

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

MARCH 1, 2022

Westchase Community Development District

Inframark, Infrastructure Management Services

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

February 22, 2022

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, March 1, 2022 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 February 1, 2022 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements
- 3. Engineer's Report**
- 4. Attorney's Report**
- 5. Manager's Report**
- 6. Field Manager's Report**
- 7. Audience Comments**
- 8. Supervisors' Requests**
- 9. Adjournment**

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

Sincerely,



Andrew P. Mendenhall, PMP
Manager

cc: Erin McCormick
Christopher Barrett
Sonny Whyte
Robert Dvorak

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: February 1, 2022</p> <p>TIME: 4:05 p.m. - 5:49 p.m.</p> <p>PLACE: Maureen Gauzza Regional Library Community Room A 11211 Countryway Boulevard Tampa, Florida 33626</p> <p>REPORTED BY: Whitlie Grace Cullipher Notary Public State of Florida at Large</p>	<p style="text-align: right;">Page 5 Page 3</p> <p>INDEX</p> <table> <tr><td>Meeting called to order</td><td>5</td></tr> <tr><td>Pledge of Allegiance</td><td>6</td></tr> <tr><td>Roll Call</td><td>6</td></tr> <tr><td>Consent agenda</td><td>6</td></tr> <tr><td>Motion to accept</td><td>6</td></tr> <tr><td>(Motion passes)</td><td>6</td></tr> <tr><td>Discussion of tree plan</td><td>7</td></tr> <tr><td>Discussion of 2/15/2022 workshop</td><td>48</td></tr> <tr><td>Engineer's report</td><td>50</td></tr> <tr><td>Special purpose survey for wetland</td><td>50</td></tr> <tr><td>Springrose Creek erosion update</td><td>54</td></tr> <tr><td>Storm water needs analysis</td><td>68</td></tr> <tr><td>Motion to approve storm water needs analysis</td><td>70</td></tr> <tr><td>(Motion passes)</td><td>76</td></tr> <tr><td>Attorney's Report</td><td>76</td></tr> <tr><td>Glenclyff Park cell tower update</td><td>81</td></tr> <tr><td>North cell tower update</td><td>76</td></tr> <tr><td>Turkey vulture agreement discussion</td><td>81</td></tr> <tr><td>Manager's Report</td><td>87</td></tr> <tr><td>Discussion of making a sale to Park Property Group</td><td>87</td></tr> <tr><td>Grau & Associates audit discussion</td><td>88</td></tr> <tr><td>Motion to accept audit</td><td>90</td></tr> <tr><td>(Motion passes)</td><td>90</td></tr> <tr><td>Update on employee (401)k</td><td>90</td></tr> <tr><td>Field Manager's Report</td><td>91</td></tr> <tr><td>Request from residents to add signage to alleyways</td><td>91</td></tr> <tr><td>Discussion to remove oleanders in Gretna Green</td><td>99</td></tr> <tr><td>New iPad discussion</td><td>103</td></tr> <tr><td>GIS discussion</td><td>103</td></tr> </table>	Meeting called to order	5	Pledge of Allegiance	6	Roll Call	6	Consent agenda	6	Motion to accept	6	(Motion passes)	6	Discussion of tree plan	7	Discussion of 2/15/2022 workshop	48	Engineer's report	50	Special purpose survey for wetland	50	Springrose Creek erosion update	54	Storm water needs analysis	68	Motion to approve storm water needs analysis	70	(Motion passes)	76	Attorney's Report	76	Glenclyff Park cell tower update	81	North cell tower update	76	Turkey vulture agreement discussion	81	Manager's Report	87	Discussion of making a sale to Park Property Group	87	Grau & Associates audit discussion	88	Motion to accept audit	90	(Motion passes)	90	Update on employee (401)k	90	Field Manager's Report	91	Request from residents to add signage to alleyways	91	Discussion to remove oleanders in Gretna Green	99	New iPad discussion	103	GIS discussion	103
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Matthew Lewis, Chairman Greg Chesney, Vice Chairman Brian Ross Forrest Baumhover Jim Wimsatt</p> <p>ALSO PRESENT:</p> <p>INFRAMARK:</p> <p>Andy Mendenhall, District Manager</p> <p>DISTRICT ATTORNEY:</p> <p>Erin McCormick</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays Sonny Whyte</p> <p>DISTRICT ENGINEER:</p> <p>Robert Dvorak</p> <p>ALSO PRESENT: Chris Barrett Mark Hughes</p>	<p style="text-align: right;">Page 4</p> <table> <tr><td>Audience comments</td><td>104</td></tr> <tr><td>Supervisor's requests</td><td>104</td></tr> <tr><td>Motion to adjourn</td><td>104</td></tr> <tr><td>(Motion passes)</td><td>105</td></tr> <tr><td>Adjournment</td><td>105</td></tr> </table>	Audience comments	104	Supervisor's requests	104	Motion to adjourn	104	(Motion passes)	105	Adjournment	105																																																
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<p style="text-align: right;">Page 5</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 1st day 3 of February, 2022, at the Maureen Gauzza Regional 4 Library, 11211 Countryway Boulevard, Community Room 5 A, Tampa, Florida, beginning at 4:05 p.m., reported 6 by Whitlie Grace Cullipher, Notary Public in and for 7 the State of Florida at Large. 8 * * * * * 9 THE CHAIR: All right. Well, we'll go 10 ahead and get started. Sonny, have you heard 11 -- I'm sorry, I didn't mean to interrupt. Have 12 you ever heard from Jim at all? 13 MS. WHYTE: Yes, Jim said he was going to 14 be late. He had texted -- he e-mailed Matt and 15 I -- or I that he will be here but he might be 16 a little bit late. 17 THE CHAIR: Okay. All right. 18 MS. WHYTE: And one other thing, the 19 gentleman who is here from Harbor Links about 20 the cell tower, he's outside on a conference 21 call. He said if we could get to that in about 22 20 minutes when he comes back in because he 23 didn't know where it was -- when it was that 24 you would discuss the cell tower. 25 THE CHAIR: Okay.</p>	<p style="text-align: right;">Page 6 Page 7</p> <p>1 evening? 2 THE CHAIR: Doing great. 3 MR. HUGHES: All right. Yeah, so 4 basically, you know, I have some of my notes 5 here and everything. Does anybody have any 6 immediate questions or areas that they would 7 like to start? 8 THE CHAIR: I'll ask the board. Does 9 anybody have anything? 10 (No response.) 11 THE CHAIR: Not right now. 12 MR. HUGHES: All right. So -- you know, 13 we've had a couple of workshops and talked 14 about a few things. My apologies for missing 15 the last meeting there. I had a medical 16 procedure due to a bad auto accident I was in, 17 and all is well now, though, and -- and just 18 got a little bit of baby brain right now, so 19 excuse me if I misspeak. We just had our baby 20 girl last week. 21 THE CHAIR: Oh, congratulations. 22 MR. CHESNEY: Wow, you got a lot going 23 on. 24 MR. HUGHES: Thank you, thank you. So -- 25 you know, we talked about different things</p>
<p style="text-align: right;">Page 6</p> <p>1 6 2 MS. WHYTE: Thank you. 3 THE CHAIR: All right. Yeah, thank you. 4 Okay. We'll go ahead and call this meeting to 5 order. Today is February 1st, 2022. This is 6 the Westchase CDD monthly meeting. Let the 7 record reflect that all supervisors are here 8 except for Jim Wimsatt, who will most likely be 9 late, and we'll go ahead and do our Pledge of 10 Allegiance. 11 (The Pledge of Allegiance was recited.) 12 THE CHAIR: All right. Thank you guys. 13 Next would be a motion for approval on the 14 consent agenda. 15 MR. BAUMHOVER: So moved. 16 MR. CHESNEY: Second. 17 THE CHAIR: Any discussion? 18 (No response.) 19 THE CHAIR: All right. All in favor? 20 (All board members signify in the 21 affirmative.) 22 THE CHAIR: Motion passes four to zero. 23 Moving on to discussion of the tree plan. 24 Mr. Mark, how are you? 25 MR. HUGHES: Yes, how we doing this</p>	<p style="text-align: right;">Page 8</p> <p>1 and -- you know, whether it be pre-growth 2 regulators, just kind of taking the -- the root 3 abatement on a case-by-case basis. You know, I 4 know over there in the Bridges, it looks like 5 somebody was trenching or root pruning to fix 6 the Miami curbing right there on the street 7 side and -- you know, it was just -- you know, 8 hit or miss right through there as to which 9 ones they were doing. So -- you know, you can 10 handle the roots as they become an issue, which 11 -- you know, you'd be more reactive than 12 proactive, or you could just get on a -- a root 13 management program with a lot of root pruning, 14 which has some utilities issues along the way, 15 with, you know, just different things; rising 16 water, people's sprinkler systems and -- 17 probably not the most ideal way to go, but it 18 is a method and a method that some communities 19 do and then they just kind of -- once you go 20 through the first time, those utilities and 21 sprinkler systems are often identified or moved 22 around so then when you come through every -- 23 you know, depending on your tree health and 24 growth rates, when you come through every, you 25 know, three to seven years, you don't have near</p>

<p style="text-align: right;">Page 9</p> <p>1 the problems that second round through.</p> <p>2 The other is -- and all these can be done</p> <p>3 in a combination, as well. There's no one</p> <p>4 blanket way we can go about this. You know,</p> <p>5 it's going to be a lot of personal preference,</p> <p>6 whether that be to the homeowners, to the</p> <p>7 board. Case by case, street by street. So</p> <p>8 there's no one broad way to paint this right</p> <p>9 here.</p> <p>10 So the other way is, you know, with --</p> <p>11 with the root management method, you can also</p> <p>12 go alternate sidewalk designs. You know, you</p> <p>13 have synthetic, you have elevated construction,</p> <p>14 you have -- you know, asphalt. Sometimes</p> <p>15 people don't like the aesthetics of that, the</p> <p>16 difference, you know, where you're going from</p> <p>17 concrete to a synthetic or an asphalt or</p> <p>18 something like that, but these things withstand</p> <p>19 the root issues quite a bit better. You</p> <p>20 have -- you know, you get to remove and</p> <p>21 replace; you know, remove and replace with a</p> <p>22 more suitable species that's not going to cause</p> <p>23 the issues, have one just that -- the constant</p> <p>24 management issues with the roots, the pruning.</p> <p>25 I know everybody loves the canopy, and I think</p>	<p style="text-align: right;">Page 7 Page 11</p> <p>1 have your rules and then it's -- it's just the</p> <p>2 replacement. It's the right tree, right place,</p> <p>3 you know -- and excuse me if I'm off base here,</p> <p>4 but, you know, I kind of thought that the</p> <p>5 bigger, more pertinent issue was the oaks</p> <p>6 with -- you know, and getting a handle on them.</p> <p>7 You know, so -- and -- and honestly, I have --</p> <p>8 I have been a little bit behind lately due to a</p> <p>9 few things right there, so -- and that's on me.</p> <p>10 The other way that you have, and -- and</p> <p>11 kind of a little bit behind the eight ball on</p> <p>12 that is structure pruning, but structure</p> <p>13 pruning does reduce canopy size, which is going</p> <p>14 to reduce the root to shoot ratio right there.</p> <p>15 As these trees are growing, the roots are going</p> <p>16 to continue to grow, spread out, to support the</p> <p>17 canopy and the crown for the nutrients and the</p> <p>18 water that they need. So structure pruning</p> <p>19 rather than the low, inside-out pruning,</p> <p>20 pushing all the growth out, you want to come</p> <p>21 more from the outside in. Structure pruning</p> <p>22 trees, you can still maintain a nice canopy and</p> <p>23 it -- it does help mitigate that root growth,</p> <p>24 as well.</p> <p>25 We talked about some growth regulators.</p>
<p style="text-align: right;">Page 10</p> <p>1 it's wonderful, as well, but it comes at a</p> <p>2 cost.</p> <p>3 So -- you know, it's really -- it's a</p> <p>4 balance in, you know, what costs are you</p> <p>5 willing to pay to -- to maintain this canopy.</p> <p>6 THE CHAIR: So let --- if I can stop you</p> <p>7 right there, too. What -- I know the last time</p> <p>8 I think you were here or maybe -- I can't</p> <p>9 remember if it was our workshop or a previous</p> <p>10 meeting --</p> <p>11 MR. HUGHES: Workshop.</p> <p>12 THE CHAIR: -- but I think you had taken</p> <p>13 our previous tree policy that we had and -- and</p> <p>14 I don't know if you got a chance to review that</p> <p>15 or not and -- and --</p> <p>16 MR. HUGHES: Well, I mean --</p> <p>17 THE CHAIR: I guess I was wanting to see</p> <p>18 if you had been able to sort of enhance that or</p> <p>19 if you had any changes and if --</p> <p>20 MR. HUGHES: So the tree policy I don't</p> <p>21 have the changes for yet.</p> <p>22 THE CHAIR: Okay.</p> <p>23 MR. HUGHES: I can submit those to Sonny.</p> <p>24 I mean, but the tree policy -- I mean, it's</p> <p>25 just all about -- you know, you're going to</p>	<p style="text-align: right;">Page 12</p> <p>1 You know, growth regulators are great for</p> <p>2 reducing canopy growth. There's very little</p> <p>3 case study on the root growth. The Morton</p> <p>4 Arboretum up in Illinois, they say, "Hey, it</p> <p>5 definitely does increase the fine root growth,"</p> <p>6 which isn't necessarily the destructive part of</p> <p>7 the issue, you know, but it is the tree growth</p> <p>8 regulator itself. There's just not a lot out</p> <p>9 there that supports that it really slows down</p> <p>10 that root growth. And with the tree growth</p> <p>11 regulators, you have to go through and -- you</p> <p>12 know, so trees are living organisms, and just</p> <p>13 like we respond different to medications -- you</p> <p>14 know, me versus Doug versus anybody else here</p> <p>15 -- the trees are going to do that, as well, so</p> <p>16 you got to go through and identify the current</p> <p>17 health of that tree to get the proper dosage</p> <p>18 and see if it is a good candidate. So say ones</p> <p>19 that we -- in the Bridges where the root</p> <p>20 pruning was just done, you wouldn't even be</p> <p>21 able to think about applying a tree growth</p> <p>22 regulator to those for another six -- six</p> <p>23 months to a year.</p> <p>24 THE CHAIR: I think -- didn't we last</p> <p>25 time talk about maybe getting a -- a street in</p>

<p style="text-align: right;">Page 13</p> <p>1 the neighborhood somewhere and --</p> <p>2 MR. BARRETT: Yes, mine.</p> <p>3 THE CHAIR: Yeah, Chris Barrett's street</p> <p>4 and maybe trying to decide if we can maybe --</p> <p>5 I'm kind of kidding, but figure out if a root</p> <p>6 inhibitor or a growth inhibitor would work?</p> <p>7 MR. HUGHES: Yes, we did. So -- you</p> <p>8 know, what we can do is -- and that was going</p> <p>9 to be my next thing. You know, so if you want</p> <p>10 to play with some little case studies here, we</p> <p>11 can start studies and -- you know, the tree</p> <p>12 growth regulators, you know, there's quite a</p> <p>13 few articles here from Purdue and everything</p> <p>14 and some different TCIA, which is a pretty good</p> <p>15 independent arbiter, and the Agricultural</p> <p>16 World, some ISA journal agricultures and -- you</p> <p>17 know, there -- sometimes you get great results.</p> <p>18 Sometimes it slows the growth down very little.</p> <p>19 THE CHAIR: I -- I think it was</p> <p>20 definitely something -- and I'll let the others</p> <p>21 speak if they want to, but I think it was</p> <p>22 definitely something we were interested in</p> <p>23 seeing how it might take, and we -- I think we</p> <p>24 all understand tree to tree, it may have a</p> <p>25 different effect --</p>	<p style="text-align: right;">Page 8 Page 15</p> <p>1 waxy, thicker cuticle of the leaf, the reduced</p> <p>2 shoot growth. So say we did ten trees right</p> <p>3 here, we did five and five, so you did two</p> <p>4 little areas of five right there and then you</p> <p>5 could compare it to the trees directly around</p> <p>6 it.</p> <p>7 MR. BAUMHOVER: So how can you tell the</p> <p>8 difference in the root growth, because that's</p> <p>9 really --</p> <p>10 MR. HUGHES: So the root growth, then,</p> <p>11 we'll have to find some different ways to</p> <p>12 measure that. Take some really good pictures</p> <p>13 of sidewalk, take measurements. Say, "Hey,</p> <p>14 this sidewalk is," you know, "up a half inch, a</p> <p>15 quarter inch right now," and measure that, but</p> <p>16 again, there's not really great case study that</p> <p>17 shows that it affects the root growth all that</p> <p>18 much, and it would have to be in combination</p> <p>19 with structure pruning to really reduce the</p> <p>20 canopy, I think, to get your best results.</p> <p>21 THE CHAIR: So -- so I'm -- I'm kind of</p> <p>22 hearing -- and I was actually going to say</p> <p>23 this: I think, you know, maybe by -- and we'll</p> <p>24 talk about this maybe at the end of the</p> <p>25 meeting, but having another workshop here</p>
<p style="text-align: right;">Page 14</p> <p>1 MR. HUGHES: Mm-hmm.</p> <p>2 THE CHAIR: -- but overall, if that's</p> <p>3 something that we can look at using, I think</p> <p>4 we'd be interested in that and if -- if that's</p> <p>5 something -- I don't know if you want to work</p> <p>6 with Doug or if you want to just go out on your</p> <p>7 own and kind of pick a street. I know we kind</p> <p>8 of talked about that last time. I -- I really</p> <p>9 can't remember which --</p> <p>10 MR. HUGHES: It was Lightner Bridge.</p> <p>11 THE CHAIR: Is that what it was? Okay.</p> <p>12 I couldn't remember.</p> <p>13 MR. HUGHES: Yeah, it was Lightner Bridge</p> <p>14 and -- so yeah, we can do Lightner Bridge and</p> <p>15 say, "Hey, I mean" -- you know, you're probably</p> <p>16 -- I'd say ten trees would be sufficient. You</p> <p>17 know, if you want to do more -- yes, sir?</p> <p>18 MR. BAUMHOVER: How long would it take</p> <p>19 before you see what the results of that</p> <p>20 experiment are?</p> <p>21 MR. HUGHES: So -- you know, you're going</p> <p>22 to see it through the end of that growth</p> <p>23 season. So like if we applied it now, you</p> <p>24 should see results by the end of the growth</p> <p>25 season with the reduced canopy growth, the more</p>	<p style="text-align: right;">Page 16</p> <p>1 coming up because we really, I think, want to</p> <p>2 see some -- some information coming forth from</p> <p>3 you about, hey -- I think we need some sort</p> <p>4 of a plan on potential tree species. If we</p> <p>5 can't replace it with live oaks, what do you</p> <p>6 recommend going forward.</p> <p>7 MR. HUGHES: Right.</p> <p>8 THE CHAIR: I mean, I know -- and I'll</p> <p>9 kind of go ahead and bring it up. I know</p> <p>10 Doug's going to talk about it in his manager's</p> <p>11 report, but we've got several trees right now</p> <p>12 where the county's come in and -- and they want</p> <p>13 to pull them. I mean, they want to redo --</p> <p>14 they are redoing the sidewalk and they are</p> <p>15 wanting to pull trees because they are having</p> <p>16 some company come along and -- and prune them</p> <p>17 or trim the -- the roots and they are afraid</p> <p>18 the trees have become unbalanced. You know,</p> <p>19 they -- based on what we've all kind of been</p> <p>20 talking about lately, if we want to try to keep</p> <p>21 that canopy, well, that's going to shoot that</p> <p>22 out the window. So --</p> <p>23 MR. BAUMHOVER: I mean, we had -- I -- I</p> <p>24 believe we had talked about primarily making</p> <p>25 sure that what we currently have on file -- you</p>

<p style="text-align: right;">Page 17</p> <p>1 know, if there are changes that need to be made</p> <p>2 because people are coming in and asking for</p> <p>3 replacement trees and we're trying to respect</p> <p>4 kind of the intention of the neighborhood</p> <p>5 versus replacing an oak tree and a palm tree --</p> <p>6 with a palm tree in a neighborhood that really</p> <p>7 doesn't have palm trees. So being able to take</p> <p>8 what we have and kind of say, "Yeah, in these</p> <p>9 neighborhoods, those trees might work; in these</p> <p>10 neighbors, I recommend some adjustments."</p> <p>11 I think I was kind of -- it was my</p> <p>12 impression of what we wanted to see as making</p> <p>13 sure that if there are any adjustments that</p> <p>14 needed to be made, that we went ahead and made</p> <p>15 those adjustments so that when we do replace</p> <p>16 trees that our residents are asking us to</p> <p>17 replace, we are not taking two steps backwards</p> <p>18 in the process.</p> <p>19 MR. HUGHES: So I looked at a property</p> <p>20 for Doug there on Greencrest -- I think it was</p> <p>21 10512 Greencrest. They had a pine tree, a</p> <p>22 sabal palm and a cypress tree right there and</p> <p>23 they were coming out and the resident right</p> <p>24 there and -- and Greencrest right there, it's a</p> <p>25 hodge-podge. Crape myrtles, hollies, cypress,</p>	<p style="text-align: right;">Page 9 Page 19</p> <p>1 not be the best tree to put in that spot. What</p> <p>2 are the options," like, and --</p> <p>3 MR. HUGHES: So in that particular</p> <p>4 instance right there -- because again, they are</p> <p>5 all a little different. Right?</p> <p>6 MR. BAUMHOVER: Mm-hmm.</p> <p>7 MR. HUGHES: But in that particular</p> <p>8 instance, I find that in victory for everybody</p> <p>9 right there with putting that palm back in</p> <p>10 because it's low maintenance cost. Yes, it --</p> <p>11 it is annual maintenance, but it's relatively</p> <p>12 low compared to the oaks and you're just not</p> <p>13 going to get the root issues right there and</p> <p>14 the homeowner was happy.</p> <p>15 MR. BAUMHOVER: Okay.</p> <p>16 MR. HUGHES: I --</p> <p>17 MR. BAUMHOVER: Okay.</p> <p>18 MR. MAYS: That is a hundred percent</p> <p>19 correct.</p> <p>20 MR. HUGHES: It's a --</p> <p>21 MR. MAYS: We just have not installed it</p> <p>22 yet.</p> <p>23 MR. HUGHES: It's a cheap replacement. I</p> <p>24 mean -- so just all the way around, I thought</p> <p>25 that one worked out great for the community,</p>
<p style="text-align: right;">Page 18</p> <p>1 pines, you know, there's a number of -- of</p> <p>2 trees in there, and so that specific one right</p> <p>3 there, they were content to put back in a palm</p> <p>4 tree. So in -- in that community, that worked</p> <p>5 out. Homeowner was happy with it and so again,</p> <p>6 it -- you know, yeah, we can look at these</p> <p>7 different communities -- go ahead, Doug.</p> <p>8 MR. MAYS: They are not happy with it yet</p> <p>9 because we haven't put it in because the board</p> <p>10 hasn't made a decision. So -- but as Mark --</p> <p>11 MR. BAUMHOVER: But that is kind of where</p> <p>12 we --</p> <p>13 MR. MAYS: -- is saying --</p> <p>14 MR. BAUMHOVER: We want to make sure that</p> <p>15 whatever decision we make has some sort of</p> <p>16 expert advice. Like --</p> <p>17 MR. MAYS: Right.</p> <p>18 MR. BAUMHOVER: -- if -- this is the time</p> <p>19 where if a homeowner wants to do something and</p> <p>20 the tree people say, "You don't want to do</p> <p>21 that," then we need to talk about it and kind</p> <p>22 of say, "All right. What are the pros and</p> <p>23 cons, how do we communicate to the homeowners</p> <p>24 which trees are acceptable." Like this is the</p> <p>25 time where we kind of say, "Sabal palm might</p>	<p style="text-align: right;">Page 20</p> <p>1 homeowner and just everybody involved and --</p> <p>2 you know, you're not going to get that every</p> <p>3 time, though.</p> <p>4 MR. BAUMHOVER: Right, so in -- in</p> <p>5 Lightner Bridge and you have a problem tree,</p> <p>6 then we would need to kind of say what type of</p> <p>7 tree goes into this neighborhood because that</p> <p>8 sabal palm is probably not going to work.</p> <p>9 MR. HUGHES: Yes, and -- and I think when</p> <p>10 I leave here today, too -- you know, we've kind</p> <p>11 of talked at some of the workshops and whatnot</p> <p>12 and we've thrown some different ideas around</p> <p>13 and -- you know, you have a lot of trees, and I</p> <p>14 can go through and -- you know, formally, I</p> <p>15 haven't charged you anything yet. You know,</p> <p>16 when we leave here tonight, anything that I</p> <p>17 move forth on, I will start to bill and -- you</p> <p>18 know, I've just been kind of happy to get in</p> <p>19 and to kind of talk about it and get a feel for</p> <p>20 it and for each other. So there's no charges</p> <p>21 up until now, even for looking at that right</p> <p>22 there with Doug; but we really need to</p> <p>23 formalize like -- because once you get into</p> <p>24 counting all these trees and doing some budgets</p> <p>25 and say, "Hey, this is going to be this," and</p>

<p style="text-align: right;">Page 21</p> <p>1 then really putting all these presentations 2 together for these different communities, I 3 really want to see where we want to focus on 4 and where you want to spend that budget and 5 that time and that money right now rather than 6 me -- just me going out there and saying, 7 "Well, man, I had five hours over here, I had 8 six hours over here and eight hours over here." 9 THE CHAIR: Yeah, I think that's our 10 intent -- and I know, Brian, you want to make a 11 comment -- 12 MR. ROSS: Go ahead. 13 THE CHAIR: -- but I think really if we 14 can -- and I know part of our original plan and 15 -- and Forrest brings up a good point. We do 16 have a lot of different people in the 17 neighborhoods that like different things, but 18 if we can get some consistency -- I think you 19 probably heard us use that word a lot when we 20 last spoke -- 21 MR. HUGHES: Mm-hmm. 22 THE CHAIR -- just for each neighborhood 23 because even some of the neighborhoods that 24 were on the previous plan, they -- they weren't 25 even accounted for. I think, if I remember,</p>	<p style="text-align: right;">Page 10 Page 23</p> <p>1 60 days, whatever it is, and what we've read in 2 the WOW is that the -- as you've heard, the 3 county has already started moving and -- 4 MR. HUGHES: Mm-hmm. 5 MR. ROSS: -- so we've lost some 6 opportunity there potentially. My thought is 7 that I felt like we had clearly communicated to 8 you and to our staff what we were looking for. 9 I get it and I understand, miscommunications 10 happen. One thing we've learned over the past 11 60 -- 60 days or so is how much the community 12 and the board values the canopy look. I think, 13 perhaps, that wasn't as clear and I think we've 14 cleared that up, but I'm not hoping or 15 expecting me or the board to get involved in 16 the day-to-day oversight of our trees. That -- 17 that, to me, is a bad use of resources and 18 potentially a negligent use of our resources. 19 I understand your deference and Doug's 20 deference to the board and making sure nobody 21 gets their wrist slapped or something like 22 that, but I'm enthused that you're involved, 23 and the way I view it is you are the expert. 24 You are sort of the arbiter; and so rather than 25 us getting into an argument with the homeowners</p>
<p style="text-align: right;">Page 22</p> <p>1 the Shires was one. There were, I think, at 2 least two others that weren't -- literally 3 weren't even addressed in the plan. So if you 4 can kind of give a recommendation on -- on that 5 and that way, that's our -- that's our little 6 go-to guide for the neighborhood and for Doug 7 and his crew to -- to be able to say to the 8 residents, "Here's your options," because we're 9 -- you know, long term, I think this is 10 something that we're going to want to -- it's 11 obviously going to be a living document, but we 12 want to have some consistency. 13 MR. HUGHES: Yeah. 14 THE CHAIR: So Brian, I didn't mean to -- 15 MR. ROSS: No, no, I'm glad you spoke. 16 My comments and observations are a little bit 17 more negative than positive. What I'm hearing 18 primarily today, it seems, is a repeat or maybe 19 expansion of things we've heard in the past, 20 and I don't say this to be critical of you. 21 MR. HUGHES: No, go ahead. 22 MR. ROSS: You explained your 23 circumstances, and I'm very sensitive to 24 people's individual circumstances, but I feel 25 like we've kind of lost time. We've lost 30,</p>	<p style="text-align: right;">Page 24</p> <p>1 about whether it should be tree A or tree B or 2 tree C, I frankly don't know. I really don't 3 know and maybe my other supervisors do, but 4 what I'm envisioning is you're going to get 5 with our staff and you guys are going to figure 6 it out, and to some degree, if ultimately you 7 say, "This is the right answer, this is the way 8 we need to resolve the disagreement" -- and 9 hopefully there won't be harsh disagreement, 10 but -- but what I'm kind of looking for you to 11 say is this is what we need to do to have a 12 consistent look or plan or whatever else. And 13 so from -- from my viewpoint -- I know you want 14 to say something. From my viewpoint, I remain 15 enthused, I remain enthusiastic. 16 But -- but I feel we need to get a go on 17 it. We need to get moving, and so I would 18 throw out to Doug and to you that maybe one of 19 you needs to get ahold of the county and let 20 them know this is the kind of tree we want to 21 come into these spots that they've already 22 started working on the sidewalks and saying 23 they're going to remove trees. I don't know if 24 they are going to listen to us, but it seems to 25 me that we need to get ahead of the curve</p>

<p style="text-align: right;">Page 25</p> <p>1 because right now, we're in more of a reactive</p> <p>2 -- it seems like in a more of a reactive. So</p> <p>3 with that, I'll kind of shut up, and I know you</p> <p>4 wanted to say something. So --</p> <p>5 MR. HUGHES: So first and foremost, I --</p> <p>6 I agree with you, it's time to get going, we</p> <p>7 need to get going; without a doubt, a hundred</p> <p>8 percent. Now, with that also, though, we have</p> <p>9 talked about some different things and I've</p> <p>10 heard, "Hey, we really like the canopy," but</p> <p>11 then the replacements that I have come up with</p> <p>12 aren't going to give you that same canopy.</p> <p>13 So I'm kind of like, well, I hear we</p> <p>14 really like the canopy and we want to maintain</p> <p>15 that canopy, but we've talked about magnolias,</p> <p>16 Japanese blueberries, you know, there's been</p> <p>17 crape myrtles, sometimes palms are there. So I</p> <p>18 don't know if I'm really crafting this to, you</p> <p>19 know, work with growth regulators and structure</p> <p>20 pruning and root abatement where we have issues</p> <p>21 to maintain the oak canopy or are we looking to</p> <p>22 go more of a replacement and removal when we</p> <p>23 are having issues. You know, so I get it, I'm</p> <p>24 the expert, but at the same time, I do need</p> <p>25 some direction because I can go with</p>	<p style="text-align: right;">Page 11 Page 27</p> <p>1 removal and replacement with a more suitable</p> <p>2 species. I mean, that's been my</p> <p>3 recommendation.</p> <p>4 THE CHAIR: Forrest?</p> <p>5 MR. HUGHES: Yes, sir?</p> <p>6 MR. BAUMHOVER: Well, I got to say if</p> <p>7 we're talking about the entirety of Westchase,</p> <p>8 there's a financial commitment. Right? So</p> <p>9 that's kind of like the longer-term plan of --</p> <p>10 all right. Well, we'd have to figure out the</p> <p>11 budget and we'd have to figure out how we'd do</p> <p>12 that. That's not what we're looking for in the</p> <p>13 next month. What we'd be looking for is how do</p> <p>14 we get out of the day-to-day of Doug coming to</p> <p>15 us every meeting saying, "There is ten</p> <p>16 residents that are all waiting for us to make a</p> <p>17 decision on which tree to plant."</p> <p>18 MR. HUGHES: Mm-hmm.</p> <p>19 MR. BAUMHOVER: So if we -- so if the</p> <p>20 near-term concern is simply -- and we're at</p> <p>21 that point, I think, as a community where these</p> <p>22 trees -- you know, year over year, there is</p> <p>23 some percentage of these trees that are going</p> <p>24 to have to be replaced, the -- you know, whatever</p> <p>25 atrophy, whatever you guys called it, but --</p>
<p style="text-align: right;">Page 26</p> <p>1 replacements and removals, and I named a few</p> <p>2 trees, but I just -- but then we want to</p> <p>3 maintain the canopy or -- you know -- so --</p> <p>4 MR. ROSS: I need to jump in here and I</p> <p>5 am sorry --</p> <p>6 MR. HUGHES: Yes, sir, no, go ahead.</p> <p>7 MR. ROSS: If you don't know, I guarantee</p> <p>8 you, I don't know. I just guarantee you I</p> <p>9 don't know.</p> <p>10 MR. HUGHES: Well, I know, my</p> <p>11 recommendation from the get go was removal and</p> <p>12 replacement if you want to just make it --</p> <p>13 MR. ROSS: And I'm not being critical of</p> <p>14 you, but I'm just underscoring the point. This</p> <p>15 is why we are kind of wasting time going</p> <p>16 sideways. You are waiting for a nod from us,</p> <p>17 and I appreciate you being respectful and</p> <p>18 deferential; I just don't know and so we got to</p> <p>19 -- we got to break the cycle we're in and I --</p> <p>20 I'm thinking you and Doug and whoever else</p> <p>21 needs to get together and if it means come to</p> <p>22 us with a recommendation, we can act pretty</p> <p>23 quick once we get to our monthly meeting. But</p> <p>24 if -- you all don't need to come to us to --</p> <p>25 MR. HUGHES: My recommendation would be</p>	<p style="text-align: right;">Page 28</p> <p>1 you know, so what do we do to replace those</p> <p>2 trees? Now, once we solve that problem and</p> <p>3 Doug has, you know, kind of -- we had a chance</p> <p>4 to review it and give feedback or whatever we</p> <p>5 need to do to make a decision and now Doug has,</p> <p>6 you know, full authorization to take care of</p> <p>7 the residents' emergent needs, you know -- you</p> <p>8 know, on the day-to-day, we could then be also</p> <p>9 focused on -- you know, we can then take the</p> <p>10 time to talk about, "All right. How much of a"</p> <p>11 -- you know, do we really want to go out and</p> <p>12 just replace every single tree, do we want to</p> <p>13 replace the -- you know --</p> <p>14 THE CHAIR: Greg?</p> <p>15 MR. CHESNEY: Well, I was going to say I</p> <p>16 -- I agreed with -- I mean, what I think --</p> <p>17 Forrest knocked it out right -- I'm sorry, I</p> <p>18 was looking at the audit and my head was</p> <p>19 focused on that. But yeah, I think you're</p> <p>20 right. I think that we need something for</p> <p>21 immediate needs right now and then whether or</p> <p>22 not we do some other alternatives to try to</p> <p>23 preserve the canopy in places, well, those are</p> <p>24 -- you know, that would be a second set of</p> <p>25 guidelines, you know, but I think we have some</p>

<p style="text-align: right;">Page 29</p> <p>1 immediate needs. Right?</p> <p>2 MR. BAUMHOVER: Yeah, right.</p> <p>3 MR. CHESNEY: I mean, that's kind of what</p> <p>4 I am hearing.</p> <p>5 MR. HUGHES: So to the immediate needs,</p> <p>6 you know, Doug approached me on one, we went</p> <p>7 out there, took a look at it, and I thought we</p> <p>8 had a good solution for it right there and --</p> <p>9 you know, if you have any other immediate</p> <p>10 needs, let me know. We'll go out there and --</p> <p>11 you know, it's going to be okay if it's over</p> <p>12 there in the Greens where that community was,</p> <p>13 you have a number of options available to you</p> <p>14 because that precedent has been set within that</p> <p>15 community that are good replacements that</p> <p>16 aren't going to cause any utility, sidewalk</p> <p>17 damages and issues like that and will be lower</p> <p>18 maintenance cost over time for the community.</p> <p>19 You know, so then as far as the</p> <p>20 replacement trees for say somewhere like the</p> <p>21 Bridges -- you know, again, if you're looking</p> <p>22 to get out of that, you are stuck with</p> <p>23 magnolias, Japanese blueberries, crape myrtles,</p> <p>24 hollies, you --</p> <p>25 THE CHAIR: Yeah, and I think if that's</p>	<p style="text-align: right;">Page 12 Page 31</p> <p>1 MR. CHESNEY: -- bring that to us, too,</p> <p>2 because that -- I mean, expense isn't always</p> <p>3 the top priority in this neighborhood. I don't</p> <p>4 think it's ever a top priority in this</p> <p>5 neighborhood.</p> <p>6 MR. HUGHES: Yes, sir?</p> <p>7 MR. ROSS: No, I was just going to add to</p> <p>8 what Greg just said. I happen to agree with</p> <p>9 him because you mentioned cost earlier and --</p> <p>10 and I'm Brian. You don't have to call me sir,</p> <p>11 but I appreciate it. That's what my kids do.</p> <p>12 I -- I happen to agree, if it means we need to</p> <p>13 go up a gallon or whatever the measuring size</p> <p>14 is for a tree to get closer to capturing the</p> <p>15 canopy effect, I think typically that's</p> <p>16 something we would do as long as it, you know,</p> <p>17 makes sense within our overall budget. So I</p> <p>18 happen to agree with -- with Greg, the cost is</p> <p>19 a lower priority.</p> <p>20 MR. HUGHES: Well, and see, that's where</p> <p>21 we get a little -- you know, contradicting</p> <p>22 right there because these replacement trees</p> <p>23 that aren't going to cause issues and canopy</p> <p>24 just don't go hand-in-hand, and I think Doug</p> <p>25 can speak to that. You know, we can get larger</p>
<p style="text-align: right;">Page 30</p> <p>1 -- if that is what your recommendation would</p> <p>2 be, I say let's -- let's see that and bring --</p> <p>3 bring it to us and let us -- I -- again, I</p> <p>4 don't know if -- I guess we'll kind of make a</p> <p>5 decision, but we're going to look to you to</p> <p>6 say, "Hey, look" -- I mean, we -- we want to</p> <p>7 keep the canopy for the most part. We're not</p> <p>8 looking to go in and pull trees out just to</p> <p>9 pull trees out and put new ones in. We're</p> <p>10 going to maintain these live oaks as long as we</p> <p>11 can until they cause an issue or they just die</p> <p>12 or something, but in terms of the replacement</p> <p>13 trees, here is our options for each</p> <p>14 neighborhood --</p> <p>15 MR. HUGHES: Okay.</p> <p>16 THE CHAIR: -- and then what is going to</p> <p>17 give us the best option in terms of a potential</p> <p>18 canopy as best it could without being a live</p> <p>19 oak -- long term -- and then anything that</p> <p>20 really won't cause any utility or sidewalk</p> <p>21 issues.</p> <p>22 MR. CHESNEY: Yeah, and if there are</p> <p>23 things we can do to prevent future problems,</p> <p>24 like root pruning or whatever --</p> <p>25 THE CHAIR: Right.</p>	<p style="text-align: right;">Page 32</p> <p>1 Japanese blueberries, magnolias, crape myrtles</p> <p>2 and stuff, but they just don't really create</p> <p>3 the canopy that everybody prefers and wants. I</p> <p>4 mean, you know, they are beautiful trees and I</p> <p>5 think they are a nice contrast, but -- you</p> <p>6 know -- and you can get them larger, but they</p> <p>7 are just not going to create that canopy.</p> <p>8 They're more like type two trees. You know, a</p> <p>9 type one shade tree, you're going to have</p> <p>10 sidewalk, utility issues, Miami curbing issues.</p> <p>11 Anything that's going to create that canopy,</p> <p>12 you're going to have issues.</p> <p>13 THE CHAIR: Maybe -- maybe if -- and I'll</p> <p>14 just speak to -- but maybe if you can bring us</p> <p>15 some thoughts on things that would potentially</p> <p>16 create a canopy that's not a live oak, but they</p> <p>17 -- you know, maybe have the pros and cons for</p> <p>18 that one and we -- you know, Japanese</p> <p>19 blueberry, we all kind of have an idea of what</p> <p>20 that is and what it can cost, but maybe if you</p> <p>21 can present it that way and that way it could</p> <p>22 give us an idea that -- you know, maybe we'll</p> <p>23 just -- and I'm not trying to go down the path</p> <p>24 of creating issues down the line, but -- you</p> <p>25 know, hey, if it's kind of a balance here,</p>

<p style="text-align: right;">Page 33</p> <p>1 maybe that's something that we would like to 2 make a decision on. So I -- I'd put it to you 3 that way. 4 MR. HUGHES: Okay. 5 THE CHAIR: And Greg, hold on just a 6 minute. Sonny, I think you had your hand up. 7 MS. WHYTE: No, I just wanted to let you 8 know after speaking with the county that those 9 trees that were near the sidewalk that the 10 county is repairing, there are no trees 11 planted, on their schedule, to be put back into 12 those easement areas by the county. 13 THE CHAIR: Right, they are just wanting 14 to remove at this point. 15 MS. WHYTE: They just want to remove. 16 They tagged, I believe, seven and three -- 17 THE CHAIR: Right. 18 MS. WHYTE: -- by Kingsbridge. So if you 19 drove down Kingsbridge, what would you 20 recommend on Kingsbridge that are -- that is 21 going to unify that tree community, and the 22 other one is Stockbridge, Doug? 23 MR. MAY: Yeah, Stockbridge. 24 MS. WHYTE: And it was -- and the -- 25 that's another one that's got seven oaks coming</p>	<p style="text-align: right;">Page 13 Page 35</p> <p>1 because there is no street tree -- I know you 2 said there was impact fees, but if you -- Doug 3 and I have talked to this on -- for many years 4 now. The county on their plans have no trees 5 in any of our community street trees the 6 community decided to put trees in. 7 MR. CHESNEY: That is true. 8 MR. ROSS: Okay. That's helpful. 9 THE CHAIR: Greg, you had your hand up. 10 MR. CHESNEY: Well -- and I guess one 11 further thought is, I mean, at times -- you 12 know, I don't -- I don't think we need to get 13 so focused -- we just need to get focused on 14 solving these problems bit by bit, but like is 15 there any reason why we can't put canopy- 16 producing trees back where it's appropriate? 17 Like -- you know -- you know, like -- 18 like I'll just use my yard because I'm most 19 familiar with it. My yard, there is four oak 20 trees in an area as big as this. I mean, when 21 they planted them, the CDD planted them -- 22 those guys -- it was before Doug. They were 23 ding-a-lings. I mean, why did they do that? 24 But -- you know, so -- I mean, in situations 25 like that, can you take out two of them,</p>
<p style="text-align: right;">Page 34</p> <p>1 out because they're -- it's just a mess, and 2 the county then had already told those 3 homeowners they are not being replaced. So 4 then it's up to us to turn around and 5 potentially put back a unified tree, if you 6 want to call it -- if that's what the consensus 7 is with the community, if we can or 8 potentially something with a canopy. I just 9 wanted to let you know that they're not -- 10 MR. ROSS: Can I ask a follow-up question 11 to that? 12 THE CHAIR: Yes, for sure. 13 MR. ROSS: I -- I want to make sure I 14 understand. Is it the county's position they 15 are not under an obligation to put a 16 replacement tree, even though however many 17 years ago, certain fees, impact fees, were paid 18 by the developer, or are they saying we're not 19 going to put back a tree until you all get your 20 act together? 21 MS. WHYTE: No, they are not putting back 22 a tree. 23 MR. ROSS: So even if we asked for a 24 certain tree, they would not do it? 25 MS. WHYTE: Nope, so we already agreed --</p>	<p style="text-align: right;">Page 36</p> <p>1 replace them with something else, but leave 2 two? I mean, I think those kind of scenarios 3 are really what we're -- what I would want to 4 see from you, too. 5 MR. HUGHES: Now, your four trees, they 6 would be in your yard, though. Right? 7 MR. CHESNEY: No, I'm on a curve, and the 8 way they jammed them in, they just were thrown 9 in there. 10 MR. HUGHES: Oh, okay. Definitely. So 11 as I hear it here just to confirm -- 12 MR. CHESNEY: Yeah. 13 MR. HUGHES: So we're -- we're looking 14 for alternate canopy tree solutions that may be 15 less invasive than the live oaks, even if -- 16 and again, I can produce this and we'll give 17 some options, but they are going to cause very 18 similar problems to the live oaks. Then we 19 are looking for type two replacements, which is 20 going to lack on canopy, but not have sidewalk, 21 utility issues and the ongoing maintenance cost 22 and issues that these have currently. And 23 then number three would be the canopy 24 conservation or preservation of the current 25 live oaks throughout the communities, and we'll</p>

<p style="text-align: right;">Page 37</p> <p>1 run some test cases and get some pricing for</p> <p>2 that for structure pruning and tree growth</p> <p>3 regulators.</p> <p>4 THE CHAIR: Right, and I think, too -- I</p> <p>5 would add to -- you know, and kind of the</p> <p>6 community as a whole or even the little</p> <p>7 subcommunities, if -- if -- you know, some of</p> <p>8 these have -- already have a different type of</p> <p>9 tree than a live oak or something that would</p> <p>10 complement that. That's what I would say to</p> <p>11 kind of look at, too.</p> <p>12 MR. HUGHES: Well, and that's what we'll</p> <p>13 do with the type two recommendations.</p> <p>14 THE CHAIR: Okay, okay.</p> <p>15 MR. HUGHES: They will complement it and</p> <p>16 not be an issue right there, so -- so that</p> <p>17 gives me, you know, three very direct paths to</p> <p>18 go through and present and -- you know, we'll</p> <p>19 get the pricing for the test cases for</p> <p>20 preserving the current live oaks.</p> <p>21 THE CHAIR: Chris, did you have your hand</p> <p>22 up?</p> <p>23 MR. BARRETT: No, I was just going to say</p> <p>24 what Sonny said, which was the CDD planted the</p> <p>25 trees, not the county.</p>	<p style="text-align: right;">Page 14 Page 39</p> <p>1 I know there's been a lot of talk about</p> <p>2 preserving the canopy in this community, and</p> <p>3 that's what I will continue to do because I</p> <p>4 think it's beautiful, too, but there are going</p> <p>5 to be instances where we're going to lose</p> <p>6 trees, and now we know that the county doesn't</p> <p>7 want us to put back an oak, so we're going to</p> <p>8 lose these trees eventually a little bit at a</p> <p>9 time.</p> <p>10 Since you got -- the board has changed</p> <p>11 its policy on the street tree removal, we've</p> <p>12 noticed a lot of people aren't doing it because</p> <p>13 they -- they don't want to go to through the</p> <p>14 expense of paying for it. So that's why these</p> <p>15 people -- none of them were planning on doing</p> <p>16 it, but every one of them is getting it done</p> <p>17 for free, so let's do it, they are saying. So</p> <p>18 they are happy with it.</p> <p>19 For me -- and we've talked about it and</p> <p>20 you've made it clear to me that you don't want</p> <p>21 a palm tree in an oak tree community. It's</p> <p>22 clear to me. I've got it, and the Japanese</p> <p>23 blueberry is probably the best that's going to</p> <p>24 be closest to the look of the oak that's going</p> <p>25 to give us a canopy one day, possibly. Crape</p>
<p style="text-align: right;">Page 38</p> <p>1 THE CHAIR: Oh, okay. Thank you. Let</p> <p>2 the record that Jim Wimsatt is in the meeting</p> <p>3 now. Good afternoon.</p> <p>4 MR. WIMSATT: Hello.</p> <p>5 THE CHAIR: Doug, did you have your hand</p> <p>6 up?</p> <p>7 MR. MAYS: Well, I was going to say that</p> <p>8 while Mark's here, I'd go ahead and mention</p> <p>9 what is going on in Stockbridge with the</p> <p>10 removal of the trees due to the sidewalk</p> <p>11 repairs and it's caused -- mainly, they're</p> <p>12 doing so much root pruning, some of these trees</p> <p>13 that are -- have already been leaning for years</p> <p>14 so they're -- they are -- it wasn't even an</p> <p>15 arborist, it was the county inspector that came</p> <p>16 through and decided that there were seven trees</p> <p>17 that were leaning enough that if they took the</p> <p>18 roots off, it could compromise it and then it</p> <p>19 would possibly fall over, which is possible.</p> <p>20 But out of talking to six out of seven of the</p> <p>21 residents in Stockbridge, they were all happy</p> <p>22 they were going in the first place, and in</p> <p>23 Kingsbridge, two out of three -- there's three</p> <p>24 trees that were being removed -- two out of</p> <p>25 three were happy that they were going, also.</p>	<p style="text-align: right;">Page 40</p> <p>1 myrtle, just six months -- you know, four</p> <p>2 months of the season, it's got nothing on it.</p> <p>3 It's never really going to give you a canopy.</p> <p>4 It's a pretty tree, it's got flowers and people</p> <p>5 love them and the people that have them in</p> <p>6 their yards, they love them, too, but they</p> <p>7 understand that this time of year, they are</p> <p>8 bare.</p> <p>9 As for the -- what was the other one you</p> <p>10 mentioned? Oh, the magnolia. It's never going</p> <p>11 to give us a canopy, either. So to me, it's</p> <p>12 more about preserving the greenery along the</p> <p>13 roadways. We may lose some oaks. Let's</p> <p>14 preserve the greenery. We won't put palm trees</p> <p>15 in communities that are not a palm tree</p> <p>16 community, but going to what Forrest had</p> <p>17 mentioned, I had a guy today, he said, "Can I</p> <p>18 have a palm tree?" I said -- and that was in</p> <p>19 Stockbridge. I said, "I don't think the board</p> <p>20 is going to allow that, so I would say no," but</p> <p>21 another comment on that is if you -- you say</p> <p>22 they have an oak -- they have an oak tree in</p> <p>23 the easement, but a lot of these houses have</p> <p>24 palm trees in their yards.</p> <p>25 MR. CHESNEY: Yeah.</p>

<p style="text-align: right;">Page 41</p> <p>1 MR. MAYS: You know, a lot of these</p> <p>2 communities -- half of these houses -- and on</p> <p>3 Mr. Chesney's street, there's two houses that</p> <p>4 have already had palm trees. Of course, we put</p> <p>5 them on sabal, and there's another gentleman</p> <p>6 who's got two of them on the easement and he</p> <p>7 doesn't -- he definitely did not want to lose</p> <p>8 his palm tree. So if you look at the front of</p> <p>9 houses, there is queens, there is sabals, there</p> <p>10 is Washingtonias, roebeleniis, there is all</p> <p>11 kinds of palm trees in this community, so I</p> <p>12 don't feel like when you lose an oak, it -- it</p> <p>13 messes up somebody's yard. If anything, it</p> <p>14 just hurts our canopies a little bit. So</p> <p>15 without putting in too many palm trees in as</p> <p>16 the plan, I plan on just going with Mark's and</p> <p>17 getting with Mark, and I didn't want to get</p> <p>18 with Mark on this because when I got with Davey</p> <p>19 on their -- and their arborist, I felt like</p> <p>20 maybe I influenced him, you know, because he</p> <p>21 was -- we were thinking the same stuff. So</p> <p>22 maybe I influenced him, so I'm kind of giving</p> <p>23 Mark his -- his rope, you know, as they say.</p> <p>24 Just giving him enough that I don't have to</p> <p>25 influence him and I -- I'm hearing him say a</p>	<p style="text-align: right;">Page 15 Page 43</p> <p>1 palm is probably the best tree to put back in</p> <p>2 there and we can get away with it because there</p> <p>3 is sabals everywhere anyway. So I -- that's</p> <p>4 just my 25 cents.</p> <p>5 THE CHAIR: Well, Doug, I -- I appreciate</p> <p>6 your input. I do respect the fact that you</p> <p>7 have kind of kept yourself distant. I think</p> <p>8 that's good, and hopefully you guys understand</p> <p>9 that, but it does validate it. I mean, it goes</p> <p>10 back to what you've always said, and you have</p> <p>11 done a great job. We know you know your field,</p> <p>12 but I think in this respect, it -- it would be</p> <p>13 good to separate and keep that separation until</p> <p>14 he gets the plan together. But I -- I</p> <p>15 appreciate what you have done there, and</p> <p>16 hopefully -- you know, I think we are on a path</p> <p>17 to moving forward.</p> <p>18 Hold on just a minute. Brian, you had</p> <p>19 your hand up?</p> <p>20 MR. ROSS: What I would say to your</p> <p>21 remarks, Doug, that's the kind of expertise</p> <p>22 that I love hearing about. I love hearing</p> <p>23 someone talking about, "I know my stuff and</p> <p>24 this is the way I think you guys should go,"</p> <p>25 and you're being polite enough to say, "Don't</p>
<p style="text-align: right;">Page 42</p> <p>1 lot of the stuff that we've been saying all</p> <p>2 along.</p> <p>3 So -- and as Sonny had mentioned,</p> <p>4 Stockbridge is not putting any trees back, so</p> <p>5 it's up to us to do it. So my push would be</p> <p>6 get with Mark and make sure that we probably</p> <p>7 put Japanese blueberries in these communities</p> <p>8 and I can get with the nurseries and maybe we</p> <p>9 can start getting some of these nurseries to</p> <p>10 grow larger species tree specimens instead of</p> <p>11 buying a topiary type sculpture tree and start</p> <p>12 pruning it on the bottom to get it up to do</p> <p>13 upward growth.</p> <p>14 THE CHAIR: Right.</p> <p>15 MR. MAYS: So I think the Japanese -- if</p> <p>16 you want to continue the canopy, the Japanese</p> <p>17 blueberry is really the only tree to go with,</p> <p>18 and we've seen results because the -- the one</p> <p>19 on Mr. Chesney's street is growing really well.</p> <p>20 It looks good and you can't even hardly tell</p> <p>21 and unless you know the differences in the</p> <p>22 trees, you probably wouldn't. It -- it fits in</p> <p>23 good and that's -- I agree that we need to make</p> <p>24 a decision. Let's get moving. The Greens is a</p> <p>25 hodge-podge of trees. That's why the sabal</p>	<p style="text-align: right;">Page 44</p> <p>1 be a knucklehead, Mr. Supervisor," and -- and I</p> <p>2 try not to be a knucklehead. I recognize the</p> <p>3 circumstances are fluid. Board composition</p> <p>4 changes, our expertise among staff and vendors</p> <p>5 changes, our resident composition changes, so</p> <p>6 if you are confident and our expert is</p> <p>7 confident that this is the way we ought to go,</p> <p>8 I'm willing to listen. I -- I'm not in</p> <p>9 concrete on anything. It may be exactly what</p> <p>10 you guys said. We're going to have to have a</p> <p>11 -- a test tree or a test street or a test</p> <p>12 house -- however you all want to word it -- and</p> <p>13 we kind of see, maybe this works, maybe it</p> <p>14 doesn't. I'm okay with that as long as we are</p> <p>15 working hard to try and get it right. You</p> <p>16 know, so I -- I'm not unhappy with anybody.</p> <p>17 I'm not unhappy with anybody. I think we're --</p> <p>18 we're all moving towards a solution. We</p> <p>19 recognize it's fluid, we recognize it's</p> <p>20 changing, but we got to get going.</p> <p>21 MR. MAYS: Well, I'm just as frustrated</p> <p>22 as you guys are about it because when I go to</p> <p>23 residents, I don't like to sound like a</p> <p>24 knucklehead when I can't tell them what type of</p> <p>25 tree they are going to get --</p>

<p style="text-align: right;">Page 45</p> <p>1 MR. ROSS: I hear you.</p> <p>2 MR. MAYS: -- or what they have an option</p> <p>3 of. So that's -- you know --</p> <p>4 THE CHAIR: Mark, go ahead.</p> <p>5 MR. HUGHES: Doug, I can appreciate where</p> <p>6 you are coming from and I would say -- you</p> <p>7 know, kind of letting me get in there and make</p> <p>8 my own decisions and choices and then getting</p> <p>9 back with you and the board as that comes -- as</p> <p>10 you come up with these areas like, you know,</p> <p>11 Kingsbridge, Stockbridge, you'll have more</p> <p>12 intimate knowledge of -- you know, it's a large</p> <p>13 community, so I'm not going to hit all of these</p> <p>14 areas and say, "oh, there's trees out here."</p> <p>15 If you could just -- you know, you don't have</p> <p>16 to influence, but send me the address, whether</p> <p>17 it's you or Sonny or, "Hey, on this street</p> <p>18 here, we have some openings or issues," and</p> <p>19 then that way I can take a look at those areas</p> <p>20 and then secondly, as we -- do you all have a</p> <p>21 regulation component for these boulevard trees</p> <p>22 as far as what the homeowners can and cannot</p> <p>23 do? I mean, it doesn't seem like it. It seems</p> <p>24 like they can pretty much prune them as freely</p> <p>25 as they want to. Right?</p>	<p style="text-align: right;">Page 16 Page 47</p> <p>1 talk about or any other -- unless there's any</p> <p>2 other questions?</p> <p>3 MR. HUGHES: I agree with Brian and I</p> <p>4 feel much more confident in the direction and</p> <p>5 steps that I need to take moving forward, and</p> <p>6 we'll have that for the next board meeting and</p> <p>7 I'll --</p> <p>8 THE CHAIR: Is there -- I was going to</p> <p>9 bring up about two weeks to have a workshop,</p> <p>10 but if that's --</p> <p>11 MR. HUGHES: That's fine.</p> <p>12 THE CHAIR: I don't want to put too much</p> <p>13 on you --</p> <p>14 MR. HUGHES: No, that's fine.</p> <p>15 THE CHAIR: -- because I realize you got</p> <p>16 a lot of personal stuff going on and --</p> <p>17 MR. HUGHES: No, no, no, I -- I'm pretty</p> <p>18 clear of all of that now.</p> <p>19 THE CHAIR: Okay.</p> <p>20 MR. HUGHES: So that's fine. I can make</p> <p>21 that happen.</p> <p>22 THE CHAIR: Okay. Do we want to kind of</p> <p>23 go ahead and talk about a workshop for this,</p> <p>24 guys, in a couple of weeks or -- I think it</p> <p>25 would be the 15th.</p>
<p style="text-align: right;">Page 46</p> <p>1 MR. MAYS: Most of them think that -- we</p> <p>2 do have a street tree trimming program, so most</p> <p>3 people think -- and I guess the word's out,</p> <p>4 that, "Don't touch the CDD's easement tree,"</p> <p>5 and it's --</p> <p>6 MR. HUGHES: So --</p> <p>7 MR. MAYS: -- really not the CDD's</p> <p>8 easement tree, it's the county's.</p> <p>9 MR. HUGHES: And where I go with that --</p> <p>10 because once you start putting in Japanese</p> <p>11 blueberries or hollies and things like this, I</p> <p>12 think you're going to see people that are just</p> <p>13 going to want to topiary them out.</p> <p>14 MR. MAYS: Which has happened.</p> <p>15 MR. HUGHES: Yeah, so I -- I would just</p> <p>16 caution you there, maybe putting some type of</p> <p>17 regulation component in there, because you can</p> <p>18 take a real nice -- I saw that one on Lightner</p> <p>19 Bridge over there. It's beautiful, but -- you</p> <p>20 know, somebody can very cheaply have their tree</p> <p>21 guy or lawn guy just topiary it back and then</p> <p>22 it's wrecked.</p> <p>23 THE CHAIR: Good -- good point to make.</p> <p>24 Okay. Well, I tell you, I think we've --</p> <p>25 unless you have anything else you wanted to</p>	<p style="text-align: right;">Page 48</p> <p>1 MS. WHYTE: 22nd, February 22nd.</p> <p>2 THE CHAIR: Oh, it's the 22nd. Okay. So</p> <p>3 that would be three weeks then.</p> <p>4 MS. WHYTE: So is that a yes or no?</p> <p>5 THE CHAIR: A yes for me.</p> <p>6 MR. HUGHES: I'm in.</p> <p>7 THE CHAIR: Okay, and --</p> <p>8 MR. HUGHES: And we'll have these --</p> <p>9 THE CHAIR: I don't know if there are any</p> <p>10 objections to --</p> <p>11 MR. ROSS: Just so you know, I've already</p> <p>12 got it on my calendar for the 15th. Did we</p> <p>13 notice it for the 15th?</p> <p>14 MS. WHYTE: Well, it's on your -- your</p> <p>15 agenda says the 22nd, so -- but I --</p> <p>16 MR. MENDENHALL: I'll double check here.</p> <p>17 MR. CHESNEY: I had it in the 15th, too.</p> <p>18 MR. MAYS: That is two weeks, isn't it?</p> <p>19 THE CHAIR: Yeah.</p> <p>20 MS. WHYTE: Yeah.</p> <p>21 MR. MAYS: That's only a four-week month.</p> <p>22 MR. WIMSATT: I might be a little bit</p> <p>23 late, but I can make it.</p> <p>24 THE CHAIR: Okay.</p> <p>25 MR. MENDENHALL: Yeah, it is the 15th.</p>

<p style="text-align: right;">Page 49</p> <p>1 THE CHAIR: Okay.</p> <p>2 MS. WHYTE: Okay. So I'll get that taken</p> <p>3 care of here.</p> <p>4 THE CHAIR: Thank you for checking. So</p> <p>5 we'll plan on that here, Mark, for the 15th.</p> <p>6 MR. HUGHES: I'll have these three items</p> <p>7 ready to go.</p> <p>8 MS. WHYTE: That's Valentine's Day. You</p> <p>9 guys know that. Right?</p> <p>10 MR. CHESNEY: No, the 14th --</p> <p>11 MS. WHYTE: Yeah, but it's that -- okay.</p> <p>12 MR. CHESNEY: Does your Valentine's Day</p> <p>13 bleed into the next day? That's awesome. Good</p> <p>14 for you.</p> <p>15 MR. HUGHES: Yes, please don't talk with</p> <p>16 my wife then. You're setting the bar high</p> <p>17 there.</p> <p>18 THE CHAIR: All right. Thank you, Mark.</p> <p>19 Look forward to seeing you here in a couple of</p> <p>20 weeks.</p> <p>21 MR. HUGHES: Okay, thank you.</p> <p>22 THE CHAIR: Best of luck at home, man.</p> <p>23 Get some sleep.</p> <p>24 All right. Let's see -- moving on to</p> <p>25 engineer's report. Robert?</p>	<p style="text-align: right;">Page 17 Page 51</p> <p>1 decided to do so.</p> <p>2 MR. CHESNEY: Okay. I'm sorry, this is</p> <p>3 -- no, I'm just trying to figure out which site</p> <p>4 is which site.</p> <p>5 MR. DVORAK: Right, so this is the entire</p> <p>6 parcel. We're sitting about right here. That</p> <p>7 --</p> <p>8 MR. CHESNEY: So that's the front of it</p> <p>9 and then this is the --</p> <p>10 MR. DVORAK: This is inset right here.</p> <p>11 This is just this little piece right here --</p> <p>12 MR. CHESNEY: Oh, okay.</p> <p>13 MR. DVORAK: -- where the wetland is, so</p> <p>14 the --</p> <p>15 MR. CHESNEY: So this includes this?</p> <p>16 MR. DVORAK: Yes, right, right.</p> <p>17 MR. CHESNEY: Okay, gotcha. So the total</p> <p>18 amount is 20 acres of upland.</p> <p>19 MR. DVORAK: Right, and so this -- and</p> <p>20 this little rectangle here is about -- is five</p> <p>21 acres --</p> <p>22 MR. CHESNEY: Right.</p> <p>23 MR. DVORAK: -- and so out of that, this</p> <p>24 -- this part of it right here is all upland,</p> <p>25 this is wetland and so this is what you have.</p>
<p style="text-align: right;">Page 50</p> <p>1 MR. DVORAK: Yeah, I got a couple of</p> <p>2 updates. So the cell tower parcel -- the</p> <p>3 special purpose survey for the wetland was</p> <p>4 submitted. It was finalized and submitted to</p> <p>5 the water management district, and last month,</p> <p>6 someone asked about the -- the size and shape</p> <p>7 or whatever of the upland that we have, and</p> <p>8 what I did is I -- I just printed it out small,</p> <p>9 but it will give you an idea of what is -- what</p> <p>10 we're going to have -- and I don't need one.</p> <p>11 So the first one is the entire parcel,</p> <p>12 and that's about the full 22 acres; and on the</p> <p>13 second sheet is the inset of the area just to</p> <p>14 the right of the TECO easement, which is the</p> <p>15 area where the cell tower is going, and so you</p> <p>16 can see that area. Everything sort of tucked</p> <p>17 up to the north and to the west is the wetland,</p> <p>18 and everything to the east -- on the east side</p> <p>19 of the line is the upland, and that parcel is</p> <p>20 about five acres, and out of that five acres,</p> <p>21 you can see there's going to be about three</p> <p>22 acres of upland area, more or less, that --</p> <p>23 that is going to be -- I mean, it's wooded, but</p> <p>24 it would be available to do, you know,</p> <p>25 something in the future if the district ever</p>	<p style="text-align: right;">Page 52</p> <p>1 That's what you have.</p> <p>2 MR. BARRETT: Is that big enough for a</p> <p>3 baseball stadium?</p> <p>4 THE CHAIR: Maybe -- maybe the overflow</p> <p>5 parking lot.</p> <p>6 MR. CHESNEY: That's a lot of land.</p> <p>7 MR. ROSS: Did you say the five acres is</p> <p>8 totally dry?</p> <p>9 MR. DVORAK: No, out of that little</p> <p>10 five-acre window there, you know, by -- by just</p> <p>11 eyeballing it, you got about three acres of</p> <p>12 uplands. The part that's to the west and to</p> <p>13 the -- the west side is the wetland area and</p> <p>14 the part to the east is the upland area.</p> <p>15 MR. CHESNEY: And not a baseball stadium,</p> <p>16 a soccer field.</p> <p>17 MR. BARRETT: I was just kidding.</p> <p>18 MR. CHESNEY: That's what needs to go</p> <p>19 back there.</p> <p>20 THE CHAIR: So -- so anything that would</p> <p>21 be potentially in there, Robert, I mean, we'd</p> <p>22 obviously have some setbacks, stuff we'd have</p> <p>23 to maintain and --</p> <p>24 MR. DVORAK: Yeah, you'd have a buffer</p> <p>25 between you and the wetland, but -- you know,</p>

<p style="text-align: right;">Page 53</p> <p>1 you'd have to get some tree permits and -- I</p> <p>2 mean, it's a wooded area, you know, so you'd</p> <p>3 have to -- if you developed it, you'd have to</p> <p>4 have the -- you'd have to face all the issues</p> <p>5 that any other developer would have to deal</p> <p>6 with. But it is -- it is sort of a nice bonus,</p> <p>7 though. I mean, if you guys could come up with</p> <p>8 some -- you know, brainstorm tonight some ideas</p> <p>9 of what you could do there and --</p> <p>10 MR. CHESNEY: Soccer field.</p> <p>11 MR. DVORAK: -- start exploring the</p> <p>12 possibilities.</p> <p>13 MS. McCORMICK: I did have one thing I</p> <p>14 wanted to go back to, because we talked about</p> <p>15 this a couple of months ago, and I just want to</p> <p>16 make sure, when this delineation gets approved,</p> <p>17 I want to confirm whether or not that</p> <p>18 delineation is in effect indefinitely or --</p> <p>19 MR. DVORAK: Yes.</p> <p>20 MS. McCORMICK: For example, if it</p> <p>21 expires in five years or if we need to do</p> <p>22 something like put it on the calendar that we</p> <p>23 need to make sure we submit something so it</p> <p>24 stays current.</p> <p>25 MR. DVORAK: You know what, in the --</p>	<p style="text-align: right;">Page 18 Page 55</p> <p>1 MR. DVORAK: Springrose.</p> <p>2 THE CHAIR: Springrose, that's right.</p> <p>3 Thank you.</p> <p>4 MR. DVORAK: So yeah, we should have</p> <p>5 other -- other bids and as soon as I -- we get</p> <p>6 a bid, we'll make sure Doug -- Doug and Sonny</p> <p>7 get it.</p> <p>8 MR. MAYS: I know most of our bid -- I</p> <p>9 mean our erosion repairs have been multiple</p> <p>10 homes, but unfortunately, this is a different</p> <p>11 one, and it's only one single home that we're</p> <p>12 protecting. But here, we're protecting their</p> <p>13 pool and the erosion has left us almost ten --</p> <p>14 ten feet is gone, so we're now only probably</p> <p>15 about eight feet away.</p> <p>16 MS. WHYTE: And there is a whole --</p> <p>17 MR. CHESNEY: How many feet is this of --</p> <p>18 of restoration?</p> <p>19 MR. MAYS: If I had to say off the top,</p> <p>20 I'm going to say probably only a hundred foot.</p> <p>21 MR. CHESNEY: That seems a lot more</p> <p>22 expensive than it has been in the past.</p> <p>23 MR. MAYS: That's why -- it's a guy that</p> <p>24 I've used before, but it's a -- he's developed</p> <p>25 a new company away from the other group, so he</p>
<p style="text-align: right;">Page 54</p> <p>1 when we get the final paperwork here, which</p> <p>2 should be in the next 15, 30 days or so, I</p> <p>3 would imagine, we can go through it and I'll</p> <p>4 make sure you get a copy immediately, but it</p> <p>5 should outline what the -- what the duration of</p> <p>6 the validity and what conditions in it would --</p> <p>7 you know, what it's going --</p> <p>8 MS. McCORMICK: Yeah, we can talk about</p> <p>9 it when you get that then. I just wanted to</p> <p>10 make sure we keep the in mind.</p> <p>11 THE CHAIR: All right. Any other --</p> <p>12 MR. DVORAK: Yeah, I had a couple of</p> <p>13 others. Real quick, the Springrose pond creek</p> <p>14 bank repair, we revised the plan to show that</p> <p>15 all of the work would be done in the upland</p> <p>16 areas and we sent out the plans for a request</p> <p>17 for a proposal. Doug has one from one of the</p> <p>18 contractors that we sent it to, but we expect</p> <p>19 to probably get two or three more bids for</p> <p>20 this.</p> <p>21 MR. MAYS: This is an initial bid just to</p> <p>22 show you about what you're going to spend to do</p> <p>23 this repair in this neighborhood.</p> <p>24 THE CHAIR: And this is the one -- what</p> <p>25 was the road?</p>	<p style="text-align: right;">Page 56</p> <p>1 wanted an opportunity to bid on it, so he did.</p> <p>2 I let him bid on it, but that's why I'm not</p> <p>3 ready to ask you guys for this money right now.</p> <p>4 I'd wait and let's see what the other bids come</p> <p>5 in at, but it's a pretty extensive one. It's</p> <p>6 not like the other ones, either. It's --</p> <p>7 MR. DVORAK: It's different because it's</p> <p>8 on the creek, yeah.</p> <p>9 MR. MAYS: Yeah, it's on a curve, it gets</p> <p>10 pounded hard when we have, you know, a lot of</p> <p>11 rain because that canal can get sometimes 12</p> <p>12 feet to 15 feet deep.</p> <p>13 THE CHAIR: Brian?</p> <p>14 MR. ROSS: Is there something we could</p> <p>15 have done that would have mitigated against</p> <p>16 this erosion?</p> <p>17 MR. MAYS: Well, we did do something</p> <p>18 years ago, but we did it inhouse with like A &</p> <p>19 B Aquatics. They came in and brought some</p> <p>20 material in. We also put rock in, and when I</p> <p>21 met with -- I think it was Robert out there, he</p> <p>22 was saying that it's a good thing that we did</p> <p>23 do that because if we didn't do it, you know,</p> <p>24 what we did, it probably would be ten times</p> <p>25 worse.</p>

<p style="text-align: right;">Page 57</p> <p>1 MR. DVORAK: Yeah, what they did several 2 years ago went a long way in protecting -- 3 see, what happens in Florida is the soils are 4 so sandy and you get these sharp bends in the 5 creek and the velocities -- there's a lot of 6 energy and it just eats the soil away where -- 7 you can tell where they had put the riprap last 8 time like in the creek, it -- it's stabilized 9 it as much as could possibly expect. I mean, 10 it could have been scoured out like right to 11 the lady's foundation on her -- you know, on 12 her swimming pool by now if it wasn't there, 13 you know, that kind of thing. 14 MR. ROSS: How did it slip up on us or 15 can you give -- so that it was this bad and not 16 previously picked up on? 17 MR. MAYS: It's the location of it. It's 18 just that -- like I said, it's a canal that we 19 don't even mow. We don't even see it. 20 MR. DVORAK: It's a natural system, in 21 fact, it's -- it's a real creek. 22 MR. MAYS: Yeah, it's part of the -- the 23 creek system that starts up north here and runs 24 through -- 25 MR. DVORAK: It's called Double Branch</p>	<p style="text-align: right;">Page 19 Page 59</p> <p>1 tight, but right on the creek, it's nice and 2 wooded. It's a beautiful natural Florida 3 stream creek and it would be a great place to, 4 you know, have in your backyard; but you got to 5 remember, you know, the things come up seven, 6 eight, ten feet deep, you know, during large 7 storm events and -- you know, trees fall over 8 and things happen in natural systems like that. 9 You know, and we can't -- we don't have the 10 liberty to go in and just cut everything down. 11 I mean, we've asked them to do some mowing and 12 they said no, you can't without -- without 13 going through the permitting process. So what 14 we're doing is kind of backing up and dealing 15 with the issue on this lady's property and then 16 we're going to attack the holistic part of the 17 problem, you know, through the permitting 18 process. 19 THE CHAIR: Greg, you had a question. 20 MR. CHESNEY: Well, that was actually -- 21 at the very end, that was my question, is like 22 -- is there anything we can do with the county 23 to maybe help mitigate this situation? 24 MR. DVORAK: And they have looked at it. 25 They know that the thing is overgrown and</p>
<p style="text-align: right;">Page 58</p> <p>1 Creek and it's a natural system and it -- it's 2 -- natural systems are in constant dynamic 3 change. I mean, that's all there is to it. I 4 mean, one day, there -- you know, that -- 5 there's going to be a different path and that 6 lady's house will be fine. It will just -- it 7 will pick a different direction to go and it 8 will probably, you know, almost bypass her 9 house, that kind of thing. 10 MR. ROSS: Well, to state the obvious, 11 like I -- I trust that we will now regularly 12 inspect this bend to make sure it's not getting 13 worse -- 14 MR. DVORAK: Absolutely. 15 MR. ROSS: -- and it's not deteriorating, 16 and I assume, Robert, when you do your field 17 inspections, you look for things like this; 18 you're looking for any kind of situation that 19 may similarly be close to this sort of 20 substantial erosion. 21 MR. DVORAK: Yeah, and Doug's -- Doug and 22 Sonny have had me in this -- in that stretch 23 for several other things, too. So there is all 24 -- there are a lot of issues when it comes to 25 natural systems, and everyone is nice and</p>	<p style="text-align: right;">Page 60</p> <p>1 looking for ways to increase the capacity 2 downstream. I've worked with the county on a 3 project in the development to the -- to the 4 west and they know that there's a -- there's a 5 -- a problem. There are residents downstream 6 that flood multiple times every rainy season. 7 Not on -- not on Westchase property, but in the 8 development next door, so they are sensitive to 9 the whole system. They are aware, and I think 10 what they need to do, I mean, at the very 11 minimum is do some de-snagging and clearing in 12 the system downstream of us, which would 13 improve water elevations at that one -- at 14 those houses and it would also improve things 15 on our stretch of the creek. 16 MR. MAYS: Yeah, Twin Branch Acres is the 17 community next to us, which it is west of us, 18 so this canal goes in through that community 19 and they have had multiple houses that have had 20 flooding issues in that community. So I'm 21 surprised that -- and the county helped them 22 with it. I'm shocked that the county isn't 23 helping us with this one, but they say, "Sorry, 24 it's your land." So it must be different -- 25 owned differently through that community. So</p>

<p style="text-align: right;">Page 61</p> <p>1 it's got something about --</p> <p>2 MS. WHYTE: Yeah, there's one guy that</p> <p>3 flooded out three times in one season. He</p> <p>4 moved out of his house three times.</p> <p>5 THE CHAIR: Wow.</p> <p>6 MR. BAUMHOVER: So -- so the county is</p> <p>7 telling -- like there's no recourse that we</p> <p>8 have to be able to say this problem on our land</p> <p>9 is being caused by a problem that -- that</p> <p>10 you're not addressing.</p> <p>11 MR. DVORAK: Well, they -- they know they</p> <p>12 have a problem and they -- the solution is very</p> <p>13 expensive, which is the -- which is part of the</p> <p>14 issue. It's a very expensive problem to fix.</p> <p>15 MR. MAYS: We had one other gentleman</p> <p>16 that has a house on the other side of the canal</p> <p>17 that's a little bit further east of it and when</p> <p>18 it's high, his yard -- the water goes all the</p> <p>19 way up -- and his yard is probably from here to</p> <p>20 that wall, to the canal -- and the water will</p> <p>21 come up to his pool, but there's been a couple</p> <p>22 of times where the -- it's -- luckily, the pool</p> <p>23 has a little bit of a seawall and it's gone</p> <p>24 that close to the top a couple of times a year.</p> <p>25 MR. BAUMHOVER: So I was going to ask,</p>	<p style="text-align: right;">Page 20 Page 63</p> <p>1 MR. BAUMHOVER: But -- but the county</p> <p>2 allows permits for all the development.</p> <p>3 MR. DVORAK: They do, they do.</p> <p>4 MR. BAUMHOVER: So whether it's a</p> <p>5 downstream problem or an upstream problem, it</p> <p>6 seems like the problem we have, you could go</p> <p>7 back and say that the county is responsible for</p> <p>8 it.</p> <p>9 MR. DVORAK: I agree, and they know what</p> <p>10 the issues are. All I'm saying is that they</p> <p>11 are -- they've studied it a number of different</p> <p>12 times and they've looked at a number of</p> <p>13 different solutions and I think the costs or</p> <p>14 the dollars involved is -- is more than --</p> <p>15 more --</p> <p>16 THE CHAIR: Sonny?</p> <p>17 MS. WHYTE: Again, we did reach out.</p> <p>18 I've had many conversations with the county</p> <p>19 people, and most of it is from upstream. The</p> <p>20 more developments and more rerouting of things</p> <p>21 and the more pressure and the water coming</p> <p>22 through our way, and I put that to the county</p> <p>23 and they said, you know, "We are responsible</p> <p>24 for this, but it's not" -- it's what is what</p> <p>25 coming upstream -- from upstream to downstream.</p>
<p style="text-align: right;">Page 62</p> <p>1 who has the responsibility to fix this problem?</p> <p>2 Like --</p> <p>3 MR. MAYS: Apparently, we're told us.</p> <p>4 MS. WHYTE: Well, they --</p> <p>5 MR. BAUMHOVER: Well, I'm asking that</p> <p>6 from a legal perspective.</p> <p>7 MS. MCCORMICK: Yeah, I haven't been</p> <p>8 involved too much up to this point.</p> <p>9 MR. BAUMHOVER: I mean, if that's the</p> <p>10 final answer, that we have to just suck it up</p> <p>11 and that's it, that's fine, but it almost seems</p> <p>12 like we should at least ask the question, is</p> <p>13 this a problem that's being pushed to us</p> <p>14 because of an action that the county should be</p> <p>15 taking that they are not?</p> <p>16 MR. DVORAK: Well, it's a complicated</p> <p>17 problem because you could say, "Well, it's the</p> <p>18 county's issue because they need to fix things</p> <p>19 downstream," but what's really caused it is the</p> <p>20 thousands and thousands and thousands of acres</p> <p>21 of new development that's occurred over the</p> <p>22 last 20 years and all the impervious area</p> <p>23 increases the runoff from the land and it comes</p> <p>24 -- you know, it's going through the same creek</p> <p>25 system --</p>	<p style="text-align: right;">Page 64</p> <p>1 MR. DVORAK: And what the CDD can do is</p> <p>2 things that are outside of the creek and that's</p> <p>3 what Doug is -- you know, that's what we're</p> <p>4 engaged in is dealing with these things and</p> <p>5 fixing them outside the creek. The CDD cannot</p> <p>6 go in and make the channel bigger. That's</p> <p>7 against the rules and they are never going to</p> <p>8 allow you to do that, so that's out of the</p> <p>9 question. So we're trying to stabilize things</p> <p>10 out on the -- out on the banks outside the</p> <p>11 creek to protect the residents' property as</p> <p>12 best we can.</p> <p>13 MS. WHYTE: A seawall would be the best.</p> <p>14 Right, Robert?</p> <p>15 MR. ROSS: But I would be willing to bet</p> <p>16 to answer your question of who's responsible is</p> <p>17 if the homeowner's maintenance of their</p> <p>18 property is contributing to an acceleration of</p> <p>19 the problem, I bet you they have some</p> <p>20 responsibility and people frequently look at</p> <p>21 how -- how to convert that into contribution if</p> <p>22 they've got homeowner's insurance. I'm not</p> <p>23 advocating that that is, in fact, the case. I</p> <p>24 am -- I'm just answering your question off the</p> <p>25 top of my head, that that's a path that the --</p>

<p style="text-align: right;">Page 65</p> <p>1 MR. BAUMHOVER: Well, what I'm looking at</p> <p>2 is if the county has already said that the</p> <p>3 problem lies upstream and it's largely kind of</p> <p>4 anecdotally because of all of this development,</p> <p>5 then I would ask the question, well, did all of</p> <p>6 these different developers actually do what</p> <p>7 they were permitted to do? Like at some point,</p> <p>8 we should at least ask the question and say</p> <p>9 does the county have any like responsibility</p> <p>10 for the problems that occurred upstream and</p> <p>11 then what are our options. If our last legal</p> <p>12 option is, well, yep, it's either going to be</p> <p>13 expensive to pursue whatever avenues we have,</p> <p>14 then that's fine; but I think we'd remiss if we</p> <p>15 didn't at least ask the question and say, you</p> <p>16 know, what's the analysis of that?</p> <p>17 THE CHAIR: Chris?</p> <p>18 MR. BARRETT: Robert, you've seen the bid</p> <p>19 for the proposed work?</p> <p>20 MR. DVORAK: What's that?</p> <p>21 MR. BARRETT: You've seen the proposed</p> <p>22 scope of work on the bid, on the bid that Doug</p> <p>23 just circulated?</p> <p>24 MR. DVORAK: Yeah, I did look at it</p> <p>25 briefly.</p>	<p style="text-align: right;">Page 21 Page 67</p> <p>1 stretch that I know of, but what happens is it</p> <p>2 changes course on its own. You know, I mean</p> <p>3 over time and over years, there is nothing to</p> <p>4 say that -- you know, that some other home down</p> <p>5 the road can be affected with the same kind of</p> <p>6 condition. Just the way mother nature works,</p> <p>7 kind of thing.</p> <p>8 MR. MAYS: Right now, so we just really</p> <p>9 have the two that we know of that are this</p> <p>10 close to this part of the canal or any parts of</p> <p>11 the canal, and the guy that's -- the first one</p> <p>12 that has the issue that's a little further east</p> <p>13 that I was talking about, he's came to the</p> <p>14 realization that he doesn't do anything in his</p> <p>15 backyard planting-wise, because the water's</p> <p>16 going to come up a couple of times a year, but</p> <p>17 he has also gained the realization that he</p> <p>18 loves -- you know, he thinks it's cool. He</p> <p>19 loves the view in his backyard, especially when</p> <p>20 the canal drops down the other 363 days of the</p> <p>21 year. He's got a beautiful piece of property</p> <p>22 and he knows it. So --</p> <p>23 MR. DVORAK: It's a beautiful system.</p> <p>24 It's a natural Florida creek through there.</p> <p>25 It's really -- really pretty nice, actually.</p>
<p style="text-align: right;">Page 66</p> <p>1 MR. BARRETT: So my question is is that</p> <p>2 -- is that like kind of a short term solution</p> <p>3 or is there a more extensive solution that</p> <p>4 might be work better long term, but would cost</p> <p>5 more?</p> <p>6 MR. DVORAK: You mean with respect to</p> <p>7 that individual property?</p> <p>8 MR. BARRETT: Yeah.</p> <p>9 MR. DVORAK: For now, that's the best</p> <p>10 thing that -- you know, that I think is going</p> <p>11 to help stabilize her property.</p> <p>12 MR. BAUMHOVER: The follow-up question,</p> <p>13 if all of these other problems that are just</p> <p>14 affecting this one homeowner's property, are</p> <p>15 there other possibly pending concerns or areas</p> <p>16 of concern like this that are just waiting for</p> <p>17 a homeowner to step up and say, "Hey, I've got</p> <p>18 a problem"? Like that's kind of why I go back</p> <p>19 to this, is this just a one-off or --</p> <p>20 MR. DVORAK: It's a one-off because of</p> <p>21 the nature of the way the creek is -- is --</p> <p>22 MR. BAUMHOVER: So we don't have any</p> <p>23 other homes that are at risk because of this</p> <p>24 creek or other related creeks that have --</p> <p>25 MR. DVORAK: Not right now, not in that</p>	<p style="text-align: right;">Page 68</p> <p>1 MR. MAYS: Yeah, we've got a proposal for</p> <p>2 a little bit of repair in his, but his is not</p> <p>3 near as damaging as -- as that one, and that</p> <p>4 one is mostly to try to build the shoreline up</p> <p>5 just so we can stop the water from -- it's</p> <p>6 created another -- a secondary canal already so</p> <p>7 we want to stop that secondary canal is what</p> <p>8 this other proposal is for.</p> <p>9 MR. BAUMHOVER: Got it, okay.</p> <p>10 MR. MAYS: So we're still looking at that</p> <p>11 one, too.</p> <p>12 THE CHAIR: Okay. Robert, anything else?</p> <p>13 MR. DVORAK: The only last thing I had</p> <p>14 was the -- the storm water needs analysis that</p> <p>15 we are required to do by June 30th for the</p> <p>16 office of economic development. We finished</p> <p>17 one for a small CDD, and based on that, I'm</p> <p>18 thinking that Westchase -- just based on size</p> <p>19 and number of ponds and -- that it's going to</p> <p>20 be in the 20 to \$25,000 range to do this</p> <p>21 reporting, and that's about the same we had for</p> <p>22 Fish Hawk, and we have another one about the</p> <p>23 size of you guys in Meadow Pointe II that are</p> <p>24 in sort of the same ballpark, but -- and the</p> <p>25 huge -- the major amount of time and effort is</p>

<p style="text-align: right;">Page 69</p> <p>1 literally inventorying all of the systems that</p> <p>2 you have and that includes -- they want to know</p> <p>3 the length of pipe, they want to know the</p> <p>4 number of structures, they want to know the</p> <p>5 number of inlets, they want to know the size of</p> <p>6 your ponds, how many ponds you have, what the</p> <p>7 perimeter of the ponds are. Everything that --</p> <p>8 associated with the master drainage system has</p> <p>9 to be inventoried. So -- and that was from --</p> <p>10 from last month, I told you guys before we</p> <p>11 embarked on this, so you'd know what we were</p> <p>12 getting into, that we would complete a smaller</p> <p>13 one just so we had a feel for the amount of</p> <p>14 effort that it's going to take. But that's</p> <p>15 kind of where we think that's going to be.</p> <p>16 THE CHAIR: And wasn't there a deadline</p> <p>17 for this to get this done by?</p> <p>18 MR. DVORAK: June 30th.</p> <p>19 THE CHAIR: June 30th, this year.</p> <p>20 MR. DVORAK: And Inframark has got us --</p> <p>21 got us a deadline of June 3rd because they have</p> <p>22 some things they have to do, as well.</p> <p>23 MR. CHESNEY: Do we have to approve this</p> <p>24 or is it just because it's mandatory?</p> <p>25 THE CHAIR: That's what I was going to --</p>	<p style="text-align: right;">Page 22 Page 71</p> <p>1 MR. CHESNEY: Yeah, that's a great</p> <p>2 suggestion. I want to know how much it</p> <p>3 actually costs.</p> <p>4 MR. DVORAK: Yes, for sure.</p> <p>5 MS. WHYTE: What the total number is at</p> <p>6 the end. Thank you.</p> <p>7 MR. DVORAK: Yeah, what I'll do is I'll</p> <p>8 create a separate line item and show --</p> <p>9 accumulative, as well, so that when you get an</p> <p>10 invoice, you go, "Okay," you know, "this is how</p> <p>11 much this month accumulative to" --</p> <p>12 "accumulatively we spent this month."</p> <p>13 MR. CHESNEY: Also, that way, Inframark,</p> <p>14 when they do our budgeting next year, they</p> <p>15 don't try to increase our engineering budget.</p> <p>16 MR. DVORAK: Right.</p> <p>17 MR. MENDENHALL: We'll have a separate</p> <p>18 line for storm water needs analysis.</p> <p>19 MS. WHYTE: Hopefully, we won't ever have</p> <p>20 to do it again. I did speak to --</p> <p>21 MS. McCORMICK: We have to do it in five</p> <p>22 years, but it won't be as much work, though,</p> <p>23 because we will already have some inventory.</p> <p>24 MS. WHYTE: Robert, I spoke to Stephen on</p> <p>25 that and Stephen said we can do some of the</p>
<p style="text-align: right;">Page 70</p> <p>1 MR. MENDENHALL: You can do it not to</p> <p>2 exceed if you want to move forward. It has to</p> <p>3 be done, so you really have no choice there.</p> <p>4 MR. CHESNEY: Yeah, okay. I'll make a</p> <p>5 motion that we proceed with -- what is it</p> <p>6 called again? I apologize.</p> <p>7 MR. DVORAK: Storm water needs analysis.</p> <p>8 MR. CHESNEY: The storm water needs</p> <p>9 analysis for Westchase with a -- not to -- I</p> <p>10 mean, you're going to bill us under your normal</p> <p>11 rate anyways. I don't -- do we have to do a</p> <p>12 price? I guess just to make sure you don't</p> <p>13 overbill us.</p> <p>14 MR. MENDENHALL: I mean, you are</p> <p>15 authorizing the project to move forward.</p> <p>16 MR. CHESNEY: Yes, let's -- let's leave</p> <p>17 the price out of it.</p> <p>18 MR. BAUMHOVER: I'll second.</p> <p>19 THE CHAIR: Seconded by Forrest.</p> <p>20 Any discussion? Sonny.</p> <p>21 MS. WHYTE: I just want to ask Robert, is</p> <p>22 it possible you can itemize it just for the</p> <p>23 storm water analysis rather than what you guys</p> <p>24 bill us, which is very --</p> <p>25 MR. DVORAK: Oh, yeah, no.</p>	<p style="text-align: right;">Page 72</p> <p>1 Esri areas of that because all of the ponds</p> <p>2 are listed because I was playing around on it</p> <p>3 and we discovered that each of the ponds have</p> <p>4 the -- the acreage and everything are already</p> <p>5 preset. Now, of course, it doesn't have all</p> <p>6 the inlets and all of those, but --</p> <p>7 MR. DVORAK: Mm-hmm. Okay.</p> <p>8 THE CHAIR: Greg?</p> <p>9 MR. CHESNEY: We still need to vote on</p> <p>10 it, but also, will this information go into our</p> <p>11 GIS system or you just produce a report?</p> <p>12 MR. DVORAK: You'd have to reproduce a</p> <p>13 report.</p> <p>14 MR. CHESNEY: Oh, okay.</p> <p>15 MR. DVORAK: In the end, what they want</p> <p>16 to know is on a five-year -- out 20 years, what</p> <p>17 are the -- the needs to -- that the CDD is</p> <p>18 responsible for. In other words, you are</p> <p>19 looking at the life cycle of your system, which</p> <p>20 is in -- in a lot of -- in a lot of cases, your</p> <p>21 concrete structures and pipes have a useful</p> <p>22 life -- you know, if you talk City of Tampa,</p> <p>23 let's say it's 50 years. If you assume that</p> <p>24 you had to replace them or fix them or whatever</p> <p>25 in 50 years, what would the cost be over the</p>

<p style="text-align: right;">Page 73</p> <p>1 next and 20 years in 5-year increments is what 2 they are looking for.</p> <p>3 MR. CHESNEY: I -- I was just trying to 4 understand if -- I'm still trying to understand 5 exactly -- I don't think we get a lot of 6 benefit out of our GIS system that we have, and 7 I didn't know if that would be something that 8 would be good for future -- because we produce 9 a report, it goes into our mass of data and 10 then ten years or five years from now, someone 11 has to find -- I guess five years isn't very 12 long, but -- okay.</p> <p>13 THE CHAIR: Brian, did you have --</p> <p>14 MR. ROSS: Well, I was going to add that 15 we need to get a copy of our adjoining 16 neighbors reports, as well. You mentioned Twin 17 Acres, that at some point, what they are doing 18 impacts us and what we're doing impacts them 19 and if we are able to see right from their 20 horses mouth their study, then I would think 21 that would help us, wouldn't it?</p> <p>22 MS. McCORMICK: I -- but I think this is 23 only applicable to special districts, so if 24 they don't have a CDD, they are -- I think if 25 they just have an HOA, they wouldn't be</p>	<p style="text-align: right;">Page 23 Page 75</p> <p>1 THE CHAIR: And Greg, on a side note, I 2 have actually been talking to Sonny quite a bit 3 about the GIS map thing and progressing that 4 forward and --</p> <p>5 MR. CHESNEY: I always have faith in you. 6 I'm being serious. I think that's great.</p> <p>7 THE CHAIR: It's something that we've 8 been talking back and forth for a couple of 9 weeks. So --</p> <p>10 MS. McCORMICK: I think this report goes 11 to the county and then the county has to 12 compile all of the reports --</p> <p>13 MR. DVORAK: Oh, then send -- okay.</p> <p>14 MS. McCORMICK: -- and then send them to 15 the State so we can get what the county 16 compiles.</p> <p>17 THE CHAIR: That will be like a public 18 record.</p> <p>19 MS. McCORMICK: Yeah.</p> <p>20 THE CHAIR: Okay.</p> <p>21 MR. CHESNEY: We need to move the 22 question. We haven't voted.</p> <p>23 THE CHAIR: All in favor?</p> <p>24 (All board members signify in the 25 affirmative.)</p>
<p style="text-align: right;">Page 74</p> <p>1 required to do one.</p> <p>2 MR. ROSS: And it would make sense that 3 that that may not be required, but if they had 4 it, would it not be helpful for us to get a 5 copy of that?</p> <p>6 MR. DVORAK: Yeah, I think -- I think it 7 would. I don't know what other CDDs are around 8 here that would either drain into you or be 9 upstream or downstream, but that would be 10 interesting to look.</p> <p>11 MR. ROSS: That's what I'm thinking.</p> <p>12 MS. McCORMICK: Waterchase.</p> <p>13 MS. WHYTE: Waterchase.</p> <p>14 MR. MAYS: Yeah, Waterchase would be one.</p> <p>15 MR. BARRETT: Park Place.</p> <p>16 MS. WHYTE: Park Place.</p> <p>17 MR. CHESNEY: Park Place, yeah, that's 18 it. I was trying to remember the name of that. 19 Park Place.</p> <p>20 MR. ROSS: So could someone be tasked 21 with getting a copy of that --</p> <p>22 MR. MENDENHALL: Yeah.</p> <p>23 MR. ROSS: -- as I look at the manager.</p> <p>24 MR. MENDENHALL: Yes, we manage 25 Waterchase so we can get that.</p>	<p style="text-align: right;">Page 76</p> <p>1 THE CHAIR: Motion passes five to zero. 2 All right. Robert, that's it?</p> <p>3 MR. DVORAK: That's it.</p> <p>4 THE CHAIR: Very good. Thank you very 5 much.</p> <p>6 Go ahead, Sonny.</p> <p>7 MS. WHYTE: Robert, on our report -- are 8 you staying or are you leaving, Robert?</p> <p>9 MR. DVORAK: I'll stick around.</p> <p>10 MS. WHYTE: Okay. Well, then it can wait 11 until we get to our report because we do have 12 something with -- with an engineer that we need 13 your opinion or --</p> <p>14 MR. MAYS: Well, I know we have a 15 resident that's been waiting about the cell 16 tower information. Could be probably get --</p> <p>17 THE CHAIR: We're getting to -- I knew he 18 was probably here -- we could take to Erin 19 about her attorney's report.</p> <p>20 MR. MAYS: Okay.</p> <p>21 MS. McCORMICK: Yeah, so on Glenciff 22 Park on that cell tower, I had e-mailed Tom 23 Vass right before the meeting to find out if 24 he had a date yet for this -- to go to the 25 Board of County Commissioners and he sent me an</p>

<p style="text-align: right;">Page 77</p> <p>1 e-mail back -- and that's what I've been</p> <p>2 checking -- he said that before it goes to the</p> <p>3 Board of County Commissioners, the parks</p> <p>4 department is bringing this to the parks board</p> <p>5 first. So I e-mailed him back and I said, you</p> <p>6 know, is that something, the parks board</p> <p>7 meeting, that the CDD representatives and</p> <p>8 residents can participate in and what is the</p> <p>9 date, and I have not heard back from him yet</p> <p>10 about that.</p> <p>11 THE CHAIR: My -- and you probably</p> <p>12 already thought about this, but my other</p> <p>13 question would be do they have some sort of a</p> <p>14 recommendation that could supersede what Tom</p> <p>15 Vass has made and it will not go on to the</p> <p>16 BOCC's agenda?</p> <p>17 MS. McCORMICK: Yeah, I don't know.</p> <p>18 THE CHAIR: I would be curious to know</p> <p>19 that because --</p> <p>20 MS. McCORMICK: This is all new</p> <p>21 information. I mean, I think it's interesting</p> <p>22 that, you know, he had told us he was going to</p> <p>23 let us know as soon as they have a board date</p> <p>24 and then we didn't hear anything and now,</p> <p>25 without really any communication to the board</p>	<p style="text-align: right;">Page 24 Page 79</p> <p>1 you had some other issue or wanted to add</p> <p>2 something to that. Okay.</p> <p>3 THE REPORTER: I'm sorry, could we have</p> <p>4 his first and last name?</p> <p>5 THE CHAIR: Yes. And I'm sorry, if you</p> <p>6 could, please state your name for the address</p> <p>7 for the record.</p> <p>8 MR. LAMB: Sure. Stephen Lamb, and the</p> <p>9 address is 9825 Emerald Links Drive. Yeah, so</p> <p>10 -- you know, I'm eager to see this thing move</p> <p>11 forward, of course.</p> <p>12 THE CHAIR: Well, we really appreciate</p> <p>13 that and we appreciate the support, and</p> <p>14 hopefully -- hopefully, with this new news,</p> <p>15 it's not going to be another cog in the wheel</p> <p>16 to slow it down.</p> <p>17 MR. LAMB: Yeah, so -- I mean, you were</p> <p>18 at the meeting obviously with -- I am blanking</p> <p>19 on the gentleman's name now.</p> <p>20 THE CHAIR: Commissioner Cohen.</p> <p>21 MR. LAMB: Thank you. Yes, and he made</p> <p>22 it seem like that was coming in February.</p> <p>23 THE CHAIR: Yeah, I'll -- I'll be honest,</p> <p>24 I think he had the north cell tower that we're</p> <p>25 putting in behind the library here confused</p>
<p style="text-align: right;">Page 78</p> <p>1 -- to the CDD, they've decided to the parks</p> <p>2 board first. So I -- I don't know what's been</p> <p>3 going on.</p> <p>4 THE CHAIR: I trust that he'll get back</p> <p>5 with you.</p> <p>6 Yes, Chris?</p> <p>7 MR. BARRETT: Matt, I've got a good</p> <p>8 contact in parks and rec if you want to just</p> <p>9 talk to me afterwards. She's actually the</p> <p>10 former -- Donna Smith, who ran the rec center.</p> <p>11 THE CHAIR: Okay.</p> <p>12 MR. BARRETT: She's in charge all rec</p> <p>13 centers. She probably would be a good person</p> <p>14 to monitor this thing for you on -- on your</p> <p>15 behalf.</p> <p>16 THE CHAIR: Okay. I think I've met her a</p> <p>17 few times, actually. Yeah, thank you. And --</p> <p>18 and -- and is it Stephen?</p> <p>19 MR. LAMB: Yes.</p> <p>20 THE CHAIR: Okay, sorry. Thank for</p> <p>21 patiently waiting. Is -- is this okay -- do</p> <p>22 you want to go ahead and --</p> <p>23 MR. LAMB: Oh, I was just here for the</p> <p>24 update.</p> <p>25 THE CHAIR: Oh, okay. Okay. I thought</p>	<p style="text-align: right;">Page 80</p> <p>1 with the Glenduff Park. I didn't want to get</p> <p>2 into a tit-for-tat at that meeting with him.</p> <p>3 Erin -- again, you just heard it, we did</p> <p>4 hear good news last month that they want to put</p> <p>5 it on the Board of County Commissioners'</p> <p>6 agenda. I think we were maybe thinking</p> <p>7 probably February, March -- probably more March</p> <p>8 -- but with this new news that she just</p> <p>9 mentioned, we're -- hopefully she will follow</p> <p>10 up and it won't, again, slow it down.</p> <p>11 MR. LAMB: All right.</p> <p>12 MS. McCORMICK: Yeah, I'll find out and</p> <p>13 I'm happy to reach out to you, too, when I do</p> <p>14 find out.</p> <p>15 MR. LAMB: Great, and I think you have my</p> <p>16 contact information, so --</p> <p>17 MS. McCORMICK: I do.</p> <p>18 MR. LAMB: -- whenever you need me to</p> <p>19 chime in on anything or voice support, just let</p> <p>20 me know. I'm happy to do so.</p> <p>21 MS. McCORMICK: Great.</p> <p>22 THE CHAIR: Thank you very much. I'd say</p> <p>23 run it up the flagpole, but we will run it up</p> <p>24 the cell tower.</p> <p>25 MR. LAMB: You guys didn't vote for a</p>

<p style="text-align: right;">Page 81</p> <p>1 flagpole, you went with the straight pole. 2 Right? 3 THE CHAIR: Right. 4 MS. McCORMICK: And then as far as the 5 northern cell tower, the application has been 6 submitted by Vertex for the land use hearing on 7 that and Vertex had updated me that the 8 tentatively scheduled land use hearing for that 9 is going to be April 25th and then a decision 10 would be rendered no later than May 16th, 2022; 11 and assuming that's favorable, then I -- I 12 think they would be proceeding with permitting 13 so that they can start with the construction. 14 So that's just an update about that. 15 THE CHAIR: Okay. 16 MS. McCORMICK: And then on the vulture 17 agreement, so it took the USDA a little while 18 to get us back a proposed agreement on the 19 vultures. We got that back on the 14th and I 20 had provided some comments on it, the main one 21 being concerned about the area. I wanted to -- 22 to identify the area where the vulture 23 harassment was going to be occurring because I 24 thought it was supposed to be limited just to 25 the cypress head and the -- the pond around</p>	<p style="text-align: right;">Page 25 Page 83</p> <p>1 that we would be able to terminate the 2 agreement, you know, if something happened that 3 we needed to do that, and they had originally 4 provided for 60 days termination, but she said 5 -- she told me that they would stop activities 6 whenever we wanted them to. It just might take 7 up to 14 days for them to remove, I guess, any 8 equipment or any -- anything that they have 9 onsite. 10 THE CHAIR: Yeah, I guess if you -- I'm 11 sorry, Sonny. I'm sure you'll talk to her in 12 the next day or so, but, you know, obviously 13 let her know that the time is of the essence. 14 Really, with what she said, you know, get it 15 done now. So -- Sonny, go ahead. 16 MS. WHYTE: I just wanted to let you know 17 that I did speak to both principals at both 18 elementary -- Westchase and Davidsen -- and 19 they were very appreciative that we reached out 20 to them, especially the elementary school, 21 because otherwise, they'd be on lockdown, and 22 so I told -- I spoke to both of them and I said 23 as soon as we have a date set, we would notify 24 them and that way they could let their staff 25 know. And of course, as we've said, we've got</p>
<p style="text-align: right;">Page 82</p> <p>1 that, but I think there was some -- maybe some, 2 you know, conflict between what -- Sonny, you 3 were hearing that they were asking to use 4 different areas to do the harassment and -- 5 MS. WHYTE: No, they were going to just 6 use the area around the pond at this time, but 7 what the board -- from my understanding -- and 8 I spoke to Doug about the clarity -- and Andy 9 -- that the clarity was that we were going to 10 keep this contract for a year, if I'm not 11 mistaken, so we could extend it if we needed to 12 without having to rewrite the contract. 13 MS. McCORMICK: Okay. Well, I -- I did 14 talk to Kaylee today from the USDA. She has 15 the revised agreement. She was going to take a 16 look at it this afternoon, and, you know, she 17 said she wasn't sure if she would have to have 18 it be reviewed by anybody from their legal 19 side. So -- so that's where things are right 20 now, but -- you know, I know that the residents 21 are probably anxious to have them start that as 22 soon as possible. And the other thing that she 23 and I talked about is I wanted to make sure 24 that the district -- you know, if some -- if 25 there were issues once the activity started,</p>	<p style="text-align: right;">Page 84</p> <p>1 the flyer ready to go to all the homeowners in 2 that area. 3 THE CHAIR: Okay, thank you. Yes, Chris? 4 MR. BARRETT: I heard something at the 5 WCA board meeting from Mr. Goldstein that I 6 just wanted to kind of let you know about 7 because I -- this is the first I'd heard of it 8 in this time frame. He stated in making his 9 update to the WCA board that they anticipate 10 this plan taking four to five years, and I have 11 never heard that time frame mentioned here. I 12 don't know if by saying we -- you know, we 13 anticipate, I don't know if he was speaking for 14 himself or from the USDA. So I just thought 15 I'd let you know that, you know, in terms of 16 expectations, that -- that something that I'm 17 hearing from one meeting is not being shared 18 here. So just a heads up. 19 THE CHAIR: Thank you. Maybe -- Sonny, I 20 know you've been in touch with obviously Kaylee 21 and Rick and I think Eric Holt, as well. Maybe 22 if you could clarify that with them? 23 MS. WHYTE: I can clarify that. I -- as 24 I indicated to you, I get the updates from Rick 25 Goldstein, and he's been reaching out to -- he</p>

<p style="text-align: right;">Page 85</p> <p>1 reached out to Kaylee today asking for an 2 update and stuff like this. I mean, you guys 3 made it very clear that the contract is with 4 the district and not with the -- and Eric did, 5 as well. We can certainly -- 6 THE CHAIR: Yeah, and I -- 7 MS. WHYTE: -- reach out to Eric and 8 clarify that at this point, that we are only 9 dealing with the in the moment, not future; but 10 I know that the WCA had money set aside for 11 potential -- if they need -- a rise that it 12 needed to be addressed on their end of it. 13 THE CHAIR: Yeah, I did see Eric off -- 14 offline and he -- a couple of weeks ago. He 15 did say that he had to correct Rick on -- I 16 don't know if it was at that exact meeting or 17 wherever, but he did, you know, clarify, "Hey, 18 this is with the board right now and not the" 19 -- the CDD, not the WCA. 20 MS. WHYTE: I'll reach out to Eric. 21 THE CHAIR: Thank you. 22 MR. BAUMHOVER: Is there -- is there any 23 movement on them doing something separate? 24 THE CHAIR: From when I talked -- and 25 this was a couple of weeks ago, but Eric said</p>	<p style="text-align: right;">Page 26 Page 87</p> <p>1 MR. MENDENHALL: Just a couple of things 2 tonight. The first thing is I was contacted by 3 a Mike DeMaio from the Park Property Group and 4 he wanted me to bring to the board that they 5 had interest in purchasing a parcel at 9001 6 West Linebaugh Avenue, which as I understand, 7 it is -- Sonny let me know -- is between the 8 CVS and the Vineyards. I did let him know 9 initially that at least in the past, the 10 district -- and most districts -- aren't really 11 inclined to sell property, CDD property, but I 12 did tell him I would bring it to your 13 attention, you know, just in case there are any 14 questions or any kind of changes to policy, so 15 to speak. 16 THE CHAIR: Nothing for me. I'm not 17 interested, but -- 18 MR. MENDENHALL: And I -- Sonny had an 19 additional -- Sonny had an additional one for 20 property near the Aldi and Costco. Same -- 21 same kind of -- 22 MS. WHYTE: Same concept, it was a 23 developer from South Tampa that is looking to 24 -- he's got a client whose -- has the number 25 one gym in the country. They are looking to</p>
<p style="text-align: right;">Page 86</p> <p>1 that they are just waiting for us to do -- to 2 see how this works and then they would be 3 making a decision after that. 4 MR. BAUMHOVER: Oh, okay. But they 5 didn't talk about things that they wanted to 6 see that we weren't already addressing or -- 7 THE CHAIR: He didn't say that. 8 MR. BAUMHOVER: Okay, all right. I was 9 just wondering if there was anything floating 10 around out there. 11 THE CHAIR: Yeah, but I also didn't 12 attend the meeting, so I don't know. 13 MR. BAUMHOVER: I -- and I just didn't 14 know if there was kind of like a -- well, if 15 the CDD doesn't do this thing -- 16 THE CHAIR: Oh. 17 MR. BAUMHOVER: -- then we'll pick that 18 up in a separate contract. 19 THE CHAIR: Yeah, he didn't mention that. 20 MR. BAUMHOVER: Okay, all right. 21 THE CHAIR: Okay. Erin, is -- 22 MS. MCCORMICK: That's all I have right 23 now. 24 THE CHAIR: Okay. Thank you very much. 25 All right. Mr. Andy?</p>	<p style="text-align: right;">Page 88</p> <p>1 develop and -- and move into our area and there 2 -- there was wetlands right outside that we've 3 been approached with many, many times over the 4 years. So I said I would bring it to your 5 attention, but that the district usually does 6 have a policy of not giving up land, but I said 7 I would let them know. 8 THE CHAIR: Okay. Any other -- 9 MR. BARRETT: Wasn't there a similar -- 10 MS. WHYTE: Same -- similar areas, right 11 there on Linebaugh and Sheldon. 12 THE CHAIR: Okay. I'm hearing no -- 13 MR. MENDENHALL: Yeah, I can certainly go 14 back and let him know. 15 THE CHAIR: Yeah, thank you. 16 MR. MENDENHALL: All right. The other 17 thing hot off the presses, we had the audit, it 18 was e-mailed out to everybody. As you may 19 recall, you have a requirement of your auditor 20 to deliver that to you by February 15th of 21 every year. That's why you have it now. 22 Certainly, if you want to move forward, 23 you could approve it tonight. You do not have 24 to, if you wanted to take time to digest it. 25 There was nothing remarkable about the audit,</p>

<p style="text-align: right;">Page 89</p> <p>1 no notes from the auditor, no issues with any 2 sort of financial concerns or anything like 3 that. I know Greg had a look at it and we were 4 also communicating a little bit, but like I 5 said, I'm happy to put it on the next agenda, 6 but I'll defer it to the board on how you want 7 to address it. 8 MR. CHESNEY: I have no problem approving 9 it. I will point out that I always like to 10 read part of it, but the -- there was increase 11 in the fund balance of \$275,827. Thank you, 12 Doug and Sonny. So the fund balance now is 13 \$5,624,148. So I mean, it sounds like soccer 14 field might be in order. 15 THE CHAIR: Maybe a parking lot, too. 16 Right? 17 MR. CHESNEY: Well, we'll park in the 18 dirt. 19 MS. McCORMICK: And you don't have to -- 20 I mean, if you do want to act on this tonight, 21 you don't have to actually approve it. You're 22 just accepting it from the auditor. 23 MR. MENDENHALL: Yes, yep, exactly. 24 Sorry. 25 THE CHAIR: But we do need to vote to</p>	<p style="text-align: right;">Page 27 Page 91</p> <p>1 this in two stages; half of it this year, half 2 next year, basically to address some of the tax 3 implications that could arise, you know, if you 4 do a big lump sum into a (401)k. 5 THE CHAIR: Okay, great. 6 MR. MENDENHALL: So -- and that's it. 7 That's all I had. 8 THE CHAIR: Okay. Thank you, Andy. 9 All right. Doug? 10 MR. MAYS: Well, you got the -- 11 hopefully, you guys got our report. The first 12 request we have is from some residents that 13 live over on Bradwell. Apparently, as you know 14 in the West Park Village area, we have a lot of 15 alleyways behind a lot of the townhomes; some 16 of the houses, especially. Through that whole 17 community, there's probably -- I'd say ten to 18 12 alleyways through there. So we have a 19 request from the people on Bradwell wondering 20 if there's a possibility to put signage up 21 because apparently, there's been school buses 22 -- people that don't live there cutting through 23 and behind these alleyways and they don't 24 respect the five mile an hour speed limit. 25 We've put signage on the one on Parley Drive,</p>
<p style="text-align: right;">Page 90</p> <p>1 accept. Right? 2 MS. McCORMICK: Yeah, either now or you 3 can do it at the next meeting. 4 MR. CHESNEY: Well, I'll make a motion to 5 accept the audit. 6 MR. BAUMHOVER: I'll accept it. 7 THE CHAIR: Okay. Any other discussion? 8 (No response.) 9 THE CHAIR: All right. All in favor? 10 (All board members signify in the 11 affirmative.) 12 THE CHAIR: Motion passes five to zero. 13 MR. MENDENHALL: Okay. The final item I 14 had up was -- and we talked about this many 15 months ago, but the end of the year came. We 16 had the -- the catch-up that you wanted to do 17 for your four employees related to the (401)k. 18 That has now been processed. Everybody 19 should've received it in their account, and 20 that happened just this week, I think, 21 actually. 22 MR. WIMSATT: Good. 23 THE CHAIR: Great. 24 MR. MENDENHALL: Just an update on that 25 one. If you don't recall, we were going to do</p>	<p style="text-align: right;">Page 92</p> <p>1 which we still get complaints from the people 2 on Parley Drive saying that people still aren't 3 respecting it. They are -- their request is to 4 put it as a no-through street. We told them we 5 could possibly put up the signs, but it 6 probably could not be enforced. 7 So that's -- our question is can it be 8 enforced? One of the other options is the one 9 in Bradwell, they also suggested is it possible 10 possibly to put speed bumps in these alleyways 11 and for that, I was wondering should we get 12 legal's opinion on can we put speed bumps on 13 these alleyways or what would we have to do. 14 Would we have to go home to home, sign a 15 petition, what do the residents need to do to 16 try to accomplish that? 17 MS. McCORMICK: So this is not in the 18 Greens or Harbor Links, is that right, this is 19 in the West Park Village area? 20 MR. MAYS: Yeah, that's correct. Mm-hmm. 21 MS. McCORMICK: Well, I think that we 22 might be able to talk to the sheriff's office 23 about doing traffic control if -- if people are 24 not complying with requirements, but as far as 25 what you could do on putting speed bumps in or</p>

<p style="text-align: right;">Page 93</p> <p>1 any signage, they would -- the only way that</p> <p>2 they would enforce it is if it's consistent</p> <p>3 with the uniform traffic control manual, so</p> <p>4 that would be a question for the transportation</p> <p>5 engineer about what could be done in those</p> <p>6 alleyways.</p> <p>7 MR. DVORAK: Mm-hmm. Yeah.</p> <p>8 THE CHAIR: Forrest, did you have --</p> <p>9 MR. BAUMHOVER: I was going to ask the</p> <p>10 question of when like -- when you say school</p> <p>11 buses, it's probably the -- probably the most</p> <p>12 enforceable part of it -- if that actually is a</p> <p>13 -- more than just a once or twice issue because</p> <p>14 if you put some -- even just additional signage</p> <p>15 to it, then you at least have an outlet to be</p> <p>16 able to report that school bus driver to the</p> <p>17 county to be able to have -- you know, like you</p> <p>18 can at least use that to mitigate the problem.</p> <p>19 It might not slow down parents that are zooming</p> <p>20 through there, but if -- if that -- school</p> <p>21 buses are actually -- and I mean, I -- I'm a</p> <p>22 parent of kids that ride the school buses. I</p> <p>23 mean, at this point, that bus system is very</p> <p>24 stretched thin, and a lot of times, they are</p> <p>25 just kind of playing catch-up basketball and a</p>	<p style="text-align: right;">Page 28 Page 95</p> <p>1 talk to the sheriff's office easily, but I</p> <p>2 think, also, if you want to pursue this, it</p> <p>3 would be, you know, to direct Robert to get</p> <p>4 information from the traffic engineer.</p> <p>5 MR. DVORAK: We -- we do a lot of traffic</p> <p>6 safety work, and it's not my area of expertise,</p> <p>7 but I could ask them what kinds of things would</p> <p>8 be most appropriate, first and foremost and I</p> <p>9 mean, they -- they would know for the -- you</p> <p>10 know, they would be able to make some -- some</p> <p>11 basic recommendations that we could start</p> <p>12 discussing anyway.</p> <p>13 MS. McCORMICK: Yeah, and then based on</p> <p>14 what signage they, you know, would recommend or</p> <p>15 anything else that they would recommend, I'd</p> <p>16 like to have that information when we talk to</p> <p>17 the sheriff's office about doing some</p> <p>18 enforcements.</p> <p>19 MR. MAYS: Sonny has talked to the</p> <p>20 sheriff's office about it, our liaison, Deputy</p> <p>21 Gunderson, Corporal Sergeant Gunderson. She has</p> <p>22 talked to him about it, too. He mentioned that</p> <p>23 he could put traffic -- possibly have traffic</p> <p>24 -- the traffic division set up a deputy and</p> <p>25 possibly do something like that.</p>
<p style="text-align: right;">Page 94</p> <p>1 lot of these bus drivers might simply not be</p> <p>2 aware of I shouldn't be driving through here</p> <p>3 and putting up additional signage so that they</p> <p>4 have more of a --</p> <p>5 MS. McCORMICK: Yeah, because I don't</p> <p>6 think that those alleyways were designed for --</p> <p>7 to accommodate that type of incoming traffic.</p> <p>8 So --</p> <p>9 MR. BAUMHOVER: Oh, they probably</p> <p>10 weren't, they just need a big sign that says,</p> <p>11 "No through traffic."</p> <p>12 MR. MAYS: Yeah, the only signage we have</p> <p>13 now is identifying that they are one way, you</p> <p>14 know, one-way streets and then some of them, if</p> <p>15 we put signage in, basically, we'd be putting</p> <p>16 signage on --</p> <p>17 MR. BAUMHOVER: On the street.</p> <p>18 MR. MAYS: -- on homeowner's property --</p> <p>19 MR. BAUMHOVER: Or the homeowner's</p> <p>20 property, yeah.</p> <p>21 MR. MAYS: -- or too close to the street</p> <p>22 and they could get taken out all the time.</p> <p>23 THE CHAIR: So you think it might be</p> <p>24 worth talking to the sheriff's about it?</p> <p>25 MS. McCORMICK: Well, I think we could</p>	<p style="text-align: right;">Page 96</p> <p>1 THE CHAIR: She's shaking her head no.</p> <p>2 MR. MAYS: Oh, that's not what they told</p> <p>3 you?</p> <p>4 MS. WHYTE: No, I -- I sent Gunderson,</p> <p>5 Gunderson put it on to the sheriff's office</p> <p>6 called me, who then called a resident to inform</p> <p>7 him that, first of all, it's a private road.</p> <p>8 The alleyway belongs to the district.</p> <p>9 Everything else in -- in West Park Village is</p> <p>10 owned by the county. It's a public road, but</p> <p>11 the alleyways are private. So legally --</p> <p>12 legally, they cannot force the traffic</p> <p>13 jurisdiction in an alleyway.</p> <p>14 MS. McCORMICK: But we do have private</p> <p>15 streets that the CDD owns that we do --</p> <p>16 MS. WHYTE: The alleyways are ours.</p> <p>17 MR. CHESNEY: Yeah, I know, but I am</p> <p>18 saying we have a traffic control jurisdiction</p> <p>19 agreement on private streets that the CDD owns</p> <p>20 where they do enforcements.</p> <p>21 MS. WHYTE: But not in West Park Village.</p> <p>22 We --</p> <p>23 MS. McCORMICK: Right, but we could add</p> <p>24 it to an --</p> <p>25 MS. WHYTE: Yeah, so we --</p>

<p style="text-align: right;">Page 97</p> <p>1 MS. McCORMICK: -- enforcement agreement.</p> <p>2 MS. WHYTE: So that -- that would be the</p> <p>3 only other option, but can we do through way</p> <p>4 signs, like no through way? Like underneath</p> <p>5 the one way sign that shows this way, can we</p> <p>6 have no through traffic, which is what one of</p> <p>7 the residents is requesting.</p> <p>8 THE CHAIR: It sounds like Robert will</p> <p>9 kind of hunt that down.</p> <p>10 MR. DVORAK: Yeah, I can -- I can look</p> <p>11 into it and come back with some -- you know,</p> <p>12 some recommendations or some -- at least some</p> <p>13 recommendations for moving forward and help us</p> <p>14 to like address this.</p> <p>15 THE CHAIR: Okay.</p> <p>16 MR. DVORAK: You know, with our traffic</p> <p>17 people.</p> <p>18 THE CHAIR: Brian?</p> <p>19 MR. ROSS: And Sonny, aren't there two</p> <p>20 different issues? That, one, because they're</p> <p>21 -- it's private roads of the districts, one</p> <p>22 issue is can we put up signs, can we put up</p> <p>23 speed bumps. Then a second issue is the</p> <p>24 enforceability of the issue, but those are two</p> <p>25 different issues as I understand it.</p>	<p style="text-align: right;">Page 29 Page 99</p> <p>1 it as a cut through. Doug and I have seen --</p> <p>2 there are vendors who work on those people's</p> <p>3 homes that live on that block, they use it in</p> <p>4 their back alleyways. I mean, I don't know if</p> <p>5 you're going to be able to eliminate it, and if</p> <p>6 not, then how do we enforce the traffic not</p> <p>7 going down that road?</p> <p>8 MR. MAYS: It's a tough one.</p> <p>9 THE CHAIR: It sounds like we're heading</p> <p>10 in a direction to try to figure that out. So</p> <p>11 --</p> <p>12 MR. MAYS: Okay. And the last thing is</p> <p>13 we're price checking right now, we've got some</p> <p>14 initial numbers. Along -- in the Gretna Greens</p> <p>15 -- I'm sure Sonny brought it up during one of</p> <p>16 the workshops, we had a gentleman whose -- or a</p> <p>17 family whose dog got sick from eating some</p> <p>18 oleanders, and I don't know if you guys are</p> <p>19 aware of it, but oleanders are a poisonous</p> <p>20 plant, and normally, dogs won't just eat a</p> <p>21 plant, but it was when the guys were trimming</p> <p>22 the plants, a piece went over into their yard</p> <p>23 and two dogs decided they wanted to play</p> <p>24 tug-of-war with one of them branches and that's</p> <p>25 why they got sick. We haven't had too many --</p>
<p style="text-align: right;">Page 98</p> <p>1 MS. WHYTE: Correct.</p> <p>2 MR. ROSS: So we might decide we're</p> <p>3 putting up the signs, we just won't be able to</p> <p>4 enforce it, or we're putting in speed bumps, we</p> <p>5 just won't be able to get the sheriff support</p> <p>6 or whatever else may be involved. Is that a</p> <p>7 summary?</p> <p>8 MS. WHYTE: What it is -- you're correct.</p> <p>9 The one in particular that I was dealing with</p> <p>10 at first, but I didn't know about -- well, I</p> <p>11 knew about the Bradwell, but the one on West</p> <p>12 Park Village Drive is the one that when you</p> <p>13 turn down Bradwell to go to West Park Village</p> <p>14 to go to the HOA office, there's a little</p> <p>15 alleyway. I'm guilty, I've taken it. He</p> <p>16 doesn't want anybody who doesn't live on there</p> <p>17 not to take it is what his --</p> <p>18 MR. CHESNEY: Well, they shouldn't.</p> <p>19 MS. WHYTE: That is where he is kind of</p> <p>20 indicating and alluding to. He's a resident</p> <p>21 who lives midway through and -- but --</p> <p>22 MR. CHESNEY: I think he's right, though.</p> <p>23 MS. WHYTE: We see a lot of traffic -- I</p> <p>24 mean, Debbie and the HOA people use it. He</p> <p>25 says the people going to the tennis courts use</p>	<p style="text-align: right;">Page 100</p> <p>1 I have -- I think I've heard of one other case</p> <p>2 in 17 years I've been here where a dog got sick</p> <p>3 from eating the oleanders and I think it was</p> <p>4 trimming again. The leaves on the ground, the</p> <p>5 dog chewed on them and got sick. No dogs have</p> <p>6 died from it.</p> <p>7 So anyway, we're getting to the point</p> <p>8 where we're thinking maybe we should possibly</p> <p>9 make the oleanders go away on Gretna Greens</p> <p>10 similar to how we did it on Montague. Montague</p> <p>11 was over -- was right at 5,000 feet, though.</p> <p>12 This one is 2,820 feet, so it's smaller, but of</p> <p>13 course, like everything in the economy right</p> <p>14 now, the price of the plants is even higher</p> <p>15 than it was back then. Plants, installation,</p> <p>16 everything is a lot higher, so the initial</p> <p>17 numbers are coming in almost as much as we paid</p> <p>18 for the -- the whole Montague. So -- and the</p> <p>19 difference in this one is it's more about these</p> <p>20 animals that have gotten sick. Montague, we</p> <p>21 had multiple areas that the oleanders were just</p> <p>22 failing. They were looking terrible. They</p> <p>23 were falling apart and they weren't -- they</p> <p>24 were just looking terrible.</p> <p>25 On Gretna Green, we don't have too many</p>

<p style="text-align: right;">Page 101</p> <p>1 areas like that, so I'm not sure if you just</p> <p>2 want to rip the bad-looking oleanders out and</p> <p>3 replace with the viburnum like we did over</p> <p>4 there, but then it would be kind of an</p> <p>5 inconsistent bush along that whole road. So</p> <p>6 I'm not sure how to handle this one, but we're</p> <p>7 getting bids to be able to remove them all and</p> <p>8 replant with a whole setup of viburnums again,</p> <p>9 just like we did on Montague. So just to</p> <p>10 prepare you guys for that one. I will hit you</p> <p>11 with some numbers probably next month and let</p> <p>12 you make the decision if you think we should</p> <p>13 change all 2,820 feet or just do it</p> <p>14 individually.</p> <p>15 For instance, that man's yard, a hundred</p> <p>16 foot wide, you know, just change his. You</p> <p>17 know, just put all viburnums just in his yard</p> <p>18 so his dogs don't have to deal with that, but I</p> <p>19 am sure there's other people who have dogs</p> <p>20 along there and I -- I don't know why nobody</p> <p>21 else's dog has gotten poisoned unless -- like I</p> <p>22 say, they don't just chew the plant. They're</p> <p>23 smart, but they picked up a piece of debris and</p> <p>24 that's what happened. So I'll give you the</p> <p>25 numbers and you can figure out what we need to</p>	<p style="text-align: right;">Page 30 Page 103</p> <p>1 MR. BARRETT: I figured it was just to</p> <p>2 make it branch out at the bottom more.</p> <p>3 MR. MAYS: Mm-hmm. Make it thicker on</p> <p>4 the bottom, correct.</p> <p>5 THE CHAIR: All right. Doug, anything</p> <p>6 else?</p> <p>7 MR. MAYS: That's all, unless Sonny's got</p> <p>8 something. I think she's got something about</p> <p>9 the GIS.</p> <p>10 THE CHAIR: Sounds good.</p> <p>11 MS. WHYTE: I have two things. One is</p> <p>12 the new iPads should be delivered -- they</p> <p>13 should be at my house by now or in the next few</p> <p>14 days. So if I can get your old iPads, that</p> <p>15 would be great and then I'll get you the new</p> <p>16 ones and we'll work from there. It's going to</p> <p>17 take a little while, obviously, to set them up.</p> <p>18 The other thing is GIS. I've got a</p> <p>19 conference call tomorrow afternoon with the GIS</p> <p>20 from -- with Stephen and their people.</p> <p>21 Wherever -- I think Chicago, somewhere up north</p> <p>22 and we're going to go from here. We tried to</p> <p>23 -- I mapped one of the irrigation valves and I</p> <p>24 sent the information to them, so hopefully in</p> <p>25 tomorrow's meeting, we can go a little further</p>
<p style="text-align: right;">Page 102</p> <p>1 do.</p> <p>2 THE CHAIR: Chris?</p> <p>3 MR. BARRETT: Unrelated topic, but your</p> <p>4 comment reminded me of it. I noticed that they</p> <p>5 trimmed the viburnum on Montague Street.</p> <p>6 MR. MAYS: Mm-hmm.</p> <p>7 MR. BARRETT: They trimmed it -- like</p> <p>8 they cut it half and I was wondering was that</p> <p>9 like on purpose or did they take it a little</p> <p>10 bit too low --</p> <p>11 MR. MAYS: It's -- it's to retrain -- to</p> <p>12 train the plant. If we didn't, they would</p> <p>13 start getting long and lanky because we did</p> <p>14 have some of them that were already at the six-</p> <p>15 foot level, but if you looked at it, it was one</p> <p>16 here, one here, one here, so they weren't very</p> <p>17 consistent. So OLM, our inspector, recommended</p> <p>18 that we go ahead and do an initial pruning.</p> <p>19 Yes, it's kind of short, but we're getting into</p> <p>20 spring and these things are going to pop fast,</p> <p>21 they'll have another three feet on them in no</p> <p>22 time, and so we're trying to train them to be a</p> <p>23 thick -- thick hedge so the people get the</p> <p>24 privacy that -- you know, that they bought when</p> <p>25 they lived in those -- those areas.</p>	<p style="text-align: right;">Page 104</p> <p>1 and get a little bit more detail and then we'll</p> <p>2 see what we need to do to get forward and move</p> <p>3 forward on to the next layers and the next</p> <p>4 level.</p> <p>5 THE CHAIR: Awesome.</p> <p>6 MS. WHYTE: And I'll keep you posted at</p> <p>7 the next meeting.</p> <p>8 THE CHAIR: Thank you.</p> <p>9 All right. Audience comments.</p> <p>10 Lavon, anything?</p> <p>11 LAVON: No.</p> <p>12 THE CHAIR: All right. Hearing none,</p> <p>13 supervisor's requests.</p> <p>14 We'll start with Greg?</p> <p>15 MR. CHESNEY: Nothing.</p> <p>16 THE CHAIR: Forrest?</p> <p>17 MR. BAUMHOVER: Nothing.</p> <p>18 THE CHAIR: Okay. Jim?</p> <p>19 MR. WIMSATT: Nope.</p> <p>20 THE CHAIR: I have nothing. Brian?</p> <p>21 MR. ROSS: Nothing.</p> <p>22 THE CHAIR: All we would need is a motion</p> <p>23 to adjourn.</p> <p>24 MR. CHESNEY: So moved.</p> <p>25 MR. BAUMHOVER: Second.</p>

1 THE CHAIR: All right. All in favor?
2 (All board members signify in the
3 affirmative.)
4 THE CHAIR: Sounds great, five to zero.
5 Thank you, Whitlie. We are adjourned.
6 (At 5:49 p.m., all proceedings were
7 concluded.)
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15 Matthew Lewis, Chairman
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1 REPORTER'S CERTIFICATE
2

3 STATE OF FLORIDA:
4 COUNTY OF HILLSBOROUGH:
5

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

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

16 DATED February 21, 2022.
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2B.

**Westchase
Community Development District**

Financial Report

January 31, 2022

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

January 31, 2022

Balance Sheet
January 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
ASSETS							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due From Other Funds	5,315,897	400,807	28,249	18,765	48,813	550,403	85,695
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	12,853	-	-	-	-	-	-
Deposits	5,524	3,628	4,043	20	-	7,425	800
TOTAL ASSETS	\$ 5,334,274	\$ 404,435	\$ 32,292	\$ 18,785	\$ 48,813	\$ 557,828	\$ 86,495
LIABILITIES							
Accounts Payable	\$ 57,664	\$ 140	\$ -	\$ 3,566	\$ -	\$ 37,928	\$ 397
Accrued Expenses	2,595	466	1,534	26	-	4,429	465
Sales Tax Payable	132	-	-	-	-	21	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	60,391	606	1,534	3,592	-	42,378	862
FUND BALANCES							
Nonspendable:							
Prepaid Items	12,853	-	-	-	-	-	-
Deposits	5,524	3,628	4,043	20	-	7,425	800
Restricted for:							
Capital Projects	-	-	-	-	-	-	-
Assigned to:							
Operating Reserves	652,559	10,030	4,371	263	1,284	63,497	3,175
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	106,911	-	14,910	12,394	258,917	39,111
Unassigned:	4,040,916	283,260	22,344	-	35,135	185,611	42,547
TOTAL FUND BALANCES	\$ 5,273,883	\$ 403,829	\$ 30,758	\$ 15,193	\$ 48,813	\$ 515,450	\$ 85,633
TOTAL LIABILITIES & FUND BALANCES	\$ 5,334,274	\$ 404,435	\$ 32,292	\$ 18,785	\$ 48,813	\$ 557,828	\$ 86,495

Balance Sheet
January 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
ASSETS						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 588,402	\$ 588,402
Due From Other Funds	189,577	26,140	247,729	702,196	-	7,614,271
Investments:						
Money Market Account	-	-	-	-	7,025,870	7,025,870
Prepaid Items	-	-	-	-	-	12,853
Deposits	18,600	-	-	-	-	40,040
TOTAL ASSETS	\$ 208,177	\$ 26,140	\$ 247,729	\$ 702,196	\$ 7,614,272	\$ 15,281,436
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,695
Accrued Expenses	8,667	422	-	-	-	18,604
Sales Tax Payable	-	-	-	-	-	153
Due To Other Funds	-	-	-	-	7,614,272	7,614,272
TOTAL LIABILITIES	8,667	422	-	-	7,614,272	7,732,724
FUND BALANCES						
Nonspendable:						
Prepaid Items	-	-	-	-	-	12,853
Deposits	18,600	-	-	-	-	40,040
Restricted for:						
Capital Projects	-	-	-	702,196	-	702,196
Assigned to:						
Operating Reserves	27,425	1,289	3,929	-	-	767,822
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	64,232	14,189	116,306	-	-	1,129,001
Unassigned:	89,253	10,240	127,494	-	-	4,836,800
TOTAL FUND BALANCES	\$ 199,510	\$ 25,718	\$ 247,729	\$ 702,196	\$ -	\$ 7,548,712
TOTAL LIABILITIES & FUND BALANCES	\$ 208,177	\$ 26,140	\$ 247,729	\$ 702,196	\$ 7,614,272	\$ 15,281,436

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	JAN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1,106	\$ 1,884	\$ 11,000	17.13%
Interest - Tax Collector	23	23	-	0.00%
Special Assmnts- Tax Collector	66,567	2,528,925	2,695,264	93.83%
Special Assmnts- Discounts	(2,103)	(100,568)	(107,811)	93.28%
Other Miscellaneous Revenues	-	92	-	0.00%
Pavilion Rental	1,593	4,572	4,000	114.30%
TOTAL REVENUES	67,186	2,434,928	2,602,453	93.56%
EXPENDITURES				
Administration				
P/R-Board of Supervisors	1,000	6,600	19,000	34.74%
FICA Taxes	77	505	1,454	34.73%
ProfServ-Engineering	6,235	16,383	53,500	30.62%
ProfServ-Legal Services	5,325	22,064	105,000	21.01%
ProfServ-Mgmt Consulting	10,011	40,043	120,130	33.33%
ProfServ-Recording Secretary	1,079	3,002	11,000	27.29%
Auditing Services	7,700	7,700	7,500	102.67%
Postage and Freight	67	182	1,200	15.17%
Insurance - General Liability	-	40,157	43,100	93.17%
Printing and Binding	-	126	300	42.00%
Legal Advertising	-	750	6,500	11.54%
Misc-Assessment Collection Cost	1,289	48,567	46,205	105.11%
Misc-Credit Card Fees	57	159	350	45.43%
Misc-Contingency	1,500	1,500	100	1500.00%
Office Supplies	-	-	50	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	34,340	187,913	415,564	45.22%
Flood Control/Stormwater Mgmt				
Contracts-Lake and Wetland	9,833	39,333	118,000	33.33%
Contracts-Fountain	530	2,285	7,020	32.55%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	17,695	23,202	28,000	82.86%
R&M-Fountain	1,500	2,495	3,000	83.17%
Total Flood Control/Stormwater Mgmt	29,558	67,315	171,020	39.36%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	JAN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	17,373	69,382	208,159	33.33%
Payroll-Benefits	43,736	75,679	62,454	121.18%
Payroll - Overtime	1,911	8,135	17,500	46.49%
Payroll - Bonus	-	9,500	35,883	26.47%
FICA Taxes	2,271	10,025	28,979	34.59%
Contracts-Police	9,947	47,239	145,000	32.58%
Contracts-Other Services	1,630	6,520	19,560	33.33%
Contracts-Landscape	46,434	185,736	562,608	33.01%
Contracts-Mulch	-	-	147,592	0.00%
Contracts-Plant Replacement	18,629	37,257	73,626	50.60%
Contracts-Road Cleaning	-	2,635	11,135	23.66%
Contracts-Security Alarms	-	168	681	24.67%
Contracts-Pest Control	48	192	540	35.56%
Fuel, Gasoline and Oil	1,335	4,052	13,000	31.17%
Communication - Teleph - Field	354	1,608	5,000	32.16%
Utility - General	2,137	8,803	23,275	37.82%
Utility - Reclaimed Water	495	2,309	10,000	23.09%
Insurance - General Liability	-	3,814	4,094	93.16%
R&M-General	5,025	9,012	42,500	21.20%
R&M-Equipment	412	3,421	8,000	42.76%
R&M-Grounds	15,250	42,561	80,000	53.20%
R&M-Irrigation	2,107	6,141	75,000	8.19%
R&M-Sidewalks	-	-	15,616	0.00%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	2,046	6,858	32,500	21.10%
Holiday Decoration	-	3,702	10,000	37.02%
Misc-Taxes (Streetlights)	-	34,076	34,076	100.00%
Misc-Contingency	-	-	5,000	0.00%
Office Supplies	26	1,796	3,500	51.31%
Cleaning Services	550	2,200	6,600	33.33%
Op Supplies - General	1,098	1,398	6,000	23.30%
Op Supplies - Uniforms	-	178	600	29.67%
Supplies - Misc.	429	429	600	71.50%
Subscriptions and Memberships	1,918	4,000	400	1000.00%
Conference and Seminars	-	-	1,000	0.00%
Total Right of Way	175,161	588,826	1,696,478	34.71%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	JAN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Common Area				
R&M-General	2,651	11,485	17,000	67.56%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	-	1,500	0.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	2,975	900	330.56%
Internet Services	612	2,448	7,391	33.12%
Park Improvements	-	-	289,300	0.00%
Total Common Area	<u>3,263</u>	<u>16,908</u>	<u>319,391</u>	<u>5.29%</u>
TOTAL EXPENDITURES	242,322	860,962	2,602,453	33.08%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>(175,136)</u>	<u>1,573,966</u>	<u>-</u>	<u>0.00%</u>
Net change in fund balance	<u>\$ (175,136)</u>	<u>\$ 1,573,966</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2021)		3,699,917	3,699,917	
FUND BALANCE, ENDING		<u>\$ 5,273,883</u>	<u>\$ 3,699,917</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	JAN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 23	\$ 99	\$ 1,000	9.90%
Special Assmnts- Tax Collector	1,386	52,673	56,138	93.83%
Special Assmnts- Discounts	(44)	(2,095)	(2,246)	93.28%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	1,365	50,742	54,892	92.44%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	27	1,012	1,122	90.20%
Misc-Credit Card Fees	-	2	15	13.33%
Total Administration	27	1,014	1,137	89.18%
Right of Way				
Communication - Teleph - Field	251	1,183	3,300	35.85%
Electricity - Streetlights	465	1,895	5,500	34.45%
Insurance - General Liability	-	1,707	1,832	93.18%
R&M-General	-	1,717	19,700	8.72%
R&M-Gate	1,570	2,392	6,340	37.73%
Reserve - Roadways	-	-	17,083	0.00%
Total Right of Way	2,286	8,894	53,755	16.55%
TOTAL EXPENDITURES	2,313	9,908	54,892	18.05%
Excess (deficiency) of revenues				
Over (under) expenditures	(948)	40,834	-	0.00%
Net change in fund balance	\$ (948)	\$ 40,834	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		362,995	362,995	
FUND BALANCE, ENDING		\$ 403,829	\$ 362,995	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	JAN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1	\$ 6	\$ 150	4.00%
Special Assmnts- Tax Collector	446	16,943	18,057	93.83%
Special Assmnts- Discounts	(14)	(674)	(722)	93.35%
TOTAL REVENUES	433	16,275	17,485	93.08%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	9	325	361	90.03%
Total Administration	9	325	361	90.03%
Right of Way				
R&M-Streetlights	1,534	6,159	17,124	35.97%
Total Right of Way	1,534	6,159	17,124	35.97%
TOTAL EXPENDITURES	1,543	6,484	17,485	37.08%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,110)	9,791	-	0.00%
Net change in fund balance	<u>\$ (1,110)</u>	<u>\$ 9,791</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2021)		20,967	20,967	
FUND BALANCE, ENDING		\$ 30,758	\$ 20,967	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	JAN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1	\$ 5	\$ 65	7.69%
Special Assmnts- Tax Collector	144	5,481	5,842	93.82%
Special Assmnts- Discounts	(5)	(218)	(234)	93.16%
TOTAL REVENUES	140	5,268	5,673	92.86%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	3	105	117	89.74%
Misc-Credit Card Fees	-	-	5	0.00%
Total Administration	3	105	122	86.07%
Right of Way				
Communication - Teleph - Field	150	600	1,800	33.33%
Insurance - General Liability	-	2,811	3,017	93.17%
R&M-General	3,566	3,566	1,500	237.73%
R&M-Gate	-	385	1,500	25.67%
R&M-Streetlights	27	103	500	20.60%
Reserve - Roadways	-	-	2,160	0.00%
Total Right of Way	3,743	7,465	10,477	71.25%
TOTAL EXPENDITURES	3,746	7,570	10,599	71.42%
Excess (deficiency) of revenues				
Over (under) expenditures	(3,606)	(2,302)	(4,926)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(4,926)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(4,926)	0.00%
Net change in fund balance	\$ (3,606)	\$ (2,302)	\$ (4,926)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		17,495	17,495	
FUND BALANCE, ENDING		\$ 15,193	\$ 12,569	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	JAN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 3	\$ 12	\$ 150	8.00%
Special Assmnts- Tax Collector	136	5,179	5,520	93.82%
Special Assmnts- Discounts	(4)	(206)	(221)	93.21%
TOTAL REVENUES	135	4,985	5,449	91.48%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	3	99	110	90.00%
Total Administration	3	99	110	90.00%
Right of Way				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	339	0.00%
Total Right of Way	-	-	5,339	0.00%
TOTAL EXPENDITURES	3	99	5,449	1.82%
Excess (deficiency) of revenues				
Over (under) expenditures	132	4,886	-	0.00%
Net change in fund balance	\$ 132	\$ 4,886	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		43,927	43,927	
FUND BALANCE, ENDING		\$ 48,813	\$ 43,927	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	JAN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 21	\$ 90	\$ 500	18.00%
Special Assmnts- Tax Collector	8,501	322,945	344,186	93.83%
Special Assmnts- Discounts	(269)	(12,843)	(13,767)	93.29%
Gate Bar Code/Remotes	259	1,455	-	0.00%
TOTAL REVENUES	8,512	311,647	330,919	94.18%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	165	6,202	6,884	90.09%
Misc-Credit Card Fees	10	50	80	62.50%
Total Administration	175	6,252	6,964	89.78%
Right of Way				
Contracts-Security Services	20,891	73,588	176,200	41.76%
Contracts-Pest Control	-	80	240	33.33%
Communication - Teleph - Field	176	703	2,100	33.48%
Insurance - General Liability	-	954	1,024	93.16%
R&M-General	13,789	23,894	21,760	109.81%
R&M-Gate	1,593	2,989	10,000	29.89%
R&M-Streetlights	4,395	17,575	52,000	33.80%
Reserve - Roadways	-	-	60,631	0.00%
Total Right of Way	40,844	119,783	323,955	36.98%
TOTAL EXPENDITURES	41,019	126,035	330,919	38.09%
Excess (deficiency) of revenues				
Over (under) expenditures	(32,507)	185,612	-	0.00%
Net change in fund balance	<u>\$ (32,507)</u>	<u>\$ 185,612</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2021)		329,838	329,838	
FUND BALANCE, ENDING		<u>\$ 515,450</u>	<u>\$ 329,838</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	JAN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 5	\$ 21	\$ 300	7.00%
Special Assmnts- Tax Collector	397	15,065	16,056	93.83%
Special Assmnts- Discounts	(13)	(599)	(642)	93.30%
Gate Bar Code/Remotes	-	32	-	0.00%
TOTAL REVENUES	389	14,519	15,714	92.40%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	8	289	322	89.75%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	8	289	332	87.05%
Right of Way				
Communication - Teleph - Field	125	502	1,450	34.62%
Insurance - General Liability	-	351	377	93.10%
R&M-General	-	-	1,000	0.00%
R&M-Gate	492	2,229	3,800	58.66%
R&M-Streetlights	466	1,884	5,800	32.48%
Reserve - Roadways	-	-	2,955	0.00%
Total Right of Way	1,083	4,966	15,382	32.28%
TOTAL EXPENDITURES	1,091	5,255	15,714	33.44%
Excess (deficiency) of revenues				
Over (under) expenditures	(702)	9,264	-	0.00%
Net change in fund balance	\$ (702)	\$ 9,264	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		76,369	76,369	
FUND BALANCE, ENDING		\$ 85,633	\$ 76,369	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	JAN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 8	\$ 33	\$ -	0.00%
Special Assmnts- Tax Collector	3,120	118,530	126,326	93.83%
Special Assmnts- Discounts	(99)	(4,714)	(5,053)	93.29%
TOTAL REVENUES	3,029	113,849	121,273	93.88%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	60	2,276	2,527	90.07%
Total Administration	60	2,276	2,527	90.07%
Right of Way				
R&M-Streetlights	8,817	34,813	105,000	33.16%
Reserve - Roadways	-	-	13,746	0.00%
Total Right of Way	8,817	34,813	118,746	29.32%
TOTAL EXPENDITURES	8,877	37,089	121,273	30.58%
Excess (deficiency) of revenues				
Over (under) expenditures	(5,848)	76,760	-	0.00%
Net change in fund balance	<u>\$ (5,848)</u>	<u>\$ 76,760</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2021)		122,750	122,750	
FUND BALANCE, ENDING		<u>\$ 199,510</u>	<u>\$ 122,750</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	JAN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1	\$ 6	\$ 90	6.67%
Special Assmnts- Tax Collector	192	7,298	7,778	93.83%
Special Assmnts- Discounts	(6)	(290)	(311)	93.25%
TOTAL REVENUES	187	7,014	7,557	92.81%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4	140	156	89.74%
Total Administration	4	140	156	89.74%
Right of Way				
R&M-Streetlights	422	1,696	4,999	33.93%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	422	1,696	7,401	22.92%
TOTAL EXPENDITURES	426	1,836	7,557	24.30%
Excess (deficiency) of revenues				
Over (under) expenditures	(239)	5,178	-	0.00%
Net change in fund balance	\$ (239)	\$ 5,178	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		20,540	20,540	
FUND BALANCE, ENDING		\$ 25,718	\$ 20,540	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2022

ACCOUNT DESCRIPTION	JAN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 14	\$ 64	\$ 500	12.80%
Special Assmnts- Tax Collector	628	23,877	25,447	93.83%
Special Assmnts- Discounts	(20)	(950)	(1,018)	93.32%
TOTAL REVENUES	622	22,991	24,929	92.23%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	12	459	509	90.18%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	12	459	519	88.44%
Right of Way				
Insurance - General Liability	-	402	431	93.27%
R&M-General	-	-	5,551	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	-	1,072	5,000	21.44%
Internet Services	120	482	1,500	32.13%
Reserve - Roadways	-	-	8,928	0.00%
Total Right of Way	120	1,956	24,410	8.01%
TOTAL EXPENDITURES	132	2,415	24,929	9.69%
Excess (deficiency) of revenues				
Over (under) expenditures	490	20,576	-	0.00%
Net change in fund balance	\$ 490	\$ 20,576	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		227,153	227,153	
FUND BALANCE, ENDING		\$ 247,729	\$ 227,153	

**Westchase
Community Development District**

Supporting Schedules

January 31, 2022

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2022**

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
Assessments Levied				\$ 3,300,614 100%	\$ 2,695,264 81.66%	\$ 56,138 1.70%	\$ 18,057 0.55%	\$ 5,842 0.18%
11/04/21	\$33,647	\$1,782	\$687	\$36,116	\$29,492	\$614	\$198	\$64
11/17/21	396,971	16,858	8,101	421,930	344,546	7,176	2,308	747
11/24/21	517,602	21,996	10,563	550,161	449,258	9,357	3,010	974
12/01/21	1,144,364	48,655	23,354	1,216,374	993,285	20,689	6,655	2,153
12/07/21	619,787	26,334	12,649	658,770	537,948	11,205	3,604	1,166
12/11/21	124,552	4,954	2,542	132,048	107,830	2,246	722	234
01/04/22	77,363	2,575	1,579	81,517	66,567	1,386	446	144
TOTAL	2,914,285	123,155	59,475	3,096,916	2,528,925	52,673	16,943	5,481
% COLLECTED					94%	94%	94%	94%
TOTAL O/S				203,698	166,339	3,465	1,114	361

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2022**

Date Received	ALLOCATION BY FUND					
	005 Commercial Road Fund Assessments	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 Levied	\$ 5,520 0.17%	\$ 344,186 10.43%	\$ 16,056 0.49%	\$ 126,326 3.83%	\$ 7,778 0.24%	\$ 25,447 0.77%
11/04/21	\$60	\$3,766	\$176	\$1,382	\$85	\$278
11/17/21	706	43,999	2,053	16,149	994	3,253
11/24/21	920	57,370	2,676	21,057	1,296	4,242
12/01/21	2,034	126,843	5,917	46,555	2,866	9,378
12/07/21	1,102	68,696	3,205	25,213	1,552	5,079
12/11/21	221	13,770	642	5,054	311	1,018
01/04/22	136	8,501	397	3,120	192	628
TOTAL	5,179	322,945	15,065	118,530	7,298	23,877
% COLLECTED	94%	94%	94%	94%	94%	94%
TOTAL O/S	341	21,241	991	7,796	480	1,570

Cash & Investment Report
January 31, 2022

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
CLEARING FUND					
Public Funds Checking-7247		n/a	South State Bank	n/a	\$ 588,402
Money Market Account	5-07-12	n/a	South State Bank	0.05%	<u>7,025,870</u>
Total					<u>\$ 7,614,272</u>

(1) The two former uninsurable accounts have matured and were deposited to the money market account.

Westchase CDD

Bank Reconciliation

Bank Account No. 7247 SouthState Bank
Statement No. 01-2022
Statement Date 1/31/2022

G/L Balance (LCY)	588,402.26	Statement Balance	615,727.83
G/L Balance	588,402.26	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	615,727.83
Subtotal	588,402.26	Outstanding Checks	27,325.57
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	588,402.26	Ending Balance	588,402.26
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
10/11/2021	Payment	12113	FLORIDA MUNICIPAL INS. TRUST	5,619.48	0.00	5,619.48
11/22/2021	Payment	12170	PETE'S TREE	2,500.00	0.00	2,500.00
12/9/2021	Payment	12180	BRIAN M. ROSS	184.70	0.00	184.70
12/20/2021	Payment	DD5817	Payment of Invoice 024825	686.23	0.00	686.23
12/28/2021	Payment	12196	BRIAN M. ROSS	184.70	0.00	184.70
1/6/2022	Payment	12209	BRIAN M. ROSS	184.70	0.00	184.70
1/20/2022	Payment	12218	HILLSBOROUGH COUNTY	1,604.06	0.00	1,604.06
1/20/2022	Payment	12221	MO'ZART DESIGNS	1,430.00	0.00	1,430.00
1/20/2022	Payment	12223	PETE'S TREE	2,500.00	0.00	2,500.00
1/20/2022	Payment	DD5865	Payment of Invoice 024946	1,613.92	0.00	1,613.92
1/25/2022	Payment	12235	ADA SITE COMPLIANCE LLC	1,500.00	0.00	1,500.00
1/25/2022	Payment	12236	FLORIDA MUNICIPAL INS. TRUST	5,619.48	0.00	5,619.48
1/26/2022	Payment	12237	DAVID M JOHNSON	750.00	0.00	750.00
1/26/2022	Payment	12238	FED EX	18.96	0.00	18.96
1/26/2022	Payment	12239	PETE'S TREE	2,500.00	0.00	2,500.00
1/26/2022	Payment	12240	USDA, APHIS, GENERAL	429.34	0.00	429.34
Total Outstanding Checks.....				27,325.57		27,325.57

Access All of Your Accounts Instantly

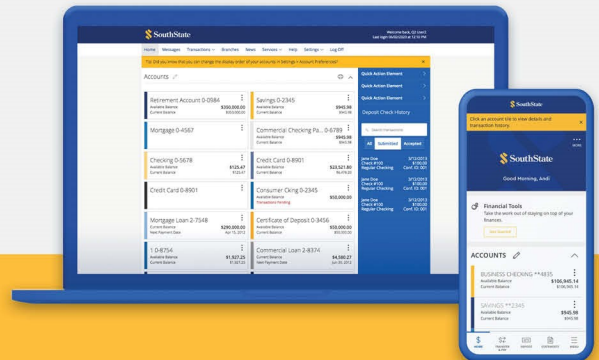
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COMMERCIAL ANALYSIS-XXXXXXXXXXXX7247

Account Summary

Date	Description	Amount
01/01/2022	Beginning Balance	\$461,094.01
	23 Credit(s) This Period	\$579,323.61
	63 Debit(s) This Period	\$424,689.79
01/31/2022	Ending Balance	\$615,727.83

Important Update Regarding Your Account

Effective **February 1, 2022**, the Earnings Credit Rate (ECR) that you receive to offset the monthly service charges applied to your account will be lowered from 0.35% to 0.20%. This change will be reflected in your February analysis account statement which will arrive in early March.

If you have any questions, please contact your Banker or Treasury Sales Officer.

Deposits

Date	Description	Amount
01/21/2022	644827 ACCOUNT TRANSFER FROM BUS MONEY MARKET 19332653 8:40	\$500,000.00
	1 item(s) totaling \$500,000.00	

Other Credits

Date	Description	Amount
01/03/2022	Square Inc 220103P2 L204310868765	\$33.68
01/05/2022	Square Inc 220105P2 L204310907946	\$72.52
01/05/2022	HLLS TAX LICENS DIST ID558 DN022037	\$77,363.11
01/07/2022	Square Inc 220107P2 L204310952887	\$145.04
01/10/2022	Square Inc 220110P2 L204310997779	\$72.52
01/10/2022	Square Inc 220110P2 L204310997780	\$72.52
01/11/2022	Square Inc 220111P2 L204311020503	\$72.52
01/12/2022	Square Inc 220112P2 L204311039873	\$145.04
01/14/2022	Square Inc 220114P2 L204311077124	\$212.71
01/18/2022	Square Inc 220118P2 L204311149260	\$33.68
01/18/2022	Square Inc 220117P2 L204311128804	\$72.52
01/18/2022	Square Inc 220117P2 L204311128805	\$72.52
01/19/2022	HLLS TAX LICENS ID20211231 DN022037	\$22.79
01/19/2022	Square Inc 220119P2 L204311169946	\$72.52
01/20/2022	Square Inc 220120P2 L204311185409	\$106.20
01/21/2022	Square Inc 220121P2 L204311205109	\$106.20
01/24/2022	Square Inc 220124P2 L204311257643	\$72.52
01/24/2022	Square Inc 220124P2 L204311257642	\$217.56

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

Date	Description	Amount
01/25/2022	Square Inc 220125P2 L204311277388	\$72.52
01/26/2022	Square Inc 220126P2 L204311292932	\$178.72
01/27/2022	Square Inc 220127P2 L204311317382	\$72.52
01/31/2022	Square Inc 220131P2 L204311386612	\$33.68
22 item(s) totaling \$79,323.61		

Electronic Debits

Date	Description	Amount
01/03/2022	DECIMAL INC UBIQUITY R	\$645.00
01/05/2022	WESTCHASE CDD 401K 07C692Z3	\$1,616.12
01/05/2022	CARD ASSETS PAYMENT 559496225740056	\$3,696.42
01/06/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$738.80
01/06/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$10,936.71
01/07/2022	IRS USATAXPYMT 270240784874890	\$153.00
01/07/2022	IRS USATAXPYMT 270240761774067	\$3,523.19
01/10/2022	IRS USATAXPYMT 270241072363866	\$45.28
01/10/2022	Sams BRC CC SAMTELPAY 588471895 N	\$184.82
01/10/2022	Westchase Co7247 PAYMENTJNL -SETT-A455TNAV	\$1,630.00
01/13/2022	TECO/PEOPLE GAS UTILITYBIL 221008206007	\$56.24
01/18/2022	VERIZON WIRELESS PAYMENTS 024226654000001	\$147.76
01/19/2022	TECO/PEOPLE GAS UTILITYBIL 221008309058	\$21.03
01/19/2022	TECO/PEOPLE GAS UTILITYBIL 211023040531	\$21.85
01/19/2022	TECO/PEOPLE GAS UTILITYBIL 211023050241	\$41.51
01/19/2022	TECO/PEOPLE GAS UTILITYBIL 221005574746	\$44.36
01/19/2022	TECO/PEOPLE GAS UTILITYBIL 211023050233	\$70.71
01/20/2022	FLA DEPT REVENUE C01 359382587	\$150.84
01/20/2022	WESTCHASE CDD 401K 07C692Z3	\$1,612.36
01/20/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$11,121.81
01/21/2022	IRS USATAXPYMT 270242170530458	\$3,556.41
01/25/2022	STAPLES AUTO PYMT 720625468530548	\$218.47
01/25/2022	TECO/PEOPLE GAS UTILITYBIL 321000010710	\$16,463.47
01/26/2022	WESTCHASE CDD 401K 07C692Z3	\$36,288.03
01/31/2022	Westchase Co7247 PAYMENTJNL -SETT-A455TNAV	\$10,039.98
25 item(s) totaling \$103,024.17		

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
12173	01/04/2022	\$40.00	12213	01/18/2022	\$701.63
12182*	01/20/2022	\$2,081.96	12214	01/18/2022	\$1,250.00
12188*	01/06/2022	\$6,470.75	12215	01/21/2022	\$29.00
12191*	01/04/2022	\$40.00	12216	01/14/2022	\$500.00
12197*	01/06/2022	\$1,825.00	12217	01/25/2022	\$155.60
12198	01/10/2022	\$141,080.35	12219*	01/25/2022	\$20.00
12199	01/07/2022	\$11,238.96	12220	01/25/2022	\$21.36
12200	01/12/2022	\$4,240.00	12222*	01/25/2022	\$1,513.10
12201	01/11/2022	\$2,500.00	12224*	01/26/2022	\$825.00
12202	01/11/2022	\$4,811.82	12225	01/25/2022	\$19,113.20
12203	01/12/2022	\$4,249.00	12226	01/28/2022	\$40.00
12204	01/11/2022	\$5,383.00	12227	01/26/2022	\$1,640.43
12205	01/12/2022	\$1,537.17	12228	01/27/2022	\$17,695.00
12206	01/18/2022	\$715.00	12229	01/27/2022	\$2,046.33
12207	01/18/2022	\$8,500.00	12230	01/28/2022	\$46,434.01
12208	01/11/2022	\$1,645.00	12231	01/31/2022	\$765.00
12210*	01/11/2022	\$273.36	12232	01/28/2022	\$270.00
12211	01/18/2022	\$11,333.33	12233	01/31/2022	\$1,417.50
12212	01/19/2022	\$17,948.50	12234	01/25/2022	\$1,315.26
* Indicates skipped check number			38 item(s) totaling \$321,665.62		

COMMERCIAL ANALYSIS-XXXXXXXXXXXX7247 (continued)

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01/03/2022	\$460,482.69	01/12/2022	\$330,567.21	01/24/2022	\$771,652.13
01/04/2022	\$460,402.69	01/13/2022	\$330,510.97	01/25/2022	\$732,904.19
01/05/2022	\$532,525.78	01/14/2022	\$330,223.68	01/26/2022	\$694,329.45
01/06/2022	\$512,554.52	01/18/2022	\$307,754.68	01/27/2022	\$674,660.64
01/07/2022	\$497,784.41	01/19/2022	\$289,702.03	01/28/2022	\$627,916.63
01/10/2022	\$354,989.00	01/20/2022	\$274,841.26	01/31/2022	\$615,727.83
01/11/2022	\$340,448.34	01/21/2022	\$771,362.05		

WESTCHASE

Community Development District

Payment Register by Fund
For the Period from 1/1/22 to 1/31/22
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND (001) - 001								
001	12202	01/05/22	AG OUTSHINES LLC	001315	Pressure Wash CA Sidewalks & Monuments	R&M-Walls and Signage	546106-53901	\$4,811.82
001	12203	01/05/22	BCI INTEGRATED SOLUTIONS	296719	WPV replacement cameras, antenna kit	R&M-General	546001-57208	\$4,249.00
001	12204	01/05/22	CROSSCREEK ENVIRONMENTAL	9986	Final pymt for Semi-Annual Drainage of Canals	R&M-Drainage	546019-53801	\$5,383.00
001	12205	01/05/22	DAVEY TREE EXPERT CO	916253552	INSTALL Begonias & Deer Repellent	R&M-Grounds	546037-53901	\$1,537.17
001	12206	01/05/22	RICHARD LEE REPORTING	8901	12/07 MEETING RECORDED SRVC	ProfServ-Recording Secretary	531036-51301	\$715.00
001	12208	01/05/22	TKOT ENTERPRISES, LLC	177297	01/01/22-01/31/22 JANITORIAL SRVC	Cleaning Services	551008-53901	\$550.00
001	12208	01/05/22	TKOT ENTERPRISES, LLC	177297	01/01/22-01/31/22 JANITORIAL SRVC	R&M-General	546001-57208	\$995.00
001	12211	01/11/22	A & B AQUATICS	20261575	JAN AQUATIC MAINT	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	12211	01/11/22	A & B AQUATICS	20261671	S/U & install Aerator for Clear Harbor Pond	R&M-Fountain	546032-53801	\$1,500.00
001	12212	01/11/22	ARETE INDUSTRIES	SO16150 DEPOSIT	10 BENCHES - 50% DEPOSIT	R&M-General	546001-53901	\$4,202.50
001	12213	01/11/22	DAVEY TREE EXPERT CO	916069733	08/30/21 IRRIG REPAIRS	R&M-Irrigation	546041-53901	\$701.63
001	12215	01/11/22	NETWORK FACTOR INC	113106	JAN 2022 PHONE SERVICE	Communication - Teleph - Field	541005-53901	\$29.00
001	12216	01/11/22	TRIANGLE POOL SERVICE	9830	DEC FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$500.00
001	12217	01/20/22	CHOO-CHOO LAWN EQUIP INC	320891	OIL	R&M-Equipment	546022-53901	\$155.60
001	12218	01/20/22	HILLSBOROUGH COUNTY	43386	DEC 2021 SECURITY	Contracts-Police	534031-53901	\$1,604.06
001	12220	01/20/22	LOWE'S	010222-0961	LOWE'S 12/14/21 Inv 923679	R&M-General	546001-53901	\$21.36
001	12222	01/20/22	PALMDALE OIL COMPANY, INC	1664647	11/24/21 432 Gallon Fuel - Acct 80180172	Fuel, Gasoline and Oil	540004-53901	\$1,513.10
001	12223	01/20/22	PETE'S TREE	355018	TREE TRIMMING	R&M-Grounds	546037-53901	\$2,500.00
001	12224	01/20/22	RAP ELECTRIC LLC	1346	Rplc lighting contractor @ Bradford Park	Baybridge Park Lighting	546001-57208	\$825.00
001	12226	01/20/22	SIMPLE COMMUNICATIONS TECH	13834VZW	JAN SATELLITE/VZW DATA PLAN 7938	cell service	546041-53901	\$20.00
001	12226	01/20/22	SIMPLE COMMUNICATIONS TECH	13844VZW	JAN SATELLITE/VZW DATA PLAN 08033	cell service	546041-53901	\$20.00
001	12227	01/20/22	USA SERVICES	USA022108	12/27/21 MECHANICAL SWEEPING	Contracts-Road Cleaning	534080-53901	\$1,640.43
001	12228	01/21/22	A & B AQUATICS	20261691	De-root all Bulrush from Bay Care Pond/haul	Bay care pond	546019-53801	\$17,695.00
001	12229	01/21/22	AG OUTSHINES LLC	001322	Pressure Washing Countryway & Radcliff Parks	R&M-Walls and Signage	546106-53901	\$2,046.33
001	12230	01/21/22	DAVEY TREE EXPERT CO	916274711	JAN LANDSCAPE MAINT	Monthly	534050-53901	\$46,434.01
001	12231	01/21/22	DYNAMO INDUSTRIES	17744	Shipping/Handling fees for Slide Parts	Transportation	546001-57208	\$765.00
001	12234	01/21/22	PALMDALE OIL COMPANY, INC	1688872	398 Gallon Fuel - Acct 80180172	Fuel, Gasoline and Oil	540004-53901	\$1,315.26
001	12235	01/25/22	ADA SITE COMPLIANCE LLC	10715	Website Accessibility, Compliance/Shield/Audit	renewal of ADA website	549900-51301	\$1,500.00
001	12236	01/25/22	FLORIDA MUNICIPAL INS. TRUST	FH0754-012022	FEB2022 2021 HEALTH INSURANCE	Prepaid Items	155000-53901	\$5,619.48
001	12237	01/26/22	DAVID M JOHNSON	011922	12 STUMP REMOVALS	R&M-Grounds	546037-53901	\$750.00
001	12238	01/26/22	FED EX	7-625-09069	1/5/22 FEDEX (Southshore Roofing)	Postage and Freight	541006-51301	\$18.96
001	12239	01/26/22	PETE'S TREE	355019	TREE REMOVAL & TRIM	R&M-Grounds	546037-53901	\$2,500.00
001	12240	01/26/22	USDA, APHIS, GENERAL	3004091246	Turkey Vulture Mgmt/Cust #6020620	meeting with USDA expenses	552061-53901	\$429.34
001	DD5819	01/04/22	CARD SERVICES CENTER - ACH	121021-0566 ACH	11/10/21-12/10/21 CC PURCH	Amazon basketball nets	546001-57208	\$239.76
001	DD5819	01/04/22	CARD SERVICES CENTER - ACH	121021-0566 ACH	11/10/21-12/10/21 CC PURCH	JOANN-christmas balls for Garland	549027-53901	\$149.28
001	DD5819	01/04/22	CARD SERVICES CENTER - ACH	121021-0566 ACH	11/10/21-12/10/21 CC PURCH	1and1 subscription	551002-53901	\$11.00
001	DD5819	01/04/22	CARD SERVICES CENTER - ACH	121021-0566 ACH	11/10/21-12/10/21 CC PURCH	Go Daddy subscription	551002-53901	\$60.51
001	DD5819	01/04/22	CARD SERVICES CENTER - ACH	121021-0566 ACH	11/10/21-12/10/21 CC PURCH	Creative Design mailbox repair	546022-53901	\$135.00
001	DD5819	01/04/22	CARD SERVICES CENTER - ACH	121021-0566 ACH	11/10/21-12/10/21 CC PURCH	Gaston Tree debris removal 11/12/21	546037-53901	\$1,000.00
001	DD5819	01/04/22	CARD SERVICES CENTER - ACH	121021-0566 ACH	11/10/21-12/10/21 CC PURCH	Gaston Tree debris removal 12/1/21	546037-53901	\$500.00
001	DD5819	01/04/22	CARD SERVICES CENTER - ACH	121021-0566 ACH	11/10/21-12/10/21 CC PURCH	Shell - Gas 11/15/21	540004-53901	\$48.00
001	DD5819	01/04/22	CARD SERVICES CENTER - ACH	121021-0566 ACH	11/10/21-12/10/21 CC PURCH	Felix sod replacement 11/19/21	546037-53901	\$84.00
001	DD5819	01/04/22	CARD SERVICES CENTER - ACH	121021-0566 ACH	11/10/21-12/10/21 CC PURCH	Autozone oil filters for F150 11/29/21	546001-53901	\$98.97
001	DD5819	01/04/22	CARD SERVICES CENTER - ACH	121021-0566 ACH	11/10/21-12/10/21 CC PURCH	Racetrac ethanol free oil 11/30/21	540004-53901	\$20.00
001	DD5819	01/04/22	CARD SERVICES CENTER - ACH	121021-0566 ACH	11/10/21-12/10/21 CC PURCH	Laurel's Oaks Various Plants replcd	546037-53901	\$1,260.00
001	DD5845	01/20/22	DECIMAL, INC. - ACH	01042 ACH	ACH PD 01/07/22	Deferred Compensation-Current	235000	\$1,616.12
001	DD5846	01/20/22	SAM'S CLUB - ACH	122521-3901 ACH	Sam's - Common Area Toilet paper, soap etc.	R&M-General	546001-57208	\$184.82
001	DD5847	01/20/22	TECO - ACH	122721 ACH	11/18/21-12/17/21 Electric Utility	Utility - General	543001-53901	\$199.46
001	DD5848	01/20/22	VERIZON FLORIDA LLC - ACH	9895721544 ACH	11/24/21-12/23/21 242266540-00001	Communication - Teleph - Field	541005-53901	\$147.76
001	DD5849	01/10/22	OLM INC - EFT	38859 EFT	12/16/21 Landscape Inspection	Contracts-Other Services	534033-53901	\$1,630.00
001	DD5865	01/20/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	OFFICE	541005-53901	\$179.97
001	DD5865	01/20/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	Baybridge Park	549031-57208	\$204.00

WESTCHASE

Community Development District

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001	DD5865	01/20/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	GLencliff Park	549031-57208	\$204.00
001	DD5865	01/20/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	WPV	549031-57208	\$204.00
001	DD5866	01/20/22	DECIMAL, INC. - ACH	011922 ACH	ACH PD 01/21/22	Deferred Compensation-Current	235000	\$1,612.36
001	DD5867	01/20/22	STAPLES CREDIT PLAN - ACH	123021-4315 ACH	STAPLES 12/28/21 CC PURCH	Office Supplies	551002-53901	\$218.47
001	DD5868	01/20/22	TECO - ACH	010622-0710 ACH	11/18/21-12/17/21 ELECTRIC UTILITY	Utility - General	543001-53901	\$1,382.16
001	DD5868	01/20/22	TECO - ACH	010622-0710 ACH	11/18/21-12/17/21 ELECTRIC UTILITY	Deposits	156100-53901	(\$871.01)
001	DD5869	01/31/22	INFRAMARK, LLC - EFT	72214	JAN MNGT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$10,010.83
001	DD5869	01/31/22	INFRAMARK, LLC - EFT	72214	JAN MNGT SRVCS	Postage and Freight	541006-51301	\$29.15
Fund Total								\$142,938.99

GENERAL FUND - HARBOR LINKS (002) - 002

002	12221	01/20/22	MO'ZART DESIGNS	22-6257	RADCLIFF & PEABODY call box upgrades	upgrade for gate call boxes 3g upgrade	546034-53901	\$1,430.00
002	DD5819	01/04/22	CARD SERVICES CENTER - ACH	121021-0566 ACH	11/10/21-12/10/21 CC PURCH	Door King Radcliff	541005-53901	\$49.95
002	DD5819	01/04/22	CARD SERVICES CENTER - ACH	121021-0566 ACH	11/10/21-12/10/21 CC PURCH	Door King Peabody	541005-53901	\$39.95
002	DD5865	01/20/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	PEABODY	541005-53901	\$125.32
002	DD5865	01/20/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	RADCLIFF	541005-53901	\$125.32
002	DD5868	01/20/22	TECO - ACH	010622-0710 ACH	11/18/21-12/17/21 ELECTRIC UTILITY	Electricity - Streetlighting	543013-53901	\$465.90
Fund Total								\$2,236.44

GENERAL FUND - THE ENCLAVE (003) - 003

003	DD5868	01/20/22	TECO - ACH	010622-0710 ACH	11/18/21-12/17/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$1,534.45
Fund Total								\$1,534.45

GENERAL FUND - SAVILLE ROW (004) - 004

004	DD5865	01/20/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	Saville Rowe	541005-53901	\$149.97
004	DD5868	01/20/22	TECO - ACH	010622-0710 ACH	11/18/21-12/17/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$26.01
Fund Total								\$175.98

GENERAL FUND - THE GREENS (102) - 102

102	12207	01/05/22	SOUTHSHORE Roofing & Exteriors	CUMULATIVE	GREENS - GAZEBO ROOFING	final payment of gazebo roof	546001-53901	\$8,500.00
102	12208	01/05/22	TKOT ENTERPRISES, LLC	177297	01/01/22-01/31/22 JANITORIAL SRVC	R&M-General	546001-53901	\$100.00
102	12212	01/11/22	ARETE INDUSTRIES	CS/2021/7523	The Greens/Black alum composite sign	R&M-General	546001-53901	\$95.00
102	12212	01/11/22	ARETE INDUSTRIES	SO15611 DEPOSIT INV	GREENS STREET SIGNS-50% DEPOSIT	1st installment of street signs	546001-53901	\$13,651.00
102	12219	01/20/22	HUGHES EXTERMINATORS INC	53929C	12/09/21 PEST & RODENT SRVC-GREENS	Guard House pest control	534125-53901	\$20.00
102	12225	01/20/22	SECURITAS SECURITY	10651123	12/01/21-12/31/21 GREENS SECURITY	Contracts-Security Services	534037-53901	\$19,113.20
102	12232	01/21/22	FEDERATED SECURITY	65875	12/16/21 Update firmware on DVR system-Gre	R&M-Gate	546034-53901	\$175.00
102	12233	01/21/22	MO'ZART DESIGNS	22-6277	50 GATE REMOTES- GREENS	R&M-Gate	546034-53901	\$1,417.50
102	DD5865	01/20/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	The Greens	541005-53901	\$175.64
102	DD5868	01/20/22	TECO - ACH	010622-0710 ACH	11/18/21-12/17/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$4,372.57
Fund Total								\$47,619.91

WESTCHASE

Community Development District

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GENERAL FUND - STONEBRIDGE (103) - 103

103	12214	01/11/22	MO'ZART DESIGNS	22-6242	12/31/21 Stonebridge hinge replacement	R&M-Gate	546034-53901	\$1,250.00
103	12232	01/21/22	FEDERATED SECURITY	65876	12/16/21 Stonebridge/Check battery back-up	R&M-Gate	546034-53901	\$95.00
103	DD5865	01/20/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	Stonebridge	541005-53901	\$125.32
103	DD5868	01/20/22	TECO - ACH	010622-0710 ACH	11/18/21-12/17/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$464.54
Fund Total								\$1,934.86

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

104	DD5868	01/20/22	TECO - ACH	010622-0710 ACH	11/18/21-12/17/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$8,666.52
Fund Total								\$8,666.52

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

105	DD5868	01/20/22	TECO - ACH	010622-0710 ACH	11/18/21-12/17/21 ELECTRIC UTILITY	R&M-Streetlights	546095-53901	\$422.33
Fund Total								\$422.33

GENERAL FUND - VINEYARDS (106) - 106

106	DD5865	01/20/22	CHARTER COMMUNICATIONS	084471601123121 ACH	12/30/21-01/29/22 0050844716-01	Vineyards	549031-53901	\$120.38
Fund Total								\$120.38

CLEARING FUND - 800

800	DD5823	01/06/22	ANDREW J. WILLIAMSON	PAYROLL	January 06, 2022 Payroll Posting			\$615.05
800	DD5824	01/06/22	KRISTIAN GUNDERSEN	PAYROLL	January 06, 2022 Payroll Posting			\$682.03
800	DD5825	01/06/22	PATRICK J. MCLANE	PAYROLL	January 06, 2022 Payroll Posting			\$102.51
800	DD5826	01/06/22	DOUGLAS R. MAYS	PAYROLL	January 06, 2022 Payroll Posting			\$2,353.39
800	DD5827	01/06/22	SONJA WHYTE	PAYROLL	January 06, 2022 Payroll Posting			\$1,380.65
800	DD5828	01/06/22	LIVAN SOTO VIEGO	PAYROLL	January 06, 2022 Payroll Posting			\$1,622.62
800	DD5829	01/06/22	DANIEL P. HAWKINS	PAYROLL	January 06, 2022 Payroll Posting			\$382.36
800	DD5830	01/06/22	DANIEL R. WOOLLEY	PAYROLL	January 06, 2022 Payroll Posting			\$362.36
800	DD5831	01/06/22	CRISTIAN A. GUABA	PAYROLL	January 06, 2022 Payroll Posting			\$1,440.94
800	DD5832	01/06/22	CHAD E. FRISCO	PAYROLL	January 06, 2022 Payroll Posting			\$102.51
800	DD5833	01/06/22	KATHERINE A. LAMB	PAYROLL	January 06, 2022 Payroll Posting			\$290.44
800	DD5834	01/06/22	DANIEL R. HEFFRON	PAYROLL	January 06, 2022 Payroll Posting			\$444.21
800	DD5835	01/06/22	JAMES M. SCHNEIDER	PAYROLL	January 06, 2022 Payroll Posting			\$136.67
800	DD5836	01/06/22	JESSICA L. COFFEY	PAYROLL	January 06, 2022 Payroll Posting			\$382.36
800	DD5837	01/06/22	MICHAEL R. MILILLO	PAYROLL	January 06, 2022 Payroll Posting			\$638.61

WESTCHASE

Community Development District

Payment Register by Fund
For the Period from 1/1/22 to 1/31/22
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
800	12209	01/06/22	BRIAN M. ROSS	PAYROLL	January 06, 2022 Payroll Posting			\$184.70
800	DD5838	01/06/22	GREGORY L. CHESNEY	PAYROLL	January 06, 2022 Payroll Posting			\$184.70
800	DD5839	01/06/22	MATTHEW W. LEWIS	PAYROLL	January 06, 2022 Payroll Posting			\$184.70
800	DD5840	01/06/22	FORREST D. BAUMHOVER	PAYROLL	January 06, 2022 Payroll Posting			\$184.70
800	DD5841	01/06/22	JAMES J. WIMSATT	PAYROLL	January 06, 2022 Payroll Posting			\$184.70
800	12210	01/07/22	ROBERTO J. RAMIREZ	PAYROLL	January 07, 2022 Payroll Posting			\$273.36
800	DD5850	01/20/22	ANDREW J. WILLIAMSON	PAYROLL	January 20, 2022 Payroll Posting			\$717.56
800	DD5851	01/20/22	WALTER MARQUEZ	PAYROLL	January 20, 2022 Payroll Posting			\$410.03
800	DD5852	01/20/22	KRISTIAN GUNDERSEN	PAYROLL	January 20, 2022 Payroll Posting			\$533.38
800	DD5853	01/20/22	PATRICK J. MCLANE	PAYROLL	January 20, 2022 Payroll Posting			\$102.51
800	DD5854	01/20/22	DOUGLAS R. MAYS	PAYROLL	January 20, 2022 Payroll Posting			\$2,353.39
800	DD5855	01/20/22	SONJA WHYTE	PAYROLL	January 20, 2022 Payroll Posting			\$1,380.65
800	DD5856	01/20/22	LIVAN SOTO VIEGO	PAYROLL	January 20, 2022 Payroll Posting			\$1,578.51
800	DD5857	01/20/22	DANIEL P. HAWKINS	PAYROLL	January 20, 2022 Payroll Posting			\$533.38
800	DD5858	01/20/22	DANIEL R. WOOLLEY	PAYROLL	January 20, 2022 Payroll Posting			\$721.48
800	DD5859	01/20/22	CRISTIAN A. GUABA	PAYROLL	January 20, 2022 Payroll Posting			\$1,440.94
800	DD5860	01/20/22	CHAD E. FRISCO	PAYROLL	January 20, 2022 Payroll Posting			\$307.52
800	DD5861	01/20/22	JASON C. BECKMAN	PAYROLL	January 20, 2022 Payroll Posting			\$205.02
800	DD5862	01/20/22	DANIEL R. HEFFRON	PAYROLL	January 20, 2022 Payroll Posting			\$102.51
800	DD5863	01/20/22	JESSICA L. COFFEY	PAYROLL	January 20, 2022 Payroll Posting			\$136.67
800	DD5864	01/20/22	MICHAEL R. MILILLO	PAYROLL	January 20, 2022 Payroll Posting			\$598.26
Fund Total								\$23,255.38

Total Checks Paid	\$228,905.24
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