

**WESTCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**September 14, 2021**

# Westchase Community Development District

**Inframark, Infrastructure Management Services**

210 North University Drive Suite 702, Coral Springs, Florida 33071 Phone: 954-603-0033

September 7, 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, September 14, 2021 at 4:00 p.m. The meeting will take place at the **Maureen Gauzza Regional Library, Community Room A, 11211 Countryway Boulevard, Tampa, Florida 33626**. Following is the advance agenda for this meeting:

1. **Roll Call**
2. **Consent Agenda**
  - A. Approval of the August 3, 2021 Meeting Minutes with Any Corrections Submitted
  - B. Acceptance of Financial Statements
3. **Discussion of Westchase North Utility**
4. **Engineer's Report**
5. **Attorney's Report**
6. **Manager's Report**
  - A. Consideration of Meeting Schedule for Fiscal Year 2022
7. **Field Manager's Report**
8. **Audience Comments**
9. **Supervisors' Requests**
10. **Adjournment**

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

Sincerely,



Andrew P. Mendenhall, PMP/ct  
Manager

cc: Erin McCormick  
Tonja Stewart  
Christopher Barrett  
Sonny Whyte

## **Second Order of Business**

**2A.**

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: August 3, 2021</p> <p>TIME: 4:00 p.m. - 6:03 p.m.</p> <p>PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida</p> <p>REPORTED BY: Whitley G. Cullipher Notary Public State of Florida at Large</p>	<p style="text-align: right;">Agenda Page 5 Page 3</p> <p style="text-align: center;">INDEX</p> <table> <tr><td>Meeting called to order</td><td>5</td></tr> <tr><td>Roll Call</td><td>5</td></tr> <tr><td>Consent agenda</td><td>5</td></tr> <tr><td>Motion to accept</td><td>6</td></tr> <tr><td>(Motion passes)</td><td>6</td></tr> <tr><td>Motion to open the public hearing</td><td>7</td></tr> <tr><td>(Motion passes)</td><td>8</td></tr> <tr><td>Public hearing to adopt budget for FY 2022</td><td>8</td></tr> <tr><td>Motion to close the public hearing</td><td>9</td></tr> <tr><td>(Motion passes)</td><td>9</td></tr> <tr><td>Motion to approve resolution 2021-3</td><td>10</td></tr> <tr><td>(Motion passes)</td><td>10</td></tr> <tr><td>Motion to approve resolution 2021-4</td><td>10</td></tr> <tr><td>(Motion passes)</td><td>10</td></tr> <tr><td>Engineer's report</td><td>10</td></tr> <tr><td>North cell tower update</td><td>11</td></tr> <tr><td>Pond restoration update</td><td>22</td></tr> <tr><td>Motion to survey land</td><td>26</td></tr> <tr><td>(Motion passes)</td><td>26</td></tr> <tr><td>Discussion with Joe Kitchie from Davey Tree</td><td>27</td></tr> <tr><td>Motion to approve Davey penalty elimination</td><td>32</td></tr> <tr><td>(Motion passes)</td><td>32</td></tr> <tr><td>Discussion with Eric Holt on cell tower update</td><td>35</td></tr> <tr><td>Discussion with April Livingston and Jonathan Livingston about a potable water break</td><td>38</td></tr> <tr><td>Motion to reimburse the Livingstons \$1,244</td><td>45</td></tr> <tr><td>(Motion passes)</td><td>45</td></tr> <tr><td>Attorney's Report</td><td>47</td></tr> <tr><td>Conservation easement discussion</td><td>47</td></tr> </table>	Meeting called to order	5	Roll Call	5	Consent agenda	5	Motion to accept	6	(Motion passes)	6	Motion to open the public hearing	7	(Motion passes)	8	Public hearing to adopt budget for FY 2022	8	Motion to close the public hearing	9	(Motion passes)	9	Motion to approve resolution 2021-3	10	(Motion passes)	10	Motion to approve resolution 2021-4	10	(Motion passes)	10	Engineer's report	10	North cell tower update	11	Pond restoration update	22	Motion to survey land	26	(Motion passes)	26	Discussion with Joe Kitchie from Davey Tree	27	Motion to approve Davey penalty elimination	32	(Motion passes)	32	Discussion with Eric Holt on cell tower update	35	Discussion with April Livingston and Jonathan Livingston about a potable water break	38	Motion to reimburse the Livingstons \$1,244	45	(Motion passes)	45	Attorney's Report	47	Conservation easement discussion	47
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Matt Lewis, Chairman Greg Chesney Brian Ross Forrest Baumhover</p> <p>ALSO PRESENT:</p> <p>INFRAMARK:</p> <p>Andy Mendenhall, District Manager</p> <p>DISTRICT ATTORNEY:</p> <p>Erin McCormick, Esq.</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays Sonny Whyte</p> <p>DISTRICT ENGINEER:</p> <p>Robert Dvorak</p>	<p style="text-align: right;">Page 4</p> <table> <tr><td>Motion to hire Mitch Horowitz for review of conservation easement draft as is</td><td>53</td></tr> <tr><td>(Motion fails)</td><td>63</td></tr> <tr><td>Manager's Report</td><td>89</td></tr> <tr><td>Resolution 2021-5, removing Alan Baldwin as treasurer</td><td>89</td></tr> <tr><td>(Motion passes)</td><td>90</td></tr> <tr><td>Consideration of meeting schedule for fiscal year 2022</td><td>91</td></tr> <tr><td>Ratification of 100-year O &amp; E reports on two parcels</td><td>93</td></tr> <tr><td>Motion to approve ratification</td><td>94</td></tr> <tr><td>(Motion passes)</td><td>94</td></tr> <tr><td>Ubiquity (401)k update</td><td>95</td></tr> <tr><td>Field manager's report</td><td>96</td></tr> <tr><td>Turkey vulture update</td><td>97</td></tr> <tr><td>Increase from Street Sweeping of America of 18 percent</td><td>101</td></tr> <tr><td>Motion to approve 18 percent increase</td><td>102</td></tr> <tr><td>(Motion passes)</td><td></td></tr> <tr><td>Increase from Hillsborough County Sheriff's Office</td><td>102</td></tr> <tr><td>Nano bubbler update on Promise Lane</td><td>105</td></tr> <tr><td>Street tree discussion</td><td>108</td></tr> <tr><td>Stop sign compliance discussion</td><td>113</td></tr> <tr><td>Motion to approve bigger stop signs and not exceed \$27,000</td><td>117</td></tr> <tr><td>(Motion passes)</td><td></td></tr> <tr><td>Supervisor's requests</td><td>118</td></tr> <tr><td>Motion to adjourn</td><td>126</td></tr> <tr><td>(Motion passes)</td><td>127</td></tr> <tr><td>Adjournment</td><td>127</td></tr> </table>	Motion to hire Mitch Horowitz for review of conservation easement draft as is	53	(Motion fails)	63	Manager's Report	89	Resolution 2021-5, removing Alan Baldwin as treasurer	89	(Motion passes)	90	Consideration of meeting schedule for fiscal year 2022	91	Ratification of 100-year O & E reports on two parcels	93	Motion to approve ratification	94	(Motion passes)	94	Ubiquity (401)k update	95	Field manager's report	96	Turkey vulture update	97	Increase from Street Sweeping of America of 18 percent	101	Motion to approve 18 percent increase	102	(Motion passes)		Increase from Hillsborough County Sheriff's Office	102	Nano bubbler update on Promise Lane	105	Street tree discussion	108	Stop sign compliance discussion	113	Motion to approve bigger stop signs and not exceed \$27,000	117	(Motion passes)		Supervisor's requests	118	Motion to adjourn	126	(Motion passes)	127	Adjournment	127						
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<p style="text-align: right;">Page 5</p> <p>1 The transcript of Westchase Community  2 Development District Board Meeting, on the 3rd day  3 of August, 2021, at the Westchase Community  4 Association Office, 10049 Parley Drive, Tampa,  5 Florida, beginning at 4:00 p.m., reported by Whitlie  6 Grace Cullipher, Notary Public in and for the State  7 of Florida at Large.  8 * * * * *</p> <p>9 CHAIRMAN LEWIS: All right. Let's call  10 the meeting to order. All right. So this is  11 the August 3rd -- Tuesday, August 3rd, 2021,  12 CDD meeting for Westchase. Let the record  13 reflect that all supervisors are present except  14 for Mr. Jim Wimsatt, who is on a well-earned  15 vacation, I'm sure.  16 So as is we normally do -- we didn't get  17 to do it last month, but let's start with  18 the Pledge of Allegiance.  19 (The Pledge of Allegiance was recited.)  20 CHAIRMAN LEWIS: Okay. Moving on to the  21 consent agenda, looking for a motion to  22 approve that and the final -- excuse me, or the  23 last month's financial statements.  24 MR. CHESNEY: So moved. I'm sorry.  25 CHAIRMAN LEWIS: All right. Can I get a</p>	<p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 was a relatively small amount of folks that had  2 a -- a relatively minor increase.  3 So tonight, what we're looking to do is  4 approve the two resolutions that were -- are in  5 your packet, which is 2021-3. That is your  6 budget itself, and then 2021-4, that's the  7 component resolution that levies the assessment  8 based on the budget that you would adopt.  9 So to start this off, what we usually do  10 is we look for a motion to open the public  11 hearing and then once we have that and the  12 public hearing is open, you'll take any  13 comments from residents. Once we've received  14 any comments specifically related to the  15 budget, we'll look for a motion to close the  16 public hearing, and then, of course, you, as a  17 board, can go into any discussions on this  18 budget, which if you want to fine-tune it at  19 all or leave it as it is. Ultimately, we're  20 looking to just adopt those two resolutions.  21 So I'll -- if it's okay, I'll ask if  22 there's a motion to open the public hearing.  23 MR. CHESNEY: So moved.  24 MR. MENDENHALL: Okay.  25 CHAIRMAN LEWIS: I'll second.</p>
<p style="text-align: right;">Page 6</p> <p>1 second?  2 MR. ROSS: I'll second.  3 CHAIRMAN LEWIS: All right. Seconded by  4 Mr. Ross.  5 All in favor?  6 (All board members signify in the  7 affirmative.)  8 CHAIRMAN LEWIS: Okay, that passes.  9 Let's see -- let's see -- number three is  10 public hearing to adopt the fiscal year 2022  11 budget.  12 Andy, is that something you want to go  13 through?  14 MR. MENDENHALL: Sure, not a problem. So  15 we have -- this is our adoption of budget.  16 Obviously, we did our preliminary approval of  17 the budget a couple of months back. That went  18 off to the county, as well, for any residents  19 that would potentially have an increase. They  20 have received the mailing that gave them not  21 only the details of that, but also the details  22 of this meeting, my contact information, that  23 sort of thing.  24 I did take a couple of phone calls, not  25 too many, a relatively small amount, but there</p>	<p style="text-align: right;">Page 8</p> <p>1 MR. MENDENHALL: Okay. Any discussion?  2 (No response.)  3 MR. MENDENHALL: All in favor?  4 (All board members signify in the  5 affirmative.)  6 MR. MENDENHALL: Okay. So the public  7 hearing is open. And for our residents here --  8 I know we have a few -- if you have any  9 questions specifically related to the budget,  10 now is your opportunity to direct those  11 questions towards the board and we can see if  12 we have any responses. Yes, Mr. Barrett?  13 MR. BARRETT: Just before we begin, have  14 there been any substantial changes from the  15 budget that was passed for the TRIM residents  16 or no?  17 MR. MENDENHALL: No substantial changes,  18 no. Any other questions related to the budget?  19 (No response.)  20 MR. MENDENHALL: Okay. It would be  21 appropriate for a motion to close the public  22 hearing if anybody wants to --  23 MR. BAUMHOVER: So moved.  24 MR. CHESNEY: Second.  25 MR. MENDENHALL: Okay. Any discussions?</p>

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<p>1 (No response.)</p> <p>2 MR. MENDENHALL: All in favor?</p> <p>3 (All board members signify in the</p> <p>4 affirmative.)</p> <p>5 (Motion passes.)</p> <p>6 MR. MENDENHALL: Okay. That motion</p> <p>7 passes. Now we'll move into our two</p> <p>8 resolutions. Prior to any discussion, we</p> <p>9 should have a motion to approve resolution</p> <p>10 2021-3, which is adopting the fiscal year 2022</p> <p>11 budget.</p> <p>12 If anybody would like to make that</p> <p>13 motion?</p> <p>14 MR. BAUMHOVER: So moved.</p> <p>15 MR. CHESNEY: Second.</p> <p>16 MR. MENDENHALL: All right. And now, any</p> <p>17 discussion on the budget for next year?</p> <p>18 (No response.)</p> <p>19 MR. MENDENHALL: Okay. Hearing none, all</p> <p>20 in favor?</p> <p>21 (All board members signify in the</p> <p>22 affirmative.)</p> <p>23 MR. MENDENHALL: Okay. That motions</p> <p>24 carries unanimously. And now, as mentioned</p> <p>25 just a couple of seconds ago, resolution</p>	<p>1 MR. DVORAK: I just had a couple of few</p> <p>2 quick updates. First, on the north cell tower</p> <p>3 parcel, we had our sub-consultant go out and do</p> <p>4 the wetland determination on the parcel and</p> <p>5 actually did the flagging, and so the next step</p> <p>6 is we submit a formal application to the Water</p> <p>7 Management District, which I brought along so</p> <p>8 Matt can sign it. And I know Erin's still</p> <p>9 probably going to need to review it before we</p> <p>10 send it out, but it goes along with the check</p> <p>11 for \$777, and what happens is the district</p> <p>12 comes out, meets our -- meets us in the field</p> <p>13 and there may be an adjustment here and there,</p> <p>14 but for the most part, it's to confirm that the</p> <p>15 line is good. And once you do that, it's</p> <p>16 memorialized with a survey and it's signed and</p> <p>17 sealed by a surveyor, and then it becomes part</p> <p>18 of the public record, and so that going forward</p> <p>19 in the future, anything that you guys happen to</p> <p>20 do or want to do in the future on that piece of</p> <p>21 land, you're going to know exactly -- you're</p> <p>22 going to have this determination already made</p> <p>23 and you'll know what is useable for uplands and</p> <p>24 what areas you're not going to be able to go</p> <p>25 into.</p>
Page 10	Page 12
<p>1 2021-4, that's the resolution to levy the</p> <p>2 assessments related to the budget that you just</p> <p>3 approved. So I'll ask if there's a motion to</p> <p>4 approve that?</p> <p>5 MR. CHESNEY: So moved.</p> <p>6 MR. MENDENHALL: All right.</p> <p>7 CHAIRMAN LEWIS: I'll second.</p> <p>8 MR. MENDENHALL: All right. Any</p> <p>9 discussion on that particular resolution?</p> <p>10 (No response.)</p> <p>11 MR. MENDENHALL: All right. Hearing</p> <p>12 none, all in favor?</p> <p>13 (All board members signify in the</p> <p>14 affirmative.)</p> <p>15 MR. MENDENHALL: Okay. Motion carries</p> <p>16 unanimously. So you have adopted your budget</p> <p>17 and we'll get that sent off to the county and,</p> <p>18 of course, get it posted to the website and all</p> <p>19 of the other things that we do with it.</p> <p>20 CHAIRMAN LEWIS: Very good. Thank you,</p> <p>21 Andy.</p> <p>22 MR. MENDENHALL: Sure, thank you.</p> <p>23 CHAIRMAN LEWIS: All right. Well, with</p> <p>24 that, we'll move on to the engineer's report.</p> <p>25 Robert?</p>	<p>1 And I just brought -- they have really</p> <p>2 nifty -- like a GPS app that they use when</p> <p>3 they're out there, so it's really fairly</p> <p>4 accurate when you go and -- when you go and</p> <p>5 look at it. I'll pass that down and around and</p> <p>6 -- here, I'll give one to Andy.</p> <p>7 MR. MENDENHALL: Thank you.</p> <p>8 MR. MAYS: I'm good.</p> <p>9 MR. DVORAK: You're good, okay. So you</p> <p>10 can see, you've got the -- the TECO easement</p> <p>11 right through the -- the cleared area to the</p> <p>12 south, and then you have that substation, and</p> <p>13 then there's a -- I guess that's a little</p> <p>14 Verizon notch right there, but this rectangle</p> <p>15 is the rectangle that -- the wetland part is</p> <p>16 cypress head, which adjoins the cypress head on</p> <p>17 the other development, but everything to the</p> <p>18 south of that yellow line and to the east out</p> <p>19 to the edge of your property is -- is what</p> <p>20 we're claiming is upland area. And we hope to</p> <p>21 get it --</p> <p>22 MR. CHESNEY: Really?</p> <p>23 MR. DVORAK: -- verified -- yeah,</p> <p>24 exactly. So I mean, in the future -- I mean,</p> <p>25 when you look at a cell tower footprint of a</p>

<p style="text-align: right;">Page 13</p> <p>1 hundred by a hundred, that's a really tiny --</p> <p>2 that's a really tiny square when you are</p> <p>3 looking at this map. So there's a lot of</p> <p>4 flexibility. Now, if you stuck it sort of</p> <p>5 right down there in that southwest corner, it</p> <p>6 might be a perfect location for it, but it kind</p> <p>7 of opens up the possibility for, you know,</p> <p>8 brainstorming a little bit on what you might</p> <p>9 want to do, you know, on the rest of it in the</p> <p>10 future. I don't know. I mean, the whole idea</p> <p>11 was to have this -- you know, have this</p> <p>12 finalized so that -- you know, so that down the</p> <p>13 road, anything can happen.</p> <p>14 MR. BAUMHOVER: I do have a question.</p> <p>15 Just to make sure I understand because I know</p> <p>16 we've had this conversation over a period of</p> <p>17 several months.</p> <p>18 MR. DVORAK: Mm-hmm.</p> <p>19 MR. BAUMHOVER: Currently, where is the</p> <p>20 wetlands delineation?</p> <p>21 MR. DVORAK: That yellow line is where</p> <p>22 our consultant is delineating --</p> <p>23 MR. BAUMHOVER: But there is -- there's</p> <p>24 nothing in the public record?</p> <p>25 MR. DVORAK: Correct.</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 development.</p> <p>2 MR. DVORAK: It does a lot because what</p> <p>3 would happen is -- is if you were talking to</p> <p>4 anyone that was maybe looking to use part of</p> <p>5 that, they would be scratching their head</p> <p>6 going, you know, which part is hardwoods swamp</p> <p>7 and which part isn't?</p> <p>8 MR. BAUMHOVER: Right.</p> <p>9 MR. DVORAK: So having this -- knowing</p> <p>10 where it is, you know, you can speak with</p> <p>11 confidence when you negotiate with somebody or</p> <p>12 talk to somebody about it.</p> <p>13 MR. BAUMHOVER: Okay. All right.</p> <p>14 MR. DVORAK: So anyway -- and I guess,</p> <p>15 Andy, I don't know if -- is that a check that I</p> <p>16 would get from you? It's payable to the Water</p> <p>17 Management District, \$777.</p> <p>18 MR. MENDENHALL: Yeah.</p> <p>19 MR. DVORAK: Okay, I can get that.</p> <p>20 MR. MENDENHALL: Yep, sure.</p> <p>21 CHAIRMAN LEWIS: And as Robert said, I</p> <p>22 did sign that, but we both talked it -- I think</p> <p>23 you need to review it before he submitted it,</p> <p>24 so -- but I just signed it for convenience in</p> <p>25 case.</p>
<p style="text-align: right;">Page 14</p> <p>1 MR. BAUMHOVER: So this establishes a</p> <p>2 baseline for the public record?</p> <p>3 MR. DVORAK: Correct.</p> <p>4 MR. BAUMHOVER: Are -- and again, this is</p> <p>5 projecting like hypotheticals, but if we did</p> <p>6 come up with some sort of idea for development,</p> <p>7 you know, in the future, are there any</p> <p>8 foreseeable circumstances where you would have</p> <p>9 to get a new wetland delineation? Like does</p> <p>10 this expire? Like if this -- if this is an</p> <p>11 idea that comes down like five or ten years</p> <p>12 from -- like --</p> <p>13 MR. DVORAK: You know what, that is a</p> <p>14 great question. I mean, I thought once you had</p> <p>15 this done, it was -- it was five to ten years,</p> <p>16 I believe, and you could renew it and -- you</p> <p>17 know, as long as you were the same property</p> <p>18 owner, you could continue to renew it.</p> <p>19 MR. BAUMHOVER: Oh, okay. I don't know,</p> <p>20 I just want to make sure I understood like --</p> <p>21 because if this project happens to be something</p> <p>22 that is evaluated down the road, then I'm</p> <p>23 trying to see if this kind of, you know, helps,</p> <p>24 I guess, get ahead of any issues or helps set a</p> <p>25 precedent that would help, you know, the</p>	<p style="text-align: right;">Page 16</p> <p>1 MS. McCORMICK: I know we -- so are we</p> <p>2 sharing this with Vertex at this point?</p> <p>3 CHAIRMAN LEWIS: So that was another</p> <p>4 thing that I was about to bring up, is when we</p> <p>5 went out last week -- I went out with Vertex on</p> <p>6 Friday because they wanted to get a look at the</p> <p>7 site. Their -- their spot was to the west of</p> <p>8 this substation, and so, you know --</p> <p>9 MS. McCORMICK: Yeah, I thought -- I</p> <p>10 thought we were doing the area west of the</p> <p>11 substation for the cell tower?</p> <p>12 CHAIRMAN LEWIS: Correct, so if this</p> <p>13 wasn't done for that area, we'll need to talk</p> <p>14 to Vertex about it to see if they were okay</p> <p>15 with that potentially or if we're okay with it,</p> <p>16 I guess as a board because, you know, at the</p> <p>17 end of the day, they -- they were a little bit</p> <p>18 concerned about this kind of being wet anyway</p> <p>19 and asked us based on our field meeting last</p> <p>20 week, but so -- yes, sir?</p> <p>21 MR. CHESNEY: So do we -- do we own the</p> <p>22 other part, too?</p> <p>23 MR. DVORAK: Yes.</p> <p>24 CHAIRMAN LEWIS: Yes.</p> <p>25 MR. CHESNEY: Oh. I mean, that would be</p>



<p style="text-align: right;">Page 17</p> <p>1 to me -- I mean, reserve all of this area here</p> <p>2 and --</p> <p>3 CHAIRMAN LEWIS: Yeah.</p> <p>4 MR. CHESNEY: I mean, that looks like a</p> <p>5 soccer field could fit right there.</p> <p>6 MS. WHYTE: It's under power lines.</p> <p>7 MR. CHESNEY: We had that discussion.</p> <p>8 CHAIRMAN LEWIS: Okay.</p> <p>9 Yes, sir, Mr. Barrett?</p> <p>10 MR. BARRETT: Sorry to bother you, but I</p> <p>11 -- I was dealing with a faulty computer when</p> <p>12 you described how to read this properly. Did</p> <p>13 you say that everything to the south and the</p> <p>14 east of the yellow line was uplands and</p> <p>15 everything to the --</p> <p>16 MR. DVORAK: Yeah, where it's labeled</p> <p>17 wetland is -- within the property, that's that</p> <p>18 area that would be the wetland. It's where the</p> <p>19 wetland label is, wetland one. Everything on</p> <p>20 the other side of the yellow line would be</p> <p>21 upland area.</p> <p>22 MR. BARRETT: Thank you.</p> <p>23 CHAIRMAN LEWIS: So I guess it kind of</p> <p>24 begs the question, should -- I mean, Robert,</p> <p>25 can we have that area west of the substation</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 compensate or mitigate, you know, for impacts</p> <p>2 and it just becomes a more complicated process,</p> <p>3 a more costly process.</p> <p>4 CHAIRMAN LEWIS: Okay. So Erin, we'll</p> <p>5 need to maybe figure that out and maybe have</p> <p>6 some discussions with Vertex.</p> <p>7 MS. MCCORMICK: Right, right.</p> <p>8 CHAIRMAN LEWIS: So I'm kind of getting</p> <p>9 from the rest of the supervisors that we'd --</p> <p>10 we would kind of prefer to stay away from this</p> <p>11 area to the east of the substation that's in</p> <p>12 this red box -- correct -- or maybe kind of</p> <p>13 preserve that? Although we are talking about</p> <p>14 an area that's about 2,800 square feet for a</p> <p>15 cell tower site.</p> <p>16 MR. CHESNEY: I mean, you can probably</p> <p>17 almost get it right there.</p> <p>18 CHAIRMAN LEWIS: Yeah, right, right. I</p> <p>19 mean, it's -- it's pretty -- it's going to take</p> <p>20 up a small part of that.</p> <p>21 MR. BAUMHOVER: Yeah, that's likely the</p> <p>22 part they would want to use is the part that is</p> <p>23 closest to the access.</p> <p>24 CHAIRMAN LEWIS: Yeah, so it's just kind</p> <p>25 of an indication, but it seems like everybody</p>
<p style="text-align: right;">Page 18</p> <p>1 surveyed or -- or --</p> <p>2 MR. DVORAK: Well, we had that looked at</p> <p>3 and I thought -- you know, I'm not an</p> <p>4 environmental person and I thought, "Well,</p> <p>5 there has to be some uplands in there," and</p> <p>6 when we had the experts look at it, they said,</p> <p>7 "No, in fact, there aren't any uplands, it's</p> <p>8 all wetland."</p> <p>9 CHAIRMAN LEWIS: Oh, it's all wetland.</p> <p>10 Okay.</p> <p>11 MR. DVORAK: So that's when your guys</p> <p>12 were looking at it and you saw that standing</p> <p>13 water. That's part of how these wetlands</p> <p>14 operate, you know, they have hydro periods that</p> <p>15 -- you know, long stretches of time where</p> <p>16 standing water occurs and all the wetland</p> <p>17 species grow in there and everything like that.</p> <p>18 So --</p> <p>19 CHAIRMAN LEWIS: Okay.</p> <p>20 MR. DVORAK: So yeah, everything to the</p> <p>21 west is --</p> <p>22 CHAIRMAN LEWIS: Is off limits then.</p> <p>23 MR. DVORAK: It's wetland, yes. It</p> <p>24 doesn't mean you can't put a cell tower there,</p> <p>25 it just means you're going to have to</p>	<p style="text-align: right;">Page 20</p> <p>1 is okay with that if that were the -- if it</p> <p>2 were to need to move to the east of the</p> <p>3 substation?</p> <p>4 MR. CHESNEY: (Moves head up and down.)</p> <p>5 CHAIRMAN LEWIS: Okay. Any thoughts</p> <p>6 or -- Erin?</p> <p>7 MS. MCCORMICK: No, I think we just need</p> <p>8 to probably communicate with Vertex, you know,</p> <p>9 the determination of the property that's west</p> <p>10 of the substation is wetlands and -- and I</p> <p>11 mean, I -- I think that they had looked at the</p> <p>12 area west and determined that there was some</p> <p>13 area that could -- you know, would be viable</p> <p>14 for locating a cell tower, so maybe we need to</p> <p>15 have some follow-up with them and with your --</p> <p>16 you know, your expert that was doing the review</p> <p>17 of this.</p> <p>18 CHAIRMAN LEWIS: Okay, yeah. It sounds</p> <p>19 like, you know, maybe they can still offer that</p> <p>20 area if they wanted. So --</p> <p>21 Okay. Any other questions on this</p> <p>22 diagram?</p> <p>23 (No response.)</p> <p>24 CHAIRMAN LEWIS: Okay.</p> <p>25 MR. DVORAK: And then also, Erin had</p>

<p style="text-align: right;">Page 21</p> <p>1 asked me to look into whether or not we had --</p> <p>2 the CDD had an easement for accessing these</p> <p>3 parcels and -- or a license or some type of --</p> <p>4 you know, some type of vehicle for use -- you</p> <p>5 know, for legal access to those areas, so we'll</p> <p>6 research that, as well.</p> <p>7 The other two things I had real quick is</p> <p>8 that we -- Doug and I had in the works some</p> <p>9 pond restoration or pond --</p> <p>10 MS. McCORMICK: Can I just go back to</p> <p>11 that point? So in our agreement that we have</p> <p>12 with Vertex, I mean, it's -- it's their</p> <p>13 responsibility to deal with the access for the</p> <p>14 project -- for cell tower project, but when</p> <p>15 they were out on the site with Matt, they had</p> <p>16 asked whether there was currently any existing</p> <p>17 easement to the property, and I, you know, just</p> <p>18 did a very quick review of my files and I</p> <p>19 didn't have anything that indicated that, but I</p> <p>20 -- I think that you guys have all of the -- the</p> <p>21 documentation on the easements. So --</p> <p>22 MR. DVORAK: We had -- we had -- yes, we</p> <p>23 did, we got to one point and there was so many</p> <p>24 overlapping easements and it's --</p> <p>25 MS. McCORMICK: Right.</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 system that you were -- you know, the system</p> <p>2 that you had wanted to deploy on it and if Doug</p> <p>3 is good with it, I'm good with it. We were</p> <p>4 going to have our inspector look at it, but I</p> <p>5 don't think there is any need to, but it turned</p> <p>6 out really well.</p> <p>7 And the other thing I had for Doug was on</p> <p>8 the erosion behind the house on Spring --</p> <p>9 MR. MAYES: Springrose.</p> <p>10 MR. DVORAK: Springrose, yeah, okay.</p> <p>11 What I need -- what I was wondering if you</p> <p>12 could let me know -- I think I have some ideas,</p> <p>13 but I need to survey it, you know, the area --</p> <p>14 not the lady's property, but behind there where</p> <p>15 the creek is across the way where we were</p> <p>16 talking about clearing some of that stuff out</p> <p>17 and doing some things and putting some</p> <p>18 reenforcement, but I need to be able to survey</p> <p>19 it.</p> <p>20 MR. MAYES: Okay.</p> <p>21 MR. DVORAK: And it would be a couple of</p> <p>22 days of crew time and I -- you know, there's</p> <p>23 two things: Obviously, I mean, there's going</p> <p>24 to be people in these people's backyard, but</p> <p>25 it's a couple of days of -- of crew time and</p>
<p style="text-align: right;">Page 22</p> <p>1 MR. DVORAK: It's the most unbelievable</p> <p>2 thing you've ever seen.</p> <p>3 MS. McCORMICK: Right, and then there is</p> <p>4 also the TECO --</p> <p>5 MR. DVORAK: Mm-hmm.</p> <p>6 MS. McCORMICK: You know, the TECO right</p> <p>7 of way and easement rights that we have over</p> <p>8 that, too, so I just thought if you guys can</p> <p>9 look at that initially, I'll be happy to</p> <p>10 provide any feedback on it, too.</p> <p>11 MR. DVORAK: Okay, okay.</p> <p>12 MS. McCORMICK: But -- but at the end of</p> <p>13 the day, I mean, Vertex would -- you know, if</p> <p>14 we don't have anything, then they would have to</p> <p>15 pursue getting an access easement over the</p> <p>16 property. So --</p> <p>17 CHAIRMAN LEWIS: Right.</p> <p>18 MR. DVORAK: Oh, and like I said, Doug</p> <p>19 and I had a -- we had a -- the couple of pond</p> <p>20 banks around Greensprings Drive and a couple of</p> <p>21 ponds across the street finally got the work</p> <p>22 last -- well, yeah, last week, and I -- it</p> <p>23 looked like they did a fantastic job and</p> <p>24 minimal disruption to the neighborhood, and so</p> <p>25 that, I think, went well and it was a -- the</p>	<p style="text-align: right;">Page 24</p> <p>1 probably three or \$4,000 to get all the</p> <p>2 surveying in that area, to get it all, and I</p> <p>3 just wanted to make sure everyone was good if</p> <p>4 we proceeded with that from a -- you know, from</p> <p>5 going and doing the work and being back there</p> <p>6 and the costs for it.</p> <p>7 MR. MAYES: Well, I know it's --</p> <p>8 MS. WHYTE: Can you get back there with</p> <p>9 the high water?</p> <p>10 MR. DVORAK: Well, I don't -- that's</p> <p>11 another thing. If it's super high, they're</p> <p>12 going to have to wait. I mean, if it's really</p> <p>13 high, they're going to have to wait because I</p> <p>14 need to get the creek sides all the way down at</p> <p>15 the bottom and all the way up to the top.</p> <p>16 MR. MAYES: It's available from both sides</p> <p>17 anyway. You don't have to cross one side. You</p> <p>18 can go from the right side this way --</p> <p>19 MR. DVORAK: Right, yeah.</p> <p>20 MR. MAYES: -- and down on the other side,</p> <p>21 but yes, we've already cleared out the north</p> <p>22 side by the lady's house. That's already been</p> <p>23 cleared out.</p> <p>24 MR. DVORAK: Very good.</p> <p>25 MR. MAYES: The other sides -- I walked</p>

<p style="text-align: right;">Page 25</p> <p>1 through it a couple of weeks ago and it's</p> <p>2 accessible.</p> <p>3 MR. DVORAK: Okay.</p> <p>4 MR. MAYS: The only thing you can't get</p> <p>5 to is that little island there, but we -- we</p> <p>6 can get to it.</p> <p>7 MR. DVORAK: Okay.</p> <p>8 MR. MAYS: And yes, the residents have</p> <p>9 not called me to --</p> <p>10 MR. DVORAK: To follow up or anything.</p> <p>11 MR. MAYS: About concerns about the</p> <p>12 erosion project and from the conversations,</p> <p>13 both of them were happy with the results of the</p> <p>14 -- the pond restoration there.</p> <p>15 MR. DVORAK: Okay, good. And I think</p> <p>16 that's all I have.</p> <p>17 CHAIRMAN LEWIS: Okay.</p> <p>18 MR. MAYS: It's up to the board if</p> <p>19 they're going to approve --</p> <p>20 CHAIRMAN LEWIS: Okay. Robert, that's</p> <p>21 all you had?</p> <p>22 MR. DVORAK: Yeah, I think Doug was</p> <p>23 saying do you guys need to make a motion to get</p> <p>24 the survey or just -- maybe approve it or --</p> <p>25 MS. WHYTE: Or can we authorize it?</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 MR. KITCHIE: Yes.</p> <p>2 CHAIRMAN LEWIS: Welcome to our meeting.</p> <p>3 He is from Davey. And you had some items you</p> <p>4 wanted to go through, sir?</p> <p>5 MR. KITCHIE: Yes, if I could.</p> <p>6 CHAIRMAN LEWIS: Sure.</p> <p>7 MR. KITCHIE: My name is Joe Kitchie.</p> <p>8 I'm branch manager over at Davey Professional</p> <p>9 Tree Services. We've been servicing the</p> <p>10 property now for just about six years plus.</p> <p>11 We did have a slight issue in the month of</p> <p>12 June. As you know, we have a monthly allotment</p> <p>13 inspection, and unfortunately in the month of</p> <p>14 June, we did not pass. We ended up failing.</p> <p>15 We have had some issues this year, as</p> <p>16 well as probably every other landscape company</p> <p>17 here in the area. One of biggest things is the</p> <p>18 labor situation. Normally, every other year,</p> <p>19 we were getting our H2B employees who come here</p> <p>20 from Mexico and they come on a work visa, and</p> <p>21 normally, we get 18 of them a year. The way</p> <p>22 that they have it set up is a lottery system.</p> <p>23 We have five different offices across the State</p> <p>24 of Florida, and none of us got any of them this</p> <p>25 year.</p>
<p style="text-align: right;">Page 26</p> <p>1 CHAIRMAN LEWIS: Is it -- what'd you say,</p> <p>2 a couple thousand dollars?</p> <p>3 MR. DVORAK: Three or \$4,000 would be my</p> <p>4 estimate.</p> <p>5 CHAIRMAN LEWIS: If it was less than</p> <p>6 five, you guys could -- can make the call. Is</p> <p>7 that right?</p> <p>8 MR. CHESNEY: Yes, I believe --</p> <p>9 MR. MENDENHALL: Well, or you can vote --</p> <p>10 CHAIRMAN LEWIS: Yeah, we can always do</p> <p>11 that, too.</p> <p>12 MR. MAYS: It is something that --</p> <p>13 MR. CHESNEY: I'll second it.</p> <p>14 CHAIRMAN LEWIS: Okay. Any discussion?</p> <p>15 (No response.)</p> <p>16 CHAIRMAN LEWIS: Okay. All in favor?</p> <p>17 (All board members signify in the</p> <p>18 affirmative.)</p> <p>19 CHAIRMAN LEWIS: Passes unanimously.</p> <p>20 Thank you for the procedural help. Thanks,</p> <p>21 Robert.</p> <p>22 MR. DVORAK: Yep.</p> <p>23 CHAIRMAN LEWIS: Yeah, so if you guys are</p> <p>24 okay with it, we do have Mr. -- is it Kitchie?</p> <p>25 Is that how you say it?</p>	<p style="text-align: right;">Page 28</p> <p>1 And you've probably been to restaurants,</p> <p>2 you've probably been to stores, you've seen the</p> <p>3 help wanted signs everywhere. The labor</p> <p>4 situation is terrible out there. We've done</p> <p>5 everything we can to try to keep fully staffed,</p> <p>6 and Doug has been understanding, he's been</p> <p>7 there, I've been with him there in the morning.</p> <p>8 We hire people and it's just not what we're</p> <p>9 used to getting. It's probably -- I hate to</p> <p>10 say it -- the lower part of the barrel that</p> <p>11 we're getting for help. We did run into some</p> <p>12 issues with that.</p> <p>13 Also, our site supervisor, Josh Fields,</p> <p>14 suffered with COVID in the -- it was late</p> <p>15 winter, early spring, and had severe damage</p> <p>16 done to his lungs. So he's been in and out</p> <p>17 with different health issues, and obviously,</p> <p>18 with him being in and out, we had a slight</p> <p>19 problem with supervision, as well.</p> <p>20 But we battled back. I've been using</p> <p>21 help from our office on the weekends down in</p> <p>22 Valencia. They've been helping out with six,</p> <p>23 eight guys. I've also got some subcontracted</p> <p>24 laborers that's been coming in to help us, you</p> <p>25 know, so we -- we're doing everything that we</p>

<p style="text-align: right;">Page 29</p> <p>1 can to keep the property up to where it is  2 supposed to be and what you're expecting it to  3 be.  4 But again, like I said, we did,  5 unfortunately, fail the June inspection, and  6 with that comes kind of a hefty fine, if you  7 want to call it that, of about 12 or \$13,000.  8 And like I said, I'm just asking for some  9 consideration on that. You know, it is what it  10 is. You know, I understand, you know, that's  11 the way the contract reads, but we're doing our  12 best and I'm even out there working myself in  13 the fields, to be honest with you, and it's  14 just been a rough season between the weather,  15 the labor and -- and we got it back up to where  16 it's supposed to be and it just needs a little  17 bit more, but we're doing the best we can.  18 But again, like we said, if you could  19 give it some consideration on that failure of  20 the June inspection, we'd greatly appreciate it  21 because it is -- you know, financially, it's  22 quite a hit.  23 CHAIRMAN LEWIS: Anybody have any  24 comments or thoughts?  25 MR. BAUMHOVER: I was going to ask Doug</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 and he does have a labor pool that he works  2 with. Most of the people are coming from down  3 south, and unfortunately, you know, they're  4 living in South Hillsborough County or North  5 Manatee County and the commute is just too much  6 for them. But they do happen to carpool and  7 they meet him up at his place, which is up in  8 North Tampa, Lutz area, and they are getting  9 there, and these fellows are experienced and,  10 like I said, they do help out tremendously.  11 He's got insurance, you know, and  12 obviously, with him being a subcontractor  13 working under me, our insurance covers him, as  14 well, as far as for workmen's comp and  15 liability.  16 CHAIRMAN LEWIS: Okay.  17 MR. KITCHIE: So like I said, even he's  18 spread thin.  19 CHAIRMAN LEWIS: Greg?  20 MR. CHESNEY: Oh, please. Go ahead, Mr.  21 Ross.  22 MR. ROSS: Just to make sure that I'm  23 understanding the facts, when you say you got  24 assessed in June, was that for the maintenance  25 that was done the prior month and that's -- so</p>
<p style="text-align: right;">Page 30</p> <p>1 if you -- you want to weigh in?  2 MR. MAYS: It has been -- with previous  3 companies, it has been the board's decision  4 before to help the landscape company when they  5 see situations that arise like this and  6 possibly reduce -- instead of a 25 percent  7 penalty, reduce it to half or reduce it all the  8 way and not invoke it; especially since it was  9 the first time they have failed in six years.  10 And so my recommendation is if the board would  11 choose to -- to give them a pass on this round,  12 that would be my recommendation.  13 CHAIRMAN LEWIS: You mentioned  14 subcontractors, how is that -- is that  15 something to where you hire other contractors  16 to help -- help you out or are they --  17 MR. KITCHIE: Actually, it's --  18 CHAIRMAN LEWIS: Are they able to fully  19 staff with the way you normally are or --  20 MR. KITCHIE: They are having problems,  21 as well.  22 CHAIRMAN LEWIS: Okay.  23 MR. KITCHIE: The gentleman that I am  24 using -- actually he used to work for me years  25 ago, started off and now has his own company</p>	<p style="text-align: right;">Page 32</p> <p>1 you mean the June inspection is the one that --  2 MR. KITCHIE: Apologies, the June  3 inspection, yes.  4 MR. ROSS: I tend to have in my mind,  5 though, that you all got a subsequent  6 inspection in July and that one, you passed.  7 Is that right?  8 MR. KITCHIE: That's correct.  9 MR. ROSS: All right. I just wanted to  10 make sure I was clear.  11 CHAIRMAN LEWIS: Go ahead.  12 MR. CHESNEY: I was just going to follow  13 up on Forrest's and Doug's recommendation and  14 make a motion to approve the -- the missed  15 payment, 25 percent penalty.  16 MR. BAUMHOVER: I second that.  17 CHAIRMAN LEWIS: Okay. Any other  18 discussion? It looked like you had a question,  19 Brian.  20 MR. ROSS: No, I'm just thinking up here.  21 CHAIRMAN LEWIS: No, okay. All in favor?  22 (All board members signify in the  23 affirmative.)  24 (Motion passes.)  25 CHAIRMAN LEWIS: Motion passes.</p>

<p style="text-align: right;">Page 33</p> <p>1 MR. KITCHIE: I can't thank you enough.  2 Seriously, thank you all.  3 MR. CHESNEY: It's a tough time.  4 MR. KITCHIE: It is, a real tough time.  5 CHAIRMAN LEWIS: We appreciate everything  6 you are doing.  7 MS. WHYTE: There is firecrackers going  8 off in the tunnel or something.  9 MR. CHESNEY: Security around here is  10 kind of sketchy.  11 CHAIRMAN LEWIS: I actually mentioned  12 this to Doug last week. I'm in road  13 construction for my day job, and safety is,  14 obviously, a big thing for me. So I've noticed  15 a couple of your gentlemen that aren't wearing  16 safety vests and I wanted to --  17 MR. KITCHIE: I was on them, yes, and  18 that was brought to their attention, and yes,  19 they've --  20 CHAIRMAN LEWIS: Yeah, and I'm not here  21 to -- I know what you're saying about the labor  22 shortage and stuff, hard to find good people,  23 and I don't want you to necessarily run anybody  24 off, but I do -- I do worry about people that  25 are walking down the side of Linebaugh that</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 CHAIRMAN LEWIS: Yeah, we are going to  2 talk about that, but let's hold off. I just  3 wanted to get any other audience comments out  4 of the way.  5 MR. HOLT: Oh, oh, sure. Would you like  6 me to give a quick update on the cell tower  7 from the --  8 CHAIRMAN LEWIS: Yeah, that'd be great.  9 Let's do the cell tower update. If you could,  10 please state your name for the record.  11 MR. HOLT: Eric Holt, board member, WCA,  12 government affairs committee. Yes, so I think  13 most of you are aware -- probably through Matt  14 at least -- that there are -- you folks had  15 reached out requesting that the -- the WCA  16 maybe take a position to have it advocate for  17 the cell tower project and hopefully help to --  18 to help facilitate moving that project forward  19 with the county.  20 So I did speak with and communicated with  21 Della Cury at the commissioners' office  22 and explained to her the situation and more  23 importantly, after the board's vote of approval  24 to take a formal position of support of the  25 cell tower, I was free to -- to advocate on</p>
<p style="text-align: right;">Page 34</p> <p>1 don't have a safety vest on. So I would just  2 ask that -- I don't want to assume anything,  3 but I would assume that you guys give out  4 safety vests on the first day of the job?  5 MR. KITCHIE: Absolutely.  6 CHAIRMAN LEWIS: And I would like to see  7 that you guys work to maintain that and keep  8 that up, please. Just don't want anything to  9 happen. So --  10 MR. KITCHIE: Okay.  11 CHAIRMAN LEWIS: Appreciate your  12 attention to that and thank you for coming in  13 today.  14 MR. KITCHIE: Okay. Thank you all,  15 again, ever so, so much. It means a lot.  16 CHAIRMAN LEWIS: Sure, thank you.  17 MR. CHESNEY: Thank you.  18 CHAIRMAN LEWIS: I think Mr. Holt is here  19 for the -- for anything on the cell tower. Did  20 you have anything else that you wanted to bring  21 up or --  22 MR. HOLT: I can speak to it. I was  23 actually here -- my understanding is you guys  24 are going to talk about the vulture situation,  25 as well?</p>	<p style="text-align: right;">Page 36</p> <p>1 behalf of Westchase as a whole with the county.  2 So they are aware that Westchase is supportive  3 of this project and that we would like to help  4 do what we can to facilitate, again, the  5 conversation. It sounds like move this beyond  6 -- is it John Miller?  7 CHAIRMAN LEWIS: Muller.  8 MR. HOLT: Muller, John Muller's office.  9 So I -- I did speak to the commissioners'  10 office last week, but there was no update on  11 progress yet or a response yet, other than she  12 said she was going to speak to Commissioner  13 Cohen about the issue.  14 And I'm not sure, sometimes these things  15 get done in the background and maybe somebody  16 moves on -- on your side of the conversation.  17 It doesn't sound like anybody's contacted you  18 folks or made any -- any -- reaching out. So I  19 will try to get an update from the  20 commissioners' office.  21 CHAIRMAN LEWIS: Awesome, I appreciate  22 the support and the help with things.  23 MR. HOLT: Sure.  24 CHAIRMAN LEWIS: So then --  25 MR. CHESNEY: Can I -- can I ask you a</p>

<p style="text-align: right;">Page 37</p> <p>1 question?</p> <p>2 CHAIRMAN LEWIS: Sure.</p> <p>3 MR. CHESNEY: So I know the north site</p> <p>4 was secondary to the Glenclyff site, but are</p> <p>5 you making any plans to shift it or is -- are</p> <p>6 you just linking that as a secondary site?</p> <p>7 CHAIRMAN LEWIS: We're still moving</p> <p>8 forward to have Glenclyff as a site, as well,</p> <p>9 and as you determined or understood from the</p> <p>10 meeting, Vertex has an interest from AT&amp;T for</p> <p>11 the site near the library, the second sub --</p> <p>12 parcel B, I guess. Right?</p> <p>13 MS. MCCORMICK: Right.</p> <p>14 CHAIRMAN LEWIS: Okay.</p> <p>15 MR. CHESNEY: Okay.</p> <p>16 CHAIRMAN LEWIS: But it's -- it's the</p> <p>17 county who has more reservations. They don't</p> <p>18 really have any issues. We have an agreement</p> <p>19 with Vertex on the second one near the library,</p> <p>20 it's just the Glenclyff park one.</p> <p>21 MS. MCCORMICK: Yeah, we had interlocal</p> <p>22 agreement so we don't have to deal with the</p> <p>23 county on the northern site.</p> <p>24 MR. CHESNEY: Gotcha.</p> <p>25 CHAIRMAN LEWIS: Okay. Did you folks</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 We had a leak detection company come out</p> <p>2 and do that location for us on that June 25th,</p> <p>3 which I think was a Friday. And they came</p> <p>4 out and located it for us, said it -- it was</p> <p>5 under the sidewalk and we then, subsequently,</p> <p>6 had a plumber come out the next day and go</p> <p>7 under the sidewalk and actually find the</p> <p>8 location of the leak. The leak was actually a</p> <p>9 prior repair that had been done as a result of</p> <p>10 a break that happened during a sidewalk repair</p> <p>11 that was initiated by the CDD two to three</p> <p>12 years ago.</p> <p>13 Obviously, I don't have the exact date on</p> <p>14 that because that was not something that we</p> <p>15 initiated -- you know, we were not a part of</p> <p>16 that nor would we have that in our records, but</p> <p>17 it wasn't -- you know, it wasn't our repair.</p> <p>18 The repair that was done in there was not glued</p> <p>19 properly together. And we have the plumber's</p> <p>20 report, and the plumber actually ended up, you</p> <p>21 know, fixing it and putting it back together,</p> <p>22 actually, at the piece of pipe that he pulled</p> <p>23 out. He wrote in his report that it was not</p> <p>24 properly glued together.</p> <p>25 So he fixed it, we got our water turned</p>
<p style="text-align: right;">Page 38</p> <p>1 have any comments or concerns or --</p> <p>2 MR. MAYES: They are on the agenda.</p> <p>3 CHAIRMAN LEWIS: Oh, okay.</p> <p>4 MS. WHYTE: They're on the field office</p> <p>5 reports. This is the couple from Edgefield.</p> <p>6 CHAIRMAN LEWIS: Oh, okay. Hi, welcome</p> <p>7 to our meeting. And if you could, one, just</p> <p>8 state your name and address for the record?</p> <p>9 MS. LIVINGSTON: My name is April</p> <p>10 Livingston. We're at -- this is my husband,</p> <p>11 Jonathan Livingston -- 10412 Edgefield Place.</p> <p>12 CHAIRMAN LEWIS: Thank you.</p> <p>13 MS. LIVINGSTON: Should I go ahead and --</p> <p>14 CHAIRMAN LEWIS: Yeah, sure.</p> <p>15 MS. LIVINGSTON: Okay, okay. We had a</p> <p>16 water pipe break in our front yard on June</p> <p>17 25th, 2021. We woke up to a flooded front</p> <p>18 yard. We tried to figure out what was going</p> <p>19 on. We assumed it was our reclaim because it</p> <p>20 was actually out front where you think it might</p> <p>21 be your reclaimed water. We shut that off</p> <p>22 ourselves, did some diagnostics, come to find</p> <p>23 out, it was actually a broken potable water</p> <p>24 pipe in our front yard under the -- located</p> <p>25 under the sidewalk.</p>	<p style="text-align: right;">Page 40</p> <p>1 back on, everything is fine, but what we're</p> <p>2 requesting is that because the -- because we</p> <p>3 were repairing an old repair that was initiated</p> <p>4 by the CDD after a break that was, you know,</p> <p>5 done during a sidewalk repair, we believe that</p> <p>6 we should be reimbursed for those costs that</p> <p>7 we, you know, are out-of-pocket for since that</p> <p>8 repair -- since that -- you know, it wasn't a</p> <p>9 repair that was ours and so that's what we're</p> <p>10 -- that's why we're here today. And we've been</p> <p>11 in contact with Sonny. Sonny has been our</p> <p>12 point of contract for this and so she's got --</p> <p>13 and I do, too -- have the bills for the people</p> <p>14 that we had out to locate the leak and repair</p> <p>15 it and all of those things.</p> <p>16 CHAIRMAN LEWIS: Well, I'm sorry to hear</p> <p>17 about the leak. I'm sure that is not something</p> <p>18 I would want to wake up to. I'm glad you got</p> <p>19 that fixed and repaired. Can you maybe -- I do</p> <p>20 see the stuff here. Is there -- can you kind</p> <p>21 of maybe tell me what the total is?</p> <p>22 MS. LIVINGSTON: Yeah, the leak detection</p> <p>23 was nine -- I'm sorry, the leak detection was</p> <p>24 \$250.</p> <p>25 CHAIRMAN LEWIS: Okay.</p>

<p style="text-align: right;">Page 41</p> <p>1 MS. LIVINGSTON: That was on the 25th of  2 June, and then the actual repair was \$994, and  3 that was on the 26th of June, and those are two  4 different companies because it -- it was  5 actually quite hard to find a company who would  6 come out and go under the sidewalk and do that  7 repair. We had several come out, take one look  8 at the location and, you know, wouldn't touch  9 it. So I -- and actually, the other issue is  10 that the gentleman who did come out and  11 eventually repaired it had to kind of make a  12 small cut out in the sidewalk, which we have  13 included that picture to the current state of  14 our sidewalk. And it's not a danger right now,  15 I don't think, it's on the side, it's not right  16 in the middle or anything and it's not large,  17 but that also, you know, needs repair. It's  18 -- it's not -- like I said, it's small, you  19 know. I mean, we had other companies come out  20 and say they would have to jackhammer the whole  21 piece of sidewalk. So in comparison, we think  22 this gentleman did a really good job with this  23 small piece that he was able to cut out and  24 actually reach down, you know, and get to the  25 location of the -- where the repair needed to</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 four years ago, but it did -- it did happen in  2 the location, apparently, according to what  3 their plumber said.  4 CHAIRMAN LEWIS: Okay. And remind me,  5 Edgefield is in the Greens. Correct?  6 MS. LIVINGSTON: Correct.  7 MR. CHESNEY: It's Greenpointe.  8 MS. LIVINGSTON: Greenpointe in the back.  9 CHAIRMAN LEWIS: Okay, thank you. Any  10 thoughts, any comments?  11 Mr. Ross, yes, sir?  12 MR. ROSS: If we made mistakes, we should  13 fix them. That's my basic approach to things  14 lie this. We could spend a lot of resources,  15 time, energy, money, looking at insurance  16 policies and making claims and all that kind of  17 stuff, but I think that's a dead-end road that  18 you'll just end up aggravating yourself and all  19 of that. And so if it's accurate that we  20 caused this problem, we should pay to fix it,  21 and I'll also move to that effect.  22 CHAIRMAN LEWIS: Okay. Mr. Baumhover?  23 MR. BAUMHOVER: Well, I was just going to  24 ask Mr. Mays --  25 MR. ROSS: Well, I'm sorry, to clarify, I</p>
<p style="text-align: right;">Page 42</p> <p>1 be done.  2 CHAIRMAN LEWIS: Okay. Mr. Chesney?  3 MR. CHESNEY: I just didn't get the  4 second amount. What were the two amounts  5 again?  6 MS. LIVINGSTON: Sorry, \$250 even was for  7 the actual leak detection, that was the first  8 gentleman who came out, and \$994 was for the  9 actual repair of the leak.  10 MR. CHESNEY: Thank you.  11 CHAIRMAN LEWIS: Doug, is this a repair  12 to the sidewalk that you -- I know you got a  13 lot rolling around in the brain up there, but  14 is that --  15 MR. MAYS: It is a sidewalk repair that  16 the CDD did do, the sidewalk -- they left it --  17 previous -- you know, from roots in that area.  18 So we've had to do quite a few of those in the  19 Greens through those areas, and on occasion,  20 when the guys do break out the concrete, a pipe  21 does get broke and they do repair it. They  22 aren't concrete guys. They hire a plumber or  23 they do it themselves, and we've never had a  24 problem like this before, so it's kind of a  25 first time to have it reoccur. It was three or</p>	<p style="text-align: right;">Page 44</p> <p>1 don't mean fix it now, they have fixed it, but  2 to -- to reimburse them.  3 CHAIRMAN LEWIS: I understood what you  4 meant.  5 MR. ROSS: I apologize, that was too  6 quick.  7 MR. BAUMHOVER: I was just going to ask  8 is that your recommendation, Doug?  9 MR. MAYS: Yes, I mean, I wish it  10 wouldn't have been a Friday afternoon and they  11 could have called us at the office and we  12 would've known right where to turn it off. You  13 wouldn't have had to call a leak detector.  14 MS. LIVINGSTON: Right, I know, we spoke  15 with Sonny --  16 MS. WHYTE: Yeah, Friday afternoon,  17 everybody knew and --  18 MS. LIVINGSTON: And she said the same  19 thing. She said she wished it hadn't been on a  20 Friday.  21 MR. BAUMHOVER: I'll go ahead and make a  22 motion then --  23 THE REPORTER: Mr. Lewis, there is too  24 many --  25 CHAIRMAN LEWIS: Hold on, ma'am. Wait,</p>

<p style="text-align: right;">Page 45</p> <p>1 wait, I am having trouble keeping up and I am  2 sure Whitlie is. Okay. So --  3 MR. ROSS: I made the motion and --  4 MR. BAUMHOVER: I'll second it.  5 CHAIRMAN LEWIS: Forrest will second it.  6 Is there any other discussion on this?  7 MR. CHESNEY: Just to be clear, it's  8 \$1,244 you are expecting?  9 MS. LIVINGSTON: Correct.  10 CHAIRMAN LEWIS: Thank you. All in favor  11 to reimburse the family?  12 (All board members signify in the  13 affirmative.)  14 CHAIRMAN LEWIS: Passes unanimously.  15 MS. LIVINGSTON: Thank you.  16 CHAIRMAN LEWIS: Thank you, and hopefully  17 that will help you guys out.  18 MS. LIVINGSTON: Yes, thank you very  19 much, and should I just work with -- who should  20 I work with to make sure that --  21 CHAIRMAN LEWIS: Work with Sonny.  22 MS. LIVINGSTON: With Sonny, perfect.  23 Thank you. And I do want to say -- I am not  24 sure of your name.  25 MR. ROSS: Brian Ross.</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 MS. McCORMICK: Yep.  2 CHAIRMAN LEWIS: Should we move this one  3 down further?  4 MS. McCORMICK: Well, I think it's fine  5 to move on to -- so really, the one item that's  6 on the revised agenda is the discussion on the  7 proposed conservation easement for the golf  8 course, and Supervisor Wimsatt did reach out to  9 me because he asked if I thought there was  10 going to be a -- a final vote taken on the  11 conservation easement today, and I said, you  12 know, I didn't think that there was going to be  13 any vote on approving any type of -- anything  14 today; that there might be some direction that  15 was going to be given by the board following  16 the discussion today. But he was just  17 concerned about the fact that he wasn't going  18 to be here, and I said I thought that if any  19 action was going to be taken on it, it would be  20 in September or later than that.  21 And I did have a conversation with Mitch  22 Horowitz with Buchanan Ingersoll &amp; Rooney. So  23 he's the tax attorney that I worked with when I  24 used to work at that law firm, and I've known  25 him for approximately about 30 years or so. So</p>
<p style="text-align: right;">Page 46</p> <p>1 MS. LIVINGSTON: Brian Ross. I agree  2 with what you said. And we've lived in the  3 house in Westchase for over 12 years and, you  4 know, we've -- we've -- you know, never had an  5 issue like this, you know, and we've -- you  6 know, and Sonny and Doug and -- you know, we've  7 always had good experiences with the CDD and,  8 obviously, you know, we hated to come with  9 this, you know. This is now spending the money  10 that we are, you know, giving to the CDD to  11 better our community, so obviously, you know,  12 we wish this didn't happen, but we do  13 appreciate the comment that if, you know -- you  14 know, like we hated that it ended this way.  15 You know, we almost wish that we wouldn't have  16 asked for it because we hate to be  17 troublemakers, but -- so yes, we appreciate the  18 consideration and that you thought the same as  19 we though, so thank you very much.  20 CHAIRMAN LEWIS: You're very welcome.  21 Thanks for coming in.  22 MS. LIVINGSTON: Okay. Appreciate it,  23 thank you for your time.  24 CHAIRMAN LEWIS: All right. So we're  25 moving on to attorney's report. Right?</p>	<p style="text-align: right;">Page 48</p> <p>1 I talked to him about the -- the issues that  2 were raised when we talked about this at the  3 workshop, as far as any potential exposure that  4 could be created for the CDD if we enter into a  5 conservation easement.  6 I didn't provide him with the draft  7 conservation easement at this point because the  8 board hasn't retained him. I was just talking  9 to him sort of in general terms about the  10 concept of doing this conservation easement,  11 and my understanding of his feedback on that  12 was that, you know, if the conservation  13 easement was structured properly and if the CDD  14 wasn't making any representations about the  15 value of the rights that were being granted to  16 the CDD by a conservation easement, then there  17 should be a way to structure it so that there  18 wouldn't be exposure to the CDD from a tax  19 perspective.  20 But if we pursue a conservation easement,  21 it would be my strong recommendation that we  22 retain him and that he review the actual  23 easement and provide specific guidance because  24 at this point, I just had an informal  25 discussion with him.</p>



<p style="text-align: right;">Page 49</p> <p>1 And then I think I probably should just  2 turn it over to Supervisor Ross because he has  3 provided extensive, you know, comments  4 concerning the conservation easement. I know  5 he's got copies of that. We weren't really in  6 a position to distribute those to the board  7 members before the meeting today because of  8 sunshine laws, so that's where things kind of  9 stand on it.</p> <p>10 MR. ROSS: Okay. Just so everybody  11 knows, I asked that this be on the agenda  12 today, but certainly, our accountants and I  13 have been communicating a lot about it. I just  14 want to make a brief opening remark, if you  15 will.</p> <p>16 I've opined that the proposed easement is  17 a bad document for the district. I want to  18 emphasize, I have zero interest in proving that  19 I am right or the proponents of the easement  20 are wrong. My concern is the possibility --  21 not likelihood -- the possibility that the  22 proponents might be wrong and in such event,  23 what are the possible adverse consequences to  24 our community and particularly to those folks  25 who specifically bought a Westchase house to be</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 that we have say-so in future development and  2 use without having to commit today.</p> <p>3 So that's -- that's my brief viewpoint of  4 it. I -- I thought one or more of you asked me  5 to put my prior comments in writing and so what  6 I did, like any lawyer does, he does a markup.  7 And so I'm happy to make this available to  8 whoever would like it, but I'm not looking for  9 you guys to read this now.</p> <p>10 So what I did this morning is I thought  11 about it, "Well, this isn't really helpful to  12 you folks." I just prepared sort of a one-page  13 little summary of some of my concerns, and so  14 this is the -- the short view of it.</p> <p>15 So again, I'm not looking for discussion  16 about this. It's something that you all have  17 not seen or read before. I've shared with you  18 my opinion. I don't want to beat this horse to  19 death. I've given my two cents, and with that,  20 I'll yield the floor.</p> <p>21 MR. BAUMHOVER: I was going to ask if  22 Erin or Andy could make sure Mr. Wimsatt gets a  23 copy of this?</p> <p>24 MS. McCORMICK: Oh, yeah, definitely.  25 MR. MENDENHALL: Mm-hmm.</p>
<p style="text-align: right;">Page 50</p> <p>1 on the golf course or to be in a golf course  2 community; especially as law circumstances and  3 resident viewpoints change.</p> <p>4 The easement does not require the grantor  5 to operate the golf course, nor does it have  6 any meaningful financial consequences if  7 grantor fails to maintain the course. The  8 easement gives us nothing other than a document  9 to use to enforce our conservation views and  10 environment. Without the easement, we still  11 have those views and environment or at least  12 until there is some public hearing changing  13 that.</p> <p>14 The easement gives the grantor relief  15 from certain maintenance obligations that we  16 end up taking on. The easement gives the  17 grantor financial relief for a tax write-off.  18 The grantor isn't giving us anything. The  19 grantor doesn't have the ripened development  20 rights he claims. The grantor is releasing  21 certain development options or uses. The  22 grantor is getting, from us, our consent to  23 certain development improvements. The grantor  24 is not giving us what we really want,  25 certainty as to future use as a golf course or</p>	<p style="text-align: right;">Page 52</p> <p>1 MS. McCORMICK: I will definitely do  2 that.</p> <p>3 CHAIRMAN LEWIS: So Mr. Ross, is it --  4 are you -- from our workshop that we had a few  5 weeks ago -- and I don't want to put words in  6 your mouth, but I was getting the general  7 indication that you had a lot of comments but  8 you were still okay with the -- the idea of a  9 conservation easement. Am I -- what you just  10 read kind of gave me the idea that you are not.</p> <p>11 MR. ROSS: I am not in favor as the draft  12 that we were presented with.</p> <p>13 CHAIRMAN LEWIS: Okay.</p> <p>14 MR. ROSS: Do I have a problem with the  15 concept of a conservation easement, no, I do  16 not have a problem with that. I understand  17 that depending on how it's drafted, it would be  18 good for us in certain respects or it would be  19 bad for us in certain respects, and my view is  20 that the easement as drafted is bad for us.</p> <p>21 CHAIRMAN LEWIS: Okay, it's not the --  22 okay, I get it. All right.</p> <p>23 Yes, sir, Mr. Chesney?</p> <p>24 MR. CHESNEY: I'd like to address Erin's  25 comment. I mean, Erin had made a suggestion to</p>

<p style="text-align: right;">Page 53</p> <p>1 retain -- what was the gentleman's name?</p> <p>2 MS. McCORMICK: Mitch Horowitz.</p> <p>3 MR. CHESNEY: Mitch Horowitz. So I</p> <p>4 understand that we have, you know, some fears</p> <p>5 of this agreement. I think the agreement --</p> <p>6 obviously, we should enter into it. I think</p> <p>7 we'd be fools not to, but if we can resolve</p> <p>8 some of these fears through Mitch's</p> <p>9 involvement, I would make a motion that we hire</p> <p>10 Mitch for review based upon the recommendation</p> <p>11 of our counsel.</p> <p>12 MS. McCORMICK: I mean, I would say if</p> <p>13 we're going to proceed with the conservation</p> <p>14 easement, we should do that. I have had a</p> <p>15 chance to go through Brian's comments, so --</p> <p>16 and I really appreciate them because there were</p> <p>17 a lot of good recommendations that he made in</p> <p>18 the comments that he provided that I think</p> <p>19 would be -- some of them, I think, you know, we</p> <p>20 can negotiate with the golf course owner.</p> <p>21 There is other things -- the changes that</p> <p>22 he is proposing to the conservation easement</p> <p>23 that, I think, from the owner's standpoint</p> <p>24 would substantially change what he's</p> <p>25 envisioning by this conservation easement.</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 not the right tack.</p> <p>2 CHAIRMAN LEWIS: Mr. Ross?</p> <p>3 MR. ROSS: I don't think we need to hire</p> <p>4 Mitch Horowitz based on your summary of the</p> <p>5 conversation. As I understand it, if we simply</p> <p>6 make some reference in here that we had a prior</p> <p>7 letter of intent, I have no concerns about</p> <p>8 being dragged into a criminal tax</p> <p>9 investigation. I think as long as we state</p> <p>10 what the facts are, we are okay, and I think</p> <p>11 Mitch was essentially saying that as long as we</p> <p>12 word it a certain way, that we don't make a</p> <p>13 misleading statement, then we're fine.</p> <p>14 So Mitch's role would be very, very</p> <p>15 narrow on tax issues and that's just, you know,</p> <p>16 one small issue that we spent a lot of time</p> <p>17 talking about last meeting, but that's -- it's</p> <p>18 -- that's a light-switch issue.</p> <p>19 MR. CHESNEY: I mean, that's what she had</p> <p>20 suggested is that we engage him if we are going</p> <p>21 to go forward with the agreement, so I'm just</p> <p>22 saying -- my motion is let's -- let's do that</p> <p>23 if that's what's necessary to get the agreement</p> <p>24 through.</p> <p>25 MR. ROSS: And I was commenting that I</p>
<p style="text-align: right;">Page 54</p> <p>1 So I sort of -- when I was going through</p> <p>2 this, I sort of separated, "Okay, I think this</p> <p>3 would be things that we could negotiate and</p> <p>4 these are things that," you know -- if we're</p> <p>5 going to say, "Well, these are things that we</p> <p>6 won't proceed without," then we should just</p> <p>7 talk to him about that right up front and</p> <p>8 address anything and he could say, "Yes, I</p> <p>9 could consider that," or, "No, I would not</p> <p>10 consider that."</p> <p>11 MR. CHESNEY: Well, while I appreciate</p> <p>12 your comments, I mean, that is a negotiation.</p> <p>13 In my mind -- and that's why I'm interested in</p> <p>14 Mitch's opinion if it helps resolves some of</p> <p>15 the fears, because in my mind, anytime you</p> <p>16 reopen a negotiation, there's a chance that the</p> <p>17 negotiation will fail. Right now, we have an</p> <p>18 agreement that will benefit the community, and</p> <p>19 I'm afraid -- I, too, have fears. I have fears</p> <p>20 that we won't get this accomplished and that</p> <p>21 we're going to have a number of residents that</p> <p>22 are disappointed in our efforts.</p> <p>23 So I -- I'd like to address our other --</p> <p>24 you know, the other concerns that are out</p> <p>25 there, but I think beginning by negotiating is</p>	<p style="text-align: right;">Page 56</p> <p>1 think she -- and I won't speak for Erin, but I</p> <p>2 think she was offering that in response to the</p> <p>3 concerns that I was raising, and now that I've</p> <p>4 heard that she has talked to Mitch and what his</p> <p>5 comment was, I -- it's a light switch. Either</p> <p>6 we include it or we don't.</p> <p>7 MR. BAUMHOVER: Did you actually make the</p> <p>8 motion?</p> <p>9 MR. CHESNEY: Yes.</p> <p>10 MR. BAUMHOVER: I'll second it so that we</p> <p>11 can continue this discussion, but I was going</p> <p>12 to ask Erin --</p> <p>13 MS. McCORMICK: Mm-hmm.</p> <p>14 MR. BAUMHOVER: -- your recommendation on</p> <p>15 retaining Mitch was, from my understanding, so</p> <p>16 that he could review this document primarily</p> <p>17 for -- to ensure -- or to ensure that the draft</p> <p>18 that is finally agreed to --</p> <p>19 MS. McCORMICK: Mm-hmm.</p> <p>20 MR. BAUMHOVER: -- it limits our -- or</p> <p>21 eliminates our tax -- or our liability for --</p> <p>22 from a tax perspective?</p> <p>23 MS. McCORMICK: Exactly. I mean, I'm not</p> <p>24 a tax attorney.</p> <p>25 MR. BAUMHOVER: Right.</p>

<p style="text-align: right;">Page 57</p> <p>1 MS. McCORMICK: My initial review of  2 this, I thought that -- that was not the  3 significant issue if we entered into it. When  4 I talked with him, I think that he was coming  5 from the same perspective, but I still --  6 MR. BAUMHOVER: Right.  7 MS. McCORMICK: As I said, I'm not a tax  8 attorney, and as a non-tax attorney, I think  9 that it would be well worth the district if we  10 are pursuing this to have him take a look at  11 it.  12 MR. BAUMHOVER: So I -- I understand  13 Greg's point about before we have a final  14 document, we should definitely have that  15 review, but I feel like there is probably a  16 significant number of non-tax-related concerns  17 that probably need to be worked through, and if  18 any of those are show stoppers, we might find  19 ourselves not needing his services at all.  20 MS. McCORMICK: Well, I think that right  21 now, the issue is that, you know, you guys have  22 not had a chance to review Brian's comments and  23 I have. So, you know, I -- I made this list  24 and I said, "Okay, these are significant  25 comments that Brian is making that might not be</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 conservation easement. And so now, all the  2 board members have access to those two  3 documents, too.  4 So he's, you know, done some work in --  5 over the past month to get those documents to  6 us. One of the things -- you know, just for  7 purposes -- that you should know is that I  8 don't think that he has done an appraisal yet,  9 and I think that under the Treasury  10 regulations, you wouldn't want to have an  11 appraisal done more than six months in advance  12 of when the conservation easement gets recorded  13 because that's what the Treasury regulations  14 require.  15 CHAIRMAN LEWIS: Okay. We have a motion  16 on the floor. I guess any other discussion  17 about that? Yes, sir.  18 MR. CHESNEY: Can I just ask her one  19 question? So you are recommending that we hire  20 Mitch --  21 MS. McCORMICK: Yes.  22 MR. CHESNEY: -- to review the agreement?  23 MS. McCORMICK: Yes, if -- if we are  24 going to proceed. I mean, if we're -- and you  25 know, if we want to have -- if you want to wait</p>
<p style="text-align: right;">Page 58</p> <p>1 something that the owner would consider," but I  2 -- I could, you know, kind of tell you, "Okay,  3 these are the issues that I've identified," or  4 we could give you some time to review what  5 Brian has provided and then we could have  6 further discussion about this at a workshop or  7 at the September meeting. And you know,  8 hopefully, Jim would have a chance to look at  9 everything, as well.  10 MR. CHESNEY: Well, I mean, to some  11 extent, we have to get it resolved by the end  12 of the year. So --  13 MS. McCORMICK: Well, one thing that I  14 didn't --  15 MR. CHESNEY: -- we have August,  16 September, October --  17 MS. McCORMICK: I didn't mention in my  18 comments, so between the workshop and today's  19 meeting, last week, I received a baseline  20 documentation report from the owner, which I  21 think all the board members got probably just  22 yesterday, and he also provided two aerials  23 that show the building envelope that he's  24 proposing for either expansion of existing uses  25 or new uses that would be provided for in the</p>	<p style="text-align: right;">Page 60</p> <p>1 until September after you have a chance to  2 review Brian's comments to decide if you want  3 to proceed, then I think we -- I don't think  4 it's going to hurt anything to wait until  5 September to ask Mitch to become involved  6 because I think his review will probably be  7 able to be done very quickly.  8 I mean, I was thinking there might be  9 some value to him being available to answer  10 board questions, but it sounds like from what  11 Brian said that that may not be necessary. It  12 may just be making sure that he's comfortable  13 with how the final easement would come out.  14 CHAIRMAN LEWIS: But if we were to vote  15 today and approve us moving forward retaining  16 him, you wouldn't necessarily have to.  17 Correct?  18 MS. McCORMICK: I wouldn't have to do  19 that before September, yeah.  20 CHAIRMAN LEWIS: Okay.  21 MR. BAUMHOVER: So I guess the question  22 that I have is how do we get a document for him  23 to review between now and September?  24 MR. CHESNEY: Yeah.  25 MS. McCORMICK: Well, that's what -- yes,</p>

<p style="text-align: right;">Page 61</p> <p>1 that is a big -- that is a big issue. So</p> <p>2 that's why I'm saying maybe we wait until</p> <p>3 September before we would have him review that.</p> <p>4 MR. CHESNEY: Well, what does that do</p> <p>5 other than kill 30 days of time?</p> <p>6 MS. McCORMICK: Well, I think it gives</p> <p>7 everybody a chance to consider Brian's comments</p> <p>8 that he made. I mean, you know, I will say, I</p> <p>9 read his comments and I -- you know, it made me</p> <p>10 think about a lot when I read them.</p> <p>11 MR. CHESNEY: So are -- okay.</p> <p>12 MS. McCORMICK: But I'm not --</p> <p>13 MR. CHESNEY: Are you taking a</p> <p>14 recommendation that we do not go forth with the</p> <p>15 conservation easement?</p> <p>16 MS. McCORMICK: No, I'm not saying that,</p> <p>17 I'm saying that though -- some of these issues</p> <p>18 about what would be encompassed in the</p> <p>19 conservation easement as it stands now versus</p> <p>20 what Brian is recommending, it would be a</p> <p>21 substantially different document and it would</p> <p>22 be -- it would mean negotiating a lot of</p> <p>23 issues. There is other things that -- other</p> <p>24 changes that would need to be --</p> <p>25 MR. CHESNEY: And possibly killing the</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 fears stop this process. We need to keep</p> <p>2 moving until there is a reasonable reason as to</p> <p>3 why we shouldn't keep moving forward. And I</p> <p>4 don't see that yet. I'm one member, but I</p> <p>5 don't see that yet.</p> <p>6 So if -- if the tax thing is important,</p> <p>7 then I say we do it because that was Erin's</p> <p>8 recommendation. So --</p> <p>9 CHAIRMAN LEWIS: Okay. So let's take a</p> <p>10 vote on the motion that's on the floor.</p> <p>11 So all in favor?</p> <p>12 So it's a three-two.</p> <p>13 (Motion fails.)</p> <p>14 MR. CHESNEY: Yeah, so it fails.</p> <p>15 MR. MENDENHALL: Well, or you just keep</p> <p>16 voting.</p> <p>17 CHAIRMAN LEWIS: Mr. Baumhover?</p> <p>18 MR. BAUMHOVER: I still have a question</p> <p>19 of these objections. I mean, my -- my 30</p> <p>20 seconds of review --</p> <p>21 MS. McCORMICK: Right.</p> <p>22 MR. BAUMHOVER: -- but does it constitute</p> <p>23 -- I mean, I assume that there is going to be</p> <p>24 -- there would have to be a new draft that</p> <p>25 would, you know, address those -- Supervisor</p>
<p style="text-align: right;">Page 62</p> <p>1 deal, too.</p> <p>2 MS. McCORMICK: Right, and there is other</p> <p>3 changes that we could make to the conservation</p> <p>4 easement, I think, that would be -- you know,</p> <p>5 probably -- I think the owner would consider</p> <p>6 making those changes.</p> <p>7 CHAIRMAN LEWIS: I mean, you could always</p> <p>8 -- you know, you can make a motion to approve</p> <p>9 as is.</p> <p>10 MR. CHESNEY: Yeah, I understand, but I</p> <p>11 -- well, first of all, we're short one board</p> <p>12 member, so I think it would be better if all</p> <p>13 five were here, and I'm just trying to be as</p> <p>14 prepared as possible because it is my</p> <p>15 understanding from this agreement that -- that</p> <p>16 once it begins to -- I mean, there is time</p> <p>17 frames that we have to deal with. We have -- I</p> <p>18 thought the time frame on the appraisal was</p> <p>19 actually 60 days, not six months, but maybe one</p> <p>20 was what they want versus what the Treasury</p> <p>21 rules dictate.</p> <p>22 But my position is we should be ready to</p> <p>23 go. This is a gift to the community that we</p> <p>24 should appreciate and that we should not let</p> <p>25 our own -- I'm going to keep using the word</p>	<p style="text-align: right;">Page 64</p> <p>1 5 Ross' concerns to his satisfaction, but what</p> <p>2 happens between now and September? Do we --</p> <p>3 are we going to try and get a new draft in</p> <p>4 place, or are we just going to come back to the</p> <p>5 table in September and still be kind of</p> <p>6 perplexing over, you know, these --</p> <p>7 CHAIRMAN LEWIS: Yeah, I mean, we could</p> <p>8 -- we could also have another workshop this</p> <p>9 month, as well, if that's something that we</p> <p>10 decided.</p> <p>11 MR. CHESNEY: I mean --</p> <p>12 CHAIRMAN LEWIS: You bring up a good</p> <p>13 point, you know, and look, I think Mr. Ross was</p> <p>14 going to bring up his comments no matter what,</p> <p>15 and me trying to be more than fair to the</p> <p>16 group, I just wanted to kind of give him the</p> <p>17 opportunity to do that. And I would have done</p> <p>18 the same for you or you or you or Jim, as well,</p> <p>19 but -- and that's kind of what my comment was</p> <p>20 to Greg a minute ago was that, you know,</p> <p>21 anybody can make a motion and just approve it</p> <p>22 as is if they wanted to and we can vote on it.</p> <p>23 MR. BAUMHOVER: So how do we turn this</p> <p>24 from concerns and comments to a draft that</p> <p>25 could --</p>

<p style="text-align: right;">Page 65</p> <p>1 MS. McCORMICK: Well, okay. So I have a</p> <p>2 redline that Brian proposed to me, and like I</p> <p>3 said, I mean, there is some things that</p> <p>4 significantly change the purpose of this</p> <p>5 conservation easement. There is other things</p> <p>6 that I think, you know, make it a stronger</p> <p>7 document that doesn't substantially change what</p> <p>8 this conservation easement says, but for</p> <p>9 example, it would make it clear -- make it</p> <p>10 clearer on some points that just by virtue of</p> <p>11 us entering into this conservation easement,</p> <p>12 we're not waiving any rights that we have in</p> <p>13 the future to object to development proposals</p> <p>14 that the owner has for the golf course.</p> <p>15 Because I think that at least that -- that has</p> <p>16 always been my intent when I read the</p> <p>17 conservation easement, but I think there is</p> <p>18 things that could be done to make it more</p> <p>19 crystal clear in the language of the</p> <p>20 conservation easement. So we could do some of</p> <p>21 those things.</p> <p>22 If -- if we're talking about doing</p> <p>23 something like saying, you know, the golf</p> <p>24 course can only -- it must be operated and</p> <p>25 maintained and improved by this owner as a golf</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 MR. ROSS: Well --</p> <p>2 MR. CHESNEY: Yeah, and actually, I don't</p> <p>3 know -- I heard some of my motion came through</p> <p>4 during the workshop on my phone call and I</p> <p>5 apologize for that, but I mean, that was</p> <p>6 something that was specifically discussed. I</p> <p>7 mean, we want to keep the ability to keep it as</p> <p>8 a conservation. We don't know, golf might not</p> <p>9 exist in 20 years. I mean, so maybe it makes</p> <p>10 more sense as a park, you know.</p> <p>11 MR. ROSS: Can I give a response to that?</p> <p>12 CHAIRMAN LEWIS: Sure, go ahead.</p> <p>13 MR. ROSS: Thank you, okay. But that's</p> <p>14 exactly my point, that if it's not working as a</p> <p>15 golf course in 20 or 30 years from now and</p> <p>16 somebody comes up with some great idea and the</p> <p>17 Westchase community thinks that's a great idea</p> <p>18 but it involves a particular improvement that</p> <p>19 is inconsistent with a 100-year conservation</p> <p>20 easement, we won't be able to do it. We won't</p> <p>21 be able to do it, and I'm saying that's an</p> <p>22 error on our part. We should not be committing</p> <p>23 that to that.</p> <p>24 MR. CHESNEY: I disagree.</p> <p>25 MR. ROSS: And that's okay.</p>
<p style="text-align: right;">Page 66</p> <p>1 course in perpetuity, I think that that might</p> <p>2 be something that the golf course owner would</p> <p>3 say, "I can't agree to that at this point in</p> <p>4 time." So that would be something that, you</p> <p>5 know, I would say would substantially change</p> <p>6 what the -- what he's proposing to offer to the</p> <p>7 district.</p> <p>8 MR. ROSS: And just to be clear, I'm not</p> <p>9 advocating what you just said. I wasn't asking</p> <p>10 that it be operated as a golf course forever.</p> <p>11 Rather, what I am advocating for is we should</p> <p>12 have the entire Westchase community involved in</p> <p>13 the discussion and if he can't make it as a</p> <p>14 golf course instead of pre-deciding what he can</p> <p>15 do with it or how it would be done and what it</p> <p>16 would look like, that instead, again, the</p> <p>17 community would have input into that.</p> <p>18 I'm observing he's not required to</p> <p>19 operate as a golf course, but I'm just making</p> <p>20 that observation. To the extent that anybody</p> <p>21 thought that's what it says, it doesn't say</p> <p>22 that.</p> <p>23 MS. McCORMICK: Yeah, no, I -- but I</p> <p>24 think your redline does say that he would be</p> <p>25 obligated to operate and maintain the --</p>	<p style="text-align: right;">Page 68</p> <p>1 MR. BAUMHOVER: Well, kind of talking the</p> <p>2 bigger picture, is it possible with what Brian</p> <p>3 has put together to come up with a draft with</p> <p>4 language that is acceptable to him but adheres</p> <p>5 to the spirit of what you already negotiated in</p> <p>6 your recommendation or opinion?</p> <p>7 MS. McCORMICK: I mean, I think there is</p> <p>8 certain things that Brian would like to see in</p> <p>9 this conservation easement that are different</p> <p>10 from the spirit of what the owner is</p> <p>11 presenting, so I think the answer to that is</p> <p>12 probably no.</p> <p>13 MR. BAUMHOVER: Okay.</p> <p>14 CHAIRMAN LEWIS: And I think Greg has a</p> <p>15 really good point, though, and what you said</p> <p>16 today is I don't want to -- I don't want to</p> <p>17 move this away from the table by us coming at</p> <p>18 him with so much. You know, I think that's a</p> <p>19 great point.</p> <p>20 MR. CHESNEY: Yeah, I mean, this is a</p> <p>21 gift.</p> <p>22 CHAIRMAN LEWIS: A lot of good -- that's</p> <p>23 what I was saying, a lot of good, you know --</p> <p>24 MR. CHESNEY: Yes, a lot of good can --</p> <p>25 MR. BAUMHOVER: So remind me of the</p>

<p style="text-align: right;">Page 69</p> <p>1 history of this. This is something that he  2 came up with and kind of presented to us?  3 MR. CHESNEY: No, so after -- we had a  4 letter of intent, we were unable to come to  5 terms to purchase the golf course, and there  6 were lots of reasons why, but we don't need to  7 rehash it out.  8 MR. BAUMHOVER: Mm-hmm.  9 MR. CHESNEY: But during those  10 negotiations when we were actually purchasing  11 the golf course, one of the things that I had  12 discussed with him was the possibility of doing  13 a conservation easement. I had seen these done  14 previously. I've been involved in these in  15 various ways, I guess.  16 Anyways -- and so he took that and ran  17 and we did it in such a way -- I mean, yes, his  18 attorney drafted it completely because to me,  19 that made the most sense. It's a gift to the  20 community. To me, we either accept the gift or  21 we don't. And -- and maybe that was the wrong  22 framework, but I mean, Erin, you know, we've  23 been involved in this and kind of moving  24 forward with this, so I'm not really sure what  25 else to say.</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 something like this. To me, he should be  2 celebrated in this community, not vilified.  3 And I'm not saying you are vilifying him, but  4 --  5 MR. ROSS: Okay. And if I can just speak  6 to that?  7 CHAIRMAN LEWIS: Yeah, sure.  8 MR. ROSS: The issue is not whether it's  9 a great thing to receive a conservation  10 easement. The issue with these things becomes  11 what are all the carve-outs; what are the  12 retained uses, et cetera, and what are the  13 transfers or imposed obligations? And I see  14 that what he's done, as drafted, it's not a  15 good outcome for us. So it's not a -- it's not  16 a quarrel with the conservation easement, it's  17 what he is keeping for himself and what he is  18 pushing on to us.  19 CHAIRMAN LEWIS: Forrest?  20 MR. BAUMHOVER: I have a feeling that,  21 you know, the spirit of this document will  22 remain in place as long as he owns this  23 property. And, you know, kind of feeding off  24 of Brian's concerns is, "Hey, we're in a  25 seller's market." That situation could change</p>
<p style="text-align: right;">Page 70</p> <p>1 But I mean, the spirit of the agreement  2 is intact. It protects the community and it  3 specifically maintains more order for the  4 residents that are directly on the -- the golf  5 course. I mean, we have to think about it. I  6 mean, if not, all we have is a zoning. So  7 right now, all we have is a zoning that says  8 that has to be a golf course. That's 224 acres  9 of highly developable land in a community.  10 And yeah, we could all come out and say,  11 "No, we don't want condos there," and stuff,  12 but I mean, has anyone seen the value of the  13 house prices right now? I mean, housing is --  14 you're in real estate. Housing is in short  15 supply in this area and -- and anything we can  16 do to lock down this community's development  17 rights -- or lock down its conservation rights  18 in this case -- we should do. I mean, we  19 should protect our residents the best we can,  20 and this agreement does that. It might not be  21 perfect, it might not have every detail worked  22 out, but it's -- it's great because we have it.  23 We have an owner that's willing to do it.  24 I mean, I can't think of any other owner  25 that owns a golf course that's willing to do</p>	<p style="text-align: right;">Page 72</p> <p>1 very quickly and the new person could find the  2 loopholes that Brian is pointing out and, you  3 know, he's got a document that makes this  4 property even more valuable and the new person  5 might not have the scruples and the intent and  6 is just finding ways through this.  7 I guess -- but to take Greg's point  8 about, you know, basically receiving a gift,  9 something of -- you know, a good-will gesture  10 and trying to appropriately respond, I -- I  11 think there is probably a middle ground of  12 being able to come up with a draft that  13 represents, you know, some of the things that  14 we feel are important as a community and being  15 able to diplomatically say, "These are things  16 that are very important to us," just to see  17 like is this something that -- you know, he  18 says, "Okay, I'll accept these changes." Like  19 what -- like I still don't understand the  20 specifics of things that he would object to if  21 we simply came up with a draft that --  22 MS. McCORMICK: Well, I mean, so for  23 example -- because I think that's really  24 important to understand here. Like the changes  25 that are incorporated in the redline that Brian</p>

<p style="text-align: right;">Page 73</p> <p>1 provided would say that the conservation  2 easement can be terminated if -- if the CDD  3 ever acquires or purchases the property. So  4 that might be something that the owner wouldn't  5 necessarily object to, other than the fact that  6 if he's seeking a -- you know, a tax credit for  7 the value of the conservation easement, I -- I  8 don't know this for sure, it's something I  9 would ask Mitch, but I think that having a  10 provision like in that conservation easement  11 would mean that he would not be able to get  12 that tax --</p> <p>13 MR. BAUMHOVER: Right, and that might be  14 a question to review with Mitch and then  15 decide, you know, how important is this.</p> <p>16 MS. McCORMICK: Right, and similarly --  17 and I mean, the way that the conservation  18 easement under the Treasury regulations works  19 is that you are extinguishing forever an  20 all-time development entitlements that can  21 never occur on the property, and that is very  22 different than saying, "No, we're going to  23 transfer those development rights to the holder  24 of the conservation easement," because, again,  25 under the Treasury regulations, then there's --</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 Because I have not obviously reviewed this, as  2 well.</p> <p>3 MS. McCORMICK: Yeah, so that would not  4 be -- I mean --</p> <p>5 MR. CHESNEY: Right, he's not going to do  6 --</p> <p>7 MS. McCORMICK: If we really decide that  8 the conservation easement is in the interest of  9 the community, then -- I mean, we don't want to  10 be in a situation of negotiating against  11 ourselves, but we also need to recognize that,  12 you know, if -- if we make suggested -- or if  13 we ask for changes, that could be considered  14 overreaching and he may just say, "We're not  15 going to go for it."</p> <p>16 MR. CHESNEY: Yeah, we're done. Well,  17 that was -- once again, that was kind of the  18 position we took during the negotiation. He's  19 preparing a gift to us, we don't go and say,  20 "Well, I like red wrapping instead of blue  21 wrapping paper." I don't -- you know --</p> <p>22 CHAIRMAN LEWIS: Well, to Forrest's  23 point, because I was kind of thinking similar  24 roads were -- I mean, you said you had some  25 thoughts that there could be some decent stuff</p>
<p style="text-align: right;">Page 74</p> <p>1 you're not giving up the future potential to  2 develop.</p> <p>3 CHAIRMAN LEWIS: Mr. Chesney?</p> <p>4 MR. CHESNEY: While I appreciate --  5 that's a great example. To me, that kind of is  6 what I'm talking about is that that's really  7 not our game, whether or not he receives his  8 tax credit. I mean, our intention is to  9 receive and -- and meet our obligations under  10 the agreement. Whether or not the tax benefit  11 gets to him in a way that he expects it to is  12 his issue. His issue would be the IRS.</p> <p>13 I mean, maybe not suggesting it to him --  14 maybe that's something his attorney might have  15 missed in the sense that it could prove the  16 easement void, but --</p> <p>17 MS. McCORMICK: Yeah, I'm not -- I'm just  18 saying that's the difference in what -- you  19 know --</p> <p>20 MR. CHESNEY: Yeah.</p> <p>21 MS. McCORMICK: What you would be seeking  22 versus what he's offering to us, and that's a  23 substantial difference.</p> <p>24 MR. CHESNEY: Oh, okay, okay. Maybe I  25 misunderstood, so we -- yeah, I apologize.</p>	<p style="text-align: right;">Page 76</p> <p>1 in here and --</p> <p>2 MS. McCORMICK: I mean, there is changes  3 in here, and I think that this is -- you know,  4 there's a lot of good stuff in Brian's  5 comments, for example, but making it very clear  6 that just by entering into this conservation  7 easement and saying, "These reserve" -- let me  8 go back a second. So the property owner has --  9 this is what we talk about in law school --  10 this bundle of property rights and he's saying,  11 "I'm going to give you these property rights,  12 but I'm going to save these for myself, and  13 these saved things are things that are reserved  14 things that I can do on the property."</p> <p>15 I think Brian -- you know, and this is a  16 -- I can understand this concern. He's  17 concerned that by entering into the  18 conservation easement, the district might be  19 saying, "Okay, well, we agree that you can do  20 these future things with the property." And I  21 think that really what we're saying is we're  22 going to take these rights -- whether or not  23 you can do these other things with the  24 property, you still would have -- be in the  25 same position that you are today, which means</p>

<p style="text-align: right;">Page 77</p> <p>1 that you can do it if you need the zoning  2 requirements. Right now, the property is zoned  3 as golf course, so you would have to go through  4 a public hearing process and there would be an  5 opportunity for any property owners to say if  6 they thought that the proposed use was  7 inconsistent with the surrounding uses. And we  8 are not, just by virtue of entering into this  9 conservation easement, agreeing that these uses  10 are consistent with whatever that zoning may be  11 ten years from now.  12 So I think that's -- that's something  13 that we could clarify in the conservation  14 easement that would be -- you know, make it a  15 better document and we could then present it to  16 him and see what his position is.  17 CHAIRMAN LEWIS: So are you maybe able to  18 take -- and I don't know if Mr. Ross is the  19 only one who provided comments, I know I  20 didn't, but it sounds like he may be. Are you  21 able to kind of take what you think from his  22 comments and -- and I'm not trying to discard  23 any of his comments at all, but to maybe try to  24 find a middle ground? I guess probably no if  25 that's what you said a minute ago. Right?</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 to benefit him. I mean, so unless -- I mean,  2 and I'm not a lawyer, but -- you know, I don't  3 -- to me, that seems like a logical way to  4 handle this situation. Like for us to go back  5 -- to me, it seems like we're involving  6 ourselves more than we should if we go back and  7 say, "Oh," you know, "You should change this  8 line and this line."  9 CHAIRMAN LEWIS: Well, and I didn't  10 necessarily mean to benefit him, so to speak,  11 it was more of just to make sure that it meets  12 the spirit of what Mr. Ross' comments were, you  13 know, to --  14 MS. McCORMICK: To protect the community.  15 CHAIRMAN LEWIS: To protect the  16 community, right. I mean --  17 MR. CHESNEY: Well, I mean, with good  18 reason, I have to look through them, but yeah,  19 I mean --  20 CHAIRMAN LEWIS: And that's why I say, I  21 think this maybe helps -- and this is just my  22 thought. If you guys have a different thought,  23 I'm open to that, too, but just gives us time  24 as a board to review his comments and it gives  25 her time to possibly look at it and do the same</p>
<p style="text-align: right;">Page 78</p> <p>1 MS. McCORMICK: No, I am not saying -- I  2 mean, I think there is things that I could do  3 that would make it a better document based on  4 the comments that Supervisor Ross provided and  5 we could, you know, then see what the owner's  6 response is to those. I mean, I don't know  7 what the owner would do with that.  8 So Greg, maybe you have thoughts about  9 that?  10 CHAIRMAN LEWIS: Well, I just -- before  11 he says anything, I mean, maybe if you could do  12 that and then if you could supply it to all of  13 us, I think at that point, we could review it  14 and provide our comments and then that would be  15 an opportunity for maybe Greg, since he is the  16 closest to it, to say what he thinks. Maybe, I  17 -- I don't know. I don't know if that makes  18 any sense. Hopefully it does.  19 MR. CHESNEY: Well, I mean, you already  20 have the comments. I mean Brian's the only one  21 who made the comments, so I don't --  22 MS. McCORMICK: Mm-hmm.  23 MR. CHESNEY: -- know that -- we're not  24 -- I am taking the position in this that we  25 shouldn't be preparing a document that's going</p>	<p style="text-align: right;">Page 80</p> <p>1 and then --  2 MR. CHESNEY: Well, I'm willing to do  3 anything within reason to get this agreement  4 through. I think it benefits the community.  5 So I mean, I can have a discussion -- I don't  6 have a -- a meeting planned with him this  7 month.  8 CHAIRMAN LEWIS: Do we want to try and do  9 another workshop this month or is that not  10 going to be fruitful or --  11 MR. CHESNEY: I don't know if that's  12 necessary. I mean --  13 MR. BAUMHOVER: I've got three lawyers  14 involved in this conversation. I'm not going  15 to add anything.  16 MR. CHESNEY: Yeah, exactly. I mean,  17 yeah, exactly.  18 MR. BAUMHOVER: I'm just going to sit  19 there and ask a question of, "Are we there  20 yet?"  21 CHAIRMAN LEWIS: Okay. All right. So  22 let's --  23 MR. CHESNEY: Yeah, well -- yeah.  24 CHAIRMAN LEWIS: Maybe let's just table  25 it until the next meeting and --</p>



<p style="text-align: right;">Page 81</p> <p>1 MR. CHESNEY: Okay.</p> <p>2 MR. BAUMHOVER: I mean, at the next</p> <p>3 meeting, it might be worth having a draft that</p> <p>4 maybe you had a chance to say, "Okay, this" --</p> <p>5 MS. McCORMICK: Well, I -- so I -- what I</p> <p>6 am thinking that I'm going to do is come up</p> <p>7 with an -- a version that incorporates some of</p> <p>8 Brian's comments, but I don't think that the</p> <p>9 version -- because I think to incorporate all</p> <p>10 of your comments would make -- would make it</p> <p>11 something that --</p> <p>12 MR. ROSS: I get that.</p> <p>13 MS. McCORMICK: So I think at the end of</p> <p>14 the day -- I mean, I don't know, if -- if we</p> <p>15 had a document that was what you had provided,</p> <p>16 a redline, is that something that you would be</p> <p>17 in favor of, or is that not something you would</p> <p>18 not be in favor of?</p> <p>19 MR. ROSS: I have not even thought of</p> <p>20 that. I assumed my redline was not going to be</p> <p>21 accepted.</p> <p>22 MR. CHESNEY: I'm not saying it is.</p> <p>23 MR. ROSS: No, I know that, she's asking</p> <p>24 if it was.</p> <p>25 MS. McCORMICK: Because I kind of took</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 I've provided you -- in the loop of my thoughts</p> <p>2 so you wouldn't be surprised and I didn't want</p> <p>3 you to hear anything from me that you weren't</p> <p>4 aware of.</p> <p>5 MR. CHESNEY: Okay. I -- I think I</p> <p>6 understand. That was very clear. To me, I</p> <p>7 mean, I understood. You had some bigger</p> <p>8 issues, but in general, you don't think we need</p> <p>9 a conservation easement and I do. That's a</p> <p>10 difference of opinion.</p> <p>11 MR. ROSS: Yeah, yeah.</p> <p>12 MR. CHESNEY: Okay. I think it benefits</p> <p>13 the community, you don't think it's necessary.</p> <p>14 MR. ROSS: As drafted, yes.</p> <p>15 MR. CHESNEY: Okay, but -- yeah. But</p> <p>16 there's not really a way to draft it that's</p> <p>17 going to be acceptable to the owner.</p> <p>18 MR. ROSS: Sure there would be, that --</p> <p>19 don't put obligations on the district, don't --</p> <p>20 MR. CHESNEY: Well, when you say</p> <p>21 maintenance obligations, what are you</p> <p>22 specifically referring to, one example?</p> <p>23 Because I'm -- I understand the inspection</p> <p>24 agreement because at times -- there was one</p> <p>25 time on this board where we tried to enter into</p>
<p style="text-align: right;">Page 82</p> <p>1 you to be saying, "I don't think this is a good</p> <p>2 idea no matter what the conservation easement</p> <p>3 says."</p> <p>4 MR. ROSS: As drafted, I really don't --</p> <p>5 I just 100 percent disagree with Greg, and it's</p> <p>6 very unusual we so stridently disagree. I just</p> <p>7 don't see why we would do it as drafted. I get</p> <p>8 it, he wants a big tax write-off, but what are</p> <p>9 we getting out of the deal? Nothing, nothing</p> <p>10 that we don't already have. But we're going to</p> <p>11 take on maintenance obligations. I -- so I</p> <p>12 just don't see it as drafted, but I understand</p> <p>13 conceptually that if you're going to do the</p> <p>14 conservation easement -- based on what you just</p> <p>15 said a moment ago -- it has to have some</p> <p>16 permanency or something like that.</p> <p>17 MS. McCORMICK: Mm-hmm.</p> <p>18 MR. ROSS: Well, if that's the case, then</p> <p>19 again, you are going to be able to see some</p> <p>20 things that I wanted that wouldn't be</p> <p>21 acceptable if we did the conservation easement.</p> <p>22 Now, I understand that the majority is</p> <p>23 going to win and we're either going to do it or</p> <p>24 we're not, and I'm not sure what else I could</p> <p>25 add to it. I'm not asking you to do any work.</p>	<p style="text-align: right;">Page 84</p> <p>1 a maintenance agreement with the golf course so</p> <p>2 we could manage their ponds so we could have</p> <p>3 better water flow in this community. So, I</p> <p>4 mean --</p> <p>5 MR. ROSS: R-13 puts it on us.</p> <p>6 MR. CHESNEY: Once again, I'm not a</p> <p>7 lawyer, so you're going to have to help me</p> <p>8 remember what R-13 is.</p> <p>9 MR. ROSS: I think it's someplace else</p> <p>10 in a more basic way.</p> <p>11 MS. McCORMICK: I mean, we -- we will be</p> <p>12 taking on the obligation to do a -- a periodic</p> <p>13 review to make sure that the conservation</p> <p>14 easement is being complied with. So -- and,</p> <p>15 you know, there's a baseline document that's</p> <p>16 going to be attached to the conservation</p> <p>17 easement, too.</p> <p>18 So one of the questions is, you know, do</p> <p>19 we want to ask the owner to pay for us to have</p> <p>20 a consultant review the baseline documentation</p> <p>21 report and let us know if they are comfortable</p> <p>22 with it.</p> <p>23 MR. CHESNEY: So if you receive a gift, I</p> <p>24 mean, you want to check it out. I mean, you</p> <p>25 would do that yourself. Let's say someone gave</p>

<p style="text-align: right;">Page 85</p> <p>1 you a new TV, you want to make sure it works.  2 You would pay that to me. I mean, that was the  3 position, I would think, would be reasonable.  4 MR. ROSS: But that wasn't the question  5 you posed, you were saying --  6 MR. CHESNEY: Well, she kind of shifted  7 it, but it's not a --  8 MR. ROSS: Section four --  9 MR. CHESNEY: Those are inspection  10 requirements, so --  11 MR. ROSS: Section four, article two,  12 it's under enforcement. "Grantee and accepting  13 this easement permits the protecting of  14 conservation purposes," and it goes on.  15 MR. BAUMHOVER: So --  16 MR. CHESNEY: Okay, yeah.  17 MR. BAUMHOVER: So those are examples of  18 what --  19 MR. CHESNEY: I just don't view those  20 maintenance, I view that as inspection and  21 compliance.  22 CHAIRMAN LEWIS: Okay.  23 Doug, do you have a comment?  24 MR. MAYS: Just my two cents on it. When  25 you are talking maintenance, we do get periodic</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 --  2 MS. McCORMICK: Right, sure, I get it.  3 MR. MAYS: Okay. That was it.  4 CHAIRMAN LEWIS: Okay. Any other  5 discussion on this? Probably need to move on  6 for time, if that's okay.  7 All right. So we --  8 MS. McCORMICK: So we approved the motion  9 for me to talk with Mitch?  10 CHAIRMAN LEWIS: We did not.  11 MR. CHESNEY: It failed.  12 MS. McCORMICK: Okay.  13 MR. CHESNEY: Unless you want to vote  14 again? To me, I don't understand. I mean,  15 we're not taking our attorney's recommendation  16 to enter into an agreement? I don't see how --  17 MR. BAUMHOVER: I just see that it's  18 premature if we don't have a draft that we are  19 onboard with submitting. I mean, when we get  20 to the point where we have a draft that --  21 MS. McCORMICK: Okay. I'm going to make  22 some changes to the document and I -- I really  23 appreciate Brian's getting me to think about  24 some things because I think there are some  25 things that I now, you know, want to include in</p>
<p style="text-align: right;">Page 86</p> <p>1 phone calls -- and not a lot, but enough, that  2 -- we get calls from people saying, "Can you  3 come" -- there is something growing from  4 conservation into their yard, which we take  5 responsibility on our properties throughout the  6 entire community, and I know the golf course  7 does not like doing that. So when we say to  8 the residents, "I'm sorry, that's not our  9 property, you would have to contact the golf  10 course to trim the palm trees on that side  11 because we don't own that portion of the  12 property," masses of Brazilian Pepper that are  13 encroaching on their property sometimes, and  14 now we would be taking on those kinds of  15 things is the only thing I could see.  16 MS. McCORMICK: Well, yeah, but the --  17 the conservation easement as it's structured  18 right now doesn't require that -- or doesn't  19 say that the district would take on any of  20 those new responsibilities. It's going to stay  21 with the golf course owner to be responsible  22 for the -- all the maintenance of the property  23 going forward.  24 MR. MAYS: Okay. I'm just hearing  25 maintenance and I'm thinking, "Okay," you know</p>	<p style="text-align: right;">Page 88</p> <p>1 here, and I think that we can provide it to the  2 owner between now and September and see what  3 the reaction is. I think that those comments  4 are not going to go so far that Brian would  5 think that this is a document that he would  6 support, but I think that, you know, my -- my  7 recommendation now, at this point, having  8 looked at some of these comments, is, yeah, we  9 should include some of this stuff in there.  10 MR. CHESNEY: Okay.  11 CHAIRMAN LEWIS: Thank you. And I will  12 say, just one last comment from me, but the  13 comment about having a consultant review the  14 baseline document and we asking the owner to  15 pay for it, I actually agree with Greg on that.  16 I don't think that's something -- you know, I  17 think we have enough money and I think that's  18 something that we would pay for on our own. I  19 don't know what kind of costs we're looking at,  20 but I can't imagine it being an exuberant  21 amount of money, but I just wanted --  22 MR. CHESNEY: During the negotiation, I  23 really felt that our engineer was qualified to  24 do it. But, you know, we haven't asked them  25 yet.</p>

<p style="text-align: right;">Page 89</p> <p>1 CHAIRMAN LEWIS: Okay. Okay, well, fair</p> <p>2 enough. So thank you, Erin. I think we're</p> <p>3 still on your report unless there is -- is</p> <p>4 there anything else that you --</p> <p>5 MS. McCORMICK: Anything else -- no, I</p> <p>6 don't think that's -- I think that's it for</p> <p>7 right now.</p> <p>8 CHAIRMAN LEWIS: We can always come back</p> <p>9 to you if we need to.</p> <p>10 MS. McCORMICK: Okay.</p> <p>11 CHAIRMAN LEWIS: Let's see -- moving on</p> <p>12 to Andy, manager's report.</p> <p>13 MR. MENDENHALL: Okay. First item I have</p> <p>14 is resolution 2021-5, removing Alan Baldwin as</p> <p>15 treasurer. Alan has moved on to a different</p> <p>16 company, so it wouldn't be good for him to be</p> <p>17 your treasurer anymore, obviously.</p> <p>18 MR. BAUMHOVER: So moved.</p> <p>19 MR. CHESNEY: Second?</p> <p>20 MR. ROSS: Discussion?</p> <p>21 CHAIRMAN LEWIS: Yes, sir.</p> <p>22 MR. ROSS: Has he moved on because of</p> <p>23 findings of any -- I don't want to say draw</p> <p>24 away or, you know, criticized somebody, I'd</p> <p>25 like to have assurances that his departure had</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 consideration of the meeting schedule for</p> <p>2 fiscal year 2022. So if you have all had a</p> <p>3 chance to take a look at it, it mimics what you</p> <p>4 currently have in the schedule that we've used</p> <p>5 for years. Obviously, it's your choice to</p> <p>6 change if you want to change any days or move</p> <p>7 things around, but we're looking for approval,</p> <p>8 or if you want more time to contemplate it, we</p> <p>9 have more time, especially since I know we've</p> <p>10 had some discussions about locations and those</p> <p>11 sorts of things.</p> <p>12 CHAIRMAN LEWIS: Yeah, Sonny and I had a</p> <p>13 discussion earlier today about the location,</p> <p>14 per se, and she had thrown out the idea of</p> <p>15 meeting at the library. I was, actually, in</p> <p>16 favor of that, but I definitely wanted to get</p> <p>17 your guys's opinion about that versus being</p> <p>18 here. So -- yes, sir?</p> <p>19 MR. ROSS: Possibly related to that, I</p> <p>20 think November 2nd is election day.</p> <p>21 MR. MENDENHALL: Oh, could be. Yeah.</p> <p>22 MR. CHESNEY: And also, there might be a</p> <p>23 primary, too. I'm just looking at August 2nd.</p> <p>24 CHAIRMAN LEWIS: Good points.</p> <p>25 MR. MENDENHALL: Okay. So --</p>
<p style="text-align: right;">Page 90</p> <p>1 nothing to do any impropriety with regard to</p> <p>2 our accounts, our financial records, et cetera,</p> <p>3 it was something totally different?</p> <p>4 MR. MENDENHALL: Yeah, something totally</p> <p>5 different. Another opportunity presented</p> <p>6 itself to him and he went for the opportunity.</p> <p>7 MR. ROSS: Okay, thank you.</p> <p>8 MR. MENDENHALL: Yep.</p> <p>9 CHAIRMAN LEWIS: So we'll vote on the</p> <p>10 motion to remove Alan Baldwin as our treasurer.</p> <p>11 All in favor?</p> <p>12 (All board members signify in the</p> <p>13 affirmative.)</p> <p>14 CHAIRMAN LEWIS: Motion passes</p> <p>15 unanimously.</p> <p>16 (Motion passes.)</p> <p>17 MR. MENDENHALL: And that resolution</p> <p>18 would also put Jermaine Easy (phonetic) as your</p> <p>19 new treasurer, just for the record.</p> <p>20 CHAIRMAN LEWIS: Thank you.</p> <p>21 MR. MENDENHALL: The second item that I</p> <p>22 had was the consideration of the --</p> <p>23 MR. CHESNEY: Mr. Easy, that's the guy</p> <p>24 you want to call and get a check.</p> <p>25 MR. MENDENHALL: The next item is</p>	<p style="text-align: right;">Page 92</p> <p>1 MR. CHESNEY: I like the idea of the</p> <p>2 library, too.</p> <p>3 CHAIRMAN LEWIS: It's just -- it gets --</p> <p>4 I mean, my thoughts is it allows for -- if we</p> <p>5 had -- it seems like over the last couple of</p> <p>6 months, we've had more visitors and audience</p> <p>7 and --</p> <p>8 MS. WHYTE: It would also give us some</p> <p>9 social distancing.</p> <p>10 CHAIRMAN LEWIS: Yeah.</p> <p>11 MS. WHYTE: It's still a requirement and</p> <p>12 it gives us more space and there will be less</p> <p>13 conflict with the HOA office, plus, you know,</p> <p>14 any other conflicts with the -- the</p> <p>15 (inaudible) usually meets here every month at</p> <p>16 the same time as we do.</p> <p>17 MR. MENDENHALL: Mm-hmm. So --</p> <p>18 MS. WHYTE: So it's going to shift some</p> <p>19 people around.</p> <p>20 MR. MENDENHALL: Do we still need to</p> <p>21 check with the library to see if they have</p> <p>22 availability, those sorts of things?</p> <p>23 MS. WHYTE: You cannot -- I can book the</p> <p>24 library. I've got a tentative date booked for</p> <p>25 the workshop if you guys needed it, but I</p>

<p style="text-align: right;">Page 93</p> <p>1 didn't book anything ahead of time now until --</p> <p>2 because I wanted to see whether or not the</p> <p>3 board -- what the board consensus was and</p> <p>4 whether or not --</p> <p>5 MR. MENDENHALL: Mm-hmm. Sure.</p> <p>6 MS. WHYTE: And then I can send in the</p> <p>7 request.</p> <p>8 MR. MENDENHALL: So recommendation would</p> <p>9 be that we address the approval of this next</p> <p>10 month, have Sonny check the library and if</p> <p>11 everyone is good with that -- and we will also</p> <p>12 check on the election and the primary date, and</p> <p>13 if necessary, move those.</p> <p>14 CHAIRMAN LEWIS: Okay. Forrest, Brian,</p> <p>15 you guys okay with the library?</p> <p>16 MR. ROSS: Mm-hmm.</p> <p>17 MR. BAUMHOVER: I'm fine with that.</p> <p>18 CHAIRMAN LEWIS: Okay.</p> <p>19 MR. MENDENHALL: Okay. The third item I</p> <p>20 have is ratification of the 100-year O &amp; E</p> <p>21 reports on two parcels. This was included in</p> <p>22 your packages. Just an item that had to be</p> <p>23 accomplished between meetings.</p> <p>24 Erin, you had some background on it if</p> <p>25 you want to go over that.</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 CHAIRMAN LEWIS: Going back to that</p> <p>2 second -- I remember -- or letter B, do we need</p> <p>3 a motion for that?</p> <p>4 MR. MENDENHALL: No, because we'll just</p> <p>5 -- I'll bring it back to the next meeting.</p> <p>6 CHAIRMAN LEWIS: Okay.</p> <p>7 MR. MENDENHALL: The final item I had,</p> <p>8 just more of an update -- although not much of</p> <p>9 an update. I've been talking to the folks at</p> <p>10 Ubiquity about the (401)k and -- and the</p> <p>11 additional funds going into it.</p> <p>12 So a couple of things: Number one, from</p> <p>13 my initial conversations with them, it looks</p> <p>14 like if that happens, it would happen towards</p> <p>15 the end of the year. And then secondarily,</p> <p>16 they had mentioned that there would be a fee</p> <p>17 for -- I'm forgetting the name of the report,</p> <p>18 but a report that they have to run.</p> <p>19 MR. CHESNEY: A discrimination test.</p> <p>20 MR. MENDENHALL: Yeah, and then -- that</p> <p>21 is it, actually. And then finally, they are</p> <p>22 getting all the approvals on their end. I</p> <p>23 talked with the gentleman or followed up with</p> <p>24 him today, the main guy that I have been</p> <p>25 talking to for about two months, so should know</p>
<p style="text-align: right;">Page 94</p> <p>1 MS. McCORMICK: Yeah, it's actually just</p> <p>2 the invoice for the payment of the O &amp; E</p> <p>3 reports and then we did another one. That was</p> <p>4 on the CDD's parcel that we own at Promise</p> <p>5 Drive and then the adjacent TECO property and</p> <p>6 then we did a third for the school board</p> <p>7 property, which we just got back last week and</p> <p>8 I'm in the process of reviewing to -- so that</p> <p>9 we can finalize the letter that's being sent to</p> <p>10 TECO.</p> <p>11 MR. CHESNEY: So do you need a motion for</p> <p>12 that?</p> <p>13 MS. McCORMICK: It's just to ratify the</p> <p>14 invoices.</p> <p>15 MR. MENDENHALL: Yeah, it's just because</p> <p>16 it was done in between --</p> <p>17 MR. CHESNEY: So moved.</p> <p>18 MR. BAUMHOVER: Seconded.</p> <p>19 CHAIRMAN LEWIS: Seconded by Forrest.</p> <p>20 All in favor?</p> <p>21 (All board members signify in the</p> <p>22 affirmative.)</p> <p>23 CHAIRMAN LEWIS: Passes.</p> <p>24 (Motion passes.)</p> <p>25 MR. MENDENHALL: Thank you.</p>	<p style="text-align: right;">Page 96</p> <p>1 probably, hopefully, by the end of this week.</p> <p>2 And whenever I do find out officially, I'll</p> <p>3 e-mail the board and let you know kind of the</p> <p>4 details of exactly when and how it's going to</p> <p>5 happen.</p> <p>6 MR. BAUMHOVER: Thank you.</p> <p>7 MR. MENDENHALL: So that's all I have.</p> <p>8 CHAIRMAN LEWIS: All right. Thank you,</p> <p>9 Andy.</p> <p>10 Moving on to Doug and if we could maybe</p> <p>11 talk about the vultures first if that's on --</p> <p>12 just so -- and Eric, I'm sorry that I kept you</p> <p>13 here so long.</p> <p>14 MR. HOLT: That's okay.</p> <p>15 CHAIRMAN LEWIS: That didn't work out the</p> <p>16 way I was thinking at first. So --</p> <p>17 MR. MAYS: Well, I do have a -- do you</p> <p>18 have -- is it good news, bad news? If it's bad</p> <p>19 news, we need J.C. Griffin with the USDA on the</p> <p>20 phone. If it's good information, then I don't</p> <p>21 think he's necessary to talk with us.</p> <p>22 CHAIRMAN LEWIS: Okay.</p> <p>23 MR. MAYS: With know everything he's done</p> <p>24 out there, but --</p> <p>25 MR. HOLT: You -- I'm only here to</p>

<p style="text-align: right;">Page 97</p> <p>1 listen.</p> <p>2 CHAIRMAN LEWIS: Oh, okay. We thought</p> <p>3 you might be here to --</p> <p>4 MR. HOLT: Rick -- Rick couldn't make it,</p> <p>5 so I said I would sit in and share any updates</p> <p>6 based on the conversation.</p> <p>7 CHAIRMAN LEWIS: Okay.</p> <p>8 MR. HOLT: So I'm not here to discuss it.</p> <p>9 MR. MAYS: The only updates we have is</p> <p>10 that -- is it my turn?</p> <p>11 CHAIRMAN LEWIS: Yeah, yeah, you got it.</p> <p>12 MR. MAYS: The only updates we have is</p> <p>13 that we've been out there -- we go out there</p> <p>14 every week and check it and the island doesn't</p> <p>15 have -- I don't see any buzzards out there any</p> <p>16 longer. I don't even see any hardly floating</p> <p>17 around the community. I don't know if anybody</p> <p>18 has seen any -- anything other than that, but I</p> <p>19 can't even spot the effigies in the trees and</p> <p>20 -- but they seem to be doing the trick, and he</p> <p>21 said if we needed to put more of them out there</p> <p>22 anywhere else, he would be glad to come out</p> <p>23 here and put more out there if it's necessary.</p> <p>24 From what I'm seeing, it's not necessary.</p> <p>25 CHAIRMAN LEWIS: Okay.</p>	<p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 and understanding the impact that has until --</p> <p>2 supposedly -- you know, they are -- will be</p> <p>3 coming back and then the --</p> <p>4 MR. MAYS: Right, time will tell.</p> <p>5 MR. HOLT: Right.</p> <p>6 MS. WHYTE: It's nesting season right</p> <p>7 now, so when he went out to the island, he was</p> <p>8 absolutely amazed as to the amount of migratory</p> <p>9 birds we have on the island and that -- that</p> <p>10 are nesting, not just vultures, per se. There</p> <p>11 was quite a few when he went out. He was</p> <p>12 actually surprised as to the amount of birds</p> <p>13 that were out there, but at the amount of</p> <p>14 migratory birds that were nesting, he went,</p> <p>15 "Oh, we can't touch anything beyond there.</p> <p>16 There is nothing else that we can do until the</p> <p>17 nests are empty."</p> <p>18 So we have to kind of hold off about</p> <p>19 three months he said. Usually, it takes about</p> <p>20 three months. This was at the beginning of</p> <p>21 June, so we're talking the end of August, I</p> <p>22 would think, and then we would have to wait and</p> <p>23 see. And of course, that -- I mean, maybe</p> <p>24 we're lucky and those birds will fly somewhere</p> <p>25 else and nest somewhere else, the vultures.</p>
<p style="text-align: right;">Page 98</p> <p>1 MR. HOLT: I have a comment.</p> <p>2 CHAIRMAN LEWIS: Sure.</p> <p>3 MR. HOLT: So my understanding is -- and</p> <p>4 now, this is coming from -- through Rick</p> <p>5 Goldstein, but the -- that they had the --</p> <p>6 there was a decision to back off of things for</p> <p>7 a couple of months because they were now --</p> <p>8 MS. WHYTE: Correct.</p> <p>9 MR. HOLT: Or something like that, but</p> <p>10 that they were also migrating -- this is the</p> <p>11 time of year that the vultures migrate away for</p> <p>12 a period. So we wouldn't expect to see</p> <p>13 activity right now?</p> <p>14 MS. WHYTE: Right.</p> <p>15 MR. HOLT: Okay.</p> <p>16 CHAIRMAN LEWIS: Yeah, and potentially, I</p> <p>17 mean, it sounds like if there were, then we've</p> <p>18 done step one. I don't -- I don't think it was</p> <p>19 just limited to this application, I guess, if</p> <p>20 you will, with the effigies. I think if there</p> <p>21 was a need to do more, then we would. So --</p> <p>22 MR. HOLT: Yeah, that's my -- that's my</p> <p>23 understanding, personally, was that take it one</p> <p>24 step at a time and the effigies are first, but</p> <p>25 there's been a -- I'll call it an interruption</p>	<p style="text-align: right;">Page 100</p> <p>1 Maybe they won't come back.</p> <p>2 MR. BARRETT: So you were talking about</p> <p>3 vultures also nesting there or --</p> <p>4 MS. WHYTE: Oh, no, no, the -- from what</p> <p>5 he said, he saw lots and lots of nests like</p> <p>6 egrets and -- and whatever else is on the</p> <p>7 island. And in your file, you will see the</p> <p>8 island is not a small island. It's huge, it's</p> <p>9 actually very large, and he was surprised as to</p> <p>10 the size of it when he got up to it. So -- but</p> <p>11 he said there was lots and lots of migratory</p> <p>12 birds with nests on it. So he said,</p> <p>13 "Unfortunately, if we have to take any kind of"</p> <p>14 -- the next step, we couldn't do it right now</p> <p>15 anyway. We kind of have to let Mother Nature</p> <p>16 take its course.</p> <p>17 CHAIRMAN LEWIS: Okay.</p> <p>18 MS. WHYTE: So --</p> <p>19 CHAIRMAN LEWIS: Thank you. What's next,</p> <p>20 Doug?</p> <p>21 MR. MAYS: Next item is our street</p> <p>22 sweeping company, Street Sweeping of America,</p> <p>23 they have not had an increase since they</p> <p>24 started seven, eight years ago. It says on</p> <p>25 here it's five years, but I talked with Craig,</p>

<p style="text-align: right;">Page 101</p> <p>1 it's been about seven or eight years, he says.  2 Obviously, with gas prices, costs of paying  3 employees more, they are asking for -- it's an  4 18 percent increase, but it's actually a \$254  5 per sweeping increase, which is an increase of  6 15 -- a little over \$1,500 for the year. So  7 they are asking for an increase.  8 MR. CHESNEY: Doug, what was the  9 percentage again? I'm sorry.  10 MR. MAYS: 18.  11 CHAIRMAN LEWIS: And we've had this  12 company for more than eight years?  13 MR. MAYS: Yes.  14 CHAIRMAN LEWIS: Okay. Do you recommend  15 staying with them?  16 MR. MAYS: Oh, definitely.  17 CHAIRMAN LEWIS: Okay.  18 MR. BAUMHOVER: I'll make a motion to  19 approve the increase --  20 CHAIRMAN LEWIS: Okay.  21 MR. BAUMHOVER: -- if we need to.  22 MR. CHESNEY: What's the total contract  23 amount, approximately?  24 MS. WHYTE: I should know this, I'm  25 sorry. Give me two minutes. You discuss and</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 increase. I don't think we have a lot of  2 choice on that one unless we just want to stop  3 security. And we've also got a letter, also,  4 from TECO. They are, obviously, having a rate  5 high -- a rate hike, also, so we've got a  6 couple of increases --  7 MS. WHYTE: A pattern.  8 MR. MAYS: Excuse me?  9 MS. WHYTE: A pattern, everybody wants  10 more money.  11 MR. MAYS: Yeah, it's that time of the  12 year and nobody has asked in a while, so --  13 just to let the board know.  14 CHAIRMAN LEWIS: Okay.  15 MR. CHESNEY: On the sheriff patrol, we  16 currently still try to get two deputies on?  17 MS. WHYTE: Yes, sir.  18 MR. MAYS: Correct.  19 MR. CHESNEY: Would there be any benefit  20 to having one deputy longer or -- you know --  21 MR. MAYS: It would be tougher to try to  22 schedule a longer shift for one deputy.  23 MR. CHESNEY: Well, I didn't mean  24 necessarily the same deputy, longer shift, I'm  25 just wondering if it would make more sense --</p>
<p style="text-align: right;">Page 102</p> <p>1 I'll look it up.  2 MR. CHESNEY: Okay.  3 MR. BAUMHOVER: So I was just going to  4 make a motion --  5 MR. CHESNEY: Yeah, I'll second it.  6 MR. BARRETT: So is it 1,500 per year or  7 --  8 MR. MAYS: For the increase.  9 CHAIRMAN LEWIS: Any discussion?  10 MR. BARRETT: Oh, that's the increase,  11 not the total contract amount. Okay.  12 THE REPORTER: I'm sorry, but there's too  13 many people talking at once, Mr. Lewis. I --  14 CHAIRMAN LEWIS: Yeah, yeah, sorry. All  15 right. We're going to vote on a motion to  16 approve. So all in favor?  17 (All board members signify in the  18 affirmative.)  19 CHAIRMAN LEWIS: Motion passes.  20 (Motion passes.)  21 MR. MAYS: And you also -- we have --  22 it's on the report, but I'm not sure who gets  23 it these days. It's in Dropbox. Hillsborough  24 County Sheriff's Office has already -- there's  25 a letter attached from them, also, with an</p>	<p style="text-align: right;">Page 104</p> <p>1 like do we need -- at times, there are two  2 extra deputies here. That's my understanding.  3 MR. MAYS: Yes.  4 MR. CHESNEY: They don't -- I always  5 stagger them.  6 MR. MAYS: The only stagger is they're on  7 opposite sides of the property.  8 MR. CHESNEY: Right, yeah, whatever.  9 Yeah.  10 CHAIRMAN LEWIS: Is that something that  11 we could change midstream or --  12 MR. CHESNEY: Yeah, you can change  13 anytime you want. I mean, I think our current  14 directions are still when Bill Casale did  15 them, and they allow a lot of leeway for the  16 sheriff to like -- some days, you might get  17 four extra deputies and stuff like that.  18 CHAIRMAN LEWIS: Okay.  19 MR. CHESNEY: I'm just saying, no one --  20 no one's -- we haven't reviewed those since --  21 probably since Bill left.  22 MR. MAYS: Well, we get their papers --  23 their login sheets every week and it's --  24 MR. CHESNEY: Yeah.  25 MR. MAYS: -- generally two all the time,</p>

<p style="text-align: right;">Page 105</p> <p>1 except this week. There was a -- I guess a  2 COVID issue with some of the deputies, so we  3 didn't have two deputies here -- neither deputy  4 on like -- I believe it was Wednesday or no --  5 MS. WHYTE: We had 119 hours this month.  6 Well, the last two pay periods was 119.  7 MR. MAYS: It seems a little less now  8 with COVID, but they're trying to cover  9 everything.  10 CHAIRMAN LEWIS: Okay.  11 MS. WHYTE: Our contractual amount for  12 the road cleaning is 11,135. We do six  13 sweepings a year.  14 MR. MAYS: No questions on that? I'll  15 move on. Number four, let's see -- number  16 three, I mean, is the electric and the nano  17 bubbler that are provided for the large lake  18 are all -- we've got the electric going and so  19 now, the well works and the electric and nano  20 is hooked up on Promise Lane, so that's all  21 completed.  22 MS. WHYTE: Yay.  23 CHAIRMAN LEWIS: Awesome.  24 MR. MAYS: So -- finally.  25 CHAIRMAN LEWIS: Great, yeah.</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 another resident wanting to come ask for, you  2 know, repayment on an issue that they have.  3 That's also in the file, too, their  4 information.  5 MS. WHYTE: And --  6 MR. CHESNEY: But the issue we had  7 earlier wasn't that it broke.  8 MR. MAYS: Correct, that was a sidewalk  9 break and that's why it's totally different. I  10 can argue it -- well, I cannot argue it, but I  11 can discuss it with them and let them  12 understand that, but I just don't want -- I  13 just want you guys to be prepared in case we  14 get hit with that one.  15 Speaking of the trees -- and again, I  16 hate talking about them, but we've had a few  17 trees that occasionally get hit like by trash  18 trucks, large trucks, in areas and then the  19 next thing you know, we've got a tree leaning.  20 My position is sometimes, it might be -- it's  21 not always an empty house, but sometimes, it  22 could be a house that they let these trees lean  23 for months and months and months, so my  24 question to the board is do we want to consider  25 the removal of trees like that that I consider</p>
<p style="text-align: right;">Page 106</p> <p>1 MR. MAYS: So that's done.  2 CHAIRMAN LEWIS: Break out the bubbly on  3 that one. No pun intended.  4 MR. MAYS: Don't jinx us. And then the  5 last item is -- you know, I hate to beat a dead  6 horse, but the -- we've had one resident in  7 here today and we had another resident with,  8 also, a plumbing issue in their yard. It was a  9 different issue, and I feel like it's a  10 different situation. This one was caused by a  11 street tree in a gated community, which their  12 question was doesn't the CDD own the trees in  13 the gated community, which Erin has told us we  14 own the sidewalks and the trees in the gated  15 communities.  16 So they had a pipe -- potable water  17 break, also. To me, it's a different  18 situation. The other was a situation -- I  19 don't want to start a precedent because the  20 next thing you know, everybody in gated  21 communities that breaks pipes are going to  22 start requesting us to fix their pipes because  23 the trees break the pipes.  24 So I don't want to start that, but I just  25 wanted you guys to be aware that we may have</p>	<p style="text-align: right;">Page 108</p> <p>1 -- the county even considers them -- they are  2 non-permit-needed tree removals because they  3 are dead or dying. Does the board want me to  4 engage in taking care of these types of  5 problems with the trees that are bad, leaning,  6 dead? So I guess my question is, does the  7 board want me to just tell the homeowners that  8 they have to deal with these leaning trees,  9 these problems -- these dead trees, it's their  10 -- it's their issue, or does the board want us  11 to get involved in those types of removals?  12 CHAIRMAN LEWIS: That's usually something  13 where it's -- you know for a fact it's dying or  14 it's --  15 MR. MAYS: Yes.  16 CHAIRMAN LEWIS: It's just going to be  17 able to stand up?  18 MR. MAYS: Correct, and doesn't require a  19 permit.  20 CHAIRMAN LEWIS: Yeah.  21 MR. MAYS: We have one over by Bennington  22 that that's what happened. It was already  23 starting to lean a little bit and the trash  24 truck hit it and it went down to here. On that  25 situation, I didn't feel that I had time to</p>

<p style="text-align: right;">Page 109</p> <p>1 really ask the board. It was hanging in the</p> <p>2 street, we removed it and so -- but I don't</p> <p>3 want the board -- and me not to communicate to</p> <p>4 you guys on what's going on.</p> <p>5 CHAIRMAN LEWIS: Yeah, I would expect</p> <p>6 that that would be something you would handle.</p> <p>7 I don't know if anybody else has any thoughts</p> <p>8 on that.</p> <p>9 MR. MAYS: No thoughts, so I -- I'll</p> <p>10 handle it my way again when I see it's</p> <p>11 necessary.</p> <p>12 CHAIRMAN LEWIS: Okay. Thank you.</p> <p>13 MR. BAUMHOVER: I think we trust your</p> <p>14 judgment if it's something that needs to be</p> <p>15 resolved.</p> <p>16 MR. MAYS: Okay.</p> <p>17 CHAIRMAN LEWIS: That's what I should</p> <p>18 have said. Yes, what he said.</p> <p>19 MR. ROSS: And to the same point, if at</p> <p>20 some point, you don't have conviction that our</p> <p>21 tree policy is -- is right, I'd love it if you</p> <p>22 would just tell us that. If we need to be</p> <p>23 looking at something to modify it or</p> <p>24 whatever --</p> <p>25 MR. MAYS: Right.</p>	<p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 trees being removed.</p> <p>2 MR. MAYS: Either way.</p> <p>3 MR. CHESNEY: And the size of them.</p> <p>4 MR. MAYS: Count the trees then, too.</p> <p>5 Ten trees a year.</p> <p>6 MR. CHESNEY: Maybe we could do it by</p> <p>7 tree foot or the -- it's the size of the foot,</p> <p>8 so a big one should be worth more than a little</p> <p>9 one.</p> <p>10 MR. MAYS: And it definitely is. That's</p> <p>11 all I got.</p> <p>12 CHAIRMAN LEWIS: Yes, sir, Mr. Barrett?</p> <p>13 MR. BARRETT: I think there was a -- a</p> <p>14 motion passed several months ago about hiring a</p> <p>15 -- an arborist.</p> <p>16 CHAIRMAN LEWIS: It was in my notes to</p> <p>17 bring up in open discussion, but it was</p> <p>18 actually a good segue from what Doug was going</p> <p>19 to bring up. So yeah, I mean, I guess I can</p> <p>20 bring it up now.</p> <p>21 MR. CHESNEY: You're putting pressure on</p> <p>22 Andy.</p> <p>23 CHAIRMAN LEWIS: Pardon?</p> <p>24 MR. CHESNEY: You're putting pressure on</p> <p>25 Andy.</p>
<p style="text-align: right;">Page 110</p> <p>1 MR. ROSS: We want to have a policy</p> <p>2 that's consistently applied and that you feel</p> <p>3 comfortable enforcing it.</p> <p>4 MR. MAYS: Okay. My only comment on that</p> <p>5 would be the street tree policy is -- it's</p> <p>6 fine, everything is fine. Your decision to</p> <p>7 change it is fine. It's not affecting me at</p> <p>8 all, but it does affect your residents. A few</p> <p>9 of the residents were a little disappointed you</p> <p>10 did it.</p> <p>11 Some of them -- one of them's idea --</p> <p>12 which I thought might be something that you</p> <p>13 guys might want to -- you might want to</p> <p>14 consider, is putting a limit on it per year.</p> <p>15 You know, hey, we spent our \$20,000. Sorry, we</p> <p>16 can't do it. Next year, apply for your permit</p> <p>17 and we'll see if we can get it done then. Just</p> <p>18 something that one resident thought might be a</p> <p>19 good idea. That way -- the concern was how</p> <p>20 much money we were spending to do this. If</p> <p>21 that's the concern, then put a limit on it and</p> <p>22 this way, you are still helping, you know, your</p> <p>23 constituents. So -- just an idea.</p> <p>24 MR. CHESNEY: That was never my concern.</p> <p>25 It was not the money, it was the number of</p>	<p style="text-align: right;">Page 112</p> <p>1 CHAIRMAN LEWIS: Is that his</p> <p>2 responsibility? I actually thought it was</p> <p>3 Sonny's.</p> <p>4 MS. WHYTE: No, come on.</p> <p>5 CHAIRMAN LEWIS: I had to, Sonny.</p> <p>6 MS. WHYTE: I know.</p> <p>7 CHAIRMAN LEWIS: But yes, Chris is right.</p> <p>8 I was going through the June meeting minutes</p> <p>9 last week and did notice that we had that</p> <p>10 approved, a motion to do that. So it was to</p> <p>11 review the street policy because it was</p> <p>12 independent of Davey, if I recall correctly.</p> <p>13 So -- yes, Doug?</p> <p>14 MR. MAYS: But if that is -- you know,</p> <p>15 the idea back then was to hire another arborist</p> <p>16 or get some more information from a different</p> <p>17 arborist. If you've already changed the street</p> <p>18 tree policy, it seems like that would be enough</p> <p>19 to suffice the issues instead of hiring another</p> <p>20 arborist and spending another thousand dollars.</p> <p>21 CHAIRMAN LEWIS: Well, we've changed the</p> <p>22 policy -- we changed the policy -- what we</p> <p>23 changed is whether or not we help and pay for</p> <p>24 the removal of the tree.</p> <p>25 MR. MAYS: You changed that, right.</p>



<p style="text-align: right;">Page 113</p> <p>1 CHAIRMAN LEWIS: Correct, but we have not  2 changed what types of trees, things like that.  3 I think that -- that was more of -- what I  4 recall the discussion was and the motion was  5 for the arborist to review. So --  6 MR. CHESNEY: Yeah.  7 MR. MAYS: Okay.  8 CHAIRMAN LEWIS: If -- it will be in  9 there, Andy, I promise you.  10 MR. MENDENHALL: I know, that's what I  11 was just looking at and I --  12 CHAIRMAN LEWIS: He's looking at the  13 minutes. I'm just teasing.  14 MR. MENDENHALL: I believe you.  15 CHAIRMAN LEWIS: So we'll -- you know, if  16 you could find something our on that next --  17 for next time, that would be great.  18 MR. MENDENHALL: Yes, not a problem.  19 CHAIRMAN LEWIS: And I think you said,  20 Sonny, you had a few things?  21 MS. WHYTE: The only other thing I have  22 was the read of the streets, if we wanted to go  23 forward with what the board felt like to do  24 with the Greens, especially for now, and I  25 haven't worked on Harbor Links. It's two gated</p>	<p style="text-align: right;">Agenda Page 33 Page 115</p> <p>1 further down the road or scrap it altogether.  2 But I wanted to give you the option to have  3 everything there in front of you. And this  4 would entail changing the street paddles from a  5 six to a nine and that is why we need the extra  6 height. And again, I'm not sure if we can  7 remove those paddles that we have right now and  8 put them on to the new ones with -- I don't  9 even know if the brackets would come off now,  10 they've been painted so many times already.  11 So it's just an option and it's there.  12 We've had it for this -- this proposal came in  13 in April, so we've had a couple of months in  14 there.  15 MR. CHESNEY: Which one --  16 CHAIRMAN LEWIS: Is this --  17 MR. CHESNEY: I can't bring it up.  18 CHAIRMAN LEWIS: Right here.  19 MS. WHYTE: It is the last one on your  20 field office report.  21 MR. CHESNEY: What is the total amount?  22 CHAIRMAN LEWIS: 26,000.  23 MS. WHYTE: And that also includes the --  24 CHAIRMAN LEWIS: Almost 27.  25 MS. WHYTE: What we did on the bottom --</p>
<p style="text-align: right;">Page 114</p> <p>1 communities that have stop signs that are 24  2 inch. The compliancy now is 30 and up. If you  3 guys wanted to change it, you have the  4 proposals in your Dropbox to review. Let's us  5 know. If we want to become DOT compliant,  6 which is one of the things our previous  7 engineer used to have an issue with because of  8 the wind mitigation and the change of laws, we  9 would have to change the posts to accommodate  10 the bigger stop sign and to give us extra space  11 up top to put the street paddles, and if you  12 are going to do that, put the old street  13 paddles up. Our old street paddles are six  14 inches and the new compliancy on street paddles  15 is nine inches. They are bigger, easier to  16 read, reflectivity, all of those things.  17 So I got proposals for everything in  18 here. There are a number of them that we need  19 to change, like crosswalk signs that need to be  20 done. They are cracked and, you know, minor  21 things, but I figured if we're going to get the  22 proposals, we can tweak anything out of here  23 that you don't want. If you didn't want to  24 change any of the posts and leave them as they  25 are, we can certainly do that and put it down</p>	<p style="text-align: right;">Page 116</p> <p>1 what we discovered in West Park Village is the  2 -- the edgers and the lawn mowers butt up right  3 against the bottom of each of the streetlights,  4 posts, whatever else, so what we did is we got  5 concrete pads -- I think they're two inch --  6 four inches, six inches. Actually, what it  7 does is it raises it so the weedwhackers don't  8 weed out the bottom of the finishing. So it  9 raises it up a little bit higher, but it also  10 is less of a maintenance issue and it becomes a  11 nicer, cleaner look and our posts don't get  12 damaged in the area on a regular basis. So if  13 it's something you guys want to do, just let us  14 know.  15 MR. CHESNEY: I'd like to do it. I don't  16 know if anyone else -- I mean, I've always had  17 a problem that it wasn't DOT compliant.  18 MR. ROSS: I second that.  19 CHAIRMAN LEWIS: Okay. So we have a  20 motion to move forward with the --  21 MR. CHESNEY: Not to exceed 27,000.  22 MS. WHYTE: That's fine, I can work on  23 that.  24 CHAIRMAN LEWIS: Seconded by Mr. Ross.  25 Okay.</p>

<p style="text-align: right;">Page 117</p> <p>1 All in favor?</p> <p>2 (All board members signify in the</p> <p>3 affirmative.)</p> <p>4 CHAIRMAN LEWIS: Okay. Motion passes</p> <p>5 four to zero.</p> <p>6 (Motion passes.)</p> <p>7 MS. WHYTE: Thank you, and that's all I</p> <p>8 have.</p> <p>9 MR. CHESNEY: Thank you.</p> <p>10 CHAIRMAN LEWIS: Yeah, thanks, Sonny,</p> <p>11 thanks for getting that together. It looks</p> <p>12 like -- I mean, I know you should be in touch</p> <p>13 with them, but it looks like that quote expires</p> <p>14 at the end of September. So --</p> <p>15 MS. WHYTE: Yeah, he will honor it.</p> <p>16 CHAIRMAN LEWIS: Okay. All right. What</p> <p>17 a meeting. Let's see -- All right. Doug, you</p> <p>18 good, anything else?</p> <p>19 MR. MAYS: That's it.</p> <p>20 CHAIRMAN LEWIS: All right. Thank you</p> <p>21 guys. Audience comments, Mr. Barrett?</p> <p>22 MR. BARRETT: No.</p> <p>23 CHAIRMAN LEWIS: Nothing, okay. Mr.</p> <p>24 Holt?</p> <p>25 MR. HOLT: No.</p>	<p style="text-align: right;">Agenda Page 34 Page 119</p> <p>1 property? Okay.</p> <p>2 MR. MAYS: I'll check where the tree is</p> <p>3 located that's blocking it.</p> <p>4 MS. WHYTE: It's on their side.</p> <p>5 CHAIRMAN LEWIS: Is it the actual tree or</p> <p>6 the limbs that's --</p> <p>7 MR. BAUMHOVER: It's just a limb.</p> <p>8 MS. WHYTE: It's a limb. We can cut it,</p> <p>9 but it's on their property, it's on the</p> <p>10 school's property.</p> <p>11 CHAIRMAN LEWIS: Okay.</p> <p>12 MR. BAUMHOVER: So you might have heard</p> <p>13 the Hillsborough County -- you know, the school</p> <p>14 district is a little shy on money. They've</p> <p>15 got, you know, PTSA volunteers like helping</p> <p>16 mulching this week. So --</p> <p>17 MS. MCCORMICK: Yeah, and we were talking</p> <p>18 before, but if the tree limb is hanging on to</p> <p>19 our property, then we can cut down so --</p> <p>20 MR. BAUMHOVER: It's not that much of a</p> <p>21 stretch.</p> <p>22 MS. WHYTE: Oh, no, we can cut it. I'm</p> <p>23 just letting you know that that is not our</p> <p>24 property.</p> <p>25 MR. BAUMHOVER: Yeah, I used to change</p>
<p style="text-align: right;">Page 118</p> <p>1 CHAIRMAN LEWIS: All right. Supervisor's</p> <p>2 requests, let's start with Mr. Ross.</p> <p>3 MR. ROSS: None.</p> <p>4 CHAIRMAN LEWIS: Okay. Mr. Forrest?</p> <p>5 MR. BAUMHOVER: I do have one request on</p> <p>6 behalf of the Davidson Middle School PTSA. It</p> <p>7 was brought to my attention that the signage in</p> <p>8 front of the -- the Davidson Middle School</p> <p>9 sign, like there is some tree branches that are</p> <p>10 kind of obstructing the visibility and they</p> <p>11 just asked if --</p> <p>12 MS. WHYTE: That's on their property</p> <p>13 because I -- I bought that sign when it first</p> <p>14 came in and, if I'm not mistaken, that --</p> <p>15 everything on that side belongs to the school.</p> <p>16 MR. BAUMHOVER: I -- yeah, I drive by</p> <p>17 that tree every day and I don't even notice</p> <p>18 which side that it's --</p> <p>19 MS. WHYTE: Oh, I do, I noticed it when</p> <p>20 they placed it there, like, "Oh, what a dumb</p> <p>21 place to put a sign."</p> <p>22 MR. BAUMHOVER: I just --</p> <p>23 MS. WHYTE: But yeah, that was many, many</p> <p>24 years ago.</p> <p>25 MR. BAUMHOVER: Okay. So it's on their</p>	<p style="text-align: right;">Page 120</p> <p>1 the signage out for like three years. So, you</p> <p>2 know --</p> <p>3 MS. WHYTE: I thought it was a lot bigger</p> <p>4 when I ordered it.</p> <p>5 MR. BAUMHOVER: Yeah, I have a lot of</p> <p>6 suggestions that went -- yes, sir?</p> <p>7 MR. BARRETT: Just a reminder that</p> <p>8 Christmas is coming up and there was some talk</p> <p>9 about changing the -- the snow machines, snow</p> <p>10 machines. To get them up in a more -- kind of</p> <p>11 a look that is more fitting of the community</p> <p>12 than just using the -- what is it -- a</p> <p>13 front-end loader that you guys just --</p> <p>14 MS. WHYTE: We -- we talked about this,</p> <p>15 Doug and I.</p> <p>16 MR. BARRETT: So you are already dealing</p> <p>17 with --</p> <p>18 MS. WHYTE: Well, we've already talked</p> <p>19 about potentially doing it like a screening.</p> <p>20 Like it would have to be permanent postings</p> <p>21 that would have to go into the ground and</p> <p>22 that's sort of like metal and all sorts of</p> <p>23 things.</p> <p>24 MR. MAYS: I can't believe you didn't</p> <p>25 like our decorative tractor.</p>

<p style="text-align: right;">Page 121</p> <p>1 MR. BARRETT: It was beautiful, you know,  2 but if -- if there was a way to take it to that  3 level that is just -- typically, Doug --  4 CHAIRMAN LEWIS: Doug, I get it. They  5 rent green ones, too. You can get a green one.  6 MR. MAYS: It was a green tractor. There  7 is ways and we have talked about it because of  8 that -- Mr. Barrett, what you said, keeping the  9 community high-end looking. So we have talked  10 about it. It's just at that time -- remember  11 how quick it got thrown on us --  12 MR. BARRETT: Yes, absolutely.  13 MR. MAYS: -- and how fast we bought it.  14 This --  15 MR. BARRETT: Yeah, I was not faulting  16 you. I thought it was awesome what you did  17 last year, so I just was wondering if we moved  18 early this year, we could --  19 MS. WHYTE: But we might be able to make  20 those changes with some other changes that Greg  21 has been wanting to do in that West Park  22 Village fountain area. For a couple of years  23 he's been talking about some --  24 MR. CHESNEY: Yeah.  25 MS. WHYTE: Keep in mind, we have to dig</p>	<p style="text-align: right;">Agenda Page 35 Page 123</p> <p>1 better track of -- for Amazon, so he -- he  2 called Door King themselves, they don't see any  3 problems with adding that piece in there.  4 CHAIRMAN LEWIS: So I think it just comes  5 down to whether we want to do it as a board or  6 not.  7 MS. WHYTE: Well, Erin has some concerns  8 on what the -- or somebody brought up some  9 concerns a couple of months back regarding --  10 because they keep calling Amazon, but there was  11 something you guys were going to check on,  12 security reasons or something, Erin, if I  13 remember correctly.  14 MS. McCORMICK: I don't think I had any  15 problems with it. I remember we were going to  16 go back to the security -- you know, the people  17 that are in the gate to look at it.  18 MR. CHESNEY: Yeah, I thought we were  19 just waiting on that guy's response.  20 MS. McCORMICK: I think it was maybe just  21 a -- the issue that got raised was like privacy  22 concerns.  23 MS. WHYTE: That's exactly right. There  24 was an issue and that is why we held off. I  25 actually pulled it back from him. The only</p>
<p style="text-align: right;">Page 122</p> <p>1 into the ground and for footers and stuff like  2 that. So --  3 MR. CHESNEY: Yeah, and that area is due  4 for a refresh. I don't know if we have enough  5 time before Christmas, but --  6 MS. WHYTE: No, I don't think we do.  7 CHAIRMAN LEWIS: All right. Greg, any --  8 MR. CHESNEY: Because that's the most  9 Instagramable area in Westchase. No, I don't  10 have anything.  11 CHAIRMAN LEWIS: Do you know that for a  12 fact?  13 MR. CHESNEY: I know it for a fact  14 because I have kids and I am sure you do, too.  15 That's where they all hang out. 8th grade  16 dance, that place is packed.  17 CHAIRMAN LEWIS: All right. The only  18 thing I had -- it's not really a request, but I  19 had that Amazon gate operator thing in my notes  20 from last time. You were supposed to check  21 with Gate King about the wear and tear on that.  22 MR. MAYS: I did check with our gate  23 repair company and he checked into it himself  24 and he -- he says he definitely does support  25 it. He thinks it would be good. It keeps</p>	<p style="text-align: right;">Page 124</p> <p>1 community that does not want to be involved in  2 it is Stonebridge. They openly requested --  3 they sent us a letter saying, "If we have an  4 option, we would like to opt out."  5 MS. McCORMICK: Yeah, I think that was  6 that idea, was to go back to the communities  7 and get them to make a decision about whether  8 they wanted it or not.  9 CHAIRMAN LEWIS: Okay. If that's the  10 only one, maybe we should do that. Since there  11 are so few, maybe let's -- let's call maybe the  12 VMs and start that route.  13 MS. WHYTE: Okay. I can do that.  14 CHAIRMAN LEWIS: I think maybe Brian had  15 brought up issues with privacy thoughts, too,  16 but anyway --  17 MR. CHESNEY: And if they are good with  18 it, is she to allow access?  19 CHAIRMAN LEWIS: Yeah, I guess that -- we  20 probably need to -- I guess we don't  21 necessarily need to vote on that or do we?  22 MS. McCORMICK: I'll double check about  23 the agreement and make sure there is  24 (inaudible).  25 MS. WHYTE: There was something in the</p>

<p style="text-align: right;">Page 125</p> <p>1 agreement that some -- one of you board members</p> <p>2 didn't like the verbiage or the -- I'd have to</p> <p>3 read back in --</p> <p>4 CHAIRMAN LEWIS: Yeah, well, let's just</p> <p>5 bring it back.</p> <p>6 MS. WHYTE: I was going to say Mr. Ross,</p> <p>7 but I can't be certain.</p> <p>8 CHAIRMAN LEWIS: It might have been me.</p> <p>9 Okay. So nothing else, motion to adjourn would</p> <p>10 be appropriate.</p> <p>11 MS. WHYTE: Just one second. I just want</p> <p>12 to let you guys all know, I'm working with the</p> <p>13 -- in the Greens, we have a post order for the</p> <p>14 guard house and we had some -- you know,</p> <p>15 holidays and stuff. People have changed with</p> <p>16 the economic concept of change, so we're going</p> <p>17 to work on getting volunteers in each of the</p> <p>18 subcommittees and the associations within the</p> <p>19 Green, the voting members for each of the -- or</p> <p>20 not voting members, volunteers from each of the</p> <p>21 Greensprings, Greencrest, Greenhedges to see if</p> <p>22 they would like to go over with them, work with</p> <p>23 them, revise the post orders, if there is</p> <p>24 anything they would like to change. Come back</p> <p>25 and then we will go back to secure costs and</p>	<p style="text-align: right;">Agenda Page 36 Page 127</p> <p>1 right.</p> <p>2 All in favor?</p> <p>3 (All board members signify in the</p> <p>4 affirmative.)</p> <p>5 (Motion passes.)</p> <p>6 CHAIRMAN LEWIS: Good to go. Thank you</p> <p>7 guys. Good meeting.</p> <p>8 (At 6:03 p.m., all proceedings were</p> <p>9 concluded.)</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16 <hr/>Matt Lewis, Chairman</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 126</p> <p>1 then we will come back to you guys and make</p> <p>2 sure everything is okay. So we're going to</p> <p>3 look at that. It hasn't been looked at it</p> <p>4 probably ten, eleven years.</p> <p>5 CHAIRMAN LEWIS: What's a post order?</p> <p>6 I'm sorry.</p> <p>7 MS. WHYTE: Post order is for the guard</p> <p>8 -- it has the operation of the guard house. In</p> <p>9 other words, letting vendors in at a specific</p> <p>10 time. Holidays, letting vendors in. We had a</p> <p>11 problem on July 4th because July 4th was a</p> <p>12 Sunday and --</p> <p>13 CHAIRMAN LEWIS: Oh, okay. I get it now.</p> <p>14 MS. WHYTE: -- people were -- you know,</p> <p>15 people were home and they wanted people in, but</p> <p>16 it was a holiday, so the voting members said,</p> <p>17 "No," and we got pummeled with phone calls.</p> <p>18 CHAIRMAN LEWIS: Okay. Thank you.</p> <p>19 MS. WHYTE: We're working on that. We'll</p> <p>20 give you an update as we progress.</p> <p>21 CHAIRMAN LEWIS: Sounds good. Motion to</p> <p>22 adjourn?</p> <p>23 MR. ROSS: Second.</p> <p>24 MR. MAYS: Second.</p> <p>25 CHAIRMAN LEWIS: Seconded by Doug, all</p>	<p style="text-align: right;">Page 128</p> <p>1 REPORTER'S CERTIFICATE</p> <p>2</p> <p>3 STATE OF FLORIDA:</p> <p>4 COUNTY OF HILLSBOROUGH:</p> <p>5</p> <p>6 I, Whitlie Cullipher, certify that I was</p> <p>7 authorized to and did stenographically report the</p> <p>8 foregoing proceedings and that the transcript is a</p> <p>9 true and complete record of my stenographic notes.</p> <p>10 I further certify that I am not a relative,</p> <p>11 employee, attorney or counsel of any of the</p> <p>12 parties, nor am I a relative or employee of any of</p> <p>13 the parties' attorney or counsel connected with the</p> <p>14 action, nor am I financially interested in the</p> <p>15 action.</p> <p>16 DATED August 27, 2021.</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

**2B.**

**Westchase  
Community Development District**

*Financial Report*

*July 31, 2021*

**Prepared by**



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**Westchase  
Community Development District**

**Financial Statements**

**(Unaudited)**

**July 31, 2021**



## Balance Sheet

July 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
<b>ASSETS</b>							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Other Funds	4,151,379	370,205	21,336	17,795	43,866	408,824	77,026
Investments:							
Certificates of Deposit - 36 Months	-	-	-	-	-	-	-
Money Market Account	-	-	-	-	-	-	-
Deposits	5,524	3,628	4,043	20	-	7,425	800
<b>TOTAL ASSETS</b>	<b>\$ 4,156,903</b>	<b>\$ 373,833</b>	<b>\$ 25,379</b>	<b>\$ 17,815</b>	<b>\$ 43,866</b>	<b>\$ 416,249</b>	<b>\$ 77,826</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 78,359	\$ 90	\$ -	\$ -	\$ -	\$ 68	\$ -
Accrued Expenses	2,747	442	1,513	24	-	21,295	443
Sales Tax Payable	35	2	-	-	-	41	-
Due To Other Funds	-	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>81,141</b>	<b>534</b>	<b>1,513</b>	<b>24</b>	<b>-</b>	<b>21,404</b>	<b>443</b>

**Balance Sheet**

July 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
<b><u>FUND BALANCES</u></b>							
<b>Nonspendable:</b>							
Deposits	5,524	3,628	4,043	20	-	7,425	800
<b>Restricted for:</b>							
Capital Projects	-	-	-	-	-	-	-
<b>Assigned to:</b>							
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
<b>Unassigned:</b>	2,859,162	269,368	15,451	1,804	31,736	50,667	37,394
<b>TOTAL FUND BALANCES</b>	<b>\$ 4,075,762</b>	<b>\$ 373,299</b>	<b>\$ 23,866</b>	<b>\$ 17,791</b>	<b>\$ 43,866</b>	<b>\$ 394,845</b>	<b>\$ 77,383</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 4,156,903</b>	<b>\$ 373,833</b>	<b>\$ 25,379</b>	<b>\$ 17,815</b>	<b>\$ 43,866</b>	<b>\$ 416,249</b>	<b>\$ 77,826</b>

## Balance Sheet

July 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<b>ASSETS</b>						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 1,110,351	\$ 1,110,351
Due From Other Funds	127,974	21,729	228,683	702,196	-	6,171,013
Investments:						
Certificates of Deposit - 36 Months	-	-	-	-	36,993	36,993
Money Market Account	-	-	-	-	5,023,670	5,023,670
Deposits	18,600	-	-	-	-	40,040
<b>TOTAL ASSETS</b>	<b>\$ 146,574</b>	<b>\$ 21,729</b>	<b>\$ 228,683</b>	<b>\$ 702,196</b>	<b>\$ 6,171,014</b>	<b>\$ 12,382,067</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 78,517
Accrued Expenses	8,483	416	-	-	-	35,363
Sales Tax Payable	-	-	5	-	-	83
Due To Other Funds	-	-	-	-	6,171,015	6,171,015
<b>TOTAL LIABILITIES</b>	<b>8,483</b>	<b>416</b>	<b>5</b>	<b>-</b>	<b>6,171,015</b>	<b>6,284,978</b>

## Balance Sheet

July 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<b><u>FUND BALANCES</u></b>						
<b>Nonspendable:</b>						
Deposits	18,600	-	-	-	-	40,040
<b>Restricted for:</b>						
Capital Projects	-	-	-	702,196	-	702,196
<b>Assigned to:</b>						
Operating Reserves	-	1,289	3,932	-	-	737,300
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	-	11,787	106,333	-	-	1,045,831
<b>Unassigned:</b>	119,491	8,237	118,413	-	(1)	3,511,722
<b>TOTAL FUND BALANCES</b>	<b>\$ 138,091</b>	<b>\$ 21,313</b>	<b>\$ 228,678</b>	<b>\$ 702,196</b>	<b>\$ (1)</b>	<b>\$ 6,097,089</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 146,574</b>	<b>\$ 21,729</b>	<b>\$ 228,683</b>	<b>\$ 702,196</b>	<b>\$ 6,171,014</b>	<b>\$ 12,382,067</b>

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

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	JUL-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 607	\$ 8,678	\$ 15,000	57.85%
Interest - Tax Collector	-	93	-	0.00%
Special Assmnts- Tax Collector	-	2,617,206	2,699,206	96.96%
Special Assmnts- Discounts	-	(97,599)	(107,968)	90.40%
Other Miscellaneous Revenues	320	8,147	-	0.00%
Pavilion Rental	416	3,308	4,000	82.70%
<b>TOTAL REVENUES</b>	<b>1,343</b>	<b>2,539,833</b>	<b>2,610,238</b>	<b>97.30%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	800	10,400	19,000	54.74%
FICA Taxes	92	918	1,454	63.14%
ProfServ-Engineering	4,110	50,635	46,500	108.89%
ProfServ-Legal Services	10,178	102,724	105,000	97.83%
ProfServ-Mgmt Consulting Serv	9,738	97,382	116,858	83.33%
ProfServ-Recording Secretary	105	6,230	11,000	56.64%
Auditing Services	-	7,500	7,592	98.79%
Postage and Freight	23	513	1,200	42.75%
Insurance - General Liability	-	39,182	35,978	108.91%
Printing and Binding	101	126	600	21.00%
Legal Advertising	6,527	8,503	6,500	130.82%
Misc-Assessment Collection Cost	-	50,392	50,569	99.65%
Misc-Credit Card Fees	15	119	350	34.00%
Misc-Contingency	-	-	100	0.00%
Office Supplies	-	-	550	0.00%
Annual District Filing Fee	-	175	175	100.00%
<b>Total Administration</b>	<b>31,689</b>	<b>374,799</b>	<b>403,426</b>	<b>92.90%</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Lake and Wetland	9,833	98,333	118,000	83.33%
Contracts-Fountain	500	5,765	7,020	82.12%
R&M-Aquascaping	273	15,043	15,000	100.29%
R&M-Drainage	13,287	26,485	28,000	94.59%
R&M-Fountain	576	29,898	3,000	996.60%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>24,469</b>	<b>175,524</b>	<b>171,020</b>	<b>102.63%</b>

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

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	JUL-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Right of Way</u></b>				
Payroll-Salaries	16,474	188,357	198,246	95.01%
Payroll-Benefits	6,741	77,225	62,454	123.65%
Payroll - Overtime	1,785	19,485	17,500	111.34%
Payroll - Bonus	-	10,500	35,883	29.26%
FICA Taxes	2,168	24,839	28,221	88.02%
Contracts-Police	11,281	117,856	145,000	81.28%
Contracts-Other Services	1,630	16,300	19,560	83.33%
Contracts-Landscape	46,434	476,233	562,608	84.65%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	18,629	55,799	76,719	72.73%
Contracts-Road Cleaning	-	7,357	11,135	66.07%
Contracts-Security Alarms	-	506	641	78.94%
Contracts-Pest Control	48	480	540	88.89%
Fuel, Gasoline and Oil	1,927	10,231	13,000	78.70%
Communication - Teleph - Field	328	4,373	5,000	87.46%
Utility - General	2,440	20,301	23,275	87.22%
Utility - Reclaimed Water	366	3,736	10,000	37.36%
Insurance - General Liability	-	3,722	3,435	108.36%
R&M-General	1,037	23,827	42,500	56.06%
R&M-Equipment	1,389	8,616	8,000	107.70%
R&M-Grounds	6,800	122,217	102,800	118.89%
R&M-Irrigation	1,347	32,473	75,000	43.30%
R&M-Sidewalks	-	7,819	15,616	50.07%
R&M-Signage	467	3,175	6,000	52.92%
R&M-Walls and Signage	1,400	22,344	32,500	68.75%
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	40	1,841	3,500	52.60%
Cleaning Services	601	5,704	-	0.00%
Op Supplies - General	603	2,007	6,000	33.45%
Op Supplies - Uniforms	-	260	600	43.33%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	-	3,195	400	798.75%
Conference and Seminars	-	-	1,000	0.00%
<b>Total Right of Way</b>	<b>123,935</b>	<b>1,395,190</b>	<b>1,704,401</b>	<b>81.86%</b>

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

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	JUL-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Common Area</u></b>				
R&M-General	2,565	26,200	17,000	154.12%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	1,102	1,500	73.47%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	-	900	0.00%
Internet Services	612	6,121	7,391	82.82%
Park Improvements	-	-	301,300	0.00%
Impr - Landscape	5,700	55,590	-	0.00%
<b>Total Common Area</b>	<b>8,877</b>	<b>89,013</b>	<b>331,391</b>	<b>26.86%</b>
<b>TOTAL EXPENDITURES</b>	<b>188,970</b>	<b>2,034,526</b>	<b>2,610,238</b>	<b>77.94%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(187,627)	505,307	-	0.00%
Net change in fund balance	<u>\$ (187,627)</u>	<u>\$ 505,307</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>3,570,455</b>	<b>3,570,455</b>	
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 4,075,762</u></b>	<b><u>\$ 3,570,455</u></b>	

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

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	JUL-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 60	\$ 849	\$ 1,500	56.60%
Special Assmnts- Tax Collector	-	56,138	56,138	100.00%
Special Assmnts- Discounts	-	(2,093)	(2,246)	93.19%
Gate Bar Code/Remotes	32	258	-	0.00%
<b>TOTAL REVENUES</b>	<b>92</b>	<b>55,152</b>	<b>55,392</b>	<b>99.57%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	-	1,081	1,122	96.35%
Misc-Credit Card Fees	1	10	15	66.67%
<b>Total Administration</b>	<b>1</b>	<b>1,091</b>	<b>1,137</b>	<b>95.95%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	251	2,508	2,831	88.59%
Electricity - Streetlights	438	4,514	8,585	52.58%
Insurance - General Liability	-	1,665	1,526	109.11%
R&M-General	-	13,438	19,700	68.21%
R&M-Gate	435	4,043	6,340	63.77%
Reserve - Roadways	-	-	15,273	0.00%
<b>Total Right of Way</b>	<b>1,124</b>	<b>26,168</b>	<b>54,255</b>	<b>48.23%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,125</b>	<b>27,259</b>	<b>55,392</b>	<b>49.21%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(1,033)	27,893	-	0.00%
Net change in fund balance	\$ (1,033)	\$ 27,893	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>345,406</b>	<b>345,406</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 373,299</b>	<b>\$ 345,406</b>	



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

ACCOUNT DESCRIPTION	JUL-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 4	\$ 54	\$ 150	36.00%
Special Assmnts- Tax Collector	-	18,057	18,057	100.00%
Special Assmnts- Discounts	-	(673)	(722)	93.21%
<b>TOTAL REVENUES</b>	<b>4</b>	<b>17,438</b>	<b>17,485</b>	<b>99.73%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	-	348	361	96.40%
<b>Total Administration</b>	<b>-</b>	<b>348</b>	<b>361</b>	<b>96.40%</b>
<b>Right of Way</b>				
R&M-Streetlights	1,522	15,183	17,124	88.67%
<b>Total Right of Way</b>	<b>1,522</b>	<b>15,183</b>	<b>17,124</b>	<b>88.67%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,522</b>	<b>15,531</b>	<b>17,485</b>	<b>88.82%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(1,518)	1,907	-	0.00%
Net change in fund balance	\$ (1,518)	\$ 1,907	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>21,959</b>	<b>21,959</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 23,866</b>	<b>\$ 21,959</b>	

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

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	JUL-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 4	\$ 58	\$ 250	23.20%
Special Assmnts- Tax Collector	-	5,842	5,842	100.00%
Special Assmnts- Discounts	-	(218)	(234)	93.16%
Gate Bar Code/Remotes	-	65	-	0.00%
<b>TOTAL REVENUES</b>	<b>4</b>	<b>5,747</b>	<b>5,858</b>	<b>98.11%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	-	112	117	95.73%
Misc-Credit Card Fees	-	2	5	40.00%
<b>Total Administration</b>	<b>-</b>	<b>114</b>	<b>122</b>	<b>93.44%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	150	1,499	1,980	75.71%
Insurance - General Liability	-	2,743	2,540	107.99%
R&M-General	-	-	1,500	0.00%
R&M-Gate	-	1,655	3,619	45.73%
R&M-Streetlights	24	241	500	48.20%
Capital Outlay	-	6,185	-	0.00%
Reserve - Roadways	-	-	1,834	0.00%
<b>Total Right of Way</b>	<b>174</b>	<b>12,323</b>	<b>11,973</b>	<b>102.92%</b>
<b>TOTAL EXPENDITURES</b>	<b>174</b>	<b>12,437</b>	<b>12,095</b>	<b>102.83%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(170)	(6,690)	(6,237)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	-	-	(6,237)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(6,237)</b>	<b>0.00%</b>
Net change in fund balance	\$ (170)	\$ (6,690)	\$ (6,237)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>24,481</b>	<b>24,481</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 17,791</b>	<b>\$ 18,244</b>	

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

ACCOUNT DESCRIPTION	JUL-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 6	\$ 92	\$ 150	61.33%
Special Assmnts- Tax Collector	-	6,807	6,807	100.00%
Special Assmnts- Discounts	-	(254)	(272)	93.38%
<b>TOTAL REVENUES</b>	<b>6</b>	<b>6,645</b>	<b>6,685</b>	<b>99.40%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	-	131	136	96.32%
<b>Total Administration</b>	<b>-</b>	<b>131</b>	<b>136</b>	<b>96.32%</b>
<b>Right of Way</b>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	1,549	0.00%
<b>Total Right of Way</b>	<b>-</b>	<b>-</b>	<b>6,549</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>131</b>	<b>6,685</b>	<b>1.96%</b>
Excess (deficiency) of revenues Over (under) expenditures	6	6,514	-	0.00%
Net change in fund balance	\$ 6	\$ 6,514	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>37,352</b>	<b>37,352</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 43,866</b>	<b>\$ 37,352</b>	

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

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	JUL-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 62	\$ 884	\$ 500	176.80%
Special Assmnts- Tax Collector	-	300,625	300,625	100.00%
Special Assmnts- Discounts	-	(11,211)	(12,025)	93.23%
Gate Bar Code/Remotes	494	2,358	-	0.00%
<b>TOTAL REVENUES</b>	<b>556</b>	<b>292,656</b>	<b>289,100</b>	<b>101.23%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	-	5,788	6,013	96.26%
Misc-Credit Card Fees	13	80	120	66.67%
<b>Total Administration</b>	<b>13</b>	<b>5,868</b>	<b>6,133</b>	<b>95.68%</b>
<b>Right of Way</b>				
Contracts-Security Services	17,000	157,889	160,000	98.68%
Contracts-Pest Control	20	180	240	75.00%
Communication - Teleph - Field	176	1,756	3,000	58.53%
Insurance - General Liability	-	931	855	108.89%
R&M-General	227	20,276	21,760	93.18%
R&M-Gate	1,833	13,616	10,000	136.16%
R&M-Streetlights	4,296	42,849	52,000	82.40%
Reserve - Roadways	-	-	44,112	0.00%
<b>Total Right of Way</b>	<b>23,552</b>	<b>237,497</b>	<b>291,967</b>	<b>81.34%</b>
<b>TOTAL EXPENDITURES</b>	<b>23,565</b>	<b>243,365</b>	<b>298,100</b>	<b>81.64%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(23,009)	49,291	(9,000)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	-	-	(9,000)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(9,000)</b>	<b>0.00%</b>
Net change in fund balance	\$ (23,009)	\$ 49,291	\$ (9,000)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>345,554</b>	<b>345,554</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 394,845</b>	<b>\$ 336,554</b>	

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

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	JUL-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 12	\$ 170	\$ 300	56.67%
Special Assmnts- Tax Collector	-	16,152	16,152	100.00%
Special Assmnts- Discounts	-	(602)	(646)	93.19%
Gate Bar Code/Remotes	-	266	-	0.00%
<b>TOTAL REVENUES</b>	<b>12</b>	<b>15,986</b>	<b>15,806</b>	<b>101.14%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	-	311	323	96.28%
Misc-Credit Card Fees	-	7	10	70.00%
<b>Total Administration</b>	<b>-</b>	<b>318</b>	<b>333</b>	<b>95.50%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	126	1,254	1,450	86.48%
Insurance - General Liability	-	343	317	108.20%
R&M-General	-	415	1,000	41.50%
R&M-Gate	-	837	3,800	22.03%
R&M-Streetlights	450	4,502	5,800	77.62%
Reserve - Roadways	-	-	3,106	0.00%
<b>Total Right of Way</b>	<b>576</b>	<b>7,351</b>	<b>15,473</b>	<b>47.51%</b>
<b>TOTAL EXPENDITURES</b>	<b>576</b>	<b>7,669</b>	<b>15,806</b>	<b>48.52%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(564)	8,317	-	0.00%
Net change in fund balance	\$ (564)	\$ 8,317	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>69,066</b>	<b>69,066</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 77,383</b>	<b>\$ 69,066</b>	

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

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	JUL-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 3	\$ -	0.00%
Special Assmnts- Tax Collector	-	235,000	235,000	100.00%
Special Assmnts- Discounts	-	(8,763)	(9,400)	93.22%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>226,240</b>	<b>225,600</b>	<b>100.28%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	-	4,525	4,700	96.28%
<b>Total Administration</b>	<b>-</b>	<b>4,525</b>	<b>4,700</b>	<b>96.28%</b>
<b>Right of Way</b>				
R&M-Streetlights	8,582	85,693	105,000	81.61%
Reserve - Roadways	-	-	7,967	0.00%
<b>Total Right of Way</b>	<b>8,582</b>	<b>85,693</b>	<b>112,967</b>	<b>75.86%</b>
<b>TOTAL EXPENDITURES</b>	<b>8,582</b>	<b>90,218</b>	<b>117,667</b>	<b>76.67%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(8,582)	136,022	107,933	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	-	-	107,933	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>107,933</b>	<b>0.00%</b>
Net change in fund balance	\$ (8,582)	\$ 136,022	\$ 107,933	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>2,069</b>	<b>2,069</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 138,091</b>	<b>\$ 110,002</b>	

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

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	JUL-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 3	\$ 45	\$ 90	50.00%
Special Assmnts- Tax Collector	-	7,778	7,778	100.00%
Special Assmnts- Discounts	-	(290)	(311)	93.25%
<b>TOTAL REVENUES</b>	<b>3</b>	<b>7,533</b>	<b>7,557</b>	<b>99.68%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	-	150	156	96.15%
<b>Total Administration</b>	<b>-</b>	<b>150</b>	<b>156</b>	<b>96.15%</b>
<b>Right of Way</b>				
R&M-Streetlights	419	4,175	4,999	83.52%
Reserve - Roadways	-	-	2,402	0.00%
<b>Total Right of Way</b>	<b>419</b>	<b>4,175</b>	<b>7,401</b>	<b>56.41%</b>
<b>TOTAL EXPENDITURES</b>	<b>419</b>	<b>4,325</b>	<b>7,557</b>	<b>57.23%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(416)	3,208	-	0.00%
Net change in fund balance	\$ (416)	\$ 3,208	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>18,105</b>	<b>18,105</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 21,313</b>	<b>\$ 18,105</b>	

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

For the Period Ending July 31, 2021

ACCOUNT DESCRIPTION	JUL-21 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 36	\$ 522	\$ 800	65.25%
Special Assmnts- Tax Collector	-	25,926	25,926	100.00%
Special Assmnts- Discounts	-	(967)	(1,037)	93.25%
Gate Bar Code/Remotes	65	226	-	0.00%
<b>TOTAL REVENUES</b>	<b>101</b>	<b>25,707</b>	<b>25,689</b>	<b>100.07%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	-	499	519	96.15%
Misc-Credit Card Fees	-	4	25	16.00%
<b>Total Administration</b>	<b>-</b>	<b>503</b>	<b>544</b>	<b>92.46%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	-	-	1,150	0.00%
Insurance - General Liability	-	392	349	112.32%
R&M-General	-	-	4,401	0.00%
R&M-Drainage	-	1,805	3,000	60.17%
R&M-Gate	-	4,797	5,000	95.94%
Internet Services	121	1,211	1,272	95.20%
Reserve - Roadways	-	-	9,973	0.00%
<b>Total Right of Way</b>	<b>121</b>	<b>8,205</b>	<b>25,145</b>	<b>32.63%</b>
<b>TOTAL EXPENDITURES</b>	<b>121</b>	<b>8,708</b>	<b>25,689</b>	<b>33.90%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(20)	16,999	-	0.00%
Net change in fund balance	\$ (20)	\$ 16,999	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>		<b>211,679</b>	<b>211,679</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 228,678</b>	<b>\$ 211,679</b>	



**Westchase  
Community Development District**

**Supporting Schedules**

**July 31, 2021**

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

Date Received	Net Amount Received	Interest/ Discount Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND				
					001 General Fund Assessments	002 Harbor Links Fund Assessments	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments
Assessments Levied				\$ 3,289,531 100%	\$ 2,617,206 79.56%	\$ 56,138 1.71%	\$ 18,057 0.55%	\$ 5,842 0.18%	\$ 6,807 0.21%
11/09/20	\$45,034	\$2,327	\$919	\$48,280	\$38,412	\$824	\$265	\$86	\$100
11/16/20	262,083	11,144	5,349	278,575	221,639	4,754	1,529	495	576
11/25/20	378,578	16,089	7,726	402,393	320,151	6,867	2,209	715	833
12/07/20	1,914,565	81,405	39,073	2,035,043	1,619,114	34,729	11,171	3,614	4,211
12/10/20	79,895	3,199	1,631	84,725	67,409	1,446	465	150	175
01/07/21	208,506	7,648	4,255	220,409	175,361	3,761	1,210	391	456
02/04/21	67,501	1,838	1,378	70,717	56,264	1,207	388	126	146
03/04/21	36,677	427	749	37,852	30,115	646	208	67	78
04/05/21	59,337	31	1,211	60,579	48,198	1,034	333	108	125
05/06/21	6,335	(107)	129	6,358	5,059	109	35	11	13
06/03/21	16,626	(494)	339	16,471	13,104	281	90	29	34
06/15/21 *	28,387	(837)	579	28,129	22,380	480	154	50	58
<b>TOTAL</b>	<b>3,103,523</b>	<b>122,671</b>	<b>63,337</b>	<b>3,289,531</b>	<b>2,617,206</b>	<b>56,138</b>	<b>18,057</b>	<b>5,842</b>	<b>6,807</b>
% COLLECTED					100%	100%	100%	100%	100%
<b>TOTAL O/S</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\* Tax Certificate Sale.

\*\* 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
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
05/06/21	581	31	454	15	50
06/03/21	1,505	81	1,177	39	130
06/15/21 *	2,571	138	2,010	67	222
<b>TOTAL</b>	<b>300,625</b>	<b>16,152</b>	<b>235,000</b>	<b>7,778</b>	<b>25,926</b>
% COLLECTED	100%	100%	100%	100%	100%
<b>TOTAL O/S</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Cash & Investment Report**  
**July 31, 2021**

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>CLEARING FUND</b>					
Public Funds Checking-1160		n/a	South State Bank	n/a	\$ 116,744
Public Funds Checking-7247		n/a	South State Bank	n/a	993,607
<b>Operating Acct Subtotal</b>					<b>1,110,351</b>
Certificate of Deposit-6423	6-19-15	8/9/2021	South State Bank	2.01%	36,993
Money Market Account	5-07-12	n/a	South State Bank	0.15%	5,023,670
<b>Total</b>					<b>\$ 6,171,014</b>

(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 SouthState Bank  
**Statement No.** 07-2021  
**Statement Date** 7/31/2021

<b>G/L Balance (LCY)</b>	116,743.86
<b>G/L Balance</b>	116,743.86
<b>Positive Adjustments</b>	0.00
<b>Subtotal</b>	116,743.86
<b>Negative Adjustments</b>	0.00
<b>Ending G/L Balance</b>	116,743.86
<b>Difference</b>	0.00

<b>Statement Balance</b>	116,743.86
<b>Outstanding Deposits</b>	0.00
<b>Subtotal</b>	116,743.86
<b>Outstanding Checks</b>	0.00
<b>Differences</b>	0.00
<b>Ending Balance</b>	116,743.86

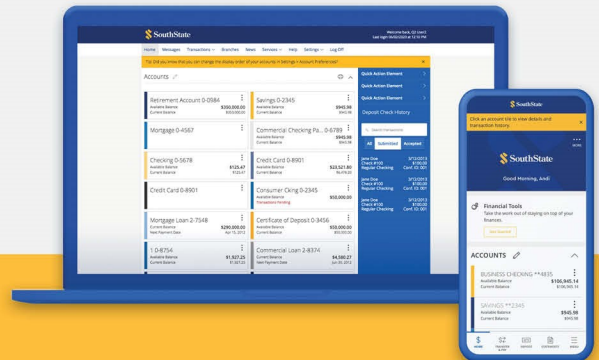
Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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Internet service provider and/or message data rates may apply. Member FDIC.

## COMMERCIAL ANALYSIS-XXXXXXXXXXXX1160

### Account Summary

Date	Description	Amount
07/01/2021	Beginning Balance	\$173,380.02
	10 Credit(s) This Period	\$1,168.82
	23 Debit(s) This Period	\$57,804.98
07/30/2021	Ending Balance	\$116,743.86

### Deposits

Date	Description	Amount
07/01/2021	DEPOSIT	\$575.00
1 item(s) totaling \$575.00		

### Other Credits

Date	Description	Amount
07/01/2021	Square Inc 210701P2 L204306256811	\$72.52
07/08/2021	Square Inc 210708P2 L204306440877	\$106.20
07/09/2021	Square Inc 210709P2 L204306470072	\$67.67
07/12/2021	Square Inc 210712P2 L204306546500	\$33.68
07/15/2021	Square Inc 210715P2 L204306626669	\$106.20
07/19/2021	Square Inc 210719P2 L204306739250	\$67.67
07/19/2021	Square Inc 210719P2 L204306739249	\$72.52
07/22/2021	Square Inc 210722P2 L204306830879	\$33.68
07/23/2021	Square Inc 210723P2 L204306859264	\$33.68
9 item(s) totaling \$593.82		

### Electronic Debits

Date	Description	Amount
07/06/2021	UBIQUITY RETIREM ONLINE401K M63119054633	\$495.00
07/06/2021	CARD ASSETS PAYMENT 559496225740056	\$5,898.95
07/08/2021	WESTCHASE CDD 401K 07C692Z3	\$1,576.45
07/13/2021	HC-WATER INTERNET 043000094449630	\$1,991.36
07/14/2021	VERIZON WIRELESS PAYMENTS 024226654000001	\$143.07
07/15/2021	TECO/PEOPLE GAS UTILITYBIL 221008206007	\$25.09
07/16/2021	TECO/PEOPLE GAS UTILITYBIL 211012111855	\$19.76
07/16/2021	TECO/PEOPLE GAS UTILITYBIL 211012112697	\$20.06
07/16/2021	TECO/PEOPLE GAS UTILITYBIL 221005574746	\$25.04
07/16/2021	TECO/PEOPLE GAS UTILITYBIL 211012112903	\$28.49
07/16/2021	TECO/PEOPLE GAS UTILITYBIL 211012111681	\$65.87
07/16/2021	SAMS BRC PAYMENT 604600202931392	\$1,687.17

**COMMERCIAL ANALYSIS-XXXXXXXXXXXX1160 (continued)****Electronic Debits (continued)**

<b>Date</b>	<b>Description</b>	<b>Amount</b>
07/20/2021	BRIGHT HOUSE NET CABLE TV 1074935	\$1,615.58
07/21/2021	Square Inc 210721P2 L204306802006	\$72.52
07/22/2021	STAPLES PAYMENT 210464465150278	\$515.20
07/22/2021	TECO/PEOPLE GAS UTILITYBIL 321000010710	\$17,071.85
		16 item(s) totaling \$31,251.46

**Checks Cleared**

<b>Check Nbr</b>	<b>Date</b>	<b>Amount</b>	<b>Check Nbr</b>	<b>Date</b>	<b>Amount</b>
10411	07/09/2021	\$459.00	10415	07/08/2021	\$48.00
10412	07/08/2021	\$10,515.00	10416	07/07/2021	\$123.34
10413	07/08/2021	\$8,740.00	10417	07/08/2021	\$1,545.00
10414	07/07/2021	\$5,123.18			

\* Indicates skipped check number

7 item(s) totaling \$26,553.52

**Daily Balances**

<b>Date</b>	<b>Amount</b>	<b>Date</b>	<b>Amount</b>	<b>Date</b>	<b>Amount</b>
07/01/2021	\$174,027.54	07/12/2021	\$139,711.17	07/19/2021	\$135,951.65
07/06/2021	\$167,633.59	07/13/2021	\$137,719.81	07/20/2021	\$134,336.07
07/07/2021	\$162,387.07	07/14/2021	\$137,576.74	07/21/2021	\$134,263.55
07/08/2021	\$140,068.82	07/15/2021	\$137,657.85	07/22/2021	\$116,710.18
07/09/2021	\$139,677.49	07/16/2021	\$135,811.46	07/23/2021	\$116,743.86

# Westchase CDD

## Bank Reconciliation

Bank Account No. 7247 SouthState Bank GF  
Statement No. 07-2021  
Statement Date 7/31/2021

G/L Balance (LCY)	993,607.29	Statement Balance	1,043,354.71
G/L Balance	993,607.29	Outstanding Deposits	72.52
Positive Adjustments	0.00		
		Subtotal	1,043,427.23
Subtotal	993,607.29	Outstanding Checks	49,819.94
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	993,607.29	Ending Balance	993,607.29
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Outstanding Checks							
7/14/2021	Payment	DD5524	Payment of Invoice 024162	1,630.00	0.00	1,630.00	
7/23/2021	Payment	12017	BRIAN M. ROSS	184.70	0.00	184.70	
7/30/2021	Payment	12018	A & B AQUATICS	273.00	0.00	273.00	
7/30/2021	Payment	12019	DAVEY TREE EXPERT CO	19,935.71	0.00	19,935.71	
7/30/2021	Payment	12020	ERIN McCORMICK LAW PA	8,497.87	0.00	8,497.87	
7/30/2021	Payment	12021	FOUNTAIN DESIGN GROUP INC	255.00	0.00	255.00	
7/30/2021	Payment	12022	GIBBONS,NEUMAN,BELLO,SEGALL P.A.	1,680.00	0.00	1,680.00	
7/30/2021	Payment	12023	GRAINGER	143.58	0.00	143.58	
7/30/2021	Payment	12024	HUGHES EXTERMINATORS INC	48.00	0.00	48.00	
7/30/2021	Payment	12025	INTERSTATE BATTERY OF CLEARWATER	107.95	0.00	107.95	
7/30/2021	Payment	12026	JMT	4,110.00	0.00	4,110.00	
7/30/2021	Payment	12027	LOWE'S	530.43	0.00	530.43	
7/30/2021	Payment	12028	MO'ZART DESIGNS	2,177.25	0.00	2,177.25	
7/30/2021	Payment	12029	PETE'S TREE	5,000.00	0.00	5,000.00	
7/30/2021	Payment	12030	RICHARD LEE REPORTING	105.00	0.00	105.00	
7/30/2021	Payment	12031	TRIANGLE POOL SERVICE	141.45	0.00	141.45	
7/30/2021	Payment	12032	PETE'S TREE	5,000.00	0.00	5,000.00	
Total Outstanding Checks.....				49,819.94		49,819.94	
Outstanding Deposits							
7/31/2021		SQUARE	Natassia/Park Reservation	G/L	72.52	0.00	72.52
Total Outstanding Deposits.....				72.52		72.52	



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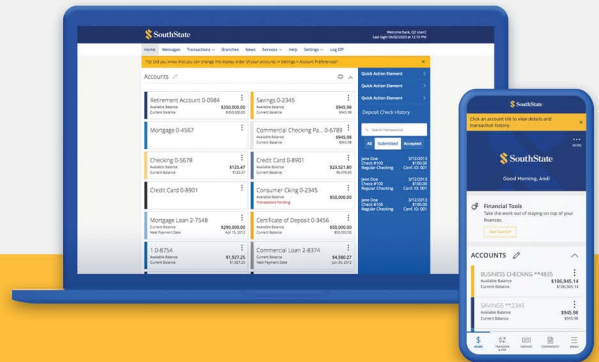
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## COMMERCIAL ANALYSIS-XXXXXXXXXXXX7247

### Account Summary

Date	Description	Amount
07/01/2021	Beginning Balance	\$510,000.00
	7 Credit(s) This Period	\$637,286.86
	28 Debit(s) This Period	\$103,932.15
07/30/2021	Ending Balance	\$1,043,354.71

### Deposits

Date	Description	Amount
07/20/2021	DEPOSIT	\$37,001.93
07/21/2021	325156 ACCOUNT TRANSFER FROM BUS MONEY MARKET	\$600,000.00
		2 item(s) totaling \$637,001.93

### Other Credits

Date	Description	Amount
07/26/2021	Square Inc SDV-VRFY T200388178241	\$0.01
07/26/2021	Square Inc 210726P2 L204306928090	\$33.68
07/27/2021	Square Inc 210727P2 L204306967179	\$33.68
07/28/2021	Square Inc 210728P2 L204306987205	\$145.04
07/30/2021	Square Inc 210730P2 L204307035231	\$72.52
		5 item(s) totaling \$284.93

### Electronic Debits

Date	Description	Amount
07/08/2021	Westchase Co7247 PAYROLLJNL AXXXXX5097	\$10,634.74
07/09/2021	IRS USATAXPYMT 270159065445941	\$3,346.49
07/21/2021	FLA DEPT REVENUE C01 276890157	\$58.36
07/21/2021	FLA DEPT REVENUE C01 276883257	\$59.53
07/21/2021	WESTCHASE CDD 401K 07C692Z3	\$1,573.03
07/23/2021	IRS USATAXPYMT 270160431294510	\$153.00
07/23/2021	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$738.80
07/23/2021	IRS USATAXPYMT 270160401306793	\$3,371.10
07/26/2021	Square Inc SDV-VRFY T200388178240	\$0.01
		9 item(s) totaling \$19,935.06

### Other Debits

Date	Description	Amount
07/22/2021	7/21 SETT -A455TNAV- WCHASECO	\$10,669.87
07/22/2021	7/9 SETT - A455TNAV - WCHASECO	\$11,398.77

**COMMERCIAL ANALYSIS-XXXXXXXXXXXX7247 (continued)****Other Debits (continued)**

Date	Description	Amount
07/22/2021	7/21 SETT -A455TNAV- WCHASECO	\$19,643.58
		3 item(s) totaling \$41,712.22

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount
12001	07/14/2021	\$1,410.50	12009	07/20/2021	\$27.71
12002	07/19/2021	\$3,292.00	12010	07/19/2021	\$1,695.03
12003	07/19/2021	\$29.00	12011	07/23/2021	\$380.00
12004	07/13/2021	\$593.00	12012	07/22/2021	\$876.25
12005	07/20/2021	\$9,833.33	12013	07/19/2021	\$16,763.12
12006	07/19/2021	\$344.00	12014	07/20/2021	\$40.00
12007	07/19/2021	\$5,700.00	12015	07/20/2021	\$50.93
12008	07/21/2021	\$750.00	12016	07/19/2021	\$500.00

\* Indicates skipped check number

16 item(s) totaling \$42,284.87

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
07/08/2021	\$499,365.26	07/20/2021	\$492,742.08	07/27/2021	\$1,043,137.15
07/09/2021	\$496,018.77	07/21/2021	\$1,090,301.16	07/28/2021	\$1,043,282.19
07/13/2021	\$495,425.77	07/22/2021	\$1,047,712.69	07/30/2021	\$1,043,354.71
07/14/2021	\$494,015.27	07/23/2021	\$1,043,069.79		
07/19/2021	\$465,692.12	07/26/2021	\$1,043,103.47		

**WESTCHASE**

Community Development District

**Payment Register by Fund**  
**For the Period from 07/01/21 to 07/31/21**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND (001) - 001</b>								
001	10411	07/01/21	A & B AQUATICS	2025556	Install new fan for Fountain Aerator Box	R&M-Fountain	546032-53801	\$459.00
001	10412	07/01/21	DAVEY TREE EXPERT CO	915465543	MARCH LANDSCAPE ENHANCEMENTS	various installs	546037-53901	\$10,515.00
001	10413	07/01/21	ERIN McCORMICK LAW PA	10515	05/26-06/18/21 GENERAL COUNSEL	ProfServ-Legal Services	531023-51401	\$8,740.00
001	10414	07/01/21	FLORIDA MUNICIPAL INS. TRUST	CHASE-062121	JULY 2021 HLTH INSURANCE	Prepaid Items	155000-53901	\$5,123.18
001	10415	07/01/21	HUGHES EXTERMINATORS INC	42424214	06/18/21 PEST CONTROL	Contracts-Pest Control	534125-53901	\$48.00
001	10416	07/01/21	LOWE'S	060221-0961	LOWES: 5/05-5/18/2021 purch	R&M-General	546001-53901	\$123.34
001	10417	07/01/21	TKOT ENTERPRISES, LLC	170826	07/01/21-07/31/21 CLEANING SRVC	Cleaning Services	551008-53901	\$550.00
001	10417	07/01/21	TKOT ENTERPRISES, LLC	170826	07/01/21-07/31/21 CLEANING SRVC	R&M-General	546001-57208	\$995.00
001	12001	07/08/21	AG OUTSHINES LLC	001260	Pressure wash common area sidewalks	R&M-Sidewalks	546084-53901	\$1,410.50
001	12003	07/08/21	NETWORK FACTOR INC	112565	JULY 2021 PHONE SERVICE	Office Supplies	551002-53901	\$29.00
001	12004	07/08/21	PALMDALE OIL COMPANY, INC	1574698	FUEL Acct 80180172	Fuel, Gasoline and Oil	540004-53901	\$593.00
001	12005	07/13/21	A & B AQUATICS	2025677	JULY AQUATIC MAINT	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	12006	07/13/21	A SUPERIOR	6807	MENS W/C REPAIRS	R&M-General	546001-57208	\$344.00
001	12007	07/13/21	AVENTURA NURSERY	45139	Street Trees Rplcmnt/11 Trees	Impr - Landscape	563023-57208	\$5,700.00
001	12009	07/13/21	GRAINGER	9861921725	TOGGLE & PUSH BUTTON SWITCHES	R&M-General	546001-53901	\$27.71
001	12010	07/13/21	HILLSBOROUGH COUNTY	41776	06/01/21-06/30/21 SECURITY	Contracts-Police	534031-53901	\$1,695.03
001	12012	07/13/21	RICHARD LEE REPORTING	8384	06/01/21 MTG RECORDED SERVICE	ProfServ-Recording Secretary	531036-51301	\$876.25
001	12014	07/13/21	SIMPLE COMMUNICATIONS	11132VZW	JULY Satellite/VZW Data Plan 57938	R&M-Irrigation	546041-53901	\$20.00
001	12014	07/13/21	SIMPLE COMMUNICATIONS	11133VZW	JULY Satellite/VZW Data Plan 08033	R&M-Irrigation	546041-53901	\$20.00
001	12015	07/13/21	TKOT ENTERPRISES, LLC	170969	05/31/21 Extra Cleaning/Holiday	Cleaning Services	551008-53901	\$50.93
001	12016	07/13/21	TRIANGLE POOL SERVICE	9840	JUNE FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$500.00
001	12018	07/30/21	A & B AQUATICS	2025801	Install 78 Pickerelweed plants	R&M-Aquascaping	546006-53801	\$273.00
001	12019	07/30/21	DAVEY TREE EXPERT CO	915792773	July Irrig Rprs; Annuals Installed 7/2/21	R&M-Irrigation	546041-53901	\$1,306.98
001	12019	07/30/21	DAVEY TREE EXPERT CO	915792773	July Irrig Rprs; Annuals Installed 7/2/21	Contracts-Plant Replacement	534075-53901	\$18,628.73
001	12020	07/30/21	ERIN McCORMICK LAW PA	10520	06/28-07/21/21 GENERAL COUNSEL	ProfServ-Legal Services	531023-51401	\$8,497.87
001	12021	07/30/21	FOUNTAIN DESIGN GROUP INC	24024A	MAY-JULY QTRLY FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$255.00
001	12022	07/30/21	GIBBONS,NEUMAN,BELLO,SEGALL P.A.	921421	June 2021 District/TECO/Easement Issue Legal Svc	ProfServ-Legal Services	531023-51401	\$1,680.00
001	12024	07/30/21	HUGHES EXTERMINATORS INC	42771647	07/19 OFFICE PEST CONTROL	Contracts-Pest Control	534125-53901	\$48.00
001	12025	07/30/21	INTERSTATE BATTERY	200036393	MT-65 BATTERY	R&M-General	546001-53901	\$107.95
001	12026	07/30/21	JMT	22-176339	ENG SRVCS 05/23/21-06/26/21	ProfServ-Engineering	531013-51501	\$4,110.00
001	12027	07/30/21	LOWE'S	070221-0961	LOWES: 6/08-6/28/2021 purchases	R&M-General	546001-53901	\$530.43
001	12029	07/30/21	PETE'S TREE	356970	Trim back conservation land/Grind Stumps	R&M-Grounds	546037-53901	\$2,500.00
001	12029	07/30/21	PETE'S TREE	356971	7/21-Trim back conservation land/Grind stumps	R&M-Grounds	546037-53901	\$2,500.00
001	12030	07/30/21	RICHARD LEE REPORTING	8400	07/06/21 MTG RECORDED SERVICE	ProfServ-Recording Secretary	531036-51301	\$105.00
001	12031	07/30/21	TRIANGLE POOL SERVICE	100184	new suction line installed, tank to stenner	R&M-Fountain	546032-53801	\$141.45
001	12032	07/30/21	PETE'S TREE	356966	TREE REMOVAL & STUMP GRIND	R&M-Grounds	546037-53901	\$2,500.00
001	12032	07/30/21	PETE'S TREE	356969	TREE REMOVAL/TRIM/STUMP GRINDING	R&M-Grounds	546037-53901	\$2,500.00
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	TAPCO	546001-53901	(\$83.85)
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	SHERRILL TREE credit for sales tax	546001-53901	(\$19.79)
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	BJS WHOLESALE hands soap for parks	546001-57208	\$68.72
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	EXPRESS RADIO wire antenna/cable	546041-53901	\$65.00
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	TRACTOR SUPPLY trap cage	546001-53901	\$34.99
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	Restroom Direct-soap dispensers/Mirrors	546001-57208	\$564.00
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	RACETRAC	540004-53901	\$56.61
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	AMAZON bag for restrooms in the park	546001-57208	\$60.25
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	SHERRILL TREE work gloves for chipper	546022-53901	\$283.71
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	1and1.com mail storage etc...	551002-53901	\$11.00
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	WEBSTAURANT ice machine filters	546001-53901	\$1,018.09
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	FELIX SOD	546037-53901	\$220.00

**WESTCHASE**

Community Development District

**Payment Register by Fund  
For the Period from 07/01/21 to 07/31/21  
(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	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	VETERANS FORD oil change	546022-53901	\$104.39
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	PINCH A PENNY	546032-53801	\$17.49
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	EXXONMOBIL	540004-53901	\$25.00
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	LOWES	546001-53901	\$90.44
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	LAUREL'S OAKS	546037-53901	\$180.00
001	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	WENDELL signage painting	546106-53901	\$2,600.00
001	DD4993	07/20/21	DECIMAL, INC. - ACH	070721 ACH	ACH P/D 07/09/21	Deferred Compensation-Current	235000	\$1,576.45
001	DD4994	07/20/21	STAPLES CREDIT PLAN - ACH	061921-4315 ACH	Staples Inv 2859470881/Ink & Paper	Office Supplies	551002-53901	\$515.20
001	DD4995	07/20/21	VERIZON FLORIDA LLC - ACH	9882559667 ACH	05/24/21-06/23/21 242266540-00001	Communication - Teleph - Field	541005-53901	\$143.07
001	DD4999	07/20/21	BOCC - ACH WATER	063021-0000 ACH	04/10/21-06/10/21 WATER UTILITY	Utility - General	543001-53901	\$1,098.44
001	DD4999	07/20/21	BOCC - ACH WATER	063021-0000 ACH	04/10/21-06/10/21 WATER UTILITY	Utility - Reclaimed Water	543028-53901	\$829.13
001	DD5000	07/20/21	TECO - ACH	062321-0710 ACH	05/19/21-06/18/21 ELECTRIC UTILITIES	Utility - General	543001-53901	\$184.31
001	DD5001	07/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601070121 ACH	06/30/21-07/29/21 005844716-01	office	541005-53901	\$179.97
001	DD5001	07/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601070121 ACH	06/30/21-07/29/21 005844716-01	Glenciff	549031-57208	\$204.00
001	DD5001	07/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601070121 ACH	06/30/21-07/29/21 005844716-01	WPV	549031-57208	\$204.00
001	DD5001	07/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601070121 ACH	06/30/21-07/29/21 005844716-01	BAYBRIDGE	549031-57208	\$204.00
001	DD5002	07/20/21	TECO - ACH	070621-0710 ACH	05/20/21-06/18/21 ELECTRIC UTILITY	Utility - General	543001-53901	\$1,341.06
001	DD5522	07/09/21	INFRAMARK, LLC - EFT	64826	JUNE MGNT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,738.17
001	DD5522	07/09/21	INFRAMARK, LLC - EFT	64826	JUNE MGNT SRVCS	Postage and Freight	541006-51301	\$27.03
001	DD5522	07/09/21	INFRAMARK, LLC - EFT	64826	JUNE MGNT SRVCS	Printing and Binding	547001-51301	\$3.57
001	DD5523	07/09/21	OLM INC - EFT	37959 EFT	06/17/21 LANDSCAPE INSPECTION	Contracts-Other Services	534033-53901	\$1,630.00
001	DD5524	07/14/21	OLM INC - EFT	37846 EFT	05/20 LANDSCAPE INSPECTION	Contracts-Other Services	534033-53901	\$1,630.00
001	DD5544	07/22/21	INFRAMARK, LLC - EFT	63671 EFT	MNGMT SRVCS MAY 2021	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,738.17
001	DD5544	07/22/21	INFRAMARK, LLC - EFT	63671 EFT	MNGMT SRVCS MAY 2021	Postage and Freight	541006-51301	\$42.84
001	DD5545	07/22/21	INFRAMARK, LLC - EFT	65878 EFT	JULY MGNT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$9,738.17
001	DD5545	07/22/21	INFRAMARK, LLC - EFT	65878 EFT	JULY MGNT SRVCS	Postage and Freight	541006-51301	\$22.95
001	DD5545	07/22/21	INFRAMARK, LLC - EFT	65878 EFT	JULY MGNT SRVCS	Printing and Binding	547001-51301	\$101.45
001	DD5550	07/20/21	DECIMAL, INC. - ACH	072021 ACH	ACH P/D 07/23/21	Deferred Compensation-Current	235000	\$1,573.03
001	DD5559	07/26/21	SAM'S CLUB - ACH	062521-3920 ACH	SAM'S 6/2/21 purch: Paper towels/bath tiss/water	ANNUAL WATER/TP/PPR TWLS	552001-53901	\$460.97
001	DD5559	07/26/21	SAM'S CLUB - ACH	062521-3920 ACH	SAM'S 6/2/21 purch: Paper towels/bath tiss/water	ANNUAL WATER/TP/PPR TWLS	546001-57208	\$1,226.20
							<b>Fund Total</b>	<b>\$141,045.91</b>

**GENERAL FUND - HARBOR LINKS (002) - 002**

002	12028	07/30/21	MO'ZART DESIGNS	21-5887	3 Hydraulic pedestrian gate closers/stock inventor	R&M-Gate	546034-53901	\$230.25
002	12028	07/30/21	MO'ZART DESIGNS	21-5917	Harbor Links/Plexiglass Cover for Display Screen	R&M-Gate	546034-53901	\$114.50
002	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	DOORKING-HARBOR LINKS	546034-53901	\$39.95
002	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	DOORKING harbor links gate box	546034-53901	\$49.95
002	DD4987	07/10/21	CARD SERVICES CENTER - ACH	060921-0566 ACH	05/11/21-06/09/21 CC PURCH	EBAY 12 replacement photo cells	546001-53901	\$513.00
002	DD5001	07/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601070121 ACH	06/30/21-07/29/21 005844716-01	Harbor Links	541005-53901	\$125.61
002	DD5001	07/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601070121 ACH	06/30/21-07/29/21 005844716-01	PEABODY	541005-53901	\$125.61
002	DD5002	07/20/21	TECO - ACH	070621-0710 ACH	05/20/21-06/18/21 ELECTRIC UTILITY	Electricity - Streetlighting	543013-53901	\$437.96
							<b>Fund Total</b>	<b>\$1,636.83</b>

**GENERAL FUND - THE ENCLAVE (003) - 003**

003	DD5002	07/20/21	TECO - ACH	070621-0710 ACH	05/20/21-06/18/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$1,522.38
							<b>Fund Total</b>	<b>\$1,522.38</b>

**WESTCHASE**

Community Development District

**Payment Register by Fund  
For the Period from 07/01/21 to 07/31/21  
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Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - SAVILLE ROW (004) - 004**

004	DD5001	07/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601070121 ACH	06/30/21-07/29/21 005844716-01	Saville Rowe	541005-53901	\$149.97
004	DD5002	07/20/21	TECO - ACH	070621-0710 ACH	05/20/21-06/18/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$23.70
<b>Fund Total</b>								<b>\$173.67</b>

**GENERAL FUND - THE GREENS (102) - 102**

102	12002	07/08/21	AVENTURA NURSERY	44936	CRAPE MYRTLES;QUEEN PALMS;BUSHES	R&M-General	546001-53901	\$2,877.00
102	12008	07/13/21	FLORIDA JETCLEAN INC	14147	Storm Pipe jetting to remove blockages	R&M-General	546001-53901	\$750.00
102	12013	07/13/21	SECURITAS SECURITY	10409856	06/01/21-06/30/21 GREENS SECURITY	Contracts-Security Services	534037-53901	\$16,763.12
102	12023	07/30/21	GRAINGER	9951922716	Traffic Zone Marking Paint-The Greens (3 qty)	stripping paint	546001-53901	\$143.58
102	12028	07/30/21	MO'ZART DESIGNS	21-5915	Greens/scanner-polygram mirror assembly; Doorking1	scanner repair	546034-53901	\$1,832.50
102	DD4999	07/20/21	BOCC - ACH WATER	063021-0000 ACH	04/10/21-06/10/21 WATER UTILITY	R&M-General	546001-53901	\$63.79
102	DD5001	07/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601070121 ACH	06/30/21-07/29/21 005844716-01	The Greens	541005-53901	\$176.21
102	DD5002	07/20/21	TECO - ACH	070621-0710 ACH	05/20/21-06/18/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$4,296.28
<b>Fund Total</b>								<b>\$26,902.48</b>

**GENERAL FUND - STONEBRIDGE (103) - 103**

103	12002	07/08/21	AVENTURA NURSERY	44936	CRAPE MYRTLES;QUEEN PALMS;BUSHES	R&M-General	546001-53901	\$415.00
103	DD5001	07/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601070121 ACH	06/30/21-07/29/21 005844716-01	Stonebridge	541005-53901	\$125.61
103	DD5002	07/20/21	TECO - ACH	070621-0710 ACH	05/20/21-06/18/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$450.04
<b>Fund Total</b>								<b>\$990.65</b>

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

104	DD5002	07/20/21	TECO - ACH	070621-0710 ACH	05/20/21-06/18/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$8,611.77
104	DD5002	07/20/21	TECO - ACH	070621-0710 ACH	05/20/21-06/18/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	(\$30.00)
<b>Fund Total</b>								<b>\$8,581.77</b>

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

105	DD5002	07/20/21	TECO - ACH	070621-0710 ACH	05/20/21-06/18/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$418.66
<b>Fund Total</b>								<b>\$418.66</b>

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

106	12011	07/13/21	MO'ZART DESIGNS	21-5851	Vineyards-Entry gate svc call	R&M-Gate	546034-53901	\$380.00
106	DD5001	07/20/21	BRIGHT HOUSE NETWORKS LLC-ACH	084471601070121 ACH	06/30/21-07/29/21 005844716-01	VINEYARDS	549031-53901	\$120.60
<b>Fund Total</b>								<b>\$500.60</b>

**WESTCHASE**

Community Development District

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**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CLEARING FUND - 800</b>								
800	DD5501	07/08/21	ANDREW J. WILLIAMSON	PAYROLL	July 08, 2021 Payroll Posting			\$548.56
800	DD5502	07/08/21	KRISTIAN GUNDERSEN	PAYROLL	July 08, 2021 Payroll Posting			\$582.70
800	DD5503	07/08/21	PATRICK J. MCLANE	PAYROLL	July 08, 2021 Payroll Posting			\$182.85
800	DD5504	07/08/21	DOUGLAS R. MAYS	PAYROLL	July 08, 2021 Payroll Posting			\$2,266.72
800	DD5505	07/08/21	SONJA WHYTE	PAYROLL	July 08, 2021 Payroll Posting			\$1,339.34
800	DD5506	07/08/21	LIVAN SOTO VIEGO	PAYROLL	July 08, 2021 Payroll Posting			\$1,471.15
800	DD5507	07/08/21	DANIEL P. HAWKINS	PAYROLL	July 08, 2021 Payroll Posting			\$532.08
800	DD5508	07/08/21	DANIEL R. WOOLLEY	PAYROLL	July 08, 2021 Payroll Posting			\$321.30
800	DD5509	07/08/21	CRISTIAN A. GUABA	PAYROLL	July 08, 2021 Payroll Posting			\$1,322.32
800	DD5510	07/08/21	CHAD E. FRISCO	PAYROLL	July 08, 2021 Payroll Posting			\$457.13
800	DD5511	07/08/21	KATHERINE A. LAMB	PAYROLL	July 08, 2021 Payroll Posting			\$152.38
800	DD5512	07/08/21	JASON C. BECKMAN	PAYROLL	July 08, 2021 Payroll Posting			\$152.38
800	DD5513	07/08/21	DANIEL R. HEFFRON	PAYROLL	July 08, 2021 Payroll Posting			\$457.13
800	DD5514	07/08/21	JAMES M. SCHNEIDER	PAYROLL	July 08, 2021 Payroll Posting			\$213.33
800	DD5515	07/08/21	JOSEPH H. MAURER	PAYROLL	July 08, 2021 Payroll Posting			\$91.42
800	DD5516	07/08/21	JESSICA L. WEATHERMAN	PAYROLL	July 08, 2021 Payroll Posting			\$178.24
800	DD5517	07/08/21	MICHAEL R. MILILLO	PAYROLL	July 08, 2021 Payroll Posting			\$365.71
800	DD5525	07/22/21	ANDREW J. WILLIAMSON	PAYROLL	July 22, 2021 Payroll Posting			\$548.56
800	DD5526	07/22/21	KRISTIAN GUNDERSEN	PAYROLL	July 22, 2021 Payroll Posting			\$286.94
800	DD5527	07/22/21	PATRICK J. MCLANE	PAYROLL	July 22, 2021 Payroll Posting			\$182.85
800	DD5528	07/22/21	DOUGLAS R. MAYS	PAYROLL	July 22, 2021 Payroll Posting			\$2,266.72
800	DD5529	07/22/21	SONJA WHYTE	PAYROLL	July 22, 2021 Payroll Posting			\$1,339.34
800	DD5530	07/22/21	LIVAN SOTO VIEGO	PAYROLL	July 22, 2021 Payroll Posting			\$1,431.06
800	DD5531	07/22/21	DANIEL P. HAWKINS	PAYROLL	July 22, 2021 Payroll Posting			\$503.16
800	DD5532	07/22/21	DANIEL R. WOOLLEY	PAYROLL	July 22, 2021 Payroll Posting			\$774.83
800	DD5533	07/22/21	CRISTIAN A. GUABA	PAYROLL	July 22, 2021 Payroll Posting			\$1,322.32
800	DD5534	07/22/21	CHAD E. FRISCO	PAYROLL	July 22, 2021 Payroll Posting			\$365.71
800	DD5535	07/22/21	KATHERINE A. LAMB	PAYROLL	July 22, 2021 Payroll Posting			\$289.51
800	DD5536	07/22/21	JASON C. BECKMAN	PAYROLL	July 22, 2021 Payroll Posting			\$304.75
800	DD5537	07/22/21	DANIEL R. HEFFRON	PAYROLL	July 22, 2021 Payroll Posting			\$304.75
800	DD5538	07/22/21	MICHAEL F. MANN	PAYROLL	July 22, 2021 Payroll Posting			\$205.42
800	DD5539	07/22/21	JESSICA L. WEATHERMAN	PAYROLL	July 22, 2021 Payroll Posting			\$178.24
800	DD5540	07/22/21	MICHAEL R. MILILLO	PAYROLL	July 22, 2021 Payroll Posting			\$365.71
800	12017	07/23/21	BRIAN M. ROSS	PAYROLL	July 23, 2021 Payroll Posting			\$184.70
800	DD5546	07/23/21	GREGORY L. CHESNEY	PAYROLL	July 23, 2021 Payroll Posting			\$184.70
800	DD5547	07/23/21	MATTHEW W. LEWIS	PAYROLL	July 23, 2021 Payroll Posting			\$184.70
800	DD5548	07/23/21	FORREST D. BAUMHOVER	PAYROLL	July 23, 2021 Payroll Posting			\$184.70
800	DD5549	07/23/21	JAMES J. WIMSATT	PAYROLL	July 23, 2021 Payroll Posting			\$184.70
<b>Fund Total</b>								<b>\$22,228.11</b>

<b>Total Cks Pd</b>	<b>\$204,001.06</b>
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## **Third Order of Business**



**From:** Jennifer Frost <[Jennifer.Conrad@vertexdevelopment.net](mailto:Jennifer.Conrad@vertexdevelopment.net)>  
**Sent:** Wednesday, August 18, 2021 3:40 PM  
**To:** Matt Lewis <[mwl.noles@gmail.com](mailto:mwl.noles@gmail.com)>; Erin McCormick <[erin@emccormicklaw.com](mailto:erin@emccormicklaw.com)>  
**Cc:** Alan Ruiz <[alanruiz@vertexdevelopment.net](mailto:alanruiz@vertexdevelopment.net)>  
**Subject:** Westchase North Utility

Good afternoon,

As you know, we had a design site walk this morning at the utility tract. We will be working toward getting the survey, title and zoning drawings completed over the next 4 – 6 weeks. We will send any pertinent information for your review.

As we mentioned during our lease negotiations, developing a tower in Hillsborough County takes a considerable amount of time. These “speculative” or landowner-driven sites often take even longer to get initiated. Hillsborough County requires wireless carrier support, and we were not able to secure commitment from a carrier until July – or six months after the lease was fully executed. As such, we are requesting a six-month extension to the terms of the lease agreement. We’d be happy to draft this amendment.

Please let us know your thoughts.

Thank you,

Jen

*Jennifer C. Frost, PMP*

Program Manager



813.480.7855m / 813.436.5674f

[jennifer.conrad@vertexdevelopment.net](mailto:jennifer.conrad@vertexdevelopment.net)



## **Sixth Order of Business**

**6A.**

*Proposed*  
NOTICE OF MEETINGS  
WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189, Florida Statutes, notice is being given that the Board of Supervisors of the Westchase Community Development District will hold their meetings for Fiscal Year 2022 on the first Tuesday of each month at 4:00 P.M. at the **Maureen B. Gauzza Regional Library, 11211 Countryway Boulevard, Tampa, Florida**, unless otherwise indicated below.

October 5, 2021  
November 2, 2021 *No elections scheduled for Hillsborough County*  
December 7, 2021  
January 4, 2022  
February 1, 2022  
March 1, 2022  
April 5, 2022  
May 3, 2022  
June 7, 2022  
July 12, 2022 (Second Tuesday)  
August 2, 2022 *Primaries scheduled for August 23*  
September 13, 2022 (Second Tuesday)

The Board will also hold workshops at 4:00 p.m. at the Maureen B. Gauzza Regional Library, 11211 Countryway Boulevard, Tampa, Florida on the following dates:

October 19, 2021  
November 16, 2021  
December 21, 2021  
January 18, 2022  
February 15, 2022  
March 15, 2022  
April 19, 2022  
May 17, 2022  
June 21, 2022  
July 26, 2022 (Fourth Tuesday)  
August 16, 2022  
September 27, 2022 (Fourth Tuesday)

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two calendar days prior

to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andrew P. Mendenhall, PMP,  
District Manager