <p>22 know, next year, they are going to do some of</p> <p>23 the Fords, so after that, the Fords and the</p> <p>24 Bridges will largely be taken care of, which</p> <p>25 are the two sections that have a lot of the</p>

<p style="text-align: right;">Page 117</p> <p>1 oaks. I mean, it's not the western side, of</p> <p>2 course. That's where there's a lot of</p> <p>3 problems, but -- you know, some very expensive</p> <p>4 sections will already have been dealt with at</p> <p>5 least short-term.</p> <p>6 MR. MAYS: And -- and it is -- they do</p> <p>7 use a contractor when they are doing the whole</p> <p>8 sidewalk, but they have county staff with the</p> <p>9 machinery to grind when they have to just grind</p> <p>10 them. So to answer your question.</p> <p>11 CHAIRMAN LEWIS: Okay, very good. Let's</p> <p>12 move on.</p> <p>13 Audience comments.</p> <p>14 MR. BARRETT: I've talked enough. Sorry.</p> <p>15 CHAIRMAN LEWIS: Pardon?</p> <p>16 MR. BARRETT: I've talked enough, sorry</p> <p>17 about that.</p> <p>18 CHAIRMAN LEWIS: It's still on the</p> <p>19 agenda.</p> <p>20 All right. Supervisors' requests.</p> <p>21 Mr. Ross?</p> <p>22 MR. ROSS: No, we've already addressed</p> <p>23 it. Thank you very much.</p> <p>24 118</p> <p>25 CHAIRMAN LEWIS: All right. Jim?</p>	<p style="text-align: right;">Agenda Package 34 Page 119</p> <p>1 amount, I believe it was -- I sent out a</p> <p>2 spreadsheet. Like 77 -- \$72,000. I'm bringing</p> <p>3 it up here. For some reason, my Internet --</p> <p>4 I've been unable to connect this entire</p> <p>5 meeting. I don't know if I'm the only one?</p> <p>6 Guess so.</p> <p>7 CHAIRMAN LEWIS: Yeah, I'm okay here. I</p> <p>8 mean, is this --</p> <p>9 MR. CHESNEY: Yeah, so it's -- so all I</p> <p>10 did was I divided it between exempt and</p> <p>11 nonexempt employees. The only exempt employee</p> <p>12 we have is Doug, and then I used a percentage,</p> <p>13 three percent, two percent, and then I did it</p> <p>14 -- you know, also to give you a little bit more</p> <p>15 background; so currently, we do I think six</p> <p>16 percent match, which I know is generous, but we</p> <p>17 didn't start doing it until -- whenever --</p> <p>18 January of 2020. Sorry, I can't read this very</p> <p>19 well.</p> <p>20 So what I was looking to do was from the</p> <p>21 date they started, I was going to give,</p> <p>22 essentially, an extra two percent or three</p> <p>23 percent of compensation and I would direct it</p> <p>24 to staff to see how to distribute it. If they</p> <p>25 could distribute it, you're going to have to do</p>
<p style="text-align: right;">Page 118</p> <p>1 MR. WIMSATT: No, great conversation.</p> <p>2 CHAIRMAN LEWIS: Okay.</p> <p>3 MR. CHESNEY: The only thing I have is</p> <p>4 still -- is still I have the supplement to the</p> <p>5 retirement plan. I don't know if you want me</p> <p>6 to bring it up or if you guys want to keep</p> <p>7 thinking about it. I understand it's an</p> <p>8 unusual request, so -- but I still think it's</p> <p>9 -- I would feel better just because I feel that</p> <p>10 our staff that we currently have has been</p> <p>11 instrumental in creating the community we have</p> <p>12 and I know they didn't go run away, they've</p> <p>13 been happy, and I know we pay them well. I</p> <p>14 just think that we were deficient in their</p> <p>15 retirement plan early and that -- and everyone</p> <p>16 here knows how time value and money goes. I</p> <p>17 feel that we owe it to them to make it up a</p> <p>18 little bit.</p> <p>19 MR. ROSS: I don't remember the request,</p> <p>20 I'm sorry.</p> <p>21 CHAIRMAN LEWIS: And I was going to ask</p> <p>22 the same question, what is the request?</p> <p>23 MR. CHESNEY: Oh, the request was at the</p> <p>24 last meeting, that we supplement their</p> <p>25 retirement payouts. And it was a significant</p>	<p style="text-align: right;">Page 120</p> <p>1 a discrimination test in the retirement plan to</p> <p>2 see if you can distribute it all into the</p> <p>3 retirement plan. If not, I would just pay it</p> <p>4 out as -- as compensation; a one-time thing.</p> <p>5 It's just my suggestion. I'm open to</p> <p>6 questions.</p> <p>7 MR. ROSS: So it's a single payment --</p> <p>8 MR. CHESNEY: Single payment.</p> <p>9 MR. ROSS: And no --</p> <p>10 MR. CHESNEY: To all -- to all four</p> <p>11 employees. You couldn't --</p> <p>12 MR. ROSS: And what's the amount to the</p> <p>13 other four?</p> <p>14 MR. CHESNEY: No, no, it's 72 total. So</p> <p>15 the field manager, I think it works out to be</p> <p>16 43,000.</p> <p>17 MR. ROSS: Oh, I misunderstood you. I</p> <p>18 apologize.</p> <p>19 MR. CHESNEY: The office admin, that's</p> <p>20 like 15, the senior field is like 8700</p> <p>21 and the junior field is 4800 dollars.</p> <p>22 And mainly because the junior field has only</p> <p>23 been here for 67 months, but that's</p> <p>24 something about Westchase. It's kind of what</p> <p>25 I'm talking about. When our junior employee</p>

<p style="text-align: right;">Page 121</p> <p>1 has still been here over five years, I mean, we 2 have a very dedicated staff. 3 Erin, was it something I said? 4 MS. McCORMICK: No, I have an event for 5 my daughter, so I need to head out, but does 6 anybody have anything that they need me for 7 before I leave? 8 MR. CHESNEY: No. Have a good night, 9 Erin. 10 CHAIRMAN LEWIS: Thanks, Erin. 11 MS. McCORMICK: Okay. Good to see you 12 all. Have a good night. 13 CHAIRMAN LEWIS: Okay. So do we need to 14 take action on this now or -- 15 MR. CHESNEY: You don't have to take 16 action, but I'm willing to make a motion. And 17 at some point, I will make a motion and see, 18 but to put it up to, you know -- 19 CHAIRMAN LEWIS: Okay. 20 MR. ROSS: Can we put it on next month's 21 agenda, and what -- 22 CHAIRMAN LEWIS: Yeah. 23 MR. ROSS: -- I would want is if -- if we 24 were to approve the motion, then I would want 25 the payout to incur during this fiscal year,</p>	<p style="text-align: right;">Agenda Package 35 Page 123</p> <p>1 don't know, I have the dates in here somewhere. 2 And then when we started it, we did two 3 percent, and lot of that was because it was 4 simpler to do a Simple IRA versus a 401(k) plan 5 and we just kind of said, "Oh, we'll do the 6 Simple IRA now and then we'll do the 401(k) 7 later." 8 Well, it worked out to be like ten years 9 later and I just -- 10 CHAIRMAN LEWIS: Gotcha, okay. 11 Forrest, did you have a comment? 12 MR. BAUMHOVER: I was just going to say I 13 would be inclined to be in favor of it. I 14 won't be at next month's meeting. The only 15 thing I would offer is I would want -- if an 16 employee has like a tax concern, you know, 17 about receiving a significantly large amount of 18 -- granted, it's found money, but -- you know, 19 if this is money that could have been 20 appropriately, you know, distributed over the 21 past however many years and now, we're just 22 taking that same money and kind of throwing it 23 right into one taxable year and creating a big 24 tax to them, I would that employee to be able 25 to have some discretion on how that might get</p>
<p style="text-align: right;">Page 122</p> <p>1 not next. 2 MR. CHESNEY: Yeah, I agree. I think it 3 would be right after. 4 MR. ROSS: Okay. 5 MR. CHESNEY: Quite frankly, I wanted to 6 do it kind of in between the budget cycle. I 7 planned it just so it wouldn't impact the 8 budget. Also, from a financial standpoint, I 9 mean, this is still relatively -- it's a large 10 amount of money. I don't want to diminish that 11 fact, but it's relatively -- it's not going to 12 break the bank. 13 CHAIRMAN LEWIS: Okay. 14 MR. CHESNEY: So -- and if someone thinks 15 -- that's why I did it as a spreadsheet. If 16 someone wanted to play around with it and see, 17 oh, well, you know, we do like them, but that 18 seems like a lot, I want to change the 19 percentages. I mean, I played with this quite 20 a bit. I actually started with a higher 21 number, but I -- the number I looked at I 22 thought was reasonable given what we've done in 23 the past. 24 Just so you know this, we didn't start 25 the plan -- the old retirement plan until -- I</p>	<p style="text-align: right;">Page 124</p> <p>1 paid out. 2 MR. CHESNEY: Makes sense. 3 MR. BAUMHOVER: If it is some this year, 4 some next year, is -- I think that there 5 probably would be Internal Revenue limitations 6 on being able to jam everything into the 401(k) 7 in one tax year, so I would want to make sure 8 that the employee has, you know, the ability to 9 say, "Yeah, I'm okay with it," or, "Can we do 10 it this way?" 11 MR. CHESNEY: I would gladly accept that. 12 CHAIRMAN LEWIS: Yeah, I'm just -- it 13 sounds like a good idea to me, too. I would 14 like to some time to look at it because I 15 didn't see it. 16 MR. CHESNEY: Sure, I'm good then. 17 CHAIRMAN LEWIS: Okay. Is that all you 18 got? 19 MR. CHESNEY: Yep. 20 CHAIRMAN LEWIS: Forrest? 21 MR. BAUMHOVER: Nope, like I said, I 22 won't be here next month so the meeting will be 23 40 percent shorter. 24 CHAIRMAN LEWIS: All right. The only 25 thing I got is, after the workshop, I was</p>

<p style="text-align: right;">Page 125</p> <p>1 driving -- I go to Sarasota County quite a bit 2 for work and I noticed that Lakewood Ranch has 3 -- I noticed a billboard that said, "LWR App," 4 and I don't know if this really has anything to 5 do with us, it may be something that we discuss 6 maybe more or approach the WCA about or maybe 7 one of you guys involved with that maybe know 8 about this, but I actually downloaded this app 9 and thought it was pretty neat, I mean, for a 10 -- for a community, and it had everything from 11 -- I mean, and it sounds like that community 12 may be little bit more differently ran in terms 13 of they -- they have like farmers markets, they 14 have -- you know, there's news; not to take 15 away from Mr. Barrett's news feed, you know. 16 But, sporting events in terms of what's at the 17 soccer fields, things like that, fitness 18 things. I know they have a more extensive 19 trail thing that has a map on there; but I 20 don't know, I just wanted to maybe get you 21 guys' feedback or thoughts on that. 22 Again, I don't know if that's something 23 we'd necessarily administer, maybe that's more 24 for the WCA area or -- 25 MR. MENDENHALL: Just to add some input.</p>	<p style="text-align: right;">Agenda Package 36 Page 127</p> <p>1 a single entity, their HOA and their CDDs, with 2 a single management. 3 But we know those people, we can get that 4 information assuming Bob is still there. 5 MR. MENDENHALL: Bob is not still there, 6 he left there probably about six or seven years 7 ago. 8 MR. CHESNEY: Oh, really. 9 MR. MENDENHALL: But we have a contact 10 attorney there, so you could reach out or I 11 could reach out just to find out if they are -- 12 CHAIRMAN LEWIS: What they have going on. 13 MR. MENDENHALL: Right. 14 CHAIRMAN LEWIS: I didn't think about the 15 ADA thing, either. 16 MR. MENDENHALL: Yeah, I'll see if he can 17 give me the detail on how they are doing it. 18 CHAIRMAN LEWIS: All right. Thank you. 19 MR. MENDENHALL: Yep. 20 CHAIRMAN LEWIS: So nothing else from me. 21 So motion to adjourn? 22 MR. ROSS: I'll make it. 23 CHAIRMAN LEWIS: Second? 24 MR. WIMSATT: Second. 25 CHAIRMAN LEWIS: All in favor?</p>
<p style="text-align: right;">Page 126</p> <p>1 We had -- at the district in Seven Oaks, we had 2 a -- an app, similar, obviously, smaller scale, 3 but we actually discontinued using it at the 4 time that they switched everything to require 5 ADA compliance. That's really what caused the 6 issue because then, you know, very similar to 7 the website, everything that goes up there, if 8 it's a district app or site, it has to be 9 converted and accessible and those sorts of 10 things. So possibly down there, it might be 11 run through the HOA. 12 CHAIRMAN LEWIS: Yeah. Well, I did call 13 them, actually, because I wanted to see if they 14 do have them, and I couldn't get a straight 15 answer from the girl, either. It looked like 16 they were set up in six different CDD 17 districts, but she did say they were the HOA 18 and so I got a little -- 19 MR. CHESNEY: Lakewood Ranch, 20 interestingly enough. Our field manager here 21 became the -- not the field manager, whatever 22 Andy does. 23 MR. MENDENHALL: Bob Fernandez. 24 MR. CHESNEY: Bob Fernandez, and he 25 became their manager there, and they operate as</p>	<p style="text-align: right;">Page 128</p> <p>1 (All board members signify in the 2 affirmative.) 3 CHAIRMAN LEWIS: Motion passes. 4 (Motion passes.) 5 CHAIRMAN LEWIS: We're adjourned. 6 (At 6:08 p.m., all proceedings were 7 concluded.) 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 REPORTER'S CERTIFICATE</p>

1 STATE OF FLORIDA:
2 COUNTY OF HILLSBOROUGH:
3

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

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

14 DATED May 24, 2021.
15
16
17
18
19
20
21
22
23
24
25

Matthew Lewis, Chairman

2B.

**Westchase
Community Development District**

Financial Report

April 30, 2021

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Pages 1 - 4
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund(s)	Pages 5 - 16

SUPPORTING SCHEDULES

Special Assessments - Collection Schedule(s)	Pages 17 - 18
Cash and Investment Report	Page 19
Bank Reconciliation and Statement	Pages 20 - 25
Payment Register by Fund	Pages 26 - 29

**Westchase
Community Development District**

Financial Statements

(Unaudited)

April 30, 2021

Balance Sheet

April 30, 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	4,552,073	375,393	25,603	24,776	43,729	474,063	79,176
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	\$ 4,567,350	\$ 379,021	\$ 29,646	\$ 24,796	\$ 43,729	\$ 481,488	\$ 79,976
LIABILITIES							
Accounts Payable	\$ 51,626	\$ 510	\$ -	\$ -	\$ -	\$ 17,083	\$ 481
Accrued Expenses	3,242	442	1,513	24	-	4,328	443
Sales Tax Payable	82	-	-	-	-	17	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	54,950	952	1,513	24	-	21,428	924

Balance Sheet

April 30, 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:	3,290,677	274,138	19,718	8,785	31,599	115,882	39,063
TOTAL FUND BALANCES	\$ 4,512,400	\$ 378,069	\$ 28,133	\$ 24,772	\$ 43,729	\$ 460,060	\$ 79,052
TOTAL LIABILITIES & FUND BALANCES	\$ 4,567,350	\$ 379,021	\$ 29,646	\$ 24,796	\$ 43,729	\$ 481,488	\$ 79,976

Balance Sheet

April 30, 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	\$ -	\$ -	\$ -	\$ -	\$ 447,745	\$ 447,745
Accounts Receivable	-	-	-	-	-	4,630
Due From Other Funds	150,107	22,848	228,683	702,196	-	6,678,647
Investments:						
Certificates of Deposit - 36 Months	-	-	-	-	109,435	109,435
Money Market Account	-	-	-	-	6,121,468	6,121,468
Prepaid Items	-	-	-	-	-	5,123
Deposits	18,600	-	-	-	-	40,040
TOTAL ASSETS	\$ 168,707	\$ 22,848	\$ 228,683	\$ 702,196	\$ 6,678,648	\$ 13,407,088
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,700
Accrued Expenses	8,483	416	-	-	-	\$ 18,891
Sales Tax Payable	-	-	-	-	-	\$ 99
Due To Other Funds	-	-	-	-	6,678,648	6,678,648
TOTAL LIABILITIES	8,483	416	-	-	6,678,648	6,767,338

Balance Sheet

April 30, 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:	141,624	9,356	118,418	-	-	4,049,260
TOTAL FUND BALANCES	\$ 160,224	\$ 22,432	\$ 228,683	\$ 702,196	\$ -	\$ 6,639,750
TOTAL LIABILITIES & FUND BALANCES	\$ 168,707	\$ 22,848	\$ 228,683	\$ 702,196	\$ 6,678,648	\$ 13,407,088

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2021

ACCOUNT DESCRIPTION	APR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 577	\$ 5,779	\$ 15,000	38.53%
Interest - Tax Collector	-	93	-	0.00%
Special Assmnts- Tax Collector	48,198	2,576,663	2,699,206	95.46%
Special Assmnts- Discounts	(25)	(98,742)	(107,968)	91.45%
Other Miscellaneous Revenues	1,800	4,656	-	0.00%
Pavilion Rental	963	1,994	4,000	49.85%
TOTAL REVENUES	51,513	2,490,443	2,610,238	95.41%
EXPENDITURES				
<u>Administration</u>				
P/R-Board of Supervisors	1,800	7,800	19,000	41.05%
FICA Taxes	138	597	1,454	41.06%
ProfServ-Engineering	4,800	43,630	46,500	93.83%
ProfServ-Legal Services	10,368	71,636	105,000	68.22%
ProfServ-Mgmt Consulting Serv	9,738	68,167	116,858	58.33%
ProfServ-Recording Secretary	659	4,205	11,000	38.23%
Auditing Services	-	7,500	7,592	98.79%
Postage and Freight	72	420	1,200	35.00%
Insurance - General Liability	-	39,182	35,978	108.91%
Printing and Binding	3	21	600	3.50%
Legal Advertising	-	1,976	6,500	30.40%
Misc-Assessmnt Collection Cost	963	49,558	50,569	98.00%
Misc-Credit Card Fees	35	72	350	20.57%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	28,576	294,939	403,426	73.11%
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	9,833	68,833	118,000	58.33%
Contracts-Fountain	755	4,010	7,020	57.12%
R&M-Aquascaping	-	14,770	15,000	98.47%
R&M-Drainage	4,973	13,199	28,000	47.14%
R&M-Fountain	2,418	28,845	3,000	961.50%
Total Flood Control/Stormwater Mgmt	17,979	129,657	171,020	75.81%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2021

ACCOUNT DESCRIPTION	APR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Right of Way				
Payroll-Salaries	24,711	138,907	198,246	70.07%
Payroll-Benefits	7,293	58,000	62,454	92.87%
Payroll - Overtime	2,520	14,287	17,500	81.64%
Payroll - Bonus	-	10,500	35,883	29.26%
FICA Taxes	3,101	18,422	28,221	65.28%
Contracts-Police	14,093	84,851	145,000	58.52%
Contracts-Other Services	1,630	11,410	19,560	58.33%
Contracts-Landscape	46,434	336,931	562,608	59.89%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	18,629	37,171	76,719	48.45%
Contracts-Road Cleaning	1,392	7,357	11,135	66.07%
Contracts-Security Alarms	-	338	641	52.73%
Contracts-Pest Control	48	336	540	62.22%
Fuel, Gasoline and Oil	17	5,654	13,000	43.49%
Communication - Teleph - Field	350	3,325	5,000	66.50%
Utility - General	1,917	13,391	23,275	57.53%
Utility - Reclaimed Water	660	2,541	10,000	25.41%
Insurance - General Liability	-	3,722	3,435	108.36%
R&M-General	2,889	15,865	42,500	37.33%
R&M-Equipment	596	5,588	8,000	69.85%
R&M-Grounds	21,605	89,985	102,800	87.53%
R&M-Irrigation	3,499	29,100	75,000	38.80%
R&M-Sidewalks	3,493	6,409	15,616	41.04%
R&M-Signage	548	2,708	6,000	45.13%
R&M-Walls and Signage	-	18,344	32,500	56.44%
Holiday Decoration	-	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	1,197	3,500	34.20%
Cleaning Services	550	4,003	-	0.00%
Op Supplies - General	207	1,114	6,000	18.57%
Op Supplies - Uniforms	-	260	600	43.33%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	-	3,045	400	761.25%
Conference and Seminars	-	-	1,000	0.00%
Total Right of Way	156,193	1,049,173	1,704,401	61.56%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2021

ACCOUNT DESCRIPTION	APR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	3,285	19,452	17,000	114.42%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	1,102	1,102	1,500	73.47%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Internet Services	612	4,285	7,391	57.98%
Park Improvements	-	-	301,300	0.00%
Impr - Landscape	-	49,890	-	0.00%
Total Common Area	4,999	74,729	331,391	22.55%
TOTAL EXPENDITURES	207,747	1,548,498	2,610,238	59.32%
Excess (deficiency) of revenues				
Over (under) expenditures	(156,234)	941,945	-	0.00%
Net change in fund balance	<u>\$ (156,234)</u>	<u>\$ 941,945</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2020)		3,570,455	3,570,455	
FUND BALANCE, ENDING		<u>\$ 4,512,400</u>	<u>\$ 3,570,455</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2021

ACCOUNT DESCRIPTION	APR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 57	\$ 564	\$ 1,500	37.60%
Special Assmnts- Tax Collector	1,034	55,268	56,138	98.45%
Special Assmnts- Discounts	(1)	(2,118)	(2,246)	94.30%
Gate Bar Code/Remotes	-	226	-	0.00%
TOTAL REVENUES	1,090	53,940	55,392	97.38%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	21	1,063	1,122	94.74%
Misc-Credit Card Fees	-	9	15	60.00%
Total Administration	21	1,072	1,137	94.28%
Right of Way				
Communication - Teleph - Field	251	1,754	2,831	61.96%
Electricity - Streetlighting	465	3,181	8,585	37.05%
Insurance - General Liability	-	1,665	1,526	109.11%
R&M-General	420	10,657	19,700	54.10%
R&M-Gate	90	2,948	6,340	46.50%
Reserve - Roadways	-	-	15,273	0.00%
Total Right of Way	1,226	20,205	54,255	37.24%
TOTAL EXPENDITURES	1,247	21,277	55,392	38.41%
Excess (deficiency) of revenues Over (under) expenditures	(157)	32,663	-	0.00%
Net change in fund balance	\$ (157)	\$ 32,663	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		345,406	345,406	
FUND BALANCE, ENDING		\$ 378,069	\$ 345,406	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2021

ACCOUNT DESCRIPTION	APR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 4	\$ 36	\$ 150	24.00%
Special Assmnts- Tax Collector	333	17,777	18,057	98.45%
Special Assmnts- Discounts	-	(681)	(722)	94.32%
TOTAL REVENUES	337	17,132	17,485	97.98%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	7	342	361	94.74%
Total Administration	7	342	361	94.74%
Right of Way				
R&M-Streetlights	1,531	10,616	17,124	61.99%
Total Right of Way	1,531	10,616	17,124	61.99%
TOTAL EXPENDITURES	1,538	10,958	17,485	62.67%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,201)	6,174	-	0.00%
Net change in fund balance	<u>\$ (1,201)</u>	<u>\$ 6,174</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2020)		21,959	21,959	
FUND BALANCE, ENDING		<u>\$ 28,133</u>	<u>\$ 21,959</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2021

ACCOUNT DESCRIPTION	APR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 4	\$ 40	\$ 250	16.00%
Special Assmnts- Tax Collector	108	5,752	5,842	98.46%
Special Assmnts- Discounts	-	(220)	(234)	94.02%
TOTAL REVENUES	112	5,572	5,858	95.12%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	2	111	117	94.87%
Misc-Credit Card Fees	-	-	5	0.00%
Total Administration	2	111	122	90.98%
Right of Way				
Communication - Teleph - Field	150	1,050	1,980	53.03%
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	25	167	500	33.40%
Reserve - Roadways	-	-	1,834	0.00%
Total Right of Way	175	5,170	11,973	43.18%
TOTAL EXPENDITURES	177	5,281	12,095	43.66%
Excess (deficiency) of revenues				
Over (under) expenditures	(65)	291	(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	\$ (65)	\$ 291	\$ (6,237)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		24,481	24,481	
FUND BALANCE, ENDING		\$ 24,772	\$ 18,244	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2021

ACCOUNT DESCRIPTION	APR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 6	\$ 61	\$ 150	40.67%
Special Assmnts- Tax Collector	125	6,702	6,807	98.46%
Special Assmnts- Discounts	-	(257)	(272)	94.49%
TOTAL REVENUES	131	6,506	6,685	97.32%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	3	129	136	94.85%
Total Administration	3	129	136	94.85%
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	3	129	6,685	1.93%
Excess (deficiency) of revenues				
Over (under) expenditures	128	6,377	-	0.00%
Net change in fund balance	\$ 128	\$ 6,377	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		37,352	37,352	
FUND BALANCE, ENDING		\$ 43,729	\$ 37,352	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2021

ACCOUNT DESCRIPTION	APR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 59	\$ 591	\$ 500	118.20%
Special Assmnts- Tax Collector	5,536	295,968	300,625	98.45%
Special Assmnts- Discounts	(3)	(11,342)	(12,025)	94.32%
Gate Bar Code/Remotes	198	1,591	-	0.00%
TOTAL REVENUES	5,790	286,808	289,100	99.21%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	111	5,693	6,013	94.68%
Misc-Credit Card Fees	8	56	120	46.67%
Total Administration	119	5,749	6,133	93.74%
Right of Way				
Contracts-Security Services	16,763	106,584	160,000	66.62%
Contracts-Pest Control	20	140	240	58.33%
Communication - Teleph - Field	176	1,227	3,000	40.90%
Insurance - General Liability	-	931	855	108.89%
R&M-General	333	15,909	21,760	73.11%
R&M-Gate	155	11,784	10,000	117.84%
R&M-Streetlights	4,310	29,978	52,000	57.65%
Reserve - Roadways	-	-	44,112	0.00%
Total Right of Way	21,757	166,553	291,967	57.05%
TOTAL EXPENDITURES	21,876	172,302	298,100	57.80%
Excess (deficiency) of revenues Over (under) expenditures	(16,086)	114,506	(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	\$ (16,086)	\$ 114,506	\$ (9,000)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		345,554	345,554	
FUND BALANCE, ENDING		\$ 460,060	\$ 336,554	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2021

ACCOUNT DESCRIPTION	APR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 11	\$ 113	\$ 300	37.67%
Special Assmnts- Tax Collector	297	15,902	16,152	98.45%
Special Assmnts- Discounts	-	(609)	(646)	94.27%
Gate Bar Code/Remotes	-	97	-	0.00%
TOTAL REVENUES	308	15,503	15,806	98.08%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	6	306	323	94.74%
Misc-Credit Card Fees	-	1	10	10.00%
Total Administration	6	307	333	92.19%
Right of Way				
Communication - Teleph - Field	126	877	1,450	60.48%
Insurance - General Liability	-	343	317	108.20%
R&M-General	-	-	1,000	0.00%
R&M-Gate	481	837	3,800	22.03%
R&M-Streetlights	453	3,153	5,800	54.36%
Reserve - Roadways	-	-	3,106	0.00%
Total Right of Way	1,060	5,210	15,473	33.67%
TOTAL EXPENDITURES	1,066	5,517	15,806	34.90%
Excess (deficiency) of revenues Over (under) expenditures	(758)	9,986	-	0.00%
Net change in fund balance	\$ (758)	\$ 9,986	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		69,066	69,066	
FUND BALANCE, ENDING		\$ 79,052	\$ 69,066	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2021

ACCOUNT DESCRIPTION	APR-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	4,328	231,360	235,000	98.45%
Special Assmnts- Discounts	(2)	(8,866)	(9,400)	94.32%
TOTAL REVENUES	4,326	222,496	225,600	98.62%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	87	4,450	4,700	94.68%
Total Administration	87	4,450	4,700	94.68%
Right of Way				
R&M-Streetlights	8,587	59,891	105,000	57.04%
Reserve - Roadways	-	-	7,967	0.00%
Total Right of Way	8,587	59,891	112,967	53.02%
TOTAL EXPENDITURES	8,674	64,341	117,667	54.68%
Excess (deficiency) of revenues				
Over (under) expenditures	(4,348)	158,155	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	\$ (4,348)	\$ 158,155	\$ 107,933	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		2,069	2,069	
FUND BALANCE, ENDING		\$ 160,224	\$ 110,002	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2021

ACCOUNT DESCRIPTION	APR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 3	\$ 28	\$ 90	31.11%
Special Assmnts- Tax Collector	143	7,658	7,778	98.46%
Special Assmnts- Discounts	-	(293)	(311)	94.21%
TOTAL REVENUES	146	7,393	7,557	97.83%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	3	147	156	94.23%
Total Administration	3	147	156	94.23%
Right of Way				
R&M-Streetlights	421	2,919	4,999	58.39%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	421	2,919	7,401	39.44%
TOTAL EXPENDITURES	424	3,066	7,557	40.57%
Excess (deficiency) of revenues				
Over (under) expenditures	(278)	4,327	-	0.00%
Net change in fund balance	\$ (278)	\$ 4,327	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		18,105	18,105	
FUND BALANCE, ENDING		\$ 22,432	\$ 18,105	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2021

ACCOUNT DESCRIPTION	APR-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 35	\$ 347	\$ 800	43.38%
Special Assmnts- Tax Collector	477	25,524	25,926	98.45%
Special Assmnts- Discounts	-	(978)	(1,037)	94.31%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	512	24,958	25,689	97.15%
EXPENDITURES				
Administration				
Misc-Assessmnt Collection Cost	10	491	519	94.61%
Misc-Credit Card Fees	-	-	25	0.00%
Total Administration	10	491	544	90.26%
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	208	4,417	5,000	88.34%
Internet Services	121	849	1,272	66.75%
Reserve - Roadways	-	-	9,973	0.00%
Total Right of Way	329	7,463	25,145	29.68%
TOTAL EXPENDITURES	339	7,954	25,689	30.96%
Excess (deficiency) of revenues				
Over (under) expenditures	173	17,004	-	0.00%
Net change in fund balance	\$ 173	\$ 17,004	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2020)		211,679	211,679	
FUND BALANCE, ENDING		\$ 228,683	\$ 211,679	

**Westchase
Community Development District**

Supporting Schedules

April 30, 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
04/05/21	59,337	31	1,211	60,579	48,198	1,034	333	108	125
TOTAL	3,052,176	124,108	62,289	3,238,573	2,576,663	55,268	17,777	5,752	6,702
% COLLECTED					98%	98%	98%	98%	98%
TOTAL O/S				50,958	40,543	870	280	90	105

** 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
	\$ 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
04/05/21	5,536	297	4,328	143	477
TOTAL	295,968	15,902	231,360	7,658	25,524
% COLLECTED	98%	98%	98%	98%	98%
TOTAL O/S	300,624	16,151	3,640	120	402

Cash & Investment Report
April 30, 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	\$ 447,745
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>6,121,468</u>
Total					<u><u>\$ 6,678,649</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. 04/2021
Statement Date 4/30/2021

G/L Balance (LCY)	447,745.32	Statement Balance	568,099.93
G/L Balance	447,745.32	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	568,099.93
Subtotal	447,745.32	Outstanding Checks	120,354.61
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	447,745.32	Ending Balance	447,745.32
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	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
4/8/2021	Payment	10312	BRIAN M. ROSS	184.70	0.00	184.70
4/13/2021	Payment	10324	SOUTHERN RECREATION, INC.	2,290.00	0.00	2,290.00
4/23/2021	Payment	10328	BRIAN M. ROSS	184.70	0.00	184.70
4/27/2021	Payment	10329	AG OUTSHINES LLC	3,492.84	0.00	3,492.84
4/27/2021	Payment	10330	AIRGAS USA LLC	339.45	0.00	339.45
4/27/2021	Payment	10331	ALLIANCE FIRE & SAFETY	657.50	0.00	657.50
4/27/2021	Payment	10332	AVENTURA NURSERY	2,677.00	0.00	2,677.00
4/27/2021	Payment	10333	DAVEY TREE EXPERT CO	46,434.00	0.00	46,434.00
4/27/2021	Payment	10334	DAVID M JOHNSON	450.00	0.00	450.00
4/27/2021	Payment	10335	HUGHES EXTERMINATORS INC	68.00	0.00	68.00
4/27/2021	Payment	10336	JMT	13,197.50	0.00	13,197.50
4/27/2021	Payment	10337	PETE'S TREE	5,000.00	0.00	5,000.00
4/27/2021	Payment	10338	SECURITAS SECURITY	17,180.91	0.00	17,180.91
4/27/2021	Payment	10339	SIMPLE COMMUNICATIONS	40.00	0.00	40.00
4/27/2021	Payment	10340	SITE ONE LANDSCAPE SUPPLY	410.85	0.00	410.85
4/27/2021	Payment	10341	TRIANGLE POOL SERVICE	1,587.85	0.00	1,587.85
4/29/2021	Payment	10342	ERIN McCORMICK LAW PA	10,368.00	0.00	10,368.00
4/29/2021	Payment	10343	FED EX	18.96	0.00	18.96
4/29/2021	Payment	10344	FLORIDA MUNICIPAL INS. TRUST	5,123.18	0.00	5,123.18
4/29/2021	Payment	10345	LOWE'S	797.24	0.00	797.24
4/29/2021	Payment	10346	MO'ZART DESIGNS	362.50	0.00	362.50
4/29/2021	Payment	10347	PETE'S TREE	2,500.00	0.00	2,500.00
4/29/2021	Payment	10348	RICHARD LEE REPORTING	658.75	0.00	658.75
4/29/2021	Payment	10349	USA SERVICES	1,391.88	0.00	1,391.88
4/30/2021	Payment	10350	DC PROPERTY PRESERVATIONS LLC	1,200.00	0.00	1,200.00
Total Outstanding Checks.....				120,354.61		120,354.61



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: 5/02/21
Checks/Items Enclosed: 24

49

SUMMARY OF ALL ACCOUNTS

CHECKING 568,099.93

PUBLIC FUNDS BUS ANALYSIS	WESTCHASE COMMUNITY DEVELOPMENT DISTRICT	Acct
Beginning Balance	4/01/21	650,501.51
Deposits / Misc Credits	17	62,572.64
Withdrawals / Misc Debits	50	144,974.22
** Ending Balance	4/30/21	568,099.93 **
Service Charge		.00
Minimum Balance		568,099
Enclosures		24

DEPOSITS AND OTHER CREDITS

Date	Deposits	Withdrawals	Activity Description
4/01	217.56		Square Inc/210401P2
4/02	67.67		Square Inc/210402P2
4/06	59,337.40		HLLS TAX LICENS/DIST ID522 WESTCHASE
4/06	72.52		Square Inc/210406P2
4/09	72.52		Square Inc/210409P2
4/09	1,800.00		Merchant Capture Deposit
4/12	149.59		Square Inc/210412P2
4/13	72.52		Square Inc/210413P2
4/19	72.52		Square Inc/210419P2
4/19	72.52		Square Inc/210419P2



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: 2

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

5/02/21

DEPOSITS AND OTHER CREDITS			
Date	Deposits	Withdrawals	Activity Description
4/22	72.52		Square Inc/210422P2
4/23	72.52		Square Inc/210423P2
4/26	106.20		Square Inc/210426P2
4/26	67.67		Square Inc/210426P2
4/27	72.52		Square Inc/210427P2
4/28	33.68		Square Inc/210428P2
4/30	212.71		Square Inc/210430P2
MISCELLANEOUS DEBITS			
Date	Deposits	Withdrawals	Activity Description
4/01		10,482.81	ACH Batch Offset Debit WESTCHASE COMMUN/payroll
4/02		3,319.15	WESTCHASE COMMUNITY DE IRS/USATAXPYMT
4/02		1,571.59	WESTCHASE COMMUNITY DE WESTCHASE CDD/401K
4/05		1,908.33	WESTCHASE CDD CARD ASSETS/PAYMENT
4/05		495.00	ACCOUNT,BILLING UBIQUITY RETIREM/ONLINE401K M62948276639 ANDREW MENDENHALL



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: 3

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

5/02/21

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
4/08		738.80	ACH Batch Offset Debit WESTCHASE COMMUN/board
4/09		153.00	WESTCHASE COMMUNITY DE IRS/USATAXPYMT
4/14		1,571.59	WESTCHASE COMMUNITY DE WESTCHASE CDD/401K
4/14		150.51	WESTCHASE CDD VERIZON WIRELESS/PAYMENTS
4/15		10,042.02	0000000024226654000001 ACH Batch Offset Debit WESTCHASE COMMUN/payroll
4/15		45.00	WESTCHASE COMMUNITY DE SAMS BRC/PAYMENT
4/16		3,244.84	6046002029313920 IRS/USATAXPYMT
4/16		45.94	WESTCHASE COMMUNITY DE TECO/PEOPLE GAS/UTILITYBIL
4/16		24.66	WESTCHASE COMMUNITY AS TECO/PEOPLE GAS/UTILITYBIL
4/16		24.66	WESTCHASE COMMUNITY AS TECO/PEOPLE GAS/UTILITYBIL
4/16		19.97	WESTCHASE COMM DEV DIS TECO/PEOPLE GAS/UTILITYBIL
4/16		19.76	WESTCHASE COMMUNITY AS TECO/PEOPLE GAS/UTILITYBIL
4/19		1,605.75	WESTCHASE COMMUNITY AS BRIGHT HOUSE NET/CABLE TV
4/21		94.79	WESTCHASE *CDD FLA DEPT REVENUE/C01
4/22		16,940.16	WESTCHASE COMMU TECO/PEOPLE GAS/UTILITYBIL
			WESTCHASE COMM DEV DIS



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: 4

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:

Statement Date:

5/02/21

MISCELLANEOUS DEBITS

Date	Deposits	Withdrawals	Activity Description
4/26		554.10	ACH Batch Offset Debit WESTCHASE COMMUN/board WESTCHASE COMMUNITY DE
4/26		122.40	IRS/USATAXPYMT WESTCHASE COMMUNITY DE
4/28		9,774.83	ACH Batch Offset Debit WESTCHASE COMMUN/invoice WESTCHASE COMMUNITY DE
4/28		1,571.59	WESTCHASE CDD/401K WESTCHASE CDD
4/29		9,658.04	ACH Batch Offset Debit WESTCHASE COMMUN/payroll WESTCHASE COMMUNITY DE
4/30		3,167.01	IRS/USATAXPYMT WESTCHASE COMMUNITY DE

CHECKS

* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
4/09	10293	2,500.00	4/13	10310	33.55	4/15	10319	1,545.00
4/02	10302*	5,123.18	4/09	10311	9,600.00	4/19	10320	1,662.53
4/02	10304*	48.00	4/15	10313*	9,833.33	4/20	10321	84.13
4/01	10305	10,450.00	4/13	10314	8,114.87	4/19	10322	887.64
4/01	10306	144.81	4/13	10315	1,248.45	4/20	10323	830.00
4/09	10307	3,197.50	4/14	10316	499.55	4/19	10325*	500.00
4/05	10308	6,810.00	4/23	10317	29.00	4/20	10326	1,391.88
4/09	10309	2,500.00	4/14	10318	574.50	4/20	10327	20.00



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: 5

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Account Number:
Statement Date: 5/02/21

DAILY BALANCE SUMMARY					
Date	Balance	Date	Balance	Date	Balance
4/01	629,641.45	4/13	643,852.25	4/22	592,411.60
4/02	619,647.20	4/14	641,056.10	4/23	592,455.12
4/05	610,433.87	4/15	619,590.75	4/26	591,952.49
4/06	669,843.79	4/16	616,210.92	4/27	592,025.01
4/08	669,104.99	4/19	611,700.04	4/28	580,712.27
4/09	653,027.01	4/20	609,374.03	4/29	571,054.23
4/12	653,176.60	4/21	609,279.24	4/30	568,099.93

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Agenda Package 68

**Payment Register by Fund
For the Period from 4/1/21 to 4/30/21
(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	10310	04/02/21	FED EX	7-315-39270	SRVCS THRU 03/23/21	Postage and Freight	541006-51301	\$33.55
001	10311	04/02/21	MARK LANE TONNY	762021	SIGN PANELS RPR-THE BRIDGES	repair of brick walls various	546106-53901	\$5,000.00
001	10311	04/02/21	MARK LANE TONNY	762019	REPAIR TOP OF RETAINING WALL & CAP	R&M-Walls and Signage	546106-53901	\$600.00
001	10311	04/02/21	MARK LANE TONNY	762020	INSTALL PLANTERS	R&M-Walls and Signage	546106-53901	\$4,000.00
001	10313	04/07/21	A & B AQUATICS	2024954	APRIL AQUATIC MAINT	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	10314	04/07/21	ERIN McCORMICK LAW PA	10497	3/1 - 3/31/21 General Counsel	ProfServ-Legal Services	531023-51401	\$8,114.87
001	10315	04/07/21	FRONTIER LIGHTING INC	S2029454.001	3 ACORN FIXTURES	R&M-General	546001-53901	\$1,248.45
001	10316	04/07/21	LOWE'S	030221-0961	LOWES: 1/12 & 2/9-3/1/21 purchases	R&M-General	546001-53901	\$499.55
001	10317	04/07/21	NETWORK FACTOR INC	112269	APRIL 2021 PHONE SERVICE	Communication - Teleph	541005-53901	\$29.00
001	10318	04/07/21	RICHARD LEE REPORTING	8096	03/02/21 MTG RECORDED SERVICE	ProfServ-Recording Secretary	531036-51301	\$574.50
001	10319	04/07/21	TKOT ENTERPRISES, LLC	168660	APRIL JANITORIAL SRVCS	Cleaning Services	551008-53901	\$550.00
001	10319	04/07/21	TKOT ENTERPRISES, LLC	168660	APRIL JANITORIAL SRVCS	R&M-General	546001-57208	\$995.00
001	10320	04/13/21	HILLSBOROUGH COUNTY	41272	MARCH SECURITY	Contracts-Police	534031-53901	\$1,662.53
001	10321	04/13/21	HILLSBOROUGH CTY PUBLIC WORKS	8651	#31596648 300 Yd Wood Waste Acct 824	Utility - General	543001-53901	\$84.13
001	10322	04/13/21	PALMDALE OIL COMPANY, INC	1522197	03/30 FUEL Acct 80180172	Fuel, Gasoline and Oil	540004-53901	\$887.64
001	10323	04/13/21	RAP ELECTRIC LLC	1260	Relocate power for monument sign lights	R&M-Fountain	546032-53801	\$830.00
001	10324	04/13/21	SOUTHERN RECREATION, INC.	9936	SPRING FROG, INSTALLATION, FREIGHT	R&M-General	546001-57208	\$2,290.00
001	10325	04/13/21	TRIANGLE POOL SERVICE	6115	MARCH FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$500.00
001	10326	04/13/21	USA SERVICES	USA016136	03/31/21 STREET SWEEPING	Contracts-Road Cleaning	534080-53901	\$1,391.88
001	10329	04/27/21	AG OUTSHINES LLC	001229	Pressure wash/Montague & Countryway	R&M-Sidewalks	546084-53901	\$3,492.84
001	10330	04/27/21	AIRGAS USA LLC	9978484430	Oxygen & Acetylene Cyl lease 3/1/21-2/28/22	R&M-Equipment	546022-53901	\$339.45
001	10331	04/27/21	ALLIANCE FIRE & SAFETY	73254.	ANNUAL FIRE EXT INSPECTIONS/MAINT	R&M-General	546001-53901	\$657.50
001	10332	04/27/21	AVENTURA NURSERY	44379	MAGNOLIA LITTLE GEM, JAPANESE BLUEBERRY, VIBURNUM	R&M-Grounds	546037-57208	\$1,102.00
001	10332	04/27/21	AVENTURA NURSERY	44393	Street Tree program replacement trees	R&M-Grounds	546037-53901	\$1,575.00
001	10333	04/27/21	DAVEY TREE EXPERT CO	915472273	APRIL LANDSCAPE MAINT	monthly for April	534050-53901	\$46,434.00
001	10334	04/27/21	DAVID M JOHNSON	031621	3/16/21: Greens/Linebaugh Median & Pond	R&M-Grounds	546037-53901	\$450.00
001	10335	04/27/21	HUGHES EXTERMINATORS INC	41704564	04/15/21 Office Pest & Rodent Control	Contracts-Pest Control	534125-53901	\$48.00
001	10336	04/27/21	JMT	19-172018	02/21/21-03/27/21 ENG SRVCS	ProfServ-Engineering	531013-51501	\$13,197.50
001	10337	04/27/21	PETE'S TREE	356962	Tree removal/Stump grinding	R&M-Grounds	546037-53901	\$2,500.00
001	10337	04/27/21	PETE'S TREE	356963	Tree removal/Stump grinding	R&M-Grounds	546037-53901	\$2,500.00
001	10339	04/27/21	SIMPLE COMMUNICATIONS	9834VZW	April Satellite/VZW Data Plan 708033	R&M-Irrigation	546041-53901	\$20.00
001	10339	04/27/21	SIMPLE COMMUNICATIONS	9835VZW	April Satellite/VZW Data Plan 57938	R&M-Irrigation	546041-53901	\$20.00
001	10340	04/27/21	SITE ONE LANDSCAPE SUPPLY	107875473-001	2 CONTROLLERS; 3 EZ INSECTICIDE	R&M-Irrigation	546041-53901	\$419.23
001	10340	04/27/21	SITE ONE LANDSCAPE SUPPLY	107875473-001	2 CONTROLLERS; 3 EZ INSECTICIDE	discount	546041-53901	(\$8.38)
001	10341	04/27/21	TRIANGLE POOL SERVICE	97324	Actuating fountain repair/lower skimmer pipe	R&M-Fountain	546032-53801	\$101.15
001	10341	04/27/21	TRIANGLE POOL SERVICE	97564	Filters and cartridges for actuating fountain	R&M-Fountain	546032-53801	\$779.75
001	10341	04/27/21	TRIANGLE POOL SERVICE	97325	new pump round about fountain/crack in casing	R&M-Fountain	546032-53801	\$706.95
001	10342	04/29/21	ERIN McCORMICK LAW PA	10501	03/31-04/26/21 GENERAL COUNSEL	ProfServ-Legal Services	531023-51401	\$10,368.00
001	10343	04/29/21	FED EX	7-345-56213	4/9/21 FedEx to David Seal DSI (HL)	Postage and Freight	541006-51301	\$18.96
001	10344	04/29/21	FLORIDA MUNICIPAL INS. TRUST	FH0754-042021	MAY 2021 HLTH INSURANCE	Prepaid Items	155000-53901	\$5,123.18
001	10345	04/29/21	LOWE'S	040221-0961	LOWES CC PURCH THRU 04/02/21	R&M-General	546001-53901	\$797.24
001	10347	04/29/21	PETE'S TREE	356964	TREE REMOVAL/TRIM/STUMP GRIND	R&M-Grounds	546037-53901	\$2,500.00
001	10348	04/29/21	RICHARD LEE REPORTING	8165	04/06/21 MTG RECORDED SERVICE	ProfServ-Recording Secretary	531036-51301	\$658.75
001	10349	04/29/21	USA SERVICES	USA016579	04/15/21 STREET SWEEPING	Contracts-Road Cleaning	534080-53901	\$1,391.88
001	10350	04/30/21	DC PROPERTY PRESERVATIONS	031921	CUT AND REMOVE SOD	R&M-Grounds	546037-53901	\$1,200.00
001	DD4823	04/04/21	CARD SERVICES CENTER - ACH	031021-0566 ACH	CC PURCH THRU 03/10/21	1.GASTON TREE DEBRIS	546037-53901	\$425.00
001	DD4823	04/04/21	CARD SERVICES CENTER - ACH	031021-0566 ACH	CC PURCH THRU 03/10/21	2.HC PLANNING & GROWTH	546037-53901	\$81.65
001	DD4823	04/04/21	CARD SERVICES CENTER - ACH	031021-0566 ACH	CC PURCH THRU 03/10/21	3.HC PLANNING & GROTH	546037-53901	\$81.65
001	DD4823	04/04/21	CARD SERVICES CENTER - ACH	031021-0566 ACH	CC PURCH THRU 03/10/21	5.GASTON TREE DEBRIS	546037-53901	\$850.00
001	DD4823	04/04/21	CARD SERVICES CENTER - ACH	031021-0566 ACH	CC PURCH THRU 03/10/21	7.WWW.1AND1.COM	551002-53901	\$11.00
001	DD4823	04/04/21	CARD SERVICES CENTER - ACH	031021-0566 ACH	CC PURCH THRU 03/10/21	8.PRO AUTO CARE	540004-53901	\$124.18
001	DD4823	04/04/21	CARD SERVICES CENTER - ACH	031021-0566 ACH	CC PURCH THRU 03/10/21	9.HC PLANNING & GROWTH	546037-53901	\$81.65

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Agenda Package 69

**Payment Register by Fund
For the Period from 4/1/21 to 4/30/21
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD4823	04/04/21	CARD SERVICES CENTER - ACH	031021-0566 ACH	CC PURCH THRU 03/10/21	10.HC PLANNING & GROWTH	546037-53901	\$81.65
001	DD4823	04/04/21	CARD SERVICES CENTER - ACH	031021-0566 ACH	CC PURCH THRU 03/10/21	11.HC PLANNING & GROWTH	546037-53901	\$81.65
001	DD4830	04/10/21	SAM'S CLUB - ACH	032521-7378 ACH	SAM'S CC ANNUAL MEMBER - 3/14/21	Subscriptions and Memberships	554001-53901	\$45.00
001	DD4831	04/10/21	VERIZON FLORIDA LLC - ACH	9876128277 ACH	02/24/21-03/23/21 242266540-00001	Communication - Teleph	541005-53901	\$150.51
001	DD4869	04/28/21	INFRAMARK, LLC - EFT	62675	APRIL MNGT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,738.17
001	DD4869	04/28/21	INFRAMARK, LLC - EFT	62675	APRIL MNGT SRVCS	Postage and Freight	541006-51301	\$33.66
001	DD4869	04/28/21	INFRAMARK, LLC - EFT	62675	APRIL MNGT SRVCS	Printing and Binding	547001-51301	\$3.00
001	DD4870	04/20/21	BRIGHT HOUSE NETWORKS	084471601033121 ACH	03/30/21-04/29/21 0050844716-01	Office	541005-53901	\$169.97
001	DD4870	04/20/21	BRIGHT HOUSE NETWORKS	084471601033121 ACH	03/30/21-04/29/21 0050844716-01	BayBridge	549031-57208	\$204.00
001	DD4870	04/20/21	BRIGHT HOUSE NETWORKS	084471601033121 ACH	03/30/21-04/29/21 0050844716-01	Glenciff Park	549031-57208	\$204.00
001	DD4870	04/20/21	BRIGHT HOUSE NETWORKS	084471601033121 ACH	03/30/21-04/29/21 0050844716-01	wpv	549031-57208	\$204.00
001	DD4871	04/20/21	DECIMAL, INC. - ACH	041321 ACH	ACH PD 04/16/21	Deferred Compensation-Current	235000	\$1,571.59
001	DD4872	04/20/21	DECIMAL, INC. - ACH	042721 ACH	ACH PD 04/30/21	Deferred Compensation-Current	235000	\$1,571.59
001	DD4873	04/20/21	TECO - ACH	032521 ACH	02/19/21-03/19/21 ELECTRIC UTILITIES	Utility - General	543001-53901	\$110.33
001	DD4874	04/20/21	TECO - ACH	030521-0710 ACH	01/21/21-02/18/21 ELECTRIC UTILITY	Utility - General	543001-53901	\$1,183.37
001	DD4875	04/20/21	TECO - ACH	040121-0710 ACH	02/19/21-03/19/21 ELECTRIC UTILITY	Utility - General	543001-53901	\$1,246.73
Fund Total								\$153,771.78

GENERAL FUND - HARBOR LINKS (002) - 002

002	DD4823	04/04/21	CARD SERVICES CENTER - ACH	031021-0566 ACH	CC PURCH THRU 03/10/21	4.DOORKING-PEABODY	546034-53901	\$39.95
002	DD4823	04/04/21	CARD SERVICES CENTER - ACH	031021-0566 ACH	CC PURCH THRU 03/10/21	6.DOORKING	546034-53901	\$49.95
002	DD4870	04/20/21	BRIGHT HOUSE NETWORKS	084471601033121 ACH	03/30/21-04/29/21 0050844716-01	Radcliff	541005-53901	\$125.64
002	DD4870	04/20/21	BRIGHT HOUSE NETWORKS	084471601033121 ACH	03/30/21-04/29/21 0050844716-01	Peabody	541005-53901	\$125.64
002	DD4874	04/20/21	TECO - ACH	030521-0710 ACH	01/21/21-02/18/21 ELECTRIC UTILITY	Electricity - Streetlighting	543013-53901	\$457.50
002	DD4875	04/20/21	TECO - ACH	040121-0710 ACH	02/19/21-03/19/21 ELECTRIC UTILITY	Electricity - Streetlighting	543013-53901	\$449.86
Fund Total								\$1,248.54

GENERAL FUND - THE ENCLAVE (003) - 003

003	DD4874	04/20/21	TECO - ACH	030521-0710 ACH	01/21/21-02/18/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$1,522.43
003	DD4875	04/20/21	TECO - ACH	040121-0710 ACH	02/19/21-03/19/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$1,522.43
Fund Total								\$3,044.86

GENERAL FUND - SAVILLE ROW (004) - 004

004	DD4870	04/20/21	BRIGHT HOUSE NETWORKS	084471601033121 ACH	03/30/21-04/29/21 0050844716-01	Saville Row	541005-53901	\$149.97
004	DD4874	04/20/21	TECO - ACH	030521-0710 ACH	01/21/21-02/18/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$24.18
004	DD4875	04/20/21	TECO - ACH	040121-0710 ACH	02/19/21-03/19/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$24.18
Fund Total								\$198.33

GENERAL FUND - THE GREENS (102) - 102

102	10327	04/14/21	HUGHES EXTERMINATORS INC	38970C	11/20/20 Greens Pest/Rodent Control	Contracts-Pest Control	534125-53901	\$20.00
102	10335	04/27/21	HUGHES EXTERMINATORS INC	43045C	03/15/21 (Greens) Pest/Rodent Control	Contracts-Pest Control	534125-53901	\$20.00
102	10338	04/27/21	SECURITAS SECURITY	10287687	03/01/21-03/31/21 SECURITY-Greens	Contracts-Security Services	534037-53901	\$17,180.91
102	10346	04/29/21	MO'ZART DESIGNS	21-5704	Greens/Scanner repair	R&M-Gate	546034-53901	\$155.00
102	DD4870	04/20/21	BRIGHT HOUSE NETWORKS	084471601033121 ACH	03/30/21-04/29/21 0050844716-01	Greens	541005-53901	\$176.27
102	DD4874	04/20/21	TECO - ACH	030521-0710 ACH	01/21/21-02/18/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$4,289.84
102	DD4875	04/20/21	TECO - ACH	040121-0710 ACH	02/19/21-03/19/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$4,279.87
Fund Total								\$26,121.89

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Agenda Package 70

Payment Register by Fund For the Period from 4/1/21 to 4/30/21 (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 - STONEBRIDGE (103) - 103								
103	DD4870	04/20/21	BRIGHT HOUSE NETWORKS	084471601033121 ACH	03/30/21-04/29/21 0050844716-01	Stonebridge	541005-53901	\$125.64
103	DD4874	04/20/21	TECO - ACH	030521-0710 ACH	01/21/21-02/18/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$446.12
103	DD4875	04/20/21	TECO - ACH	040121-0710 ACH	02/19/21-03/19/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$449.76
Fund Total								\$1,021.52
GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104) - 104								
104	DD4874	04/20/21	TECO - ACH	030521-0710 ACH	01/21/21-02/18/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$8,521.44
104	DD4875	04/20/21	TECO - ACH	040121-0710 ACH	02/19/21-03/19/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$8,548.64
Fund Total								\$17,070.08
GENERAL FUND - WEST PARK VILLAGE (324-C5) (105) - 105								
105	DD4874	04/20/21	TECO - ACH	030521-0710 ACH	01/21/21-02/18/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$418.69
105	DD4875	04/20/21	TECO - ACH	040121-0710 ACH	02/19/21-03/19/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$418.69
Fund Total								\$837.38
GENERAL FUND - VINEYARDS (106) - 106								
106	10346	04/29/21	MO'ZART DESIGNS	21-5709	Vineyards-Knox Key switch repaired	R&M-Gate	546034-53901	\$207.50
106	DD4870	04/20/21	BRIGHT HOUSE NETWORKS	084471601033121 ACH	03/30/21-04/29/21 0050844716-01	Vineyards	549031-53901	\$120.62
Fund Total								\$328.12
CLEARING FUND - 800								
800	DD4806	04/01/21	KRISTIAN GUNDERSEN	PAYROLL	April 01, 2021 Payroll Posting			\$178.24
800	DD4807	04/01/21	PATRICK J. MCLANE	PAYROLL	April 01, 2021 Payroll Posting			\$274.28
800	DD4808	04/01/21	DOUGLAS R. MAYS	PAYROLL	April 01, 2021 Payroll Posting			\$2,266.72
800	DD4809	04/01/21	SONJA WHYTE	PAYROLL	April 01, 2021 Payroll Posting			\$1,339.34
800	DD4810	04/01/21	LIVAN SOTO VIEGO	PAYROLL	April 01, 2021 Payroll Posting			\$1,431.06
800	DD4811	04/01/21	DANIEL P. HAWKINS	PAYROLL	April 01, 2021 Payroll Posting			\$436.41
800	DD4812	04/01/21	DANIEL R. WOOLLEY	PAYROLL	April 01, 2021 Payroll Posting			\$483.16
800	DD4813	04/01/21	CRISTIAN A. GUABA	PAYROLL	April 01, 2021 Payroll Posting			\$1,303.04
800	DD4814	04/01/21	CHAD E. FRISCO	PAYROLL	April 01, 2021 Payroll Posting			\$472.37
800	DD4815	04/01/21	KATHERINE A. LAMB	PAYROLL	April 01, 2021 Payroll Posting			\$357.46
800	DD4816	04/01/21	JASON C. BECKMAN	PAYROLL	April 01, 2021 Payroll Posting			\$182.85
800	DD4817	04/01/21	DANIEL R. HEFFRON	PAYROLL	April 01, 2021 Payroll Posting			\$320.00
800	DD4818	04/01/21	JAMES M. SCHNEIDER	PAYROLL	April 01, 2021 Payroll Posting			\$396.18
800	DD4819	04/01/21	JOSEPH H. MAURER	PAYROLL	April 01, 2021 Payroll Posting			\$121.91
800	DD4820	04/01/21	MICHAEL F. MANN	PAYROLL	April 01, 2021 Payroll Posting			\$422.82
800	DD4821	04/01/21	JESSICA L. WEATHERMAN	PAYROLL	April 01, 2021 Payroll Posting			\$314.12
800	DD4822	04/01/21	MICHAEL R. MILILLO	PAYROLL	April 01, 2021 Payroll Posting			\$182.85
800	10312	04/08/21	BRIAN M. ROSS	PAYROLL	April 08, 2021 Payroll Posting			\$184.70
800	DD4824	04/08/21	GREGORY L. CHESNEY	PAYROLL	April 08, 2021 Payroll Posting			\$184.70
800	DD4825	04/08/21	MATTHEW W. LEWIS	PAYROLL	April 08, 2021 Payroll Posting			\$184.70
800	DD4826	04/08/21	FORREST D. BAUMHOVER	PAYROLL	April 08, 2021 Payroll Posting			\$184.70
800	DD4827	04/08/21	JAMES J. WIMSATT	PAYROLL	April 08, 2021 Payroll Posting			\$184.70

Payment Register by Fund
For the Period from 4/1/21 to 4/30/21
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
800	DD4833	04/15/21	PATRICK J. MCLANE	PAYROLL	April 15, 2021 Payroll Posting			\$274.28
800	DD4834	04/15/21	DOUGLAS R. MAYS	PAYROLL	April 15, 2021 Payroll Posting			\$2,266.72
800	DD4835	04/15/21	SONJA WHYTE	PAYROLL	April 15, 2021 Payroll Posting			\$1,339.34
800	DD4836	04/15/21	LIVAN SOTO VIEGO	PAYROLL	April 15, 2021 Payroll Posting			\$1,431.06
800	DD4837	04/15/21	DANIEL P. HAWKINS	PAYROLL	April 15, 2021 Payroll Posting			\$286.94
800	DD4838	04/15/21	DANIEL R. WOOLLEY	PAYROLL	April 15, 2021 Payroll Posting			\$642.26
800	DD4839	04/15/21	CRISTIAN A. GUABA	PAYROLL	April 15, 2021 Payroll Posting			\$1,303.04
800	DD4840	04/15/21	CHAD E. FRISCO	PAYROLL	April 15, 2021 Payroll Posting			\$670.46
800	DD4841	04/15/21	KATHERINE A. LAMB	PAYROLL	April 15, 2021 Payroll Posting			\$303.10
800	DD4843	04/15/21	DANIEL R. HEFFRON	PAYROLL	April 15, 2021 Payroll Posting			\$304.75
800	DD4844	04/15/21	JAMES M. SCHNEIDER	PAYROLL	April 15, 2021 Payroll Posting			\$335.23
800	DD4845	04/15/21	JOSEPH H. MAURER	PAYROLL	April 15, 2021 Payroll Posting			\$121.91
800	DD4846	04/15/21	MICHAEL F. MANN	PAYROLL	April 15, 2021 Payroll Posting			\$259.77
800	DD4847	04/15/21	JESSICA L. WEATHERMAN	PAYROLL	April 15, 2021 Payroll Posting			\$503.16
800	10328	04/23/21	BRIAN M. ROSS	PAYROLL	April 23, 2021 Payroll Posting			\$184.70
800	DD4849	04/23/21	MATTHEW W. LEWIS	PAYROLL	April 23, 2021 Payroll Posting			\$184.70
800	DD4850	04/23/21	FORREST D. BAUMHOVER	PAYROLL	April 23, 2021 Payroll Posting			\$184.70
800	DD4851	04/23/21	JAMES J. WIMSATT	PAYROLL	April 23, 2021 Payroll Posting			\$184.70
800	DD4853	04/29/21	KRISTIAN GUNDERSEN	PAYROLL	April 29, 2021 Payroll Posting			\$91.42
800	DD4854	04/29/21	PATRICK J. MCLANE	PAYROLL	April 29, 2021 Payroll Posting			\$91.42
800	DD4855	04/29/21	DOUGLAS R. MAYS	PAYROLL	April 29, 2021 Payroll Posting			\$2,266.72
800	DD4856	04/29/21	SONJA WHYTE	PAYROLL	April 29, 2021 Payroll Posting			\$1,339.34
800	DD4857	04/29/21	LIVAN SOTO VIEGO	PAYROLL	April 29, 2021 Payroll Posting			\$1,431.06
800	DD4858	04/29/21	DANIEL P. HAWKINS	PAYROLL	April 29, 2021 Payroll Posting			\$314.12
800	DD4859	04/29/21	DANIEL R. WOOLLEY	PAYROLL	April 29, 2021 Payroll Posting			\$483.16
800	DD4860	04/29/21	CRISTIAN A. GUABA	PAYROLL	April 29, 2021 Payroll Posting			\$1,303.04
800	DD4861	04/29/21	CHAD E. FRISCO	PAYROLL	April 29, 2021 Payroll Posting			\$152.38
800	DD4862	04/29/21	JASON C. BECKMAN	PAYROLL	April 29, 2021 Payroll Posting			\$274.28
800	DD4863	04/29/21	DANIEL R. HEFFRON	PAYROLL	April 29, 2021 Payroll Posting			\$365.71
800	DD4864	04/29/21	JAMES M. SCHNEIDER	PAYROLL	April 29, 2021 Payroll Posting			\$182.85
800	DD4865	04/29/21	JOSEPH H. MAURER	PAYROLL	April 29, 2021 Payroll Posting			\$91.42
800	DD4866	04/29/21	MICHAEL F. MANN	PAYROLL	April 29, 2021 Payroll Posting			\$503.16
800	DD4867	04/29/21	JESSICA L. WEATHERMAN	PAYROLL	April 29, 2021 Payroll Posting			\$341.30
800	DD4868	04/29/21	MICHAEL R. MILILLO	PAYROLL	April 29, 2021 Payroll Posting			\$426.66
Fund Total								\$31,845.17
Total Cks Paid								\$235,487.67

Fifth Order of Business

5A

RESOLUTION 2021-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR
2021/2022 AND SETTING A PUBLIC HEARING THEREON
PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2021/2022; a copy of which is attached hereto, and

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

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

1. The budget proposed by the District Manager for Fiscal Year 2021/2022 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: August 3, 2021

Hour: 4:00 p.m.

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

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

Adopted this 1st day of June 2021.

Matt Lewis
Chairman

Andrew P. Mendenhall, PMP
Secretary

WESTCHASE
Community Development District

Annual Operating Budget

Fiscal Year 2022

Version 3 - Proposed Budget
(Updated 5/28/2021)

Prepared by:



Table of Contents**General Fund Budget**

General Fund 001	Pages 1 - 3
Allocation of Reserves - Exhibit "A"	Page 4
Narrative - Administrative and Maintenance	Pages 5 - 10
General Fund 002 Harbor Links	Page 11
Allocation of Reserves - Exhibit "B"	Page 12
General Fund 003 The Enclave	Page 13
Allocation of Reserves - Exhibit "C"	Page 14
General Fund 004 Saville Row	Page 15
Allocation of Reserves - Exhibit "D"	Page 16
General Fund 005 Commercial Road	Page 17
Allocation of Reserves - Exhibit "E"	Page 18
General Fund 102 The Greens	Page 19
Allocation of Reserves - Exhibit "F"	Page 20
General Fund 103 Stonebridge	Page 21
Allocation of Reserves - Exhibit "G"	Page 22
General Fund 104 West Park Village (323,4,5A,6)	Page 23
Allocation of Reserves - Exhibit "H"	Page 24
General Fund 105 West Park Village (324 - C5)	Page 25
Allocation of Reserves - Exhibit "I"	Page 26
General Fund 106 Vineyards	Page 27
Allocation of Reserves - Exhibit "J"	Page 28

Other Supporting Documents

Assessments Schedule	Pages 29-34
----------------------	-------------

Westchase

Community Development District

Operating Budget

Fiscal Year 2022

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 24,459	\$ 25,524	\$ 15,000	\$ 5,779	\$ 4,128	\$ 9,907	\$ 11,000
Interest - Tax Collector	1,008	808	-	93	-	93	-
Special Assmnts- Tax Collector	2,698,370	2,708,385	2,699,206	2,576,663	122,543	2,699,206	2,695,264
Special Assmnts- Delinquents	-	486	-	-	-	-	-
Special Assmnts- Discounts	(99,883)	(99,386)	(107,968)	(98,742)	-	(98,742)	(107,811)
Disposition of Fixed Assets	7,500	-	-	-	-	-	-
Other Miscellaneous Revenues	8,739	9,524	-	4,656	-	4,656	-
Pavilion Rental	11,017	6,759	4,000	1,994	-	1,994	4,000
TOTAL REVENUES	2,651,210	2,652,100	2,610,238	2,490,443	126,671	2,617,114	2,602,453
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	15,400	12,000	19,000	7,800	10,000	17,800	19,000
FICA Taxes	1,178	918	1,454	597	765	1,362	1,454
ProfServ-Dissemination Agent	-	2,000	-	-	-	-	-
ProfServ-Engineering	32,383	66,475	46,500	43,630	31,164	74,794	53,500
ProfServ-Legal Services	102,012	107,662	105,000	71,636	51,169	122,805	105,000
ProfServ-Mgmt Consulting Serv	111,552	113,349	116,858	68,167	48,692	116,858	120,130
ProfServ-Recording Secretary	10,231	8,533	11,000	4,205	3,004	7,209	11,000
Auditing Services	7,500	7,500	7,592	7,500	-	7,500	7,500
Postage and Freight	927	1,131	1,200	420	700	1,120	1,200
Insurance - General Liability	35,549	32,707	35,978	39,182	-	39,182	43,100
Printing and Binding	871	323	600	21	279	300	300
Legal Advertising	4,999	11,866	6,500	1,976	3,911	5,887	6,500
Misc-Assessmnt Collection Cost	30,956	27,665	50,569	49,558	2,451	52,009	46,205
Misc-Credit Card Fees	396	193	350	72	51	123	350
Misc-Contingency	6,019	30	100	-	100	100	100
Office Supplies	110	-	550	-	-	-	50
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	360,258	392,527	403,426	294,939	152,286	447,224	415,564
<i>Flood Control/Stormwater Mgmt</i>							
Contracts-Lake and Wetland	118,000	118,000	118,000	68,833	49,167	118,000	118,000
Contracts-Fountain	7,020	7,020	7,020	4,010	3,520	7,530	7,020
R&M-Aquascaping	28,294	9,606	15,000	14,770	10,550	25,320	15,000
R&M-Drainage	23,816	19,505	28,000	13,199	9,428	22,627	28,000
R&M-Fountain	1,749	6,641	3,000	28,845	3,000	31,845	3,000
R&M-Lake Erosion	-	-	-	-	-	-	-
Impr - Lake Bank Restoration	-	75,194	-	-	-	-	-
Capital Outlay - Lake	-	27,601	-	-	-	-	-
Total Flood Control/Stormwater Mgmt	178,879	263,567	171,020	129,657	75,665	205,322	171,020

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Right of Way							
Payroll-Salaries	199,817	199,077	198,246	138,907	59,339	198,246	208,159
Payroll-Benefits	59,522	70,158	62,454	58,000	4,454	62,454	62,454
Payroll - Overtime	20,488	20,265	17,500	14,287	3,213	17,500	17,500
Payroll - Bonus	13,495	10,500	35,883	10,500	25,383	35,883	35,883
FICA Taxes	27,047	26,865	28,221	18,422	7,885	26,307	28,979
Contracts-Police	135,121	137,030	145,000	84,851	60,180	145,031	145,000
Contracts-Other Services	19,560	21,560	19,560	11,410	8,150	19,560	19,560
Contracts-Landscape	525,608	571,172	562,608	336,931	225,677	562,608	562,608
Contracts-Mulch	147,592	147,592	147,592	73,796	73,796	147,592	147,592
Contracts-Plant Replacement	53,137	58,293	76,719	37,171	36,542	73,713	73,626
Contracts-Road Cleaning	9,988	8,351	11,135	7,357	3,778	11,135	11,135
Contracts-Security Alarms	641	836	641	338	340	678	681
Contracts-Pest Control	726	576	540	336	240	576	540
Contracts-Other Landscape	5,760	480	-	-	-	-	-
Fuel, Gasoline and Oil	13,620	9,452	13,000	5,654	4,039	9,693	13,000
Communication - Teleph - Field	4,544	4,812	5,000	3,325	2,375	5,700	5,000
Utility - General	24,208	21,637	23,275	13,391	9,565	22,956	23,275
Utility - Reclaimed Water	4,950	3,502	10,000	2,541	6,815	9,356	10,000
Insurance - General Liability	3,403	3,123	3,435	3,722	-	3,722	4,094
R&M-General	34,896	42,618	42,500	15,865	23,332	39,197	42,500
R&M-Equipment	9,521	8,264	8,000	5,588	2,412	8,000	8,000
R&M-Grounds	196,706	101,074	102,800	89,985	12,815	102,800	80,000
R&M-Irrigation	61,263	59,102	75,000	29,100	35,786	64,886	75,000
R&M-Sidewalks	4,641	15,195	15,616	6,409	4,578	10,987	15,616
R&M-Signage	1,020	8,961	6,000	2,708	3,292	6,000	6,000
R&M-Walls and Signage	34,083	14,540	32,500	18,344	23,103	41,447	32,500
Misc-Holiday Decor	12,493	7,696	10,000	15,370	-	15,370	10,000
Misc-Hurricane Expense	14,625	-	-	-	-	-	-
Misc-Taxes (Streetlights)	35,670	34,076	34,076	34,076	-	34,076	34,076
Misc-Contingency	2,510	5,614	5,000	1,170	3,830	5,000	5,000
Office Supplies	615	1,535	3,500	1,197	2,303	3,500	3,500
Cleaning Services	560	837	-	4,003	2,750	6,753	6,600
Op Supplies - General	5,369	4,920	6,000	1,114	4,886	6,000	6,000
Op Supplies - Uniforms	408	260	600	260	340	600	600
Supplies - Misc.	5,019	141	600	-	600	600	600
Subscriptions and Memberships	2,738	1,435	400	3,045	300	3,345	400
Conference and Seminars	-	320	1,000	-	1,000	1,000	1,000
Cap Outlay - Vehicles	53,642	-	-	-	-	-	-
Cap Outlay	7,130	15,155	-	-	-	-	-
Total Right of Way	1,752,136	1,637,024	1,704,401	1,049,173	653,098	1,702,271	1,696,478

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
Common Area							
R&M-General	13,473	11,685	17,000	19,452	13,894	33,346	17,000
R&M-Boardwalks	-	-	700	-	700	700	700
R&M-Brick Pavers	-	-	1,200	-	1,200	1,200	1,200
R&M-Grounds	440	2,100	1,500	1,102	398	1,500	1,500
R&M-Signage	600	-	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	13,360	-	900	-	900	900	900
Misc-Internet Services	7,209	6,732	7,391	4,285	3,061	7,346	7,391
Impr - Park	16,350	-	301,300	-	-	-	289,300
Impr - Landscape	-	-	-	49,890	50,110	100,000	-
Total Common Area	51,432	20,517	331,391	74,729	71,663	146,392	319,391
TOTAL EXPENDITURES	2,342,705	2,313,635	2,610,238	1,548,498	952,712	2,501,209	2,602,453
Excess (deficiency) of revenues							
Over (under) expenditures	308,505	338,465	-	941,945	(826,041)	115,905	-
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	100,541	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	100,541	-	-	-	-	-
Net change in fund balance	308,505	439,006	-	941,945	(826,041)	115,905	-
FUND BALANCE, BEGINNING	2,822,944	3,131,449	3,570,455	3,570,455	-	3,570,455	3,686,360
FUND BALANCE, ENDING	\$ 3,131,449	\$ 3,570,455	\$ 3,570,455	\$ 4,512,400	\$ (826,041)	\$ 3,686,360	\$ 3,686,360

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 3,686,360
Net Change in Fund Balance - Fiscal Year 2022	(0)
Reserves - Fiscal Year 2022 Additions	-
Total Funds Available (Estimated) - 9/30/22	3,686,360

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

Deposits	\$ 5,524
Subtotal	<u>5,524</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	650,613 ⁽¹⁾
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	502,031
Subtotal	<u>1,212,644</u>

Total Allocation of Available Funds	<u>1,218,168</u>
--	-------------------------

Total Unassigned (undesignated) Cash	<u>\$ 2,468,191</u>
---	----------------------------

(1) Represents approximately 3 months of budgeted expenditures.

Budget Narrative
Fiscal Year 2022**REVENUES****Interest-Investments**

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

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

Pavilion Rental

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

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

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

Professional Services-Engineering

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

Professional Services-Legal Services

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

Professional Services-Management Consulting Services

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

Professional Services-Recording Secretary

The recording of the board minutes by Richard Lee Recording. Their charges include an up to \$88 hourly appearance fee, \$5.75 per page, audio and postage expenditures.

Auditing Services

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

Postage and Freight

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

Budget Narrative
Fiscal Year 2022**EXPENDITURES****Administrative** (continued)**Insurance-General Liability**

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

Printing and Binding

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

Legal Advertising

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

Miscellaneous-Assessment Collection Costs

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

Miscellaneous-Credit Card Fees

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

Miscellaneous-Contingency

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

Office Supplies

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

Annual District Filing Fee

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

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

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

Contracts-Fountain

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

Budget Narrative
Fiscal Year 2022**EXPENDITURES****Flood Control/Stormwater Management** (continued)**R&M-Aquascaping**

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

R&M-Drainage

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

R&M-Fountain

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

Right of Way**Payroll-Salaries**

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

Payroll-Benefits

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

Payroll-Overtime

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

Payroll-Bonus

Annual bonuses given to field staff.

FICA Taxes

Taxes for the regular payroll, overtime and bonus.

Contracts-Police

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

Contracts-Other Services

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

Contracts-Landscape

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

Contracts-Mulch

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

Contracts-Plant Replacement

The Davey Tree Expert contract amount is \$76,719 per year for seasonal plant installation per contract specifications.

Budget Narrative
Fiscal Year 2022**EXPENDITURES****Right of Way** (continued)**Contracts-Road Cleaning**

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

Contracts-Security Alarms

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

Contracts-Pest Control

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

Fuel, Gasoline & Oil

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

Communication-Telephone

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

Utility-General

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

Utility-Reclaimed Water

Hillsborough County (BOCC) reclaimed water.

Insurance-General Liability

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

R&M-General

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

R&M-Equipment

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

R&M-Grounds

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

R&M-Irrigation

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

R&M-Sidewalks

Planned repairs for the District sidewalks.

R&M-Signage

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

Budget Narrative
Fiscal Year 2022**EXPENDITURES****Right of Way** (continued)**R&M-Walls**

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

Miscellaneous-Holiday Decor

Seasonal decorations for the field property.

Miscellaneous-Taxes (Street Lights)

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

Miscellaneous-Contingency

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

Office Supplies

General office supplies that are needed for field operation.

Cleaning Services

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

Operating Supplies - General

Supplies needed for District operation.

Operating Supplies - Uniforms

Uniforms for field employees.

Supplies - Miscellaneous

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

Subscriptions and Memberships

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

Conferences and Seminars

Training for field staff.

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

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

R&M-Boardwalks

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

Budget Narrative
Fiscal Year 2022**EXPENDITURES****Common Area (Park & Recreation)** (continued)**R&M-Brick Pavers**

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

R&M-Grounds

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

R&M-Signage

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

R&M-Walls

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

Miscellaneous-Internet Services

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

Impr - Park

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 2,112	\$ 2,502	\$ 1,500	\$ 564	\$ 403	\$ 967	\$ 1,000
Special Assmnts- Tax Collector	62,997	57,746	56,138	55,268	870	56,138	56,138
Special Assmnts- Discounts	(4,305)	(2,134)	(2,246)	(2,118)	-	(2,118)	(2,246)
Capital Improvement	53,313	-	-	-	-	-	-
Gate Bar Code/Remotes	552	388	-	226	-	226	-
TOTAL REVENUES	114,669	58,502	55,392	53,940	1,273	55,213	54,892
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,334	671	1,122	1,063	17	1,080	1,123
Misc-Credit Card Fees	14	13	15	9	-	9	15
Total Administrative	1,348	684	1,137	1,072	17	1,089	1,138
<i>Right of Way</i>							
Communication - Teleph - Field	2,849	3,794	2,831	1,754	1,253	3,007	3,300
Electricity - Streetlighting	5,521	5,337	8,585	3,181	2,319	5,500	5,500
Insurance - General Liability	1,511	1,387	1,526	1,665	-	1,665	1,832
R&M-General	25,179	6,372	19,700	10,657	9,043	19,700	19,700
R&M-Gate	13,319	4,677	6,340	2,948	3,392	6,340	6,340
Reserve - Roadways	-	-	15,273	-	-	-	17,083
Total Right of Way	48,379	21,567	54,255	20,205	16,007	36,212	53,755
TOTAL EXPENDITURES	49,727	22,251	55,392	21,277	16,024	37,301	54,892
Excess (deficiency) of revenues							
Over (under) expenditures	64,942	36,251	-	32,663	(14,751)	17,912	0
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	64,942	36,251	-	32,663	(14,751)	17,912	0
FUND BALANCE, BEGINNING	244,213	309,155	345,406	345,406	-	345,406	363,318
FUND BALANCE, ENDING	\$ 309,155	\$ 345,406	\$ 345,406	\$ 378,069	\$ (14,751)	\$ 363,318	\$ 363,318

Exhibit "B"

Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 363,318
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	17,083
Total Funds Available (Estimated) - 9/30/22	380,402

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

Deposits	\$ 3,628
Subtotal	<u>3,628</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating	9,452 ⁽¹⁾
Reserves - Roadways Prior Years	91,638
Reserves - Roadways FY 2021	15,273
Reserves - Roadways FY 2022	<u>17,083</u>
Subtotal	<u>123,994</u>

Total Allocation of Available Funds	137,074
--	----------------

Total Unassigned (undesignated) Cash	<u>\$ 243,328</u>
---	--------------------------

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2026
Anticipated Replacement Costs	\$ 168,000.00
Anticipated Reserve	\$ 168,000.00

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 201	\$ 185	\$ 150	\$ 36	26	\$ 62	\$ 150
Special Assmnts- Tax Collector	18,172	18,174	18,057	17,777	280	18,057	18,057
Special Assmnts- Discounts	(673)	(672)	(722)	(681)	-	(681)	(722)
TOTAL REVENUES	17,700	17,687	17,485	17,132	306	17,438	17,485
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	208	211	361	342	6	348	361
Total Administrative	208	211	361	342	6	348	361
<i>Right of Way</i>							
R&M-Streetlights	18,242	18,056	17,124	10,616	7,584	\$ 18,200	17,124
Total Right of Way	18,242	18,056	17,124	10,616	7,584	18,200	17,124
TOTAL EXPENDITURES	18,450	18,267	17,485	10,958	7,590	18,548	17,485
Excess (deficiency) of revenues							
Over (under) expenditures	(750)	(580)	-	6,174	(7,284)	(1,110)	(0)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(0)
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	(0)
Net change in fund balance	(750)	(580)	-	6,174	(7,284)	(1,110)	0
FUND BALANCE, BEGINNING	23,289	22,539	21,959	21,959	-	21,959	20,849
FUND BALANCE, ENDING	\$ 22,539	\$ 21,959	\$ 21,959	\$ 28,133	\$ (7,284)	\$ 20,849	\$ 20,849

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 20,849
Net Change in Fund Balance - Fiscal Year 2022	0
Reserves - Fiscal Year 2022 Additions	-
Total Funds Available (Estimated) - 9/30/22	20,849

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

Deposits	\$ 4,043
Subtotal	<u>4,043</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	4,371 ⁽¹⁾
Subtotal	<u>4,371</u>

Total Allocation of Available Funds	8,414
--	--------------

Total Unassigned (undesignated) Cash	<u>\$ 12,435</u>
---	-------------------------

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 316	\$ 297	\$ 250	\$ 40	\$ 29	\$ 69	\$ 65
Special Assmnts- Tax Collector	3,842	3,842	5,842	5,752	90	5,842	5,842
Special Assmnts- Discounts	(142)	(142)	(234)	(220)	-	(220)	(234)
Gate Bar Code/Remotes	130	69	-	-	-	-	-
TOTAL REVENUES	4,146	4,066	5,858	5,572	119	5,691	5,673
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	44	45	117	111	2	113	117
Misc-Credit Card Fees	2	2	5	-	-	-	5
Total Administrative	46	47	122	111	2	113	122
<i>Right of Way</i>							
Communication - Teleph - Field	1,875	1,800	1,980	1,050	750	1,800	1,800
Insurance - General Liability	404	2,309	2,540	2,743	-	2,743	3,017
R&M-General	-	3,250	1,500	-	-	-	1,500
R&M-Gate	1,935	8,023	3,619	1,210	160	1,370	1,500
R&M-Streetlights	308	293	500	167	144	311	500
Reserve - Roadways	-	-	1,834	-	-	-	2,160
Total Right of Way	4,522	15,675	11,973	5,170	1,054	6,224	10,477
TOTAL EXPENDITURES	4,568	15,722	12,095	5,281	1,056	6,337	10,599
Excess (deficiency) of revenues Over (under) expenditures	(422)	(11,656)	(6,237)	291	(938)	(647)	(4,926)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(6,237)	-	-	-	(4,926)
TOTAL OTHER SOURCES (USES)	-	-	(6,237)	-	-	-	(4,926)
Net change in fund balance	(422)	(11,656)	(6,237)	291	(938)	(647)	(4,926)
FUND BALANCE, BEGINNING	36,559	36,137	24,481	24,481	-	24,481	23,834
FUND BALANCE, ENDING	\$ 36,137	\$ 24,481	\$ 18,244	\$ 24,772	\$ (938)	\$ 23,834	\$ 18,908

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 23,834
Net Change in Fund Balance - Fiscal Year 2022	(4,926)
Reserves - Fiscal Year 2022 Additions	2,160
Total Funds Available (Estimated) - 9/30/22	21,068

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

Deposits	\$ 20
Subtotal	20

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	2,110 ⁽¹⁾
Reserves - Roadways Prior Years	13,936
Reserves - Roadways FY 2021	1,834
Reserves - Roadways FY 2022	2,160
Subtotal	20,040

Total Allocation of Available Funds	20,060
--	---------------

Total Unassigned (undesignated) Cash	\$ 1,009
---	-----------------

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2029
Anticipated Replacement Costs	\$ 30,890.40
Anticipated Reserve Balance	\$ 30,890.40

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 205	\$ 247	\$ 150	\$ 61	\$ 44	\$ 105	\$ 150
Special Assmnts- Tax Collector	6,955	6,956	6,807	6,702	105	6,807	5,520
Special Assmnts- Discounts	(257)	(257)	(272)	(257)	-	(257)	(221)
TOTAL REVENUES	6,903	6,946	6,685	6,506	149	6,655	5,449
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	80	81	136	129	2	131	110
Total Administrative	80	81	136	129	2	131	110
<i>Right of Way</i>							
R&M - General	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roadways	-	-	1,549	-	-	-	339
Total Right of Way	-	-	6,549	-	5,000	5,000	5,339
TOTAL EXPENDITURES	80	81	6,685	129	5,002	5,131	5,449
Excess (deficiency) of revenues							
Over (under) expenditures	6,823	6,865	-	6,377	(4,854)	1,523	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	6,823	6,865	-	6,377	(4,854)	1,523	-
FUND BALANCE, BEGINNING	23,664	30,487	37,352	37,352	-	37,352	38,875
FUND BALANCE, ENDING	\$ 30,487	\$ 37,352	\$ 37,352	\$ 43,729	\$ (4,854)	\$ 38,875	\$ 38,875

Exhibit "E"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 38,875
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	339
Total Funds Available (Estimated) - 9/30/22	39,214

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

Operating Reserves - First Quarter Operating Capital	\$ 1,278 ⁽¹⁾
Reserves - Roadways Prior Years	10,845
Reserves - Roadways FY 2021	1,549
Reserves - Roadways FY 2022	339
Subtotal	<u>14,010</u>
Total Allocation of Available Funds	14,010

Total Unassigned (undesignated) Cash	<u>\$ 25,204</u>
---	-------------------------

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2032
Anticipated Replacement Costs balance	\$ 15,780.00
Current Budgeted Reserve Balance	\$ 15,780.00

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 3,090	\$ 2,913	\$ 500	\$ 591	\$ 422	\$ 1,013	\$ 500
Special Assmnts- Tax Collector	300,588	300,626	300,625	295,968	4,657	300,625	344,186
Special Assmnts- Discounts	(11,127)	(11,111)	(12,025)	(11,342)	-	(11,342)	(13,767)
Gate Bar Code/Remotes	2,084	2,727	-	1,591	-	1,591	-
TOTAL REVENUES	294,635	295,155	289,100	286,808	5,079	291,887	330,919
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	3,448	3,494	6,013	5,693	93	5,786	6,884
Misc-Credit Card Fees	68	91	120	56	24	80	80
Total Administrative	3,516	3,585	6,133	5,749	117	5,866	6,964
<i>Right of Way</i>							
Contracts-Security Services	176,458	177,676	160,000	106,584	76,131	182,715	176,200
Contracts-Pest Control	240	240	240	140	100	240	240
Communication - Teleph - Field	1,863	2,086	3,000	1,227	876	2,103	2,100
Insurance - General Liability	773	713	855	931	-	931	1,024
R&M-General	58,693	43,079	21,760	15,909	11,364	27,273	21,760
R&M-Gate	3,860	6,125	10,000	11,784	775	12,559	10,000
R&M-Streetlights	51,479	50,682	52,000	29,978	21,413	51,391	52,000
Cap Outlay - Signage	-	20,455	-	-	-	-	-
Reserve - Roadways	-	-	44,112	-	-	-	60,631
Total Right of Way	293,366	301,056	291,967	166,553	110,659	277,212	323,955
TOTAL EXPENDITURES	296,882	304,641	298,100	172,302	110,776	283,078	330,919
Excess (deficiency) of revenues							
Over (under) expenditures	(2,247)	(9,486)	(9,000)	114,506	(105,697)	8,809	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(9,000)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(9,000)	-	-	-	-
Net change in fund balance	(2,247)	(9,486)	(9,000)	114,506	(105,697)	8,809	-
FUND BALANCE, BEGINNING	357,287	355,040	345,554	345,554	-	345,554	354,363
FUND BALANCE, ENDING	\$ 355,040	\$ 345,554	\$ 336,554	\$ 460,060	\$ (105,697)	\$ 354,363	\$ 354,363

Exhibit "F"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 354,363
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	60,631
Total Funds Available (Estimated) - 9/30/22	414,994

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

Deposits	\$ 7,425
Subtotal	7,425

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	29,570 ⁽¹⁾
Reserves - Roadways Prior Years	273,256
Reserves - Roadways FY 2021	44,112
Reserves - Roadways FY 2022	60,631
Subtotal	377,999

Total Allocation of Available Funds	414,994
--	----------------

Total Unassigned (undesignated) Cash	\$ 0
---	-------------

Notes

(1) **Should** represent approximately 3 months of budgeted expenditures: \$67,547.

Anticipated Replacement Year	2033
Anticipated Replacement Costs	\$ 1,044,939.60
Anticipated Reserve Balance	\$ 1,044,939.60

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 506	\$ 522	\$ 300	\$ 113	\$ 81	\$ 194	\$ 300
Special Assmnts- Tax Collector	16,417	16,417	16,152	15,902	250	16,152	16,056
Special Assmnts- Discounts	(608)	(607)	(646)	(609)	-	(609)	(642)
Gate Bar Code/Remotes	98	-	-	97			-
TOTAL REVENUES	16,413	16,332	15,806	15,503	331	15,737	15,713
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	188	191	323	306	5	311	321
Misc-Credit Card Fees	2	-	10	1	-	1	10
Total Administrative	190	191	333	307	5	312	331
<i>Right of Way</i>							
Communication - Teleph - Field	1,342	1,493	1,450	877	626	1,503	1,450
Insurance - General Liability	314	288	317	343	-	343	377
R&M-General	1,600	3,400	1,000	-	500	500	1,000
R&M-Gate	1,860	369	3,800	837	598	1,435	3,800
R&M-Streetlights	5,636	5,557	5,800	3,153	2,252	5,405	5,800
Reserve - Roadways	-	-	3,106	-	-	-	2,955
Total Right of Way	10,752	11,107	15,473	5,210	3,976	9,186	15,382
TOTAL EXPENDITURES	10,942	11,298	15,806	5,517	3,981	9,498	15,713
Excess (deficiency) of revenues Over (under) expenditures	5,471	5,034	-	9,986	(3,651)	6,238	-
Net change in fund balance	5,471	5,034	-	9,986	(3,651)	6,238	-
FUND BALANCE, BEGINNING	58,561	64,032	69,066	69,066	-	69,066	75,304
FUND BALANCE, ENDING	\$ 64,032	\$ 69,066	\$ 69,066	\$ 79,052	\$ (3,651)	\$ 75,304	\$ 75,304

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 75,304
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	2,955
Total Funds Available (Estimated) - 9/30/22	78,259

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

Deposits	800
Subtotal	800

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	\$ 3,190 ⁽¹⁾
Reserves - Roadways Prior Years	36,005
Reserves - Roadways FY 2021	3,106
Reserves - Roadways FY 2022	2,955
Subtotal	42,066

Total Allocation of Available Funds	46,055
--	---------------

Total Unassigned (undesignated) Cash	\$ 32,204
---	------------------

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2031
Anticipated Replacement Costs	\$ 65,704.80
Anticipated Reserve Balance	\$ 65,704.80

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 38	\$ 2	\$ -	\$ 2	\$ -	\$ 2	\$ -
Special Assmnts- Tax Collector	118,990	119,005	235,000	231,360	3,640	235,000	126,326
Special Assmnts- Discounts	(4,407)	(4,398)	(9,400)	(8,866)	-	(8,866)	(5,053)
TOTAL REVENUES	114,621	114,609	225,600	222,496	3,640	226,136	121,273
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,368	1,383	4,700	4,450	73	4,523	2,527
Total Administrative	1,368	1,383	4,700	4,450	73	4,523	2,527
<i>Right of Way</i>							
R&M-General	-	8,130	-	-	-	-	-
R&M-Streetlights	106,313	99,945	105,000	59,891	43,238	103,129	105,000
Reserve - Roadways	-	-	7,967	-	-	-	13,746
Total Right of Way	106,313	108,075	112,967	59,891	43,238	103,129	118,746
TOTAL EXPENDITURES	107,681	109,458	117,667	64,341	43,311	107,652	121,273
Excess (deficiency) of revenues							
Over (under) expenditures	6,940	5,151	107,933	158,155	(39,671)	118,484	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	107,933	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	107,933	-	-	-	-
Net change in fund balance	6,940	5,151	107,933	158,155	(39,671)	118,484	-
FUND BALANCE, BEGINNING	(10,022)	(3,082)	2,069	2,069	-	2,069	120,553
FUND BALANCE, ENDING	\$ (3,082)	\$ 2,069	\$ 110,002	\$ 160,224	\$ (39,671)	\$ 120,553	\$ 120,553

Exhibit "H"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 120,553
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	13,746
Total Funds Available (Estimated) - 9/30/22	134,299

ALLOCATION OF AVAILABLE FUNDS
Nonspendable Fund Balance

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

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	26,882 ⁽¹⁾
Reserves - Roadways FY Prior Year	44,000
Reserves - Roadways FY 2021	7,967
Reserves - Roadways FY 2022	13,746
Subtotal	<u>65,713</u>

Total Allocation of Available Funds	111,195
--	----------------

Total Unassigned (undesignated) Cash	<u>\$ 23,105</u>
---	-------------------------

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2028
Anticipated Replacement Costs	\$ 148,189.20
Anticipated Reserve Balance	\$ 148,189.20

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 115	\$ 126	\$ 90	\$ 28	\$ 20	\$ 48	\$ 90
Special Assmnts- Tax Collector	7,776	7,777	7,778	7,658	120	7,778	7,778
Special Assmnts- Discounts	(288)	(287)	(311)	(293)	-	(293)	(311)
TOTAL REVENUES	7,603	7,616	7,557	7,393	140	7,533	7,557
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	89	90	156	147	2	149	156
Total Administrative	89	90	156	147	2	149	156
<i>Right of Way</i>							
R&M-Streetlights	5,201	4,968	4,999	2,919	2,085	5,004	4,999
Capital Outlay	-	-	-	-	-	-	-
Reserve - Roadways	-	-	2,402	-	-	-	2,402
Total Right of Way	5,201	4,968	7,401	2,919	2,085	5,004	7,401
TOTAL EXPENDITURES	5,290	5,058	7,557	3,066	2,087	5,153	7,557
Excess (deficiency) of revenues							
Over (under) expenditures	2,313	2,558	-	4,327	(1,947)	2,380	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	2,313	2,558	-	4,327	(1,947)	2,380	-
FUND BALANCE, BEGINNING	13,234	15,547	18,105	18,105	-	18,105	20,485
FUND BALANCE, ENDING	\$ 15,547	\$ 18,105	\$ 18,105	\$ 22,432	\$ (1,947)	\$ 20,485	\$ 20,485

Exhibit "I"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 20,485
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	2,402
Total Funds Available (Estimated) - 9/30/22	22,887

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	\$ 1,289 ⁽¹⁾
Reserves - Roadways Prior Years	11,787
Reserves - Roadways FY 2021	2,402
Reserves - Roadways FY 2022	2,402
Subtotal	16,591
Total Allocation of Available Funds	17,880

Total Unassigned (undesignated) Cash	\$ 5,007
---	-----------------

Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU APR-2021	PROJECTED MAY- SEP-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
REVENUES							
Interest - Investments	\$ 1,442	\$ 1,556	\$ 800	\$ 347	\$ 248	\$ 595	\$ 500
Special Assmnts- Tax Collector	26,614	26,617	25,926	25,524	402	25,926	25,447
Special Assmnts- Discounts	(985)	(984)	(1,037)	(978)	-	(978)	(1,018)
Gate Bar Code/Remotes	195	295	-	65	-	65	-
TOTAL REVENUES	27,266	27,484	25,689	24,958	650	25,608	24,929
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	305	309	519	491	8	499	509
Misc-Credit Card Fees	4	9	25	-	-	-	10
Total Administrative	309	318	544	491	8	499	519
<i>Right of Way</i>							
Communication - Teleph - Field	-	-	1,150	-	-	-	-
Insurance - General Liability	315	291	349	392	-	392	431
R&M-General	-	2,030	4,401	-	4,401	4,401	5,551
R&M-Drainage	-	650	3,000	1,805	1,195	3,000	3,000
R&M-Gate	834	2,390	5,000	4,417	583	5,000	5,000
Misc-Internet Services	1,262	1,412	1,272	849	606	1,455	1,500
Reserve - Roadways	-	-	9,973	-	-	-	8,928
Total Right of Way	2,411	6,773	25,145	7,463	6,785	14,248	24,410
TOTAL EXPENDITURES	2,720	7,091	25,689	7,954	6,793	14,747	24,929
Excess (deficiency) of revenues							
Over (under) expenditures	24,546	20,393	-	17,004	(6,144)	10,860	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	24,546	20,393	-	17,004	(6,144)	10,860	-
FUND BALANCE, BEGINNING	166,740	191,286	211,679	211,679	-	211,679	222,539
FUND BALANCE, ENDING	\$ 191,286	\$ 211,679	\$ 211,679	\$ 228,683	\$ (6,144)	\$ 222,539	\$ 222,539

Exhibit "J"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 222,539
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	8,928
Total Funds Available (Estimated) - 9/30/22	231,467

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

Operating Reserves - First Quarter Operating Capital	\$ 4,000 ⁽¹⁾
Reserves - Roadways Prior Years	106,333
Reserves - Roadways FY 2021	9,973
Reserves - Roadways FY 2022	8,928
Subtotal	<u>125,234</u>
Total Allocation of Available Funds	129,234

Total Unassigned (undesignated) Cash	<u>\$ 102,233</u>
---	--------------------------

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2033
Anticipated Replacement Costs	\$ 214,509.60
Anticipated Reserve Balance	\$ 214,509.60

Westchase

Community Development District

Supporting Budget Schedules

Fiscal Year 2022

Comparison of Assessment Rates

Fiscal Year 2022 vs. Fiscal Year 2021

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change
104		Wycliffe	30	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
110	65'	Bennington	108	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
110	70'	Woodbay	163	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
111		Berkley Square	122	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
115		Glenfield	101	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
117		Keswick Forest	64	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
121		Shopping Center	9.9	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
122		Shopping Center	7.24	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
201		Glenclyff	48	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
203		Harbor Links	109	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
205		Harbor Links Estates	63	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
211		The Enclave	108	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
214		Saville Rowe	36	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
225		Ayshire	49	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
227		Cheshire	81	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
229		Derbyshire	105	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
123/125		Epic Properties	400	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
221/223		Radcliffe	154	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
231a		7/11	1.17	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
231b		Primrose	1.27	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
231c		Professional Center	1.82	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
235/240		Professional Center	5.54	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
Remax Real Estate		Remax Real Estate	0.53	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
Golf Course		Golf Course	61.1	\$0.00	\$0.00	n/a	\$90.20	\$87.70	2.85%

Comparison of Assessment Rates

Fiscal Year 2022 vs. Fiscal Year 2021

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change
302		Greensprings	60	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
303		Greencrest	54	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
304		Greenhedges	53	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
305		Greenmont	41	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
306		Greendale	59	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
307		Greenpoint	153	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
322	50'	Village Green	10	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
322	60'	Village Green	67	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
322	TH	Village Green	13	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
323	50'	Westpark Village	77	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
323	60'	Westpark Village	10	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
323	Dplx/Villa	Westpark Village	38	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
323	TH	Westpark Village	37	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
324	TH(80')	Westpark Village	22	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
324	TH(115')	Westpark Village	22	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
324	Dplx/Villa	Westpark Village	24	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
324	50'	Westpark Village	40	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
324	60'	Westpark Village	6	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
325A	TH	Westpark Village	50	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
326	TH(80')	Westpark Village	22	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
326	Dplx/Villa	Westpark Village	30	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
326	50'	Westpark Village	17	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
370		Castleford	69	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
371	65'	Stamford	61	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
372	70'	Baybridge	102	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
373		Wakesbridge	86	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
374		Abbotsford	40	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
375		Chelmsford	100	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
376		Brentford	85	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
377		Kingsford	132	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
378		Stockbridge	68	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
411		Sturbridge	47	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
412		Stonebridge	66	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
414		Woodbridge	40	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
430		Vineyards	120	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%

Comparison of Assessment Rates

Fiscal Year 2022 vs. Fiscal Year 2021

Section	Detail	Name	Units	Debt Service			General Fund		
				FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change
Cavendish	TH	Cavendish	90	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
Gables Residential III		Gables Residential III	615	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
Arlington Park Condos		Arlington Park Condos	76	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
Gables Commercial		Gables Commercial	0.94	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
419		Kids R Kids	1.73	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/1		CVS	1.42	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/2		Applebees	1.04	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/3		Burger King	1.69	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/4		Office	2	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
324C-5		Residential	51	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
324C-6		Ave @ Westchase	1.74	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
326D-3		Ave @ Westchase	0.57	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
326D-4		Ave @ Westchase	3.24	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
		David Weekly Homes	36	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
332		Morton Plant Mease	2.74	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%

Community Development District

Section	Detail	Special Funds			Security Fund			Total Assessments per Unit		
		FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change
104		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
110	65'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
110	70'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
111		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
115		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
117		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
121		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
122		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
201		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
203		\$326.38	\$326.38	0.00%	\$0.00	\$0.00	n/a	\$810.62	\$811.80	-0.14%
205		\$326.38	\$326.38	0.00%	\$0.00	\$0.00	n/a	\$810.62	\$811.80	-0.14%
211		\$167.19	\$167.20	0.00%	\$0.00	\$0.00	n/a	\$651.43	\$652.61	-0.18%
214		\$162.27	\$162.27	0.00%	\$0.00	\$0.00	n/a	\$646.51	\$647.69	-0.18%
225		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
227		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
229		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
123/125		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
221/223		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
231a		\$1,295.68	\$1,597.89	-18.91%	\$0.00	\$0.00	n/a	\$16,261.02	\$16,567.67	-1.85%
231b		\$1,295.68	\$1,597.89	-18.91%	\$0.00	\$0.00	n/a	\$16,261.02	\$16,567.67	-1.85%
231c		\$1,295.68	\$1,597.89	-18.91%	\$0.00	\$0.00	n/a	\$16,261.02	\$16,567.67	-1.85%
235/240		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
Remax Real Estate		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
Golf Course		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$90.20	\$87.70	2.85%

Community Development District

Section	Detail	Special Funds			Security Fund			Total Assessments per Unit		
		FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change
302		\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
303		\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
304		\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
305		\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
306		\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
307		\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
322	50'	\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
322	60'	\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
322	TH	\$674.87	\$589.46	14.49%	\$0.00	\$0.00	n/a	\$1,159.11	\$1,074.87	7.84%
323	50'	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
323	60'	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
323	Dplx/Villa	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
323	TH	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
324	TH(80')	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
324	TH(115')	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
324	Dplx/Villa	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
324	50'	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
324	60'	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
325A	TH	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
326	TH(80')	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
326	Dplx/Villa	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
326	50'	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
370		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
371	65'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
372	70'	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
373		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
374		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
375		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
376		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
377		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
378		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
411		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
412		\$243.27	\$244.73	-0.60%	\$0.00	\$0.00	n/a	\$727.50	\$730.15	-0.36%
414		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
430		\$212.05	\$216.05	-1.85%	\$0.00	\$0.00	n/a	\$696.29	\$701.46	-0.74%

Community Development District

Section	Detail	Special Funds			Security Fund			Total Assessments per Unit		
		FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change
Cavendish	TH	\$260.47	\$484.54	-46.24%	\$0.00	\$0.00	n/a	\$744.70	\$969.95	-23.22%
Gables Residential III		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
Arlington Park Condos		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$343.31	\$343.31	0.00%
Gables Commercial		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
419		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/1		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/2		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/3		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
446/4		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
324C-5		\$152.50	\$152.50	0.00%	\$0.00	\$0.00	n/a	\$636.74	\$637.92	-0.18%
324C-6		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
326D-3		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
326D-4		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%
		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$484.24	\$485.41	-0.24%
332		\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$14,965.34	\$14,969.78	-0.03%