

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

AUGUST 2, 2022

Westchase Community Development District

Inframark, Infrastructure Management Services

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

July 26, 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, August 2, 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 July 12, 2022 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements
3. **Public Hearing to Adopt Budget for Fiscal Year 2023**
 - A. Resolution 2022-3, Adopting the Fiscal Year 2022 Budget
 - B. Resolution 2022-4, Levying Non-Ad Valorem Assessments
4. **Engineer's Report**
5. **Attorney's Report**
6. **Manager's Report**
 - A. Consideration of Meeting Schedule for Fiscal Year 2023
7. **Field Manager's Report**
8. **Audience Comments**
9. **Supervisors' Requests**
10. **Adjournment**

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

Sincerely,



Andrew P. Mendenhall, PMP
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: July 12, 2022</p> <p>TIME: 4:00 p.m. - 6:30 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 style="text-align: center;">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>Engineer's report</td><td>7</td></tr> <tr><td>Storm water needs analysis update</td><td>7</td></tr> <tr><td>Discussion of football field and track in upland area on parcel</td><td>17</td></tr> <tr><td>Attorney's Report</td><td>21</td></tr> <tr><td>Consideration of proposed agreement with Vanassee Hangen Brustlin for Landscape Architecture Services</td><td>21</td></tr> <tr><td>Motion to approve contract</td><td>24</td></tr> <tr><td>(Motion passes)</td><td>25</td></tr> <tr><td>Request from the Fox family to build a fence</td><td>25</td></tr> <tr><td>Vote to approve Fox family to submit letter to SWFWMD</td><td>41</td></tr> <tr><td>(Vote passes)</td><td>41</td></tr> <tr><td>(Vote retracted)</td><td>41</td></tr> <tr><td>Motion to approve Fox family to submit letter to SWFWMD</td><td>41</td></tr> <tr><td>(Motion passes)</td><td>42</td></tr> <tr><td>Street trees update</td><td>42</td></tr> <tr><td>Motion to authorize CDD engineer to create site plan for street tree permit</td><td>58</td></tr> <tr><td>(Motion passes)</td><td>58</td></tr> <tr><td>Discussion on northern cell tower site</td><td>58</td></tr> <tr><td>Audience comments</td><td>60, 136</td></tr> <tr><td>Manager's Report</td><td>101</td></tr> <tr><td>Budget discussion</td><td></td></tr> <tr><td>Discussion on fiscal year 2023 budget</td><td>101</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	Engineer's report	7	Storm water needs analysis update	7	Discussion of football field and track in upland area on parcel	17	Attorney's Report	21	Consideration of proposed agreement with Vanassee Hangen Brustlin for Landscape Architecture Services	21	Motion to approve contract	24	(Motion passes)	25	Request from the Fox family to build a fence	25	Vote to approve Fox family to submit letter to SWFWMD	41	(Vote passes)	41	(Vote retracted)	41	Motion to approve Fox family to submit letter to SWFWMD	41	(Motion passes)	42	Street trees update	42	Motion to authorize CDD engineer to create site plan for street tree permit	58	(Motion passes)	58	Discussion on northern cell tower site	58	Audience comments	60, 136	Manager's Report	101	Budget discussion		Discussion on fiscal year 2023 budget	101
Meeting called to order	5																																																						
Pledge of Allegiance	6																																																						
Roll Call	6																																																						
Consent agenda	6																																																						
Motion to accept	6																																																						
(Motion passes)	6																																																						
Engineer's report	7																																																						
Storm water needs analysis update	7																																																						
Discussion of football field and track in upland area on parcel	17																																																						
Attorney's Report	21																																																						
Consideration of proposed agreement with Vanassee Hangen Brustlin for Landscape Architecture Services	21																																																						
Motion to approve contract	24																																																						
(Motion passes)	25																																																						
Request from the Fox family to build a fence	25																																																						
Vote to approve Fox family to submit letter to SWFWMD	41																																																						
(Vote passes)	41																																																						
(Vote retracted)	41																																																						
Motion to approve Fox family to submit letter to SWFWMD	41																																																						
(Motion passes)	42																																																						
Street trees update	42																																																						
Motion to authorize CDD engineer to create site plan for street tree permit	58																																																						
(Motion passes)	58																																																						
Discussion on northern cell tower site	58																																																						
Audience comments	60, 136																																																						
Manager's Report	101																																																						
Budget discussion																																																							
Discussion on fiscal year 2023 budget	101																																																						
<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, via telephone</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays Sonny Whyte</p> <p>ALSO PRESENT: Chris Barrett</p>	<p style="text-align: right;">Page 4</p> <table> <tr><td>Field Manager's Report</td><td>110</td></tr> <tr><td>Update on Davey Landscaping</td><td>110</td></tr> <tr><td>Discussion about A & B Aquatics</td><td>114</td></tr> <tr><td>Resident's request from Ashley Wait</td><td>117</td></tr> <tr><td>Discussion about gas charge from Triangle Pool</td><td>124</td></tr> <tr><td>Discussion on alleyway signage for speeding</td><td>126</td></tr> <tr><td>Supervisor's requests</td><td>144</td></tr> <tr><td>Motion to adjourn</td><td>147</td></tr> <tr><td>(Motion passes)</td><td>147</td></tr> <tr><td>Adjournment</td><td>147</td></tr> </table>	Field Manager's Report	110	Update on Davey Landscaping	110	Discussion about A & B Aquatics	114	Resident's request from Ashley Wait	117	Discussion about gas charge from Triangle Pool	124	Discussion on alleyway signage for speeding	126	Supervisor's requests	144	Motion to adjourn	147	(Motion passes)	147	Adjournment	147																																		
Field Manager's Report	110																																																						
Update on Davey Landscaping	110																																																						
Discussion about A & B Aquatics	114																																																						
Resident's request from Ashley Wait	117																																																						
Discussion about gas charge from Triangle Pool	124																																																						
Discussion on alleyway signage for speeding	126																																																						
Supervisor's requests	144																																																						
Motion to adjourn	147																																																						
(Motion passes)	147																																																						
Adjournment	147																																																						

<p style="text-align: right;">Page 5</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 12th day 3 of July, 2022, at the Maureen Gauzza Regional 4 Library, 11211 Countryway Boulevard, Community Room 5 A, Tampa, Florida, beginning at 4:00 p.m., reported 6 by Whitlie Grace Cullipher, Notary Public in and for 7 the State of Florida at Large. 8 * * * * *</p> <p>9 CHAIRMAN LEWIS: All right folks. Good 10 evening everyone; supervisors, staff. I'm 11 going to go ahead and get the meeting called 12 together, please. All right. 13 Yeah, and we don't have a flag, but we're 14 not going to break tradition. We will pretend 15 there's a flag in here. So this is the 16 Westchase Community Development District 17 meeting for Tuesday, July 12th, 2022. It is 18 4:00 p.m., and let the record reflect that all 19 supervisors are here including staff and -- and 20 I believe Erin is on the phone? 21 MR. MENDENHALL: She is, she's on the 22 line right now, yes. 23 CHAIRMAN LEWIS: Excellent. Hello, Erin. 24 MS. McCORMICK: Hello. 25 CHAIRMAN LEWIS: And again, not to break</p>	<p style="text-align: right;">Page #6 Page 7</p> <p>1 things to follow up on. The stormwater needs 2 analysis that was required by the State was 3 submitted before the deadline of June 30th, so 4 we're good to go there, and to re -- to recap, 5 it was basically a report that documents the 6 drainage facilities that were owned and 7 operated and maintained by the CDD, and they 8 wanted to know -- you know, they were looking 9 out at 20 years of replacement costs and things 10 like that along with the historic costs that 11 the district had been -- has spent over the 12 previous five years. 13 I talked to the person at the State, and 14 the focus of the report -- there's a section in 15 there where they ask about what projects does 16 the CDD have -- you know, foresee coming in the 17 future, and the purpose of the report really -- 18 not only to just get a handle on what entity -- 19 what you guys own or every CDD in every city 20 and every county owned, which they are trying 21 to figure out what to do with the federal money 22 that's coming down the line to address 23 resiliency-type projects and mitigating sea 24 level rise and -- you know, increased storm 25 frequency and things like that.</p>
<p style="text-align: right;">Page 6</p> <p>1 tradition, we usually start -- for you folks 2 that don't know, we do the Pledge of Allegiance 3 before the meeting. We usually have a flag, 4 but we'll just pretend. 5 (The Pledge of Allegiance was recited.) 6 CHAIRMAN LEWIS: Thank you, guys. 7 All right. Looking for a motion to 8 approve the consent agenda. 9 MR. WIMSATT: Move to approve the consent 10 agenda. 11 CHAIRMAN LEWIS: Okay. Do we have a 12 second? 13 MR. BAUMHOVER: Second. 14 CHAIRMAN LEWIS: Seconded by Forrest. 15 Any discussion? 16 (No response.) 17 CHAIRMAN LEWIS: Questions? 18 (No response.) 19 CHAIRMAN LEWIS: Okay. All in favor? 20 (All board members signify in the 21 affirmative.) 22 CHAIRMAN LEWIS: Motion passes five to 23 zero, and that takes us quickly into the 24 engineer's report. 25 MR. DVORAK: Yeah, I had just a few</p>	<p style="text-align: right;">Page 8</p> <p>1 So basically, CDDs operate and maintain 2 the infrastructure they have. I didn't know of 3 any resiliency projects that the CDD was 4 undertaking, but that was the primary focus of 5 it. So that went in. The deadline was June 6 30th and we submitted it two or three days in 7 advance. It goes to the county and the county 8 sends it up to the State. 9 The other thing that I had in way of an 10 update was I had mentioned last week the borrow 11 pit pond where the vultures were. Doug had -- 12 Doug and I had taken a ride out there and he 13 explained to me that, you know, during the wet 14 season every year, the water comes up out of 15 the bank and into folks' lanais and -- and it's 16 a difficult problem because it's not one you 17 can solve easily or else we -- we probably 18 would have already. It's not a -- a grading 19 type solution, and we know that Doug pumps the 20 lakes down, you know, when they get high and 21 dumps them into the borrow pit on the other 22 side. 23 So I came across -- this is crazy. 24 Right as I was kind of researching this and I 25 was looking at the county's watershed model,</p>

<p style="text-align: right;">Page 9</p> <p>1 there is a new technology where -- and they've</p> <p>2 done this in several areas in the state and one</p> <p>3 here actually in Tampa Bay where they are able</p> <p>4 to pump the lake down just like we're doing,</p> <p>5 but do it in advance of the storm. So in other</p> <p>6 words, if the water is at a normal water level</p> <p>7 and they know there's a forecasted two-inch</p> <p>8 amount of rainfall coming in the next three</p> <p>9 days, you can actually lower the lake in</p> <p>10 advance of the rainfall that's coming. And so</p> <p>11 -- I mean, it's really interesting technology,</p> <p>12 and they are doing it -- there's a trust that's</p> <p>13 doing these because they're -- they're out</p> <p>14 there banking water quality treatment.</p> <p>15 So the -- the benefit is flood relief and</p> <p>16 it provides additional water quality for the</p> <p>17 State, and so what's going to happen in the</p> <p>18 future is that there is going to be a water</p> <p>19 quality banking -- just like mitigation banking</p> <p>20 -- system that's going to come into play, and</p> <p>21 what these guys are doing, they are actually</p> <p>22 creating additional water quality. They are</p> <p>23 going to existing ponds and they're -- they're</p> <p>24 putting this system in and then retaining the</p> <p>25 credit so that they can sell it, you know, to</p>	<p style="text-align: right;">Page #7 Page 11</p> <p>1 interrupt. Doug, have -- Doug or Robert, have</p> <p>2 we had any issues this rainy season yet?</p> <p>3 MR. MAYS: Not yet, not yet.</p> <p>4 CHAIRMAN LEWIS: Okay.</p> <p>5 MR. CHESNEY: Can I ask just -- where do</p> <p>6 they put the water? Do they truck it away?</p> <p>7 MR. DVORAK: Where do they what?</p> <p>8 MR. CHESNEY: Where do they put the water</p> <p>9 or do they truck it away?</p> <p>10 MR. DVORAK: It -- it goes downstream.</p> <p>11 So in other words, you pump it out at a low</p> <p>12 rate over a long period of time and it -- it --</p> <p>13 you know, it goes to -- this water in that lake</p> <p>14 in 125 goes to the east into the other borrow.</p> <p>15 It goes south across Linebaugh and then down --</p> <p>16 winds its way into the creek. So the idea is</p> <p>17 you draw it down very slow over a long -- you</p> <p>18 know, several days and it works its way through</p> <p>19 the draining system downstream.</p> <p>20 So when the slug of water -- when the</p> <p>21 rain comes, it's more of a -- an instant thing.</p> <p>22 It happens very quickly.</p> <p>23 MR. CHESNEY: Okay.</p> <p>24 MR. DVORAK: That's the idea.</p> <p>25 MS. WHYTE: Do they supply the pump?</p>
<p style="text-align: right;">Page 10</p> <p>1 someone like DOT or the county or something</p> <p>2 like that in the future.</p> <p>3 But the -- the whole point is that</p> <p>4 there's a technology that exists that would --</p> <p>5 that could be sort of a proactive approach to</p> <p>6 what we're already doing, and like I said, I</p> <p>7 went to a -- they had a session -- a field</p> <p>8 trial session where they were demonstrating it</p> <p>9 on one of DOT's ponds over by the port, and I</p> <p>10 went to this demo and I spent a couple of hours</p> <p>11 out there and it's pretty fascinating -- pretty</p> <p>12 fascinating stuff. So I -- I'm not saying that</p> <p>13 it's totally appropriate here. I'm just kind</p> <p>14 of like looking into it. You know, I -- the</p> <p>15 only reason it sort of kind of like rang true</p> <p>16 was because the way we resolve it after the --</p> <p>17 you know, it comes up is we end up pumping the</p> <p>18 water out. So if we're going to do it, you</p> <p>19 could do it in advance of the storm and perhaps</p> <p>20 mitigate all the flooding altogether. So</p> <p>21 I'll be able to look into that a little bit</p> <p>22 more and report to you guys if there is any --</p> <p>23 any need to investigate it further and just go</p> <p>24 from there.</p> <p>25 CHAIRMAN LEWIS: Robert, let me</p>	<p style="text-align: right;">Page 12</p> <p>1 Excuse me, I'm sorry, I'm in the back. I have</p> <p>2 my hand up.</p> <p>3 CHAIRMAN LEWIS: That's okay, go ahead.</p> <p>4 MS. WHYTE: Do they supply the pump to do</p> <p>5 this or --</p> <p>6 MR. DVORAK: Well, that's what I'm</p> <p>7 saying. The ones they have done so far, this</p> <p>8 trust, is -- has worked out a legal -- legal</p> <p>9 agreements with the owners. So like DOT and</p> <p>10 this trust partnered together and the DOT</p> <p>11 benefits because it provides better flood</p> <p>12 protection and it provides, you know, better --</p> <p>13 it helps their drainage system, but the -- the</p> <p>14 trust is retaining the water quality sort of</p> <p>15 benefit that they are banking.</p> <p>16 MS. WHYTE: Well, we kind of drain it.</p> <p>17 If we know ahead of time, we usually -- we</p> <p>18 bring in a pump --</p> <p>19 MR. DVORAK: Yeah.</p> <p>20 MS. WHYTE: -- and drain it long before</p> <p>21 it even starts to rain.</p> <p>22 MR. DVORAK: Right, that's the idea.</p> <p>23 MS. WHYTE: So if they have a pump and we</p> <p>24 don't have to pay for it, that would be</p> <p>25 beneficial.</p>

<p style="text-align: right;">Page 13</p> <p>1 MR. DVORAK: Yeah, I'm not sure what 2 would qualify to get -- you know, to become 3 part of that sort of -- part of what they are 4 doing. I'm just looking at it as something 5 that we could explore on our own. 6 MR. BAUMHOVER: So this trust does this 7 partially because they get credits, water 8 quality credits? 9 MR. DVORAK: Well, they are -- they are 10 planning on getting water quality credit. They 11 are documenting the -- 12 MR. BAUMHOVER: Okay, for like -- 13 MR. DVORAK: Yeah, they are documenting 14 the additional treatment that they are getting, 15 and right now, there is legislation being 16 written for water quality banking in the 17 future. 18 MR. BAUMHOVER: So what -- how does their 19 process differ from what we do other than scale 20 maybe? Like if they are banking on getting 21 credits, is that something we should look into 22 because we are kind of already doing something 23 similar? 24 MR. DVORAK: Right, it is -- it's -- it 25 could be because -- I mean, if you guys were --</p>	<p style="text-align: right;">Page #8 Page 15</p> <p>1 ourselves that we would then exchange for 2 future flexibility in the wetland development? 3 MR. DVORAK: Absolutely, and so what 4 happens is -- this is in concert with the water 5 management districts. So when we were out 6 there, the head folks from SWFWMD were there 7 and they permitted this. They documented -- I 8 mean, you have to document the amount of water 9 quality and attenuation that's taking place. 10 They agree to let you modify that permitted 11 pond, they agree that you -- you're banking 12 that much water quality benefit, and so yeah, I 13 mean, you could be an individual -- you know, 14 you already own the -- the lake. Yeah. 15 MR. BAUMHOVER: So feasibly, in the 16 future, if we were able to bank credits, we 17 might be able to say -- I don't know, if we 18 were looking to construct a phone tower, but we 19 were limited by wetland constraints -- 20 MR. DVORAK: Absolutely, right. 21 MR. BAUMHOVER: -- we might be able to 22 come up with a different proposal by cashing in 23 on those banked credits to find a location that 24 would be amenable to our community's interests, 25 the residents' interests, and still take</p>
<p style="text-align: right;">Page 14</p> <p>1 you know, if you guys were not fully built out, 2 let's say -- you know, let's say the community 3 wasn't fully developed and there were tracts of 4 land that still needed to be built, well, all 5 of that requires attenuation and water quality 6 treatment, and what you could do is say we're 7 going to offset -- we're going to offset -- we 8 won't need a pond over there because we're 9 going to offset that impact by providing 10 additional treatment here. That's kind of the 11 way the banking system works. 12 So -- so someone like DOT, they go to 13 widen a road and instead of putting 16 ponds 14 along the right of way, they can go to a water 15 quality bank -- this is in the future -- and 16 say we're going to purchase credits in this 17 pond that's providing treatment. So it's the 18 same way with wetlands. When you go impact the 19 wetland, they don't expect you to necessarily 20 replant one the exact size somewhere. You are 21 buying credits in a mitigation bank somewhere. 22 MR. BAUMHOVER: Right, so I guess my 23 question would be if the legislation plays out 24 the way these folks are anticipating, is it 25 possible that we could bank future credits for</p>	<p style="text-align: right;">Page 16</p> <p>1 advantage of the credits that we've 2 accumulated? 3 MR. DVORAK: Yeah. 4 MR. BAUMHOVER: I'd like to learn more 5 about that part of the process. 6 MR. DVORAK: Yeah, and it's new to me, 7 too. I mean -- 8 MR. BAUMHOVER: Like if we could do it 9 ourselves as a CDD or -- 10 MR. DVORAK: Right, it's a fascinating 11 thing because mitigation banking has been 12 around for 20, 25 years now. I mean, it's -- 13 and it changed the whole landscape of 14 environmental permitting when you could just 15 say -- you know, you could go purchase -- you 16 know you're going to impact 1.8 acres of 17 wetlands and you can purchase and offset that 18 in a permitted bank someplace and not have 19 to -- you know, not have to worry about it, and 20 this is the same -- this is the same concept 21 and idea. 22 MR. BAUMHOVER: Okay. 23 MR. DVORAK: But I'm going to stay on top 24 of it and talk to these guys and -- and -- you 25 know, it might be worth -- I mean, they were</p>

<p style="text-align: right;">Page 17</p> <p>1 really promoting this technology. I mean, it's</p> <p>2 like -- they probably would be interested in --</p> <p>3 in -- and may want to send somebody -- if</p> <p>4 somebody was interested in doing it, they might</p> <p>5 even come here and talk to you directly, talk</p> <p>6 to the board directly and answer questions for</p> <p>7 you.</p> <p>8 CHAIRMAN LEWIS: Okay.</p> <p>9 MR. DVORAK: And then the last thing I</p> <p>10 had real quick was someone -- we were talking</p> <p>11 about the north -- the cell tower parcel on the</p> <p>12 upland area out there and someone mentioned a</p> <p>13 -- a ball field. So real quick -- because we</p> <p>14 didn't spend a lot of time on it, but -- right</p> <p>15 here, they were talking -- someone in the</p> <p>16 audience had mentioned it, like, "Why don't you</p> <p>17 see if it'll fit," and we were scaling things</p> <p>18 off and all that stuff.</p> <p>19 MS. WHYTE: She is supposed to be here.</p> <p>20 MR. WIMSATT: She'll be here later.</p> <p>21 MR. DVORAK: What's that?</p> <p>22 MS. WHYTE: Okay, because she e-mailed me</p> <p>23 to tell me she's coming.</p> <p>24 MR. DVORAK: But what I did was I just</p> <p>25 templated down a -- a regulation football field</p>	<p style="text-align: right;">Page #9 Page 19</p> <p>1 go along with it, but just the idea -- I mean,</p> <p>2 you can see that there is enough upland with</p> <p>3 some spare even on the -- on the west side,</p> <p>4 especially the -- you still have between the</p> <p>5 edge of the field and the -- and the wetland</p> <p>6 line. So there's a lot of space back there.</p> <p>7 MS. WHYTE: Okay.</p> <p>8 MR. WIMSATT: Cool.</p> <p>9 CHAIRMAN LEWIS: Thanks, Robert.</p> <p>10 Chris, go ahead.</p> <p>11 MR. BARRETT: I -- I glanced at it over</p> <p>12 his shoulder. Is it -- is there enough land</p> <p>13 where you could put a track around it, as well?</p> <p>14 MR. DVORAK: Not --</p> <p>15 CHAIRMAN LEWIS: It's tough to see from</p> <p>16 this -- from -- it doesn't appear to be on</p> <p>17 this, but I don't want to say that for sure.</p> <p>18 Robert might have a better idea. So --</p> <p>19 MR. DVORAK: Yeah, we could get a track</p> <p>20 on there, keep it within -- I didn't want to</p> <p>21 extend the actual surface into the gas line</p> <p>22 easements or anything like that. That is 100</p> <p>23 percent on your property where there are no</p> <p>24 easements or anything and it is -- it does --</p> <p>25 it is kind of shoehorned in there, but it does</p>
<p style="text-align: right;">Page 18</p> <p>1 --</p> <p>2 MS. WHYTE: How many acres is that? She</p> <p>3 told me she needs 13 to 15 acres.</p> <p>4 MR. DVORAK: Put down a regulation</p> <p>5 football and so here is the edge of the -- this</p> <p>6 is the edge of the -- all of the power</p> <p>7 easements and some --</p> <p>8 MR. BAUMHOVER: So this is the good side</p> <p>9 of it?</p> <p>10 MR. DVORAK: Yes, so this is the wetland</p> <p>11 line. That's here and so this -- this is all</p> <p>12 upland.</p> <p>13 MR. BAUMHOVER: Oh, okay.</p> <p>14 MR. WIMSATT: They wanted a track.</p> <p>15 MR. DVORAK: Yeah, it actually --</p> <p>16 MR. WIMSATT: I think one of the concepts</p> <p>17 was it would have a track around it, as well.</p> <p>18 MR. DVORAK: Well, yeah, and you can see</p> <p>19 -- you can see -- Doug, you guys can help. I</p> <p>20 ran out, but I -- the whole point of the</p> <p>21 exercise is just to show you guys that that</p> <p>22 area, you know, has sufficient space to do --</p> <p>23 do something like that. Obviously, you know,</p> <p>24 we didn't hammer out, you know, the parking and</p> <p>25 stuff like that and whatever else would need to</p>	<p style="text-align: right;">Page 20</p> <p>1 fit.</p> <p>2 CHAIRMAN LEWIS: Okay.</p> <p>3 Very good, any other questions?</p> <p>4 MR. MAYS: In the back.</p> <p>5 CHAIRMAN LEWIS: Pardon?</p> <p>6 MR. MAYS: Someone in the back.</p> <p>7 CHAIRMAN LEWIS: Yes, sir. I'm sorry,</p> <p>8 could you please state your name for the record</p> <p>9 and your address. Thank you.</p> <p>10 MR. REDISCH: Sure, David Redisch, 11817</p> <p>11 Derbyshire Drive, and I'm just curious where</p> <p>12 that is. Is that around Glenclyff area or --</p> <p>13 CHAIRMAN LEWIS: No, sir, it is in the</p> <p>14 parcel where the -- directly behind us, where</p> <p>15 the proposed cell phone tower is going. So if</p> <p>16 you'd like, I can pass this around --</p> <p>17 MR. REDISCH: Yes, that would be great.</p> <p>18 CHAIRMAN LEWIS: -- and as long as you</p> <p>19 guys could maintain some silence while we're</p> <p>20 conducting business.</p> <p>21 Thank you very much. Okay, next --</p> <p>22 Robert, you said that's all you had?</p> <p>23 MR. DVORAK: That's it, yep.</p> <p>24 CHAIRMAN LEWIS: Okay. Hold on, let me</p> <p>25 give Sonny just a second here.</p>

<p style="text-align: right;">Page 21</p> <p>1 Okay. All right. Robert, thank you very 2 much. Moving on to Erin, the attorney's 3 report. 4 Erin? 5 MS. McCORMICK: Hey there, can you hear 6 me? Can everybody hear me? 7 MR. MENDENHALL: We can hear you. You're 8 coming through loud and clear. 9 MS. McCORMICK: Great. Well, I'm sorry 10 I could not be there in person tonight, but I 11 -- I've got several things I wanted to talk 12 about. The first one is in the agenda and it's 13 the -- with the VHB for the -- the -- with Land 14 Architecture Services for the consensual 15 design, and I included in the agenda packages a 16 redline version of that agreement, as well as a 17 clean version. The redline changes -- this was 18 basically to -- formed out of an agreement for 19 these past projects. The redline changes are 20 changes that need changing and said that they 21 would require them for the agreement. So I 22 wanted the board to see what those changes were 23 and the idea is that initially, we would just 24 be going forward with the first phase of the 25 project, which is for \$8,980. If you have any</p>	<p style="text-align: right;">Page #10 Page 23</p> <p>1 know, others have had discussions with, or if 2 we wanted to use a different approach for the 3 project. 4 MR. ROSS: And then there's a follow-up 5 question: To the extent that there is conflict 6 between the contract and the Exhibit A, which 7 provision would prevail in the event of a 8 disagreement? 9 MS. McCORMICK: Yeah, the -- the contract 10 would be the agreement that I prepared, which 11 is titled Agreement Between Westchase Community 12 Development District with Vanasse Hangen 13 Brustlin For Landscape and Hardscape 14 Renovations. What was attached to that was 15 their form of agreement that we would use, so 16 that -- that would not apply (inaudible). 17 With the agreement that was prepared by me and 18 then reviewed and some changes were made by 19 them to the agreement. 20 MR. ROSS: Okay, thanks. 21 CHAIRMAN LEWIS: So we need to -- did you 22 have something you wanted to say? 23 MR. CHESNEY: Let's just keep going, 24 we'll see. 25 CHAIRMAN LEWIS: Okay. So Erin, you need</p>
<p style="text-align: right;">Page 22</p> <p>1 -- I am happy to answer any questions 2 specifically about the agreement (inaudible) 3 to go ahead and approve it tonight. 4 CHAIRMAN LEWIS: Yes, sir, Mr. Ross? 5 MR. ROSS: Hey, Erin, this is Brian. 6 MS. McCORMICK: Yes. 7 MR. ROSS: I actually didn't like the 8 contract. It seemed to me to be very pricey in 9 -- in exchange for which we're not getting 10 warranty of work. They have disclaimer that 11 it's limited to their judgment. I -- why would 12 we not be better off to try to do this planning 13 in-house and then have it run by a contractor 14 who would actually perform the work? 15 CHAIRMAN LEWIS: Greg? 16 MS. McCORMICK: Well, I think the idea 17 was that -- I mean, this idea came about 18 because we thought, I think, it would be 19 helpful to have a landscape architect that 20 would come up with a consensual design and then 21 that architect would be available to actually, 22 you know, do the design drawings for the 23 project, as well as to manage the construction, 24 but -- you know, it's really up to the board if 25 it wants to use this consultant, which, you</p>	<p style="text-align: right;">Page 24</p> <p>1 us to take action on this? Did I hear that? 2 MS. McCORMICK: If the board wants to go 3 forward, then yes. In order to have them start 4 with the work, we would need to approve this 5 agreement and then it needs to get executed, 6 Matt, by you as Chair and then it will have to 7 be executed by VHB. 8 CHAIRMAN LEWIS: Okay. Do we have a 9 motion to -- 10 MR. CHESNEY: I'll make a motion that we 11 -- well, I'm not sure what we need to make a 12 motion for since we have authorized this 13 engagement, but I -- I'll make a motion we 14 approve the contract as -- as presented. 15 CHAIRMAN LEWIS: Okay. Do we have a 16 second? 17 MR. WIMSATT: Second. 18 CHAIRMAN LEWIS: Mr. Wimsatt. 19 Any decision? 20 (No response.) 21 CHAIRMAN LEWIS: Okay. All in favor? 22 Motion passes four to one. Get my math 23 right. 24 (Motion passes.) 25 CHAIRMAN LEWIS: Okay. Erin, it passed.</p>

<p style="text-align: right;">Page 25</p> <p>1 MS. McCORMICK: Okay, great. The second 2 item that I have is -- I think all of the -- I 3 think that you guys should have with your 4 materials tonight all of the information 5 regarding a request that came to the CDD 6 through Sonny by the Fox family. They are 7 working with the Southwest Florida Water 8 Management District to permit the depression of 9 a fence in their backyard. So the fence is 10 actually going on property that is theirs. 11 They live at 12308 Glenduff Circle. The 12 reason that they've approached the CDD is 13 because we own the wetland area that is behind 14 their lot, and you should have a sketch and/or 15 a plat that shows their property, and it also 16 shows the surrounding area, and it also shows 17 the lines where the fence is proposed to go. 18 So there is a requirement for a 30-foot 19 wetland setback, and the fence that they are 20 proposing would go about 15 feet into that 21 setback. It is still, again, on their 22 property, but within the setback from the 23 wetland that area that the CDD owns and 24 maintains. 25 Robert has looked at this proposal and</p>	<p style="text-align: right;">Page #11 Page 27</p> <p>1 don't -- this isn't like a one-off thing. I 2 mean, there's a lot -- I've been out here 3 wandering around with Doug and there's a lot of 4 stuff that's been built in a wetland setback 5 and they never came to you to ask for anything. 6 They -- say they are going through this in an 7 official sort of manner and wanted to make sure 8 that everything's -- you know, that they are 9 doing things the right way, but -- you know, I 10 look at it from the perspective of does this 11 affect you guys's ability to take care of what 12 you own, and it doesn't. So I -- I mean, but 13 like Erin said, you're kind of -- this is the 14 first time you guys have had it and you 15 probably want to talk about it. 16 CHAIRMAN LEWIS: Okay. Chris, Brian had 17 his hand up first. So Brian? 18 MR. ROSS: I'm not entirely clear in my 19 own mind whether this is a good or bad thing 20 for the CDD, and unfortunately, I didn't get 21 the materials that Erin's referring to, but my 22 specific thought is at present, we may say, "We 23 don't care if the fence is there, it won't 24 affect us," but I could guess there could be 25 future situations where we might say it would</p>
<p style="text-align: right;">Page 26</p> <p>1 said, you know, that he doesn't see any issues 2 from the CDD's perspective with this fence 3 being constructed, but interestingly, when I 4 was talking with Sonny about this, neither of 5 us recall ever having had a -- a request like 6 this that has come -- come to the CDD like 7 this. So since it's, you know, potentially a 8 precedent setting, I wanted to just make the 9 board aware of that and see if there are any 10 issues or objections that you would have to 11 submitting a letter from the CDD indicating 12 that we don't object to the construction of the 13 fence within this setback area because that 14 will be required -- that's required by SWFWMD 15 in order to -- for them to get the approval to 16 move forward. 17 CHAIRMAN LEWIS: So I -- I had a 18 question. If there is any maintenance needed, 19 they would be responsible to -- by SWFWMD, the 20 agency or maybe even the CDD, they would be 21 required to remove the fence? 22 MR. DVORAK: Mm-hmm. 23 CHAIRMAN LEWIS: Okay. 24 MR. DVORAK: The other thing is is 25 there's a lot of things in wetland setback, so</p>	<p style="text-align: right;">Page 28</p> <p>1 adversely affect the district, and -- and in 2 those instances, we would want to be able to go 3 in and have the fence removed, which obviously, 4 the property owner would greatly object to the 5 extent that they've established their own 6 expectations and practices with regard to the 7 use of their own. So what happens if in the 8 future we did determine that the fence should 9 not be there? Are we stuck with that outcome? 10 MS. McCORMICK: I mean, it -- just from a 11 legal standpoint, you know, this is -- it's not 12 the same situation, for example, where we 13 have pavers that are installed on CDD property 14 because those are being placed on property that 15 the CDD owns. In this case, the fence is being 16 placed on the lot and so we really, you know, 17 wouldn't -- wouldn't have the ability to go in 18 and say, "You need to take that fence down 19 because it's in the setback area," because it's 20 SWFWMD that has the permitting authority to 21 approve this fence. SWFWMD is just saying, you 22 know, you, CDD, since you have the wetland 23 area, we want to make sure that you don't have 24 an objection to it. 25 MR. ROSS: Okay. Then I misunderstood,</p>

<p style="text-align: right;">Page 29</p> <p>1 and I apologize. So the fence is not being 2 constructed on CDD land at all? 3 MS. McCORMICK: No, it's not. 4 MR. ROSS: Okay. I misunderstood, my 5 bad. 6 CHAIRMAN LEWIS: Okay. Any other -- 7 MR. DVORAK: Sonny had a comment. 8 CHAIRMAN LEWIS: Okay. 9 MS. WHYTE: I just wanted to let you 10 know, I spoke to the engineer that the resident 11 was dealing with. Her and I had a very 12 interesting conversation yesterday, and 13 apparently, this is not a new practice. 14 CHAIRMAN LEWIS: Okay. 15 MS. WHYTE: This is something that, you 16 know, in the past has been done, but Debbie and 17 I are -- are HOA. We are talking and trying to 18 figure out whether or not -- I, personally, the 19 17 years Doug and I have been here, we don't 20 recollect ever having to bring it back to the 21 board. So I'm not sure how it kept -- but we 22 do have other properties that have fences 23 already on them, and what we've always -- Doug 24 has always indicated to the residents if they 25 ever make a request, that they need to go to</p>	<p style="text-align: right;">Page #12 Page 31</p> <p>1 forward. 2 CHAIRMAN LEWIS: I'll let you respond and 3 then I'll respond with my thought. 4 MR. ROSS: Yeah, I -- I personally feel 5 that there's a reason why Westchase is 6 beautiful. We hold ourselves to high 7 standards, and so if we get too relaxed about 8 these kinds of requests and we just say, "Oh, 9 you don't need to look at it," at some point, 10 we may be getting bit on the backside because 11 there was perhaps an issue and the experts 12 didn't have the chance to look at it. So I 13 personally would advocate us to continue 14 individual review of each individual request. 15 Then, if I could add to that, what I was 16 going to say a moment ago is that when we start 17 talking about real estate issues, most of us 18 know there is concepts of estoppel and waiver 19 and things like that, and so to the extent we 20 are aware now that somebody has constructed 21 improvements on district property or on wetland 22 property, I -- my own feeling is we should be 23 bringing to those owner's attention that they 24 are at risk of having those items removed and 25 they are invited to discuss with us the</p>
<p style="text-align: right;">Page 30</p> <p>1 the regulatory agency because it is on their 2 property attached to ours. 3 MR. ROSS: Can I respond to that real 4 quick? 5 CHAIRMAN LEWIS: Yes, sure. Absolutely. 6 MS. McCORMICK: Yeah, just -- I mean, let 7 me add one more thing. I think if the board 8 goes ahead and indicates tonight that it 9 doesn't have an objection, we can send a letter 10 to SWFWMD saying that we don't object. I would 11 like some guidance from the board about -- you 12 know, in the event that we receive future 13 requests like this, do you want staff -- 14 meaning, you know, probably Robert and myself 15 -- to take a look at it and if there is not, 16 you know, a big issue from an engineering 17 standpoint, to go ahead and say, "There is not 18 an objection," or do you want future requests 19 to come back to individually be considered by 20 the board and -- you know, I'm asking that 21 because with the paver licenses, we put this 22 process in place and we haven't been bringing 23 back individual paver license requests to the 24 board. So it would be good to know how you 25 want to handle these types of requests going</p>	<p style="text-align: right;">Page 32</p> <p>1 continuation of those. 2 I don't want to come across heavy-handed 3 that somebody is getting their wrists slapped 4 because they did something they weren't 5 approved for, but on the other hand, combining 6 that with my preliminary remarks, let's hold 7 ourselves to high standards and if somebody's 8 built something on our land without our 9 permission -- it would be no different if they 10 had built something on to their next-door 11 neighbor's land without their next-door 12 neighbor's -- and if you don't take action once 13 you become aware of it, you may waive your 14 rights. 15 CHAIRMAN LEWIS: Thanks. Forrest? 16 MR. BAUMHOVER: I want to -- well, I kind 17 of agree with Brian's comments, but I wanted to 18 make sure that we clearly understand kind of 19 the concerns at hand. So the -- the comment 20 that and first heard from Robert was this isn't 21 the first project. So -- you know, like there 22 are other types of improvements -- I'd like to 23 get a better, you know, kind of understanding 24 of what those look like and from that, which 25 ones maybe staff have a concern about. Like</p>

<p style="text-align: right;">Page 33</p> <p>1 either a legal exposure or a possibility that, 2 you know, SWFWMD might come in and hold the 3 homeowner accountable and then to the ones 4 that, you know, staff really feel like are 5 issues that need to be handled on a case by 6 case basis because they are probably different, 7 you know, situations, then we should probably 8 look to address those; but as a layman, hearing 9 this request and really not seeing much of the 10 information that we're talking about with this 11 homeowner's request, I feel like if the board 12 makes a motion to not object or object, I -- 13 I'm literally making an uninformed decision and 14 I would hate to put together a process where 15 future issues of this nature are brought up to 16 my -- you know, like I'm going to vote on 17 something and I don't have the information in 18 front of me right now and I'm just trusting the 19 staff's judgment. 20 What I -- to Brian's point about making 21 sure that there is an opportunity for 22 engagement on things that might be an issue, I 23 would like to kind of make sure that we have a 24 process where maybe the staff that's -- future 25 requests and if there's a concern that we need</p>	<p style="text-align: right;">Page #13 Page 35</p> <p>1 standard for different people in different 2 circumstances. So just be aware of that, but I 3 don't know -- again, maybe this is just a new 4 thing SWFWMD has started and they weren't doing 5 it ten years ago. 6 CHAIRMAN LEWIS: Any idea on that, 7 Robert? 8 MR. DVORAK: I don't know, I've never 9 heard of it before. 10 MS. WHYTE: I spoke -- like I said, I 11 spoke to her and she did inform me it wasn't, 12 and then I spoke to Debbie and I asked Debbie 13 about certain properties that I know of -- not 14 yours in particular, but there are others that 15 Doug and I know of and we are aware of and she 16 researched them. Most -- most everything that 17 the HOA approves, because it's in a backyard, 18 it's not really pertinent to us. We always 19 tell the residents, "You have to go to the 20 regulatory agencies for the permitting 21 process," because then you have to get it back 22 to the HOA for approval, and Debbie said most 23 of them either she has SWFWMD approval papers 24 or they have county approval papers. 25 So they are going through the processes</p>
<p style="text-align: right;">Page 34</p> <p>1 to know about, then we'd have an opportunity 2 like this to discuss it. 3 CHAIRMAN LEWIS: Yeah, I -- thank you, 4 Forrest. I was going to actually similar to 5 what I think both of you were saying. I think 6 we'd like to see them individually as we go 7 forward, but you bring up a good point about 8 potential issues or, you know, bringing it to 9 our attention. 10 Real quick, Chris, I know you had your 11 hand up. So -- 12 MR. BARRETT: Yeah, I'm not real clear on 13 if this is kind of a new thing SWFWMD is doing 14 or if there are potentially areas in Westchase 15 where SWFWMD has no say but the county BOCC has 16 the say. Ten years ago, we put in a pool, went 17 into our -- we needed permission given the size 18 of the lanai to go into our wetland setback, 19 which is 15 feet like into our property, and I 20 got permission from the county, went through 21 the whole process there. They approved it, 22 they never called SWFWMD in, and so this speaks 23 to kind of what Robert was saying, that these 24 types of things exist everywhere in Westchase 25 and you could potentially create a different</p>	<p style="text-align: right;">Page 36</p> <p>1 appropriately and -- 2 MR. BAUMHOVER: And -- 3 MS. WHYTE: -- but I don't know -- this 4 is the very first time that we've ever been 5 asked this and I asked her why and she said 6 it's not new, but I guess that just because we 7 hold the permit to the wetlands, so they want 8 us to be aware -- it's like being good 9 neighbors. They want us to be aware of what's 10 going on was the explanation I got, because I 11 was curious. 12 MR. BAUMHOVER: Well, okay. 13 CHAIRMAN LEWIS: Brian? 14 MR. ROSS: Just to circle around, I feel 15 like Forrest's remarks 100 percent dovetail 16 with what I'm saying. I'm saying the process 17 itself, run it by our professionals, and what I 18 am hearing on this particular request is they 19 don't have an objection to it. So I anticipate 20 I'll vote yes, that it's okay, but I'm reacting 21 to information I heard, which the district, 22 through its expert and employees, is aware of 23 improper construction on CDD property, and I'm 24 not saying that let's make a big stink of it. 25 I'm saying the opposite. I'm pointing out in</p>

<p style="text-align: right;">Page 37</p> <p>1 certain instances, it could be very damaging to 2 the district. A good example would be if 3 somebody constructed a fence onto district 4 property and it's now impeded the ability for 5 future ingress and egress or simply crossing of 6 district land, we may have waived our right to 7 object to it. I don't want to pretend to be a 8 lawyer, but I am just saying there could be 9 consequences by sitting back and doing nothing, 10 and so I'm saying we ought to have an 11 understanding of those instances in which there 12 has been this kind of behavior. Do it very 13 similar to what Forrest was saying, let staff 14 look at it on a case-by-case basis. Don't 15 bring it to us if it's not a big deal. Just -- 16 let's just send them a letter approving it. 17 "Okay, we are aware of it now and we're 18 not objecting," and then that way you are 19 protecting all of your -- your legal rights. 20 CHAIRMAN LEWIS: So yeah, to make sure 21 I'm understanding, you're saying that -- to 22 have staff go and -- you know, and maybe not on 23 a scheduled timetable, but just at some point, 24 if you see something that's already been 25 constructed that we know is a known wetland</p>	<p style="text-align: right;">Page #14 Page 39</p> <p>1 are aware of something, where somebody has 2 built something or somehow encroached upon our 3 land and we didn't okay it, then we should 4 decide if we're now okay with it or if we're 5 not, let the homeowner know. That's all I'm 6 saying. 7 CHAIRMAN LEWIS: Right, okay. Thank you 8 for the clarification. 9 MR. BAUMHOVER: And I would say to 10 dovetail Chris's point, you know, if, for 11 example, a homeowner built a pool that was 12 approved by the modifications committee of the 13 HOA, I mean I can say that we rely on, you 14 know, an architect that the HOA hires and does 15 all of the technical analysis of it and once we 16 say it's gotten the thumbs up from that 17 architect, if -- if the HOA erroneously, you 18 know, made that authorization, then I'm sure 19 the HOA would want that feedback. So if we are 20 going to go do this and we do find a homeowner, 21 you know, encroached on it -- on a wetland, 22 then that feedback should go back to the HOA so 23 they can take a closer look at it. 24 CHAIRMAN LEWIS: Right, okay. 25 MR. ROSS: Well, but that's a perfect</p>
<p style="text-align: right;">Page 38</p> <p>1 setback, that we should approach them and have 2 them maybe submit something like this? 3 MR. ROSS: I am not in any way -- 4 MS. McCORMICK: I just want to -- I guess 5 maybe get some clarification here because in 6 one situation that Brian is talking about, it 7 would be an actual encroachment onto CDD 8 property that he would be concerned about. The 9 -- the situation that we were talking about 10 with this request that's coming from -- to the 11 board right now does not deal with any type of 12 encroachment onto CDD property. It's within 13 -- it's within the wetland setback area from 14 CDD property, but the setback is within the 15 property owner's lot, so there is no 16 encroachment on to CDD property. So I just 17 want to make sure we keep those two scenarios 18 separate. 19 MR. ROSS: Okay. And I'm clear on that 20 and I -- just to your comment, Matt, I'm not in 21 any way advocating we go looking for -- for 22 something -- 23 CHAIRMAN LEWIS: Okay. I just wanted to 24 make sure I understood. 25 MR. ROSS: Yeah, I'm just saying if we</p>	<p style="text-align: right;">Page 40</p> <p>1 example. The HOA should not be approving the 2 construction of permanent improvements on our 3 property. The HOA should not be doing that. 4 CHAIRMAN LEWIS: Or -- or are you saying 5 even SWFWMD property that's managed -- that the 6 CDD holds the permit? 7 MR. BAUMHOVER: I'm talking about within 8 a homeowner's property lines, there might be a 9 wetland setback. 10 MR. ROSS: Okay, I didn't -- I didn't 11 pick up on that nuance. 12 MR. BAUMHOVER: Yeah, and so if these are 13 examples where, hey, a homeowner did 14 everything legal, it's in their property, but 15 we're saying you still did this thing within a 16 wetland setback and now the CDD might be 17 involved because SWFWMD has decided that we're 18 involved in these things, that's the kind of 19 issue that -- 20 CHAIRMAN LEWIS: Okay, got it. Thank you 21 guys. 22 All right. So I guess we'll vote here. 23 Those in favor of signing this letter and 24 allowing them to submit to SWFWMD. All in 25 favor?</p>

<p style="text-align: right;">Page 41</p> <p>1 (All board members signify in the 2 affirmative.) 3 CHAIRMAN LEWIS: Motion passes -- or vote 4 passes five to zero. So -- 5 (Motion passes.) 6 CHAIRMAN LEWIS: And we didn't really 7 need a motion for that. Right, Erin? 8 MS. McCORMICK: Yeah, I would go ahead 9 and approve it by motion since the board wants 10 the guidance to be, you know, authorized by 11 them. 12 CHAIRMAN LEWIS: Okay, I'm sorry. I 13 thought it was just a yes or no. So I will 14 make a -- I will retract that, if we can, and 15 then I'll make a motion to approve this letter 16 for the Fox family. 17 MR. WIMSATT: Second. 18 CHAIRMAN LEWIS: Seconded by Jim. 19 All in favor? 20 (All board members signify in the 21 affirmative.) 22 CHAIRMAN LEWIS: Five to zero. 23 (Motion passes.) 24 CHAIRMAN LEWIS: There you go, Erin. 25 Sorry.</p>	<p style="text-align: right;">Page #15 Page 43</p> <p>1 additional acre. 2 What we would need to prepare is a site 3 plan that shows all of the -- all of the areas 4 within the Westchase Community that have street 5 trees that we want to include under this permit 6 and we also have to have a pretty close 7 approximation of the acreage within -- within 8 those areas that we're permitting. So -- I 9 mean, my thought would be that it's not going 10 to be all of the acreage within Westchase 11 because we're not going to be including the 12 lots, but we would need to have somebody 13 prepare this site plan of all of the trees that 14 are within the rights of way and potentially 15 within the commons, too, that we believe 16 (inaudible) to submit and then we also need 17 to be working with a licensed arborist that 18 would be providing the verification to the 19 county that we are removing and -- and 20 replacing any of these trees in accordance with 21 the requirements that the county has. 22 For example, if we determine that a tree 23 needed to be removed and we were going to 24 replace it, then the county will work with us 25 to identify what are going to be the</p>
<p style="text-align: right;">Page 42</p> <p>1 MS. McCORMICK: Okay. I have two other 2 things to talk about. One is the northern cell 3 tower and the other one is street trees. Do 4 you have any preference which one I talk about 5 first? 6 CHAIRMAN LEWIS: Let's go to street trees 7 first, please. 8 MS. McCORMICK: Okay. So we met -- I met 9 with Carrie Moore from the Hillsborough County 10 Natural Resources Department and the assistant 11 county attorney about street trees. We had a 12 good meeting and they do have a process that we 13 can use for a global treatment permit that 14 would be for all of the street trees that are 15 in rights of way -- that are county rights of 16 way throughout the community. We could also 17 use this global tree permit for common areas 18 that the CDD has if we wanted to and she sent 19 me -- they don't really have a separate global 20 street tree permit. They just use the 21 application that they used for individual 22 street tree permit requests, which is kind of 23 weird, but she said the cost for this would be 24 \$81.65 for the first acre of area that we 25 wanted to permit and then it's \$24.93 for each</p>	<p style="text-align: right;">Page 44</p> <p>1 appropriate trees that we can use to replace a 2 tree that is removed, but they have their list 3 of approved trees. You know, we've come up 4 with our list of what trees within certain 5 neighborhoods that are to be used and I think 6 that the trees that the CDD has identified are 7 all trees that are allowed under the county's 8 code anyways, so I don't think that that would 9 be an issue. 10 So -- so that's all good news, and I 11 think, you know, if we want to move forward 12 with this, then the next thing to happen is to 13 put together this -- this site plan and figure 14 out what the cost is going to be to go through 15 the permit process for getting this 16 (inaudible). So that's kind of -- that's kind 17 of like a broad overview of the discussions 18 with the county staff so far. I'm sure there 19 is going to be more detail and questions that 20 are going to come up as we get into this global 21 permit process with the county, but I'll -- 22 I'll turn it over to Jim or to Andy or one of 23 the board members with whatever questions you 24 have about this. 25 CHAIRMAN LEWIS: Yeah, Erin, Greg has a</p>

<p style="text-align: right;">Page 45</p> <p>1 question.</p> <p>2 MR. CHESNEY: Well, my -- so I just want</p> <p>3 to make sure I heard correctly. Is it -- is</p> <p>4 the permit -- is that a one-time charge?</p> <p>5 MS. McCORMICK: So what -- what they had</p> <p>6 indicated was that when you get this global</p> <p>7 permit, it's good for two years.</p> <p>8 MR. CHESNEY: Two years?</p> <p>9 MS. McCORMICK: So it would be -- I think</p> <p>10 and I've been sending additional requests for</p> <p>11 clarification to the county staff and have not</p> <p>12 gotten back all of the -- the answers that I've</p> <p>13 been trying to get from them, but I think what</p> <p>14 we would do is pay this fee, get a global tree</p> <p>15 permit that would be good for two years and</p> <p>16 then we have to, you know, pay a renewal fee to</p> <p>17 get it done for the next two years.</p> <p>18 MR. CHESNEY: Okay.</p> <p>19 CHAIRMAN LEWIS: Any other questions?</p> <p>20 Brian.</p> <p>21 MR. ROSS: Was there any discussion about</p> <p>22 how to deal with the sidewalks?</p> <p>23 MS. McCORMICK: The sidewalks from what</p> <p>24 standpoint? From the standpoint if the trees</p> <p>25 are -- are causing issues with the sidewalks?</p>	<p style="text-align: right;">Page #16 Page 47</p> <p>1 visibility issues, the CDD is doing that</p> <p>2 maintenance and -- you know, the -- the</p> <p>3 response that I got from just the -- you know,</p> <p>4 the couple of people that I was talking to was,</p> <p>5 "Yeah, and the county has a very long list of</p> <p>6 maintenance that it goes down, you know,</p> <p>7 "before it gets to those items."</p> <p>8 So my -- my -- I think what was implied</p> <p>9 from that is that the CDD would be able to do</p> <p>10 it or eventually, then the county would get</p> <p>11 around to it.</p> <p>12 MR. ROSS: So I guess my request would be</p> <p>13 to you then if there is further discussion with</p> <p>14 the county, if you could raise that issue with</p> <p>15 them and see if there's a way whereby if we go</p> <p>16 ahead and replace the tree, could they</p> <p>17 accelerate the -- the repair to the sidewalk?</p> <p>18 Because it doesn't make sense to replace the</p> <p>19 tree if the sidewalk is still going to be</p> <p>20 sitting there in crumbles.</p> <p>21 MS. McCORMICK: I can definitely talk to</p> <p>22 them about that.</p> <p>23 MR. ROSS: Okay, thank you.</p> <p>24 MR. BAUMHOVER: And this is Forrest. I</p> <p>25 was going to add on top of that, I mean, I</p>
<p style="text-align: right;">Page 46</p> <p>1 MR. ROSS: As we all know, the live oaks</p> <p>2 are busting up the sidewalks from underneath,</p> <p>3 and so to the extent it was proposed to replace</p> <p>4 a live oak with another acceptable tree, who</p> <p>5 would have the burden in cost to deal with the</p> <p>6 sidewalk?</p> <p>7 MS. McCORMICK: Well, if it's within the</p> <p>8 county right of way, then the county has the</p> <p>9 responsibility for maintaining those sidewalks</p> <p>10 and -- you know, it's been a while, I think,</p> <p>11 since this took place, but I think the county</p> <p>12 staff has told the CDD in the past that we're</p> <p>13 not authorized to do maintenance work on the</p> <p>14 sidewalks that's within county right of way.</p> <p>15 MR. ROSS: The reason I pose the question</p> <p>16 is frequently, there's a disconnect between the</p> <p>17 need for the work and the county's ability to</p> <p>18 move swiftly to effectuate the work and --</p> <p>19 MS. McCORMICK: Right, right, well -- and</p> <p>20 we didn't talk about the sidewalks</p> <p>21 specifically. I mean, we did -- I did talk</p> <p>22 about the fact that these street trees are</p> <p>23 being maintained by the CDD. I mean, in the</p> <p>24 cases where they needed to be trimmed or, you</p> <p>25 know, if -- for example, if there is traffic</p>	<p style="text-align: right;">Page 48</p> <p>1 remember sitting on an HOA discussion a few</p> <p>2 years ago with a county official who said that</p> <p>3 their number one constraint is funding on</p> <p>4 fixing these sidewalks, and so if funding is</p> <p>5 still the constraint but the county has access</p> <p>6 to an approved list of contractors, would they</p> <p>7 be amenable to the CDD using one of their</p> <p>8 approved contractors to do the work to -- you</p> <p>9 know, and paying for that work to be done if --</p> <p>10 you know, if that meant that we got that work</p> <p>11 done on a quicker timetable?</p> <p>12 MS. McCORMICK: I think that's something</p> <p>13 that we could explore with them. I mean, the</p> <p>14 other side of that, though, to think about is</p> <p>15 that for these sidewalks that are in county</p> <p>16 right of way, you know, the county has the</p> <p>17 responsibility -- for example, if somebody were</p> <p>18 to trip because of the conditions of the</p> <p>19 sidewalk, the county is the responsible party.</p> <p>20 Now, if the CDD gets involved with repairs to</p> <p>21 the sidewalk, that could change that issue or</p> <p>22 have an effect on --</p> <p>23 MR. ROSS: Well, I -- I hear you and what</p> <p>24 I would add to Forrest's comments and your</p> <p>25 analysis, Erin, is the county is getting a</p>

<p style="text-align: right;">Page 49</p> <p>1 tremendous cost savings if we're handling the</p> <p>2 trees and so there ought to be some resolution</p> <p>3 that could be achieved where everybody feels</p> <p>4 like their needs and desires are being served.</p> <p>5 CHAIRMAN LEWIS: Good points.</p> <p>6 MS. McCORMICK: Yeah, I -- I will</p> <p>7 definitely talk with them further about that.</p> <p>8 CHAIRMAN LEWIS: I -- one question I had,</p> <p>9 Erin, too -- and maybe this is pretty minor,</p> <p>10 but in terms of a tree list, it sounds like --</p> <p>11 and Jim, I don't know, were you dealing with</p> <p>12 this?</p> <p>13 MR. WIMSATT: I was not able to be at the</p> <p>14 meeting because I was in court, but I was in</p> <p>15 the e-mails back and forth.</p> <p>16 CHAIRMAN LEWIS: Okay. I was just</p> <p>17 curious, if we were to sort of create our own</p> <p>18 list, as we kind of have already, if -- you</p> <p>19 know, if there was any way to dovetail the two</p> <p>20 or to add trees that maybe weren't on the</p> <p>21 county's list, if we could -- if that would be</p> <p>22 an easy process to -- to get them to approve</p> <p>23 one.</p> <p>24 MS. McCORMICK: I think that they might</p> <p>25 consider that. Like I said, I'm not sure that</p>	<p style="text-align: right;">Page #17 Page 51</p> <p>1 little bit -- I didn't know that it was</p> <p>2 completely clear because in the language, they</p> <p>3 talk about street trees, but they talk about</p> <p>4 street trees in the easement area, and, you</p> <p>5 know, as we've discussed, these -- the right of</p> <p>6 way is not -- it's not an easement. It's --</p> <p>7 it's right of way that has been dedicated to</p> <p>8 the county, and as far as I know, there is no</p> <p>9 easements where these street trees are located.</p> <p>10 So I'm not sure if they are using the correct</p> <p>11 terminology and I just -- before that process</p> <p>12 goes too far down the line, I didn't know if</p> <p>13 there needs to be some coordination with the</p> <p>14 WCA.</p> <p>15 MR. CHESNEY: Well, I mean -- the time</p> <p>16 for that input would have been when we</p> <p>17 discussed getting the permit originally because</p> <p>18 we forwarded that language several months ago,</p> <p>19 and it's my understanding that the approval is</p> <p>20 going to come this Thursday.</p> <p>21 MR. BARRETT: Tuesday.</p> <p>22 MR. CHESNEY: Tuesday.</p> <p>23 MR. BARRETT: Tonight, actually.</p> <p>24 MR. CHESNEY: Oh.</p> <p>25 MS. McCORMICK: I wasn't aware of the</p>
<p style="text-align: right;">Page 50</p> <p>1 that's going to be an issue because I think all</p> <p>2 the trees that our arborist and staff have come</p> <p>3 up with are all on the county's list, but we</p> <p>4 may have -- you know, we may have a more</p> <p>5 limited list than the county has. For example,</p> <p>6 there may be neighborhoods where we didn't</p> <p>7 allow palm trees and they would be allowed</p> <p>8 under the county's list, but if there are some</p> <p>9 trees that we wanted to use as replacement</p> <p>10 trees that aren't on the county list, then I</p> <p>11 think based on the specifics, we could go back</p> <p>12 to the county staff and talk with them about</p> <p>13 that.</p> <p>14 CHAIRMAN LEWIS: Okay, thank you.</p> <p>15 MS. McCORMICK: One other thing I wanted</p> <p>16 to mention about this is, you know, part of --</p> <p>17 part of the street tree issue is also</p> <p>18 interfacing with some changes that we've talked</p> <p>19 about in the past that the WCA is making to get</p> <p>20 the CCR documents for the community and I just</p> <p>21 a few days ago from Sonny got a copy of the</p> <p>22 proposed language that the WCA is -- I don't</p> <p>23 know what the status is, if they've approved</p> <p>24 it, if they are working on it or if it's in</p> <p>25 process; but when I looked at it, I was a</p>	<p style="text-align: right;">Page 52</p> <p>1 specific language until just a few days ago.</p> <p>2 MR. CHESNEY: Well, should have requested</p> <p>3 it.</p> <p>4 MR. BAUMHOVER: Sonny could probably</p> <p>5 reach out to Debbie and see if we can put that</p> <p>6 particular item on hold tonight because we meet</p> <p>7 in about two hours.</p> <p>8 MS. WHYTE: Erin, could you send me your</p> <p>9 request via e-mail today and I'll send it right</p> <p>10 over to Debbie shortly.</p> <p>11 MR. BARRETT: I think you're --</p> <p>12 (inaudible.)</p> <p>13 MS. McCORMICK: Well, I mean --</p> <p>14 MS. WHYTE: And maybe they can table it.</p> <p>15 MS. McCORMICK: I can send you whatever</p> <p>16 the board wants me to. I don't -- I certainly</p> <p>17 don't want to, you know, mess up their process</p> <p>18 that they're going through --</p> <p>19 MR. BAUMHOVER: So -- so --</p> <p>20 MS. McCORMICK: -- and I haven't had any</p> <p>21 communication directly with them up to this</p> <p>22 point. So whatever the best way to handle this</p> <p>23 is, I'm happy to do that.</p> <p>24 MR. BAUMHOVER: Erin, this is Forrest.</p> <p>25 Is it -- is this possible that the, air quotes,</p>

<p style="text-align: right;">Page 53</p> <p>1 easement area and -- insert new air quotes --</p> <p>2 right of way could be construed as a -- like a</p> <p>3 non-substantive change to the guidelines? I</p> <p>4 mean, this is basically correcting an</p> <p>5 administrative --</p> <p>6 MR. CHESNEY: Scrivener. Right?</p> <p>7 MR. WIMSATT: Yeah, scrivener's error.</p> <p>8 MR. BAUMHOVER: Scrivener's error.</p> <p>9 MS. McCORMICK: I think that's a</p> <p>10 possibility. I mean, it's going to be up to</p> <p>11 the WCA attorney, and there -- there may be</p> <p>12 some reason that the WCA is calling it an</p> <p>13 easement area.</p> <p>14 MR. CHESNEY: No.</p> <p>15 MS. McCORMICK: For example, I think that</p> <p>16 as far as --</p> <p>17 MR. BAUMHOVER: I would attribute it to a</p> <p>18 scrivener's error, basically.</p> <p>19 MR. WIMSATT: Yeah.</p> <p>20 MR. BAUMHOVER: They mean the same thing</p> <p>21 as the county right of way.</p> <p>22 MR. CHESNEY: Yeah, I actually did the</p> <p>23 original language. It's been refined since</p> <p>24 then, so it probably came from my mistake.</p> <p>25 MR. BAUMHOVER: And maybe we can just ask</p>	<p style="text-align: right;">Page #18 Page 55</p> <p>1 MS. McCORMICK: No. I mean, I'll just</p> <p>2 continue to work with Jim, but -- actually, I</p> <p>3 guess we do -- it would be helpful if the board</p> <p>4 wants to go ahead and authorize the preparation</p> <p>5 of a site plan and I -- I think we would -- the</p> <p>6 arborist might need to work with Robert so that</p> <p>7 we can get a handle on the amount of acreage</p> <p>8 that we're talking about that would be covered</p> <p>9 by (inaudible).</p> <p>10 CHAIRMAN LEWIS: Greg?</p> <p>11 MR. CHESNEY: Couldn't we just -- I mean,</p> <p>12 we know literally every tree. I mean, can't we</p> <p>13 do some basic math and say, "Okay. This tree</p> <p>14 takes up this many square inches," and just</p> <p>15 multiply it out?</p> <p>16 CHAIRMAN LEWIS: Well, I'm --</p> <p>17 MS. McCORMICK: It's just -- it's just</p> <p>18 getting the acreage -- like it's getting a</p> <p>19 drawing that shows all of the -- all of the</p> <p>20 street trees that are --</p> <p>21 MR. CHESNEY: We have the drawing.</p> <p>22 MS. McCORMICK: -- are covering right of</p> <p>23 ways so it wouldn't include the street trees</p> <p>24 that are adjacent to the CDD's trees and then</p> <p>25 coming up with an acreage for that.</p>
<p style="text-align: right;">Page 54</p> <p>1 Debbie to --</p> <p>2 MR. CHESNEY: My scrivener.</p> <p>3 MR. BAUMHOVER: -- approve this with the</p> <p>4 caveat that there's a scrivener's error that</p> <p>5 you and probably John Ellis from the WCA legal</p> <p>6 side would be able to work out.</p> <p>7 MS. McCORMICK: That sounds like a good</p> <p>8 idea.</p> <p>9 CHAIRMAN LEWIS: Chris, did you have a</p> <p>10 comment?</p> <p>11 MR. BARRETT: Yeah, I think the --</p> <p>12 legally, I think the votes have already been</p> <p>13 cast because I think they got written consent</p> <p>14 from all the VMs. So I think this horse may</p> <p>15 have left the barn, and so I think your</p> <p>16 scrivener's suggestion may be the way to go.</p> <p>17 MR. BAUMHOVER: Yeah. I mean, basically</p> <p>18 it's a formality. It's -- like tonight's</p> <p>19 formality is everyone showing up just to affirm</p> <p>20 the person, but we still have to do this in</p> <p>21 person and it's kind of part of the process.</p> <p>22 CHAIRMAN LEWIS: Okay. All right.</p> <p>23 Erin -- well, wait a second. I guess do you</p> <p>24 need any action from us on this global tree</p> <p>25 plan or permit?</p>	<p style="text-align: right;">Page 56</p> <p>1 CHAIRMAN LEWIS: Erin, is it the -- maybe</p> <p>2 I'm misunderstanding. Is it the acreage of the</p> <p>3 tree size itself, like Greg said, or is it --</p> <p>4 MS. McCORMICK: No, no, it's the acreage</p> <p>5 of all of the right of way where these street</p> <p>6 trees are located.</p> <p>7 CHAIRMAN LEWIS: Okay.</p> <p>8 MR. CHESNEY: Oh. Well, it sounds like</p> <p>9 he would be the most qualified for that.</p> <p>10 CHAIRMAN LEWIS: Yeah, I would agree.</p> <p>11 MR. DVORAK: Mm-hmm.</p> <p>12 MR. ROSS: And when you say craft a map</p> <p>13 or whatever we'd use --</p> <p>14 CHAIRMAN LEWIS: Site plan.</p> <p>15 MR. ROSS: What we're talking about is</p> <p>16 the area between the edge of the road to the</p> <p>17 inside of the sidewalk, not --</p> <p>18 MS. McCORMICK: We're talking about from</p> <p>19 the lot line of the individual lot number to</p> <p>20 where the pavement starts because the street</p> <p>21 trees would be in that area, I would assume.</p> <p>22 MR. ROSS: Okay. I think we said the</p> <p>23 same thing, but we're -- we're just talking</p> <p>24 about a strip of land. We're not talking about</p> <p>25 all the residents' lots; we're not talking</p>

<p style="text-align: right;">Page 57</p> <p>1 about common area; we're just talking about</p> <p>2 street trees, the area where street -- where</p> <p>3 trees are planned between the street and the</p> <p>4 sidewalk?</p> <p>5 MS. McCORMICK: Right, right, exactly.</p> <p>6 CHAIRMAN LEWIS: Yeah.</p> <p>7 MS. McCORMICK: And unless the arborist</p> <p>8 says, "Well, there's some common areas where</p> <p>9 you would have to" -- the CDD would have to get</p> <p>10 a permit if you're going to remove trees and so</p> <p>11 we should probably include that, too.</p> <p>12 CHAIRMAN LEWIS: Okay. Do we have a</p> <p>13 motion?</p> <p>14 MR. CHESNEY: Do we need this specific</p> <p>15 motion? Sure, I'll make it.</p> <p>16 CHAIRMAN LEWIS: I think she said we did.</p> <p>17 We need something to kind of get the ball</p> <p>18 rolling on that.</p> <p>19 MR. CHESNEY: Okay. I authorize our</p> <p>20 engineer to prepare the site plan -- or I make</p> <p>21 a motion authorizing our engineer to create a</p> <p>22 site plan for the street tree permit.</p> <p>23 CHAIRMAN LEWIS: Okay. Second?</p> <p>24 MR. WIMSATT: Seconded.</p> <p>25 CHAIRMAN LEWIS: Seconded by Jim.</p>	<p style="text-align: right;">Page #19 Page 59</p> <p>1 said, you know, he will then be talking with</p> <p>2 his consultants and get kind of a visual of the</p> <p>3 construction, and the next due diligence that</p> <p>4 Vertex is going to be working through is for</p> <p>5 being in a position to move forward with the</p> <p>6 construction of the tower.</p> <p>7 CHAIRMAN LEWIS: Okay. So what did you</p> <p>8 need from us, Erin?</p> <p>9 MS. McCORMICK: That's just an update. I</p> <p>10 mean, I wanted to report to the board that they</p> <p>11 had notified us of the exercise of the option</p> <p>12 as it (inaudible).</p> <p>13 THE REPORTER: Her audio is bleeding in</p> <p>14 and out.</p> <p>15 CHAIRMAN LEWIS: Okay.</p> <p>16 MR. BAUMHOVER: I'm sorry, Erin, could</p> <p>17 you repeat that? The reporter couldn't get the</p> <p>18 last sentence that you said.</p> <p>19 MS. McCORMICK: That we received the</p> <p>20 notice from Vertex that they were exercising</p> <p>21 their option to lease the northern cell tower</p> <p>22 site and that that would be effective as of</p> <p>23 August 1.</p> <p>24 CHAIRMAN LEWIS: Okay. I guess on this</p> <p>25 thing -- I do know that we have several people</p>
<p style="text-align: right;">Page 58</p> <p>1 Any other questions?</p> <p>2 (No response.)</p> <p>3 CHAIRMAN LEWIS: All right.</p> <p>4 All in favor?</p> <p>5 (All board members signify in the</p> <p>6 affirmative.)</p> <p>7 CHAIRMAN LEWIS: Five to zero, Erin.</p> <p>8 (Motion passes.)</p> <p>9 MS. McCORMICK: Okay, great.</p> <p>10 All right. So that brings me to the</p> <p>11 northern cell tower site. So we received a</p> <p>12 letter from Vertex at the beginning of July</p> <p>13 that it was exercising its option for the</p> <p>14 northern cell tower and that would be effective</p> <p>15 as of August 1st, is when it would start making</p> <p>16 the payments to the district. I talked to Alan</p> <p>17 yesterday and as of yesterday, they had not</p> <p>18 received the decision by the land use officer,</p> <p>19 but he was thinking that it might be -- he</p> <p>20 might be receiving it by the end of this week,</p> <p>21 and then I talked to him about the next steps</p> <p>22 that Vertex will be going through once it gets</p> <p>23 the decision by the land use hearing officer,</p> <p>24 and there is some access issues that he is</p> <p>25 working on for -- to get to the property and he</p>	<p style="text-align: right;">Page 60</p> <p>1 in the audience and I know we typically do</p> <p>2 audience comments later, but I know -- I</p> <p>3 recognize some faces because I attended the</p> <p>4 land use hearing, so I want to give you guys an</p> <p>5 opportunity to say something if you want to.</p> <p>6 You don't have to, but does -- does anybody --</p> <p>7 if you could just raise your hand if you do</p> <p>8 want to say something and speak, so just two,</p> <p>9 one -- four, five. Okay. I'm going to just</p> <p>10 limit you to three minutes if that's okay, just</p> <p>11 in the essence of time so we can continue to</p> <p>12 conduct our business.</p> <p>13 So I will start with you, sir. I can't</p> <p>14 remember your name, but if you could state your</p> <p>15 name and your address.</p> <p>16 MR. SARDUY: Oscar Sarduy, I live at</p> <p>17 11835 Derbyshire Drive, right behind the tower.</p> <p>18 Right behind where the proposed north tower</p> <p>19 location is located and just to say that we are</p> <p>20 very upset about the location of the tower and</p> <p>21 we are also very disappointed that we weren't</p> <p>22 told about it earlier. I know that you have</p> <p>23 been working on it for months, but we really</p> <p>24 only found out about it when we received the</p> <p>25 letter from the county.</p>

<p style="text-align: right;">Page 61</p> <p>1 The words in the WOW magazine referring</p> <p>2 to the north tower always said that it was in</p> <p>3 reference to the library. It was behind the</p> <p>4 library, east of the library, et cetera. It's</p> <p>5 really behind Derbyshire Drive. That would</p> <p>6 have been a better way to the location -- a</p> <p>7 better way to describe the location of the</p> <p>8 north tower. So we're very disappointed. We</p> <p>9 are hoping that you can move it someplace</p> <p>10 else.</p> <p>11 We're not against towers per se, we just</p> <p>12 don't like the location. It's really 250 feet</p> <p>13 from our houses. That's a very, very short</p> <p>14 distance and it's 1,750 feet from the library.</p> <p>15 That would have been a better location, right</p> <p>16 behind the library, not behind our houses. So</p> <p>17 if there is anything you can do to change the</p> <p>18 location, we would appreciate it.</p> <p>19 CHAIRMAN LEWIS: Thank you for your</p> <p>20 comment, sir. Appreciate it.</p> <p>21 Did -- sir, next to -- did you want to</p> <p>22 say something?</p> <p>23 MR. REDISCH: Yes, I would just like to</p> <p>24 --</p> <p>25 CHAIRMAN LEWIS: Oh, sorry, if you could</p>	<p style="text-align: right;">Page #20 Page 63</p> <p>1 have not been representing us and you never</p> <p>2 looked for feedback. Our only -- our only</p> <p>3 knowledge of this before we got a letter was</p> <p>4 the WOW magazine saying it was behind the</p> <p>5 library, which to us meant maybe 100 feet</p> <p>6 behind the library, maybe where the parking lot</p> <p>7 was. We never expected it to be where you have</p> <p>8 proposed it and we are really very disappointed</p> <p>9 in the CDD and we're hoping -- even if at this</p> <p>10 point there was a penalty to pay, we're hoping</p> <p>11 that you can end this contract with Vertex and</p> <p>12 Vertex has many other places that they can move</p> <p>13 it.</p> <p>14 In their -- in their presentation to the</p> <p>15 county, they said that AT&T and T-Mobile said</p> <p>16 there were no other towers available to them.</p> <p>17 Well, of course there are no other towers,</p> <p>18 nobody has built a tower. They are building</p> <p>19 the tower now. If somebody decided to build a</p> <p>20 tower west of Countryway along the utility</p> <p>21 lines, then there would be a tower there and</p> <p>22 they could put it there and people in Glenclyff</p> <p>23 would have as much access to that cell</p> <p>24 reception as they would behind Derbyshire.</p> <p>25 So that's what -- you know, if there is</p>
<p style="text-align: right;">Page 62</p> <p>1 repeat your name and address again. I know you</p> <p>2 already did, but --</p> <p>3 MR. REDISCH: Sure, David Redisch, 11817</p> <p>4 Derbyshire Drive. And I guess I would like to</p> <p>5 -- I know Oscar sent you an e-mail and he</p> <p>6 didn't receive a response to it. I don't know</p> <p>7 what the etiquette is in terms of sending an</p> <p>8 e-mail to the group and asking for feedback,</p> <p>9 but we didn't get any -- but just reiterate</p> <p>10 what was in that e-mail, we have 136 signatures</p> <p>11 from a petition that we went around the</p> <p>12 neighborhood -- and there was a number of us</p> <p>13 that went around the neighborhood, and that</p> <p>14 does not represent everybody in the</p> <p>15 neighborhood who is in opposition because most</p> <p>16 people didn't answer the door. But I would say</p> <p>17 that I went to -- knocked on 40 doors and of</p> <p>18 the 20 people that answered, only one refused</p> <p>19 to say that they were not in opposition to the</p> <p>20 cell tower and that person was rendered moving</p> <p>21 out the next month and didn't feel like he</p> <p>22 should sign the petition.</p> <p>23 So my -- my understanding is the CDD</p> <p>24 represents the neighborhood, and in this case,</p> <p>25 you are not representing the neighborhood. You</p>	<p style="text-align: right;">Page 64</p> <p>1 no CDD land, let them put on some other</p> <p>2 property, but not right behind Derbyshire. So</p> <p>3 I guess we're still looking for feedback from</p> <p>4 you. Is there a chance, based on what we're</p> <p>5 saying -- based on 136 petitions from our</p> <p>6 neighborhood of just a few hundred people, that</p> <p>7 this can be stopped, and we'd like to hear from</p> <p>8 you now if you would give us any feedback. We</p> <p>9 would appreciate it.</p> <p>10 CHAIRMAN LEWIS: Yeah, I'll -- I'll speak</p> <p>11 and then I'll let the other supervisors speak.</p> <p>12 And as I had told you guys at the meeting, at</p> <p>13 the land use hearing, I'm only one of five. So</p> <p>14 when we -- when we consider these things and --</p> <p>15 and yes, you are correct, the -- some of the</p> <p>16 folks from around the Glenclyff area had</p> <p>17 brought this to our attention -- the Glenclyff</p> <p>18 Park area -- years ago and I think we had a</p> <p>19 previous engineer that said, hey, there is</p> <p>20 another location here on a parcel that we own</p> <p>21 behind the library. I don't know how else to</p> <p>22 say that, and I know those are Chris Barrett's</p> <p>23 words, not always mine, but that's -- that's</p> <p>24 just where I reference it, as well, but we have</p> <p>25 to look at things in terms of the community as</p>

<p style="text-align: right;">Page 65</p> <p>1 a whole, not just the Shires, not just 2 Glenclyff, not just, you know, each individual 3 neighborhood. 4 And this is my opinion, but I always look 5 at it as a community-wide -- community as a 6 whole, and so in terms of cell service, we -- 7 through our diligence of speaking with Vertex 8 and looking at sites, we -- we found that this 9 was an area that didn't have a cell tower and 10 there was not a lot of coverage, and so that -- 11 that is one reason why or probably the main 12 reason why we picked this location. 13 So -- yes, Chris? 14 MR. BARRETT: If I could just explain -- 15 I am Chris Barrett. I'm actually in charge of 16 the WOW. I apologize if I was not clear, I 17 just -- when I described it, I was describing 18 it at its access point, which is behind the 19 library, and it didn't occur to me -- and I 20 actually, myself, did not get a map of its 21 specific location for a very long time, and 22 when I did get the map, I did run it. If you 23 don't happen to look at the WOW every month, 24 you could have missed it then, but I did run a 25 map and I actually put it on the Westchase</p>	<p style="text-align: right;">Page #21 Page 67</p> <p>1 viewpoint, it's a safety issue. That in the 2 event there's a 911 incident or something -- 3 and I believe there was an incident, if I'm not 4 mistaken -- where they did not have adequate 5 cell phone coverage, and so from my viewpoint 6 as a district, I felt like I was responsive to 7 the residents. It wasn't that I was ignoring 8 residents, I was trying to listen to residents, 9 and in the process, I feel like we were -- we 10 were trying to be professional, if you will. 11 We made sure we talked to the experts, where 12 they thought the cell tower should be, where -- 13 they confirmed there was gaps in coverage, 14 which they did confirm, so this is not 15 something we just decided on a whim to do. 16 As to what, if anything, could be done in 17 the future, I felt like we had a large turnout 18 of residents who supported the construction of 19 the tower and -- 20 UNIDENTIFIED SPEAKER: (Inaudible) 21 MR. ROSS: Okay. I am just telling you 22 what I am of the belief. 23 UNIDENTIFIED SPEAKER: (Inaudible) 24 MR. ROSS: Okay, no, I appreciate that. 25 That -- I feel like we went through the right</p>
<p style="text-align: right;">Page 66</p> <p>1 Neighborhood News. Someone had asked, "Where 2 is the specific location?" and I put it up 3 there on there. So I -- once I was aware of 4 specifically where it was, I did run a map, but 5 it was well into the process. But I did not 6 have the -- an actual map and I apologize if I 7 didn't explain the location. I was just 8 thinking access, how is this thing even 9 accessed. Well, it's behind the library and we 10 had some other folks that were concerned about 11 its proximity to the library, so that's kind of 12 why -- but I hadn't heard anything from the 13 Shires, so I think that's kind of why this was 14 -- anyway, I apologize if I was -- it was not 15 intentional by any -- by any stretch. 16 CHAIRMAN LEWIS: Any of the other 17 supervisors want to say anything? Brian. 18 MR. ROSS: I don't want to leave you 19 hanging out there. I would just say, 20 generally, to whoever is interested -- I don't 21 know who is here for this issue -- oh, 22 everybody is. Okay. This was not driven by 23 the district. This was driven by Westchase 24 residents. They came to us and said there was 25 a gap in coverage. They said to us, from their</p>	<p style="text-align: right;">Page 68</p> <p>1 processes, and to the extent you all don't 2 perceive it, I -- I -- I hear you loud and 3 clear. If -- if this was something we should 4 reverse -- I certainly don't know as I sit here 5 right now. I know there's a whole -- another 6 group of residents who would say, no, we should 7 not reverse this, we're on the right track. 8 (Multiple speakers) 9 CHAIRMAN LEWIS: Okay, guys. Listen, one 10 at a time, please. If you want to speak, 11 please raise your hand in an orderly fashion. 12 So ma'am, hold on just a second and let Brian 13 finish. 14 MR. ROSS: Yeah, so if there's 15 information like who went to our meetings and 16 such, you could probably go back and ask to see 17 the transcripts and see who spoke, who 18 identified themselves, who signed the sign-in 19 list, all that kind of stuff. As to why they 20 are not here, my guess is it's probably exactly 21 why that gentleman in the plaid shirt spoke, 22 that they perceive it as a settled issue and to 23 some degree, the gentleman is suggesting, 24 "Please give us some glimpse," that this isn't 25 a settled issue. So they perceive it as a</p>

<p style="text-align: right;">Page 69</p> <p>1 settled issue, that's why they wouldn't be</p> <p>2 here.</p> <p>3 I'm not here to say who's right and who's</p> <p>4 wrong, I'm just trying to respond to the</p> <p>5 gentleman's invitation to try to, "Please give</p> <p>6 us some feedback," and I am telling you that's</p> <p>7 how I was thinking, that's how I was</p> <p>8 approaching it, and if I made mistakes or was</p> <p>9 wrong, certainly no ill intent was meant. It</p> <p>10 was just -- I thought I was listening to the</p> <p>11 residents that were advocating a solution.</p> <p>12 CHAIRMAN LEWIS: Okay.</p> <p>13 MR. CHESNEY: Can I ask one question.</p> <p>14 CHAIRMAN LEWIS: Yes, go ahead.</p> <p>15 MR. CHESNEY: What -- what is -- I didn't</p> <p>16 hear Erin very clear, what is the current</p> <p>17 status of it? Was it approved, what was going</p> <p>18 --</p> <p>19 CHAIRMAN LEWIS: The land use, Erin --</p> <p>20 correct me -- is she still on?</p> <p>21 MR. MENDENHALL: Mm-hmm. Yes.</p> <p>22 CHAIRMAN LEWIS: Okay. Erin, correct me</p> <p>23 if I am wrong, that land use officer or hearing</p> <p>24 master has not gotten back to Vertex officially</p> <p>25 and --</p>	<p style="text-align: right;">Page #22 Page 71</p> <p>1 hands in the audience. If you'd like to speak,</p> <p>2 raise your hand and -- if you could -- ma'am,</p> <p>3 here on the right -- or I guess the room left,</p> <p>4 state your name and address for the record.</p> <p>5 MS. WILSON: Sure, Tane Wilson, and it's</p> <p>6 11839 Derbyshire Drive, two doors down from</p> <p>7 Oscar. One of my questions is there is two</p> <p>8 issues that I'm seeing. One is a variance</p> <p>9 request -- right -- for the -- for the fence,</p> <p>10 if I'm not mistaken. There's a variance</p> <p>11 request and then there's a cell phone tower</p> <p>12 request. So the variance, it gets approved by</p> <p>13 who?</p> <p>14 CHAIRMAN LEWIS: The variance, if I</p> <p>15 recall it from the land use hearing -- and I'm</p> <p>16 no attorney or -- or pretend to be, but I</p> <p>17 believe they asked for a variance to -- instead</p> <p>18 of making it a vinyl fence that would sort of</p> <p>19 stand out, that would be -- you'd want that</p> <p>20 around something -- more of a neighborhood look</p> <p>21 so it would hide it more. It's kind of in the</p> <p>22 woods back there and it's around several mature</p> <p>23 trees. They just asked to put a, I think,</p> <p>24 chain-link fence.</p> <p>25 MS. WILSON: That was the variance</p>
<p style="text-align: right;">Page 70</p> <p>1 MS. McCORMICK: No, they have not gotten</p> <p>2 the report from the land use hearing officer,</p> <p>3 but it's likely going to be issued this week.</p> <p>4 So when I talked with him yesterday, he did not</p> <p>5 have it yet, but Vertex has now exercised the</p> <p>6 option to move forward with the cell tower on</p> <p>7 that site.</p> <p>8 MR. CHESNEY: So it's still separate to</p> <p>9 the --</p> <p>10 MS. McCORMICK: (Inaudible.) But the</p> <p>11 lease agreement and option agreement that we</p> <p>12 entered into with Vertex, it was dated January</p> <p>13 5th of 2021.</p> <p>14 MR. CHESNEY: And so it is -- it is</p> <p>15 currently awaiting the hearing master and then</p> <p>16 it would then have to go to the county</p> <p>17 commissioners for approval. Is that correct?</p> <p>18 MS. McCORMICK: No, this is just a</p> <p>19 one-step recommendation by the land use hearing</p> <p>20 officer.</p> <p>21 MR. CHESNEY: And then it's done?</p> <p>22 MS. McCORMICK: Right.</p> <p>23 (Multiple speakers)</p> <p>24 CHAIRMAN LEWIS: Okay. I'm sorry, one at</p> <p>25 a time, please. I thought I saw a few other</p>	<p style="text-align: right;">Page 72</p> <p>1 request that was a part of that?</p> <p>2 CHAIRMAN LEWIS: That was part of -- from</p> <p>3 what I recall, yes, that was one of them. Yes.</p> <p>4 MS. McCORMICK: Can I just interject</p> <p>5 here? I mean, I just said I don't think</p> <p>6 anything has to go to the county commission,</p> <p>7 but I'm not 100 percent sure about that. So I</p> <p>8 -- I will double check on that tomorrow and we</p> <p>9 can certainly get that information to whoever</p> <p>10 needs it, but I -- I don't want to make that</p> <p>11 representation because I am not (inaudible).</p> <p>12 CHAIRMAN LEWIS: Okay. Thank you, Erin.</p> <p>13 Ma'am, did you have another question?</p> <p>14 MS. WILSON: No, and so if I'm not</p> <p>15 mistaken, you guys have every right to approve</p> <p>16 the cell phone tower whether it's good for us</p> <p>17 or not? And if I'm not mistaken, that's in</p> <p>18 general. There is really not -- you know, you</p> <p>19 don't really need our -- it's not like you</p> <p>20 don't care, I'm hoping that's not it, but --</p> <p>21 CHAIRMAN LEWIS: It's not. Tane.</p> <p>22 MS. WILSON: Yeah, but the reality is</p> <p>23 it's a good deal for you guys, for the CDD. I</p> <p>24 don't feel it's a good deal for us as residents</p> <p>25 in -- in that area.</p>

<p style="text-align: right;">Page 73</p> <p>1 CHAIRMAN LEWIS: Well, in terms of a good 2 deal, I -- 3 MS. WILSON: Financially because you're 4 going to get revenue. 5 CHAIRMAN LEWIS: Well, we are, but -- and 6 as I have told several of you -- and ma'am, I 7 don't remember if you were at the land use 8 hearing or not. I spoke with a group -- 9 MS. WILSON: No, I sent a letter. I was 10 traveling. 11 CHAIRMAN LEWIS: Oh, okay. I can tell 12 you that is the least of our concerns. The 13 revenue is just icing on the cake in terms of 14 the cell tower. 15 MR. CHESNEY: And it's insignificant. 16 CHAIRMAN LEWIS: It's insignificant, that 17 is a great point. It has -- it has zero to do 18 with our decision on this from the day one, and 19 in fact, we actually -- we hired a consultant 20 early on that helps -- helps people develop 21 cell phone towers and land use leases. We 22 actually did a blind survey amongst the five of 23 us and it was the -- it was the least priority 24 on everybody's list. I'll say -- I don't think 25 Jim was around. We had a few other board</p>	<p style="text-align: right;">Page #23 Page 75</p> <p>1 I guess we would have to see, you know, whether 2 or not the land use hearing was -- and the 3 recommendation is the last step in the county 4 approval process, but to answer the question if 5 this gets forwarded to the board of 6 commissioners, then that's your option. Go to 7 the board of commissioners and tell them that 8 you don't want to support this project. 9 MS. WILSON: Gotcha. 10 CHAIRMAN LEWIS: Any other questions, 11 ma'am? 12 MS. WILSON: Nope, that's it. 13 CHAIRMAN LEWIS: Okay. 14 Yes, ma'am. Name and address for the 15 record, please. 16 MS. WATJEN: Mary Beth Watjen, 11821 17 Derbyshire Drive. So -- and I apologize for 18 interpreting you earlier. To the best of my 19 recollection, all the headlines have always 20 been Glenclyff. The -- if you go to the -- the 21 Westchase CDD website, the drawings are 22 Glenclyff. It talks about Glenclyff. The 23 north didn't really become a big issue until 24 the Parks stepped in and said, "Not going to 25 approve it."</p>
<p style="text-align: right;">Page 74</p> <p>1 members at the time, but it -- I can tell you 2 it was the least of concerns for any of us. So 3 -- 4 Yes, Forrest? 5 MR. BAUMHOVER: I was going to say, I 6 mean, this is something that we've been doing 7 for well over two years and I think as a board, 8 we've been transparent in every way. I mean, 9 we've had open workshops where the entire, you 10 know, Westchase community was invited to 11 participate and we've also had to work with 12 county officials because my understanding is, 13 you know, the -- you know, the Glenclyff Park 14 area would have been the more desirable area 15 for network connectivity, but -- you know, it's 16 on a park, which is -- has a little bit more 17 restriction than the area that we have set 18 aside on the -- on the north site location, but 19 these processes have been worked in parallel 20 for the past two plus years. 21 This one, the county was more inclined to 22 approve because they did not hear objections 23 from anyone in the community because we did not 24 hear any -- I mean, I did not hear any 25 objections from the community until today. So</p>	<p style="text-align: right;">Page 76</p> <p>1 There was a workshop for Glenclyff 2 residents. 17 people showed up, if I remember 3 correctly. Nothing -- we were never told -- we 4 never heard about it. So I don't know -- 5 nobody in the Shires, to the best of my 6 knowledge, complained. Complaints came from 7 Glenclyff residents, Harbor Links residents, 8 but not from us. So I just -- you know, when 9 you say that it's for the community as a whole, 10 I'm not sure because they are already saying 11 maybe that won't help Glenclyff or Harbor 12 Links. 13 CHAIRMAN LEWIS: I will say I -- and 14 Erin, please correct me if I'm wrong, but the 15 public meetings that were held were put 16 together by the county. We didn't -- we didn't 17 put together that or send out those invites. 18 I'm not saying it's right or wrong, I'm just 19 letting you know that that's how that operated. 20 So -- 21 MS. McCORMICK: Well, we actually did do 22 -- we organized the meeting, but we followed 23 the procedures that the county had requested 24 for that workshop. 25 CHAIRMAN LEWIS: Right. Greg?</p>

<p style="text-align: right;">Page 77</p> <p>1 MR. CHESNEY: Can I ask just one 2 question? It just got me thinking is -- where 3 on here is the tower as opposed to -- 4 CHAIRMAN LEWIS: Near the other gas and 5 TECO substation. 6 MR. ROSS: This little white station. 7 MS. WHYTE: It's actually closer towards 8 the library than it is towards the back. 9 CHAIRMAN LEWIS: Okay. I'm sorry, lots 10 of people chattering at once right now. 11 Any other questions? 12 (No response.) 13 CHAIRMAN LEWIS: All right. Ma'am, did 14 you want to say anything? 15 MS. WAIT: I -- 16 CHAIRMAN LEWIS: I know you had your hand 17 up earlier. 18 MS. WAIT: But not about the cell tower. 19 I was going to talk about the track and field. 20 CHAIRMAN LEWIS: Okay. 21 MS. WAIT: I don't know -- do I do that 22 now or later? 23 CHAIRMAN LEWIS: If you don't mind, if we 24 could save it for the actual audience comments. 25 MS. WAIT: Yes, absolutely.</p>	<p style="text-align: right;">Page #24 Page 79</p> <p>1 this becomes a done deal -- I know that there 2 was talk at one point that revenue earned from 3 the Glenciff piece would be line itemed to be 4 spent on the Glenciff area. Am I remembering 5 that correctly, anybody remember that 6 conversation? 7 MR. CHESNEY: No, I do not remember that 8 and that's usually my area. 9 CHAIRMAN LEWIS: Yeah, I actually do 10 recall that we were going to -- we were going 11 to -- I don't know if promise is the right word 12 to the county, but we were going to -- any 13 revenue from that tower, if it were built, 14 would go towards capital improvements for 15 Glenciff. 16 MS. WHYTE: For the parks. 17 CHAIRMAN LEWIS: The parks. 18 MR. CHESNEY: Oh, okay. That was a 19 conversation -- okay. I see what you mean. 20 You had that with -- when you were going 21 through the process for the approval. 22 CHAIRMAN LEWIS: With the county. 23 MR. CHESNEY: With the county, okay. 24 CHAIRMAN LEWIS: With the county 25 administrator.</p>
<p style="text-align: right;">Page 78</p> <p>1 CHAIRMAN LEWIS: We were talking about 2 the cell tower, I just -- I knew some faces in 3 the audience and wanted to give them a chance 4 to speak. 5 Yes, ma'am? 6 MS. GERMINARIO: My name is Toni 7 Germinario. I live at 11841 Derbyshire Drive, 8 next to Hank. I did not make it to the public 9 use hearing. I was out of town. However, I 10 did read the transcript of the -- of the 11 meeting and all of the pros and cons. I agree 12 with my neighbors. I personally don't have a 13 cell reception issue, never have, and I have 14 lived in Westchase for 23 years. 15 So I agree with all of my neighbors and 16 the opinion that we all share and -- that this 17 monstrosity is going to be in our backyard. 18 CHAIRMAN LEWIS: Thank you for the 19 comment. 20 Okay. Any -- yes, ma'am. 21 MS. WATJEN: I'm sorry, it's me again. 22 CHAIRMAN LEWIS: One more time. I will 23 give you two more minutes. 24 MS. WATJEN: Mary Beth Watjen, 11821 25 Derbyshire Drive. So if this is a done -- if</p>	<p style="text-align: right;">Page 80</p> <p>1 MS. WATJEN: It was in your minutes from 2 one of your meetings. 3 CHAIRMAN LEWIS: Yes, yes. 4 MR. CHESNEY: Okay. I just don't recall, 5 sorry. 6 MS. WATJEN: I guess my -- I would put 7 out there then that as residents of the Shires, 8 we wouldn't mind having that money spent on us. 9 MS. WILSON: Like for my sidewalk. 10 CHAIRMAN LEWIS: Sidewalks is a separate 11 issue, unfortunately, as you've probably heard. 12 We were working on that, too. There's a lot of 13 us that -- well, actually all of us that want 14 to see those fixed a lot faster than they are. 15 But point taken, thank you very much. 16 MS. WILSON: Can I just say one more 17 thing just so I can understand clearly about 18 the fence, and Oscar, you can clarify this for 19 me because I read the transcript, but it was a 20 lot so I may have misunderstood it. I thought 21 that they agreed to make it a green structure. 22 Is that correct? 23 CHAIRMAN LEWIS: Yeah, they did, you're 24 right, and I think they're -- as Vertex has 25 been throughout this entire thing, because I</p>

<p style="text-align: right;">Page 81</p> <p>1 will say aesthetics -- at least at Glenclyff --</p> <p>2 I'll focus there because this one is really</p> <p>3 more in the woods around mature trees. Vertex</p> <p>4 has been very open about changing the</p> <p>5 aesthetics of anything around the compound.</p> <p>6 So yeah, I believe they did say they</p> <p>7 would make it a green fence so it would blend</p> <p>8 in more. Yes.</p> <p>9 MR. REDISCH: Can I get one more chance?</p> <p>10 CHAIRMAN LEWIS: You're pushing it, but</p> <p>11 go ahead. You're the last one, please, unless</p> <p>12 another new person would like to speak, and</p> <p>13 I'll give you a minute, please.</p> <p>14 MR. REDISCH: Okay. I guess -- well,</p> <p>15 just a minute? Well, it feels like it's kind</p> <p>16 of a done deal with this group unfortunately.</p> <p>17 Although I would like -- you know, if we could</p> <p>18 re-litigate, you know. Everybody pretty much</p> <p>19 is happy with their cell phone reception in</p> <p>20 Derbyshire and the few people that aren't, they</p> <p>21 can -- there are alternatives. Verizon is very</p> <p>22 good even down in Glenclyff, I suspect. So</p> <p>23 responsive to that as being a safety issue, if</p> <p>24 they care enough about safety, they can switch</p> <p>25 to a different carrier or a landline, and I</p>	<p style="text-align: right;">Page #25 Page 83</p> <p>1 more people that would be against it than the</p> <p>2 people that you've contacted or maybe -- you</p> <p>3 know, 500 percent more than the people who have</p> <p>4 said they wanted it. Would that have any</p> <p>5 bearing on this group at all?</p> <p>6 MR. ROSS: Can I speak?</p> <p>7 CHAIRMAN LEWIS: Yes, sir. Go ahead.</p> <p>8 MR. ROSS: Would it have bearing, yes, it</p> <p>9 would for me, speaking only for me. As you all</p> <p>10 may know, we can't talk to each other in</p> <p>11 between meetings so I have no idea what they</p> <p>12 may be individually thinking, but to be clear,</p> <p>13 I tend to tilt towards the approach that</p> <p>14 Forrest was describing. This was a process of</p> <p>15 years and we had residents come and say this,</p> <p>16 say that, there was conversation,</p> <p>17 representations, reliance, we retained experts.</p> <p>18 So it would have to be a pretty powerful</p> <p>19 message for me to alter my belief because I</p> <p>20 feel like for -- I don't remember, two and a</p> <p>21 half years or so, but I remember it's years, it</p> <p>22 would be difficult for me to -- I feel like I'm</p> <p>23 breaking my word to Westchase residents to</p> <p>24 alter my position, and I know you don't like</p> <p>25 hearing that because you feel like you've been</p>
<p style="text-align: right;">Page 82</p> <p>1 guess we'd also like to hear about the football</p> <p>2 field because that's behind our neighborhood,</p> <p>3 too. I am wondering where they will have</p> <p>4 access to that. So we'll sit and listen to</p> <p>5 that conversation, but I guess our</p> <p>6 understanding in talking with the county is</p> <p>7 that there is an appeal process within the</p> <p>8 county and then it goes to the Board of County</p> <p>9 Commissioners. I'd be very interested to hear</p> <p>10 if that's not the case, but we'll contact our</p> <p>11 person at the county, I guess, after we -- we</p> <p>12 get the feedback and -- you know, we'll go</p> <p>13 accordingly and I -- I'm losing track of what</p> <p>14 was going to say now, but this is my last</p> <p>15 minute so I guess I'll -- I'll end it -- is it</p> <p>16 -- I guess one last thing. Is it true that</p> <p>17 there is nothing we can say here that would</p> <p>18 change your minds?</p> <p>19 I mean, we could get a petition that</p> <p>20 would have 95 percent of the people -- and we</p> <p>21 could work at it, but we -- we didn't get the</p> <p>22 ones that didn't answer. If every single -- if</p> <p>23 95 percent of the people in the Shires was</p> <p>24 against this, would that have any bearing on</p> <p>25 this group? I mean, I think we have five times</p>	<p style="text-align: right;">Page 84</p> <p>1 out of the loop, if you will, and I -- I get</p> <p>2 that and understand that, but I'd ask you to at</p> <p>3 least understand -- not necessarily agree with</p> <p>4 -- that I feel like there has been</p> <p>5 representations and agreements and processes</p> <p>6 with other residents.</p> <p>7 CHAIRMAN LEWIS: Yes, Chris?</p> <p>8 MR. BARRETT: Is it -- is it technically</p> <p>9 possible to break the Vertex contract that's</p> <p>10 been signed at this point, or is there not a</p> <p>11 provision for that?</p> <p>12 MR. ROSS: I don't know.</p> <p>13 MR. BARRETT: I mean, is it a done deal?</p> <p>14 I'm wondering is that a part of the done deal</p> <p>15 or can you actually just contact Vertex and</p> <p>16 say, "We're not moving forward with that." I</p> <p>17 mean, I haven't read that contract. I don't</p> <p>18 know what it says.</p> <p>19 CHAIRMAN LEWIS: It's been a while for</p> <p>20 me, personally. Erin, off the -- I mean, do</p> <p>21 you know? Did you hear the question?</p> <p>22 MS. McCORMICK: Yeah, I mean, at this</p> <p>23 point they've exercised their option and we</p> <p>24 have binding lease and option agreement with</p> <p>25 them. They -- you know, they put a lot of</p>

<p style="text-align: right;">Page 85</p> <p>1 resources into moving forward with the project.</p> <p>2 MR. BAUMHOVER: And what was the date of</p> <p>3 that contract, that agreement?</p> <p>4 MS. McCORMICK: It was January 5, 2021</p> <p>5 and there have been two amendments to it.</p> <p>6 MR. BAUMHOVER: Okay.</p> <p>7 CHAIRMAN LEWIS: Thank you, Erin.</p> <p>8 Did you have another question?</p> <p>9 MS. WAIT: Can I just say something about</p> <p>10 the football field briefly because I don't want</p> <p>11 it to be combined with the cell phone tower</p> <p>12 because the intent of the football field and/or</p> <p>13 potential track when I brought it up at the</p> <p>14 last CDD meeting -- I'm sorry, do I need to say</p> <p>15 my name and address?</p> <p>16 THE REPORTER: I think you're Ashley.</p> <p>17 Right?</p> <p>18 MS. WAIT: Ashley Wait, 10615 Gretna</p> <p>19 Green, I'm in the Ford. My intention was to</p> <p>20 come to the board to ask suggestions of if they</p> <p>21 are the right entity as opposed to Hillsborough</p> <p>22 County. Ed Radice -- for those of you that</p> <p>23 have kids that play sports, there's all kinds</p> <p>24 of sports there. There's baseball, there's</p> <p>25 soccer. There's a need for a football field</p>	<p style="text-align: right;">Page #26 Page 87</p> <p>1 diligence and research on are nowhere near</p> <p>2 Derbyshire and they are over -- off from across</p> <p>3 from Tampa Bay Downs and actually owned by</p> <p>4 Tampa Bay Downs. So that's it.</p> <p>5 MR. WIMSATT: Just to be clear, this was</p> <p>6 just kind of -- this was a parcel that the CDD</p> <p>7 owns, proof of concept -- could anything even</p> <p>8 be done in this parcel. It wasn't a proposal</p> <p>9 or a we're going to move forward with this. It</p> <p>10 was just kind of a thought experiment.</p> <p>11 MS. WATJEN: So we're not going to have</p> <p>12 to deal with a cell tower and a football field?</p> <p>13 MS. WAIT: No.</p> <p>14 MS. WATJEN: Awesome.</p> <p>15 MS. WAIT: Well, that's not where I want</p> <p>16 it to be anyway.</p> <p>17 MR. WIMSATT: Well, we'll see.</p> <p>18 MS. WAIT: Because that doesn't make</p> <p>19 sense because like you said, there's no access.</p> <p>20 How is parking going to be, how are people</p> <p>21 going to get in and out? So --</p> <p>22 MR. BARRETT: And also, they said a track</p> <p>23 won't fit around it and that was part of it.</p> <p>24 So that's -- I assume it's going nowhere. So</p> <p>25 --</p>
<p style="text-align: right;">Page 86</p> <p>1 for the Westchase Colts and the Westchase</p> <p>2 Cheetahs Track and Field. My intention where I</p> <p>3 would like to see that is over on Race Track</p> <p>4 and Linebaugh, over where they were going to</p> <p>5 move the Rays Stadium, nowhere near</p> <p>6 Derbyshire, the Shires or the cell phone tower.</p> <p>7 Just so you all know, it's completely separate.</p> <p>8 I missed the beginning when the engineer</p> <p>9 brought a parcel of the CDD. My initial</p> <p>10 meeting with the CDD last month or whenever</p> <p>11 that was had nothing to do with specific</p> <p>12 parcels within the CDD property.</p> <p>13 It was, hey, how much property does the</p> <p>14 CDD own, where is the property, what other</p> <p>15 surrounding parcels are there? I've been in</p> <p>16 touch with Commissioner Hagan's office, Run</p> <p>17 Tampa, the different entities with the</p> <p>18 Westchase Colts and the Westchase Cheetahs.</p> <p>19 My background, I'm a real estate</p> <p>20 paralegal in Florida, licensed title agent so I</p> <p>21 do real estate closings for a living. I've</p> <p>22 done it for 20 years, so I have a perspective</p> <p>23 and knowledge of how all this works with land</p> <p>24 use, buying and selling property.</p> <p>25 So the parcels that I have done my due</p>	<p style="text-align: right;">Page 88</p> <p>1 CHAIRMAN LEWIS: All right. Thank you.</p> <p>2 If there is no other --</p> <p>3 MS. TATA: So Vertex also has an access</p> <p>4 --</p> <p>5 CHAIRMAN LEWIS: I'm sorry, ma'am, please</p> <p>6 state your name and address.</p> <p>7 MS. TATA: Debbie Tata --</p> <p>8 CHAIRMAN LEWIS: Thank you.</p> <p>9 MS. TATA: -- 10734 Ayrshire Drive,</p> <p>10 sorry. So what is that access that's off of</p> <p>11 Countryway that also Vertex has that plot</p> <p>12 there? Never really was discussed, what is</p> <p>13 that? Do you know? Does anyone know?</p> <p>14 CHAIRMAN LEWIS: I'm not sure if I</p> <p>15 understand the question of where you're talking</p> <p>16 about.</p> <p>17 MS. TATA: So -- okay. So there's --</p> <p>18 coming into Oaksbury, on the left, there is all</p> <p>19 the doctor's office and all those offices.</p> <p>20 Then there's a parcel of land before the ease</p> <p>21 way that's a green -- just trees growing there.</p> <p>22 That's a cutaway to some -- to do something</p> <p>23 with Vertex.</p> <p>24 MS. WHYTE: That is -- that is the --</p> <p>25 that is the access point to go to the back of</p>

<p style="text-align: right;">Page 89</p> <p>1 the parcel where TECO has their gas entrance, 2 and there is an existing smaller cell hub there 3 already, but that is partially -- the access 4 point -- if I'm not mistaken, Doug -- is by the 5 library. Correct? 6 MR. MAYS: She is talking about the spot 7 between the two medical buildings on -- 8 MS. TATA: Correct. 9 MS. WHYTE: Oh, that's not -- 10 MR. MAYS: There's a piece of property 11 which I don't think the CDD owns. 12 MS. WHYTE: No, we don't own that. 13 MS. TATA: Right, but it was on -- wasn't 14 it on that -- there was a sign on it, a county 15 sign. 16 MR. BAUMHOVER: Part of what we told 17 Vertex, if I am correct, is that it was their 18 responsibility to obtain the permission. We 19 presumed that it was going to be TECO using 20 their right of way, but it was up -- their 21 responsibility to obtain access because they 22 wouldn't be able to use any CDD right of way 23 that I -- that I'm aware of. 24 CHAIRMAN LEWIS: I have the same 25 recollection.</p>	<p style="text-align: right;">Page #27 Page 91</p> <p>1 CHAIRMAN LEWIS: That would be the only 2 thing. So -- 3 Okay. If there is any other comments, 4 would you please raise your hand now, and if 5 not, then I am going to move on. 6 Yes, sir? 7 MR. TATA: Yeah, Randy Tata, 10734 8 Ayrshire. Just want to express -- just an 9 observation over the disappointment, as well. 10 You talk about all the transparency and the 11 communications, but that only served to raise 12 supporters and not detractors. No one 13 uninterested in that didn't seem to be in that 14 argument at all, so you only spoke with 15 supporters, it seems. You didn't know about 16 the people on Derbyshire who would obviously 17 object to this, and then on top of that -- just 18 an observation -- we have board members passing 19 a map around that can't put their finger on 20 where the actual cell tower site is on that 21 site map, which they I'm presuming approved. 22 So -- 23 MR. CHESNEY: Well, I think you're 24 referring to me, maybe, because I just asked, 25 but I was -- that's because the last time I</p>
<p style="text-align: right;">Page 90</p> <p>1 Okay. So I -- we're not sure if that's 2 -- at this time, I'd have to look at a map, but 3 I don't know if that's actually CDD property. 4 MR. BAUMHOVER: May I -- and Robert, 5 though, I guess I would have a question since 6 the football field is now not an issue, is -- 7 is Vertex really hard bent on that specific 8 location if there's a lot of flexibility on 9 that part of land, the dry land, to be able to 10 construct it, and is there something that they 11 might be able to do to help alleviate the 12 visual concerns that the residents have? I 13 mean, I'm not saying -- I'm just saying within 14 the constraints of what we have already legally 15 committed to, would they be able to take a look 16 at the available property and maybe come up 17 with a location that would -- 18 CHAIRMAN LEWIS: It's possible, the only 19 thing that would come to mind would be what the 20 -- was proposed to the county and land use with 21 the survey that they've done and the effort to 22 put in -- what that would take, you know, just 23 to move it a little bit to the north or east. 24 I don't know which way we're going here. So -- 25 MR. BAUMHOVER: Got it, okay.</p>	<p style="text-align: right;">Page 92</p> <p>1 looked at this, when it was approved, almost 2 two years ago or whenever it was -- January 3 2021, so that's all. I was just trying to get 4 a reference about exactly where things were. 5 CHAIRMAN LEWIS: I will say, in Greg's 6 defense, this is a black-and-white copy that 7 Robert put together to kind of show a football 8 field kind of fitting in that parcel. The one 9 we actually approved -- what was your name, 10 sir? 11 MR. TATA: Randy. 12 CHAIRMAN LEWIS: Randy, that one actually 13 had redlines and it was colored and it was very 14 clear the day we approved it. So just in 15 Greg's defense. 16 MR. TATA: So when was that approved? 17 CHAIRMAN LEWIS: Well over two years ago. 18 I don't recall -- the contract was signed 19 January of 2021. 20 MR. TATA: Okay. And what was that that 21 was approved? What was it that was approved? 22 CHAIRMAN LEWIS: I am sorry, what was the 23 question? 24 MS. TATA: What was approved? 25 MR. WIMSATT: That was when the contract</p>

<p style="text-align: right;">Page 93</p> <p>1 was signed.</p> <p>2 CHAIRMAN LEWIS: The contract was signed</p> <p>3 with Vertex, the cell tower developer.</p> <p>4 MR. TATA: Two years ago, the contract</p> <p>5 was signed?</p> <p>6 MR. CHESNEY: January 2021.</p> <p>7 CHAIRMAN LEWIS: A year and a half,</p> <p>8 correct.</p> <p>9 MR. TATA: Oh, okay.</p> <p>10 MR. BAUMHOVER: And so I would offer an</p> <p>11 observation that over this time, we've had</p> <p>12 conversations with supporters because we have</p> <p>13 not heard from anyone expressing any opposition</p> <p>14 with this.</p> <p>15 MR. TATA: Well, that's solicited. I</p> <p>16 mean, did you give --</p> <p>17 MR. BAUMHOVER: All of our meetings are</p> <p>18 open to the public, and if they are solicited,</p> <p>19 they are publicly announced. It's part of our</p> <p>20 obligations to the community under the Florida</p> <p>21 Sunshine Law.</p> <p>22 MR. TATA: Me, you know, I want to build</p> <p>23 a fence, I want to expand my driveway. I'm</p> <p>24 going to put 150-foot, 15 story cell tower is a</p> <p>25 little different than taking a tree down off a</p>	<p style="text-align: right;">Page #28 Page 95</p> <p>1 going to be over by park, which I heard you</p> <p>2 guys say over by Glenclyff, it moved from</p> <p>3 Glenclyff to Derbyshire --</p> <p>4 MR. BAUMHOVER: No.</p> <p>5 MR. WIMSATT: No.</p> <p>6 MS. WAIT: Never?</p> <p>7 CHAIRMAN LEWIS: Two separate sites</p> <p>8 always.</p> <p>9 MS. WAIT: Oh, got it.</p> <p>10 CHAIRMAN LEWIS: There was an A and B.</p> <p>11 MS. WAIT: Okay.</p> <p>12 CHAIRMAN LEWIS: Go ahead.</p> <p>13 MR. WIMSATT: I mean, I was going to say</p> <p>14 for what it's worth -- I don't know if it's</p> <p>15 worth a lot, but I used to live in Derbyshire.</p> <p>16 I used to live at 11935 Derbyshire, and if I</p> <p>17 still lived there, I would still be voting for</p> <p>18 this because I think it's for the community. I</p> <p>19 think it's going to be something that's going</p> <p>20 to benefit the community. So just wanted to</p> <p>21 throw that out there as a former Shires</p> <p>22 resident.</p> <p>23 CHAIRMAN LEWIS: Okay. Just -- ma'am, I</p> <p>24 just wanted to give you an opportunity if you</p> <p>25 wanted to say something.</p>
<p style="text-align: right;">Page 94</p> <p>1 sidewalk or doing something like that. I would</p> <p>2 think you'd be more -- push out to the</p> <p>3 community and say, "Guys, you live on this</p> <p>4 street. Here's what we're planning to do</p> <p>5 behind your" -- "We represent you, we work for</p> <p>6 you, we don't work for Vertex, we don't work</p> <p>7 for the telecommunications industry. What is</p> <p>8 your guys's opinions? We have some supporters</p> <p>9 here, but they are not necessarily representing</p> <p>10 the -- everyone in the area." The supporters</p> <p>11 aren't near the cell site.</p> <p>12 MS. WATJEN: Should that have been the</p> <p>13 responsibility of --</p> <p>14 CHAIRMAN LEWIS: Ma'am, please -- please</p> <p>15 raise your hand. I'm going to keep this</p> <p>16 orderly because that's the way we always do it.</p> <p>17 So thank you.</p> <p>18 MS. WATJEN: Yes.</p> <p>19 CHAIRMAN LEWIS: Randy, did you have a --</p> <p>20 I couldn't hear the rest of your statement, but</p> <p>21 were you finished?</p> <p>22 MR. TATA: Yeah.</p> <p>23 CHAIRMAN LEWIS: Okay. Yes, ma'am?</p> <p>24 MS. WAIT: So from when the contract was</p> <p>25 signed from when there was talk that it was</p>	<p style="text-align: right;">Page 96</p> <p>1 MS. WATJEN: My question just was so</p> <p>2 would that have been the responsibility -- just</p> <p>3 so we have an understanding -- of our VM of</p> <p>4 notifying us? Would they have been in the loop</p> <p>5 better about -- talks about putting a cell</p> <p>6 tower behind Derbyshire homes?</p> <p>7 CHAIRMAN LEWIS: I would answer that</p> <p>8 question that as of Westchase residents, they</p> <p>9 should have because -- again, as Forrest said,</p> <p>10 we've been very open about this. We have</p> <p>11 published things through the WOW, which is not</p> <p>12 something that is owned by the CDD. It's just</p> <p>13 an independent, you know, magazine, but the VM,</p> <p>14 again, is associated with the WCA.</p> <p>15 MR. BARRETT: But you guys never reached</p> <p>16 out to the Shires VM, per se?</p> <p>17 CHAIRMAN LEWIS: I don't recall. I --</p> <p>18 MR. BARRETT: I don't think you did.</p> <p>19 CHAIRMAN LEWIS: I would say no, but I</p> <p>20 don't recall. So --</p> <p>21 MR. ROSS: And I remember, also, the WCA</p> <p>22 has a governmental affairs committee and so</p> <p>23 usually, there would be knowledge on their part</p> <p>24 that -- whether they had that or not or how</p> <p>25 active. I don't know.</p>

<p style="text-align: right;">Page 97</p> <p>1 MR. CHESNEY: I mean, they made a 2 recommendation to us to approve the cell phone 3 towers, the WCA did. 4 MR. ROSS: Oh, okay. See, I didn't 5 remember that. 6 MR. CHESNEY: Yes, this wasn't -- we 7 didn't come up with this. 8 CHAIRMAN LEWIS: Right. 9 MR. CHESNEY: We had residents go to the 10 WCA, they went to the CDD, they made a formal 11 recommendation to us. So I mean -- I mean -- 12 CHAIRMAN LEWIS: As an organization, the 13 WCA supports this. 14 MR. BAUMHOVER: That's on behalf of the 15 homeowners and they recommended that we pursue 16 -- 17 MR. CHESNEY: Both of them. 18 MR. BAUMHOVER: -- both sites, both 19 Glenclyff and the one behind the library or in 20 front of Derbyshire Drive. 21 MR. WIMSATT: And to be clear, we would 22 have gone forward with the Glenclyff one 23 despite resident concerns if the county hadn't 24 prevented it. 25 CHAIRMAN LEWIS: Yeah, and to follow on</p>	<p style="text-align: right;">Page #29 Page 99</p> <p>1 found out about the cell tower being put in, I 2 read some minutes of the meeting going back to 3 the incident that happened in Harbor Links, and 4 it appears to me that this was requested like 5 2016, '17; that residents were going forward. 6 Were there more residents after that time frame 7 because 2017 is a long time, and also, 5G is a 8 totally different animal than 3G or 4G at that 9 time, health-wise. 10 CHAIRMAN LEWIS: So I -- I will respond 11 to that, and these other supervisors can, as 12 well. So I was first elected in 2016 and I 13 recall that Vertex or someone came to us and 14 wanted to put a tower in Westchase and I was 15 against it. I was against it. I don't recall 16 if the rest of the board members that were -- 17 what their position was, but it never moved 18 forward. I want to say it was probably two 19 thousand -- we're in '22 -- either late 2019 or 20 early 2020 is when another group of residents 21 from Harbor Links and Glenclyff Circle, around 22 the Glenclyff Park area, came to our meeting, 23 and that's when we -- we said earlier that 24 those group of residents came to our meeting 25 and approached us about problems with cell</p>
<p style="text-align: right;">Page 98</p> <p>1 to that -- and this is the last thing I'll say 2 about it, but Glenclyff had three to one in 3 favor of the tower. Yes, there were detractors 4 for Glenclyff. So it's not just that we 5 somehow magically appeared just to only get 6 supporters to our meetings or in the 7 publications. It's -- there were detractors 8 for Glenclyff. In fact, that's why the county 9 killed it, I think, as part of it. That's not 10 the only reason, but that was one of them that 11 was stayed; but there were detractors for that 12 tower. 13 But again, I'll speak for all five of us, 14 we voted for this process as -- as a whole for 15 Westchase Community. Not just for the Shires, 16 not just for Glenclyff residents or Glenclyff 17 Park or the neighborhoods that are around 18 Glenclyff Park. So it's something that we all 19 take very seriously. It's something that -- 20 you know, we were just thinking for the benefit 21 of the residents and we all five are residents, 22 obviously. So -- 23 All right. One more time, yes, ma'am. 24 MS. TATA: Debbie Tata, 10734 Ayrshire 25 Drive. If I recall reading -- when we first</p>	<p style="text-align: right;">Page 100</p> <p>1 coverage. That was the time period. 2 So yes, there were two different 3 occasions. 4 MS. TATA: Okay. 5 MR. MENDENHALL: There was -- if I can, 6 just to add some context, too, because I have 7 been here for a number of years, there have 8 been several times that cell phone tower 9 companies have solicited to the district and 10 sent information requesting it and every time, 11 until we had resident requests, they -- nothing 12 was moved forward on. 13 CHAIRMAN LEWIS: That's right, that was 14 my recollection. They came to us wanting to 15 use our open land -- 16 MR. MENDENHALL: Right, pretty much 17 yearly just about. 18 CHAIRMAN LEWIS: And as a board, we had 19 always said -- you know, going back even before 20 my time -- 21 MR. MENDENHALL: Yeah, it goes back to -- 22 you know, early 2000s. 23 CHAIRMAN LEWIS: Right. 24 MR. MENDENHALL: So -- 25 CHAIRMAN LEWIS: Okay.</p>

<p style="text-align: right;">Page 101</p> <p>1 Okay. Thank you guys. I appreciate the</p> <p>2 comments. You're more than welcome to,</p> <p>3 obviously, stick around and listen to more of</p> <p>4 the audience comments that we have about the</p> <p>5 football field. So --</p> <p>6 Real quick, I believe we're still on the</p> <p>7 -- the track, sorry. The attorney's report.</p> <p>8 Erin, did you have anything else on your</p> <p>9 report?</p> <p>10 MS. McCORMICK: No, I don't have anything</p> <p>11 else tonight unless there is any questions for</p> <p>12 me.</p> <p>13 CHAIRMAN LEWIS: I don't have any, I'm</p> <p>14 not seeing any. So -- thank you.</p> <p>15 All right. Moving into manager's report.</p> <p>16 MR. MENDENHALL: So I just have a couple</p> <p>17 of items. The one is the placeholder that we</p> <p>18 usually have this time of year, your fiscal</p> <p>19 year 2023 budget. So we'll look to have the</p> <p>20 board hold the public hearing and adopt that</p> <p>21 budget at your August 2nd meeting. So</p> <p>22 obviously, we can talk about it in detail there</p> <p>23 and, of course, take any questions from the</p> <p>24 public, that sort of thing. But if you have</p> <p>25 any questions tonight or anything you'd like to</p>	<p style="text-align: right;">Page #30 Page 103</p> <p>1 you can contemplate over the next month and --</p> <p>2 you know, we can certainly discuss that at the</p> <p>3 next meeting.</p> <p>4 CHAIRMAN LEWIS: Okay.</p> <p>5 MR. MENDENHALL: Yes, sir?</p> <p>6 MR. ROSS: I'm the budget general. If</p> <p>7 the district were to work out a solution with</p> <p>8 the county whereby the district elected to</p> <p>9 assume obligation for repairing street tree</p> <p>10 sidewalks -- I'm not advocating that solution,</p> <p>11 but I would like to understand how that would</p> <p>12 be handled under our budget.</p> <p>13 MR. MENDENHALL: So I would say from --</p> <p>14 from an existing budget perspective, you -- you</p> <p>15 know, depending on to what extent. To there is</p> <p>16 -- there is two ways that districts usually</p> <p>17 handle sidewalk type issues, whether it is</p> <p>18 owned by the district or whether it's owned by</p> <p>19 another entity, that they decide to take</p> <p>20 maintenance responsibility. The one way, of</p> <p>21 course, as you can imagine would be the big bag</p> <p>22 approach. Go look for everything, go fix</p> <p>23 everything. Obviously, that's the higher</p> <p>24 dollar value.</p> <p>25 The other approach is more of a</p>
<p style="text-align: right;">Page 102</p> <p>1 talk about with the budget, I am happy to do</p> <p>2 that. But other than that, like I said, just</p> <p>3 kind of a placemaker. Nothing -- nothing</p> <p>4 dramatic has happened from an operational</p> <p>5 perspective that would, you know, necessitate</p> <p>6 change or anything at this time with the</p> <p>7 budget.</p> <p>8 CHAIRMAN LEWIS: Okay. I actually wanted</p> <p>9 to bring up something about -- in terms of like</p> <p>10 labor cost and honestly, I am usually very good</p> <p>11 about remembering and I go through the minutes</p> <p>12 and make notes from our previous minutes. I</p> <p>13 cannot remember if we had talked about it in</p> <p>14 this budget cycle, but I wanted to bring up</p> <p>15 about if -- if we have not already, but our</p> <p>16 annual increases as far as staff, I'd like to</p> <p>17 look at maybe increasing that. Maybe this is</p> <p>18 more for a supervisor's request thing, but --</p> <p>19 MR. MENDENHALL: Yeah, so that was my</p> <p>20 second item I was going to bring up. Doug has</p> <p>21 been good enough to forward on to me his staff</p> <p>22 reviews. I'll wind up doing Doug's and I was</p> <p>23 going to, you know, kind of present that at the</p> <p>24 next meeting. So that sort of thought process</p> <p>25 makes sense. Something certainly as a board,</p>	<p style="text-align: right;">Page 104</p> <p>1 progressive phased approach where you say --</p> <p>2 and even from the perspective of liability</p> <p>3 issues, you say, "We've created this list. We</p> <p>4 have a phased approach, worst to least, and we</p> <p>5 allocate a certain budget per year that we are</p> <p>6 going to work through," and -- you know, if our</p> <p>7 budget this year is \$100,000, we're going to</p> <p>8 get to that point and we're going to take care</p> <p>9 of the worst and -- and, you know, that's the</p> <p>10 approach that a lot of boards take because then</p> <p>11 they have a plan that at least shows they are</p> <p>12 trying to do so something to, you know, correct</p> <p>13 any sidewalks that might potentially cause</p> <p>14 issues for them.</p> <p>15 So in either one of those scenarios, but</p> <p>16 especially the first scenario, you don't</p> <p>17 necessarily have anything that is specifically</p> <p>18 allocated in your existing budget. Could you</p> <p>19 shift around things in this year's budget,</p> <p>20 that's possible, you know, we could look at</p> <p>21 line items, things that maybe we traditionally</p> <p>22 under-spend and you could look at that, but it</p> <p>23 would depend on whether you do the big bag</p> <p>24 approach or a phased approach because if you do</p> <p>25 a phased approach -- assuming that you did go</p>

<p style="text-align: right;">Page 105</p> <p>1 forward with something like that -- you can 2 easily say, "Well, what can we shift around? 3 We've already accepted our high water mark for 4 2023, and what does that mean as far as what we 5 think allocated dollars could be that we could 6 move." Maybe that amount is 100,000; maybe 7 it's 10,000. So it makes it a little bit 8 easier taking the second approach if you were 9 to move forward with something like that. 10 Conversely, you can also look towards the 11 dollars that you have in your fund balance. So 12 at least for a year one, you say, "Okay. We're 13 going to do it off budget," and that gives you 14 a benchmark to say for fiscal year 2024, we 15 found that we fixed this much and either we're 16 going to do X amount per year, so now we budget 17 it or we're going to expect -- you know, we did 18 a big bag, we took care of a lot of stuff and 19 we only expect a smaller residual amount as we 20 go forward. 21 MR. BAUMHOVER: I was going to ask a more 22 basic version of Brian's question because all 23 of this is kind of hypothetical. 24 MR. MENDENHALL: Sure, yeah. 25 MR. BAUMHOVER: In the expectation of a</p>	<p style="text-align: right;">Page #31 Page 107</p> <p>1 to Greg? 2 MR. CHESNEY: Sure, I'm sorry. 3 MR. ROSS: No, that's all right. What I 4 am hearing Andy say is at a minimum, we would 5 not be constrained from initiating a sidewalk 6 improvement program or approach if we dipped 7 into our established fund balance. 8 MR. CHESNEY: Well, I think everything 9 Andy has said is correct. 10 MR. ROSS: That was my question, you 11 agree with it? 12 MR. CHESNEY: Yeah, you would just create 13 a code for whatever the project is and start -- 14 and it can be negative for a while. 15 MR. MENDENHALL: Sure. 16 MR. CHESNEY: Just the budget as a whole 17 can't be negative for long. That's all. 18 MR. ROSS: Yeah, I just wanted to have 19 confidence -- and I think you're giving it to 20 me -- that if we decided that was in the best 21 interest of Westchase, we could find a way to 22 do it. We would not be financially 23 constrained. 24 MR. CHESNEY: Start it tomorrow. 25 MR. MENDENHALL: Yeah, and keep in mind,</p>
<p style="text-align: right;">Page 106</p> <p>1 yes/no answer, should we go ahead and create a 2 line item in the future budget where one does 3 not exist for sidewalk repair? 4 MR. MENDENHALL: So in a yes/no answer, 5 that -- to me, it's a little bit gray because 6 it -- 7 MR. BAUMHOVER: Well, I meant yes/no 8 from the county on whether or not we can go 9 forward or should we just put aside \$1,000 and 10 then -- well, we know that at least we have a 11 line item for which we can shuffle money around 12 as opposed just creating a line item in thin 13 air when we eventually get -- 14 MR. MENDENHALL: You could, we've done 15 that in the past where we have created line 16 items with small dollar amounts or even a zero 17 dollar amount just as a reminder that if we 18 decide to move forward this idea or if it's 19 allowed by the county. It's obviously a good 20 reminder as we get around to the next budget so 21 you certainly could. I would say yes, that 22 would be something -- especially if you're 23 considering it. Whether now or a year from 24 now, it makes sense to have the reminder. 25 MR. ROSS: Can I ask a follow-up question</p>	<p style="text-align: right;">Page 108</p> <p>1 also, too, to Greg's point, you can go negative 2 on that line item and -- you know, the way your 3 auditor looks at it and the way you're required 4 as a district is you can't go negative on the 5 year. However, at any time during the year, 6 you can do a journal entry that draws in funds 7 from your fund balance to make yourself whole. 8 For example, if you got tight on the numbers 9 and maybe you didn't have extra where you 10 thought you would, you can always do that as a 11 remedy for keeping balanced. 12 MR. CHESNEY: Yeah. 13 CHAIRMAN LEWIS: Okay, thank you. 14 MR. ROSS: That's it. 15 CHAIRMAN LEWIS: Good question. 16 MR. MENDENHALL: So those were -- those 17 were my two items. 18 CHAIRMAN LEWIS: Okay. 19 MR. CHESNEY: Well, we already have some 20 line items. 21 MS. WHYTE: We already have some 22 sidewalks. 23 MR. ROSS: How much is in it? 24 MR. MENDENHALL: Oh, good. 25 MS. WHYTE: Not enough to cover</p>

<p style="text-align: right;">Page 109</p> <p>1 everything. There is roughly about 15,000. 2 We've already used approximately half of that. 3 MR. ROSS: What would everything be, 4 maybe 2,500? 5 MS. WHYTE: I had a few more -- 6 MR. BAUMHOVER: I didn't know if we had 7 an additional one for like the -- you know, the 8 -- 9 MS. WHYTE: It's in the R & M general 10 budget, so it's under 001. 11 MR. BAUMHOVER: Oh, okay. Got it. 12 MS. WHYTE: Because we do have the -- say 13 we do the parks, you know, that area or 14 other -- 15 MR. BAUMHOVER: So we just stick it under 16 -- 17 MS. WHYTE: We've always had a small line 18 item, not a huge amount. 19 MR. BAUMHOVER: Okay. 20 MR. MENDENHALL: And just for 21 clarification, those are for district owned 22 sidewalks -- 23 MS. WHYTE: Yes. 24 MR. MENDENHALL: -- currently. 25 MS. WHYTE: Currently, that's correct.</p>	<p style="text-align: right;">Page #32 Page 111</p> <p>1 But that being said, he has hired -- he's 2 contracted a -- a subcontractor -- the company 3 is called J & R. They do a lot of maintenance 4 on different properties from trimming our palm 5 trees they do here already to helping them 6 sometimes with street trees to on occasion, 7 they'll even come in and do all the detail work 8 on all our plant material and hedge trimming 9 work and stuff like that. So he has even 10 contracted them on a day rate for helping us 11 mow. 12 So you might have seen the additional 13 staff out on Saturdays and even Sundays trying 14 to get Linebaugh and Countryway, the main ways 15 done. So there has -- they're a small staff 16 that can still handle picking up like the lakes 17 and the side roads off Montague, Gretna Green, 18 all the side stuff. 19 So so far, they're doing pretty good. He 20 also outsourced the -- the planting. He 21 usually outsources the annual planting, but 22 what he doesn't normally do, he has his staff 23 pull. Well, he doesn't have enough staff to 24 pull, so he's even hired that company -- an 25 additional company that does the planting, they</p>
<p style="text-align: right;">Page 110</p> <p>1 MR. MENDENHALL: Okay. 2 CHAIRMAN LEWIS: All right. That's it 3 Andy? 4 MR. MENDENHALL: That's it. 5 CHAIRMAN LEWIS: All right. Thank you. 6 Moving on to field manager. 7 You've been quiet, Doug. 8 MR. MAYS: Yeah, didn't want to stir 9 anything up. You guys did good on that. 10 MR. BAUMHOVER: Good job. 11 MR. ROSS: We did well enough. 12 MR. MAYS: Anyway, just an update on the 13 landscaping. Davey is really doing a pretty 14 good job considering how shorthanded they are. 15 They did finally get -- their H2Bs are in. 16 We're probably going to get four of them. H2B 17 is a program where you get additional labor 18 from another country and so they've got four of 19 them that are going to be coming to our 20 property probably next week, somewhere in the 21 middle of next week. They've got to, you know, 22 do their procedure with the drug test and 23 application and all that stuff and they set 24 them up in an apartment right down the road 25 from here, so they're going to be close by.</p>	<p style="text-align: right;">Page 112</p> <p>1 also come pull the dead stuff or the change-out 2 and replanting it, fertilizing it, doing the 3 whole deal. So he's even hired -- even got 4 subcontractor for that, too. 5 So most of the comments we're getting 6 from residents, people around and even board 7 members, you guys, as well, said that from what 8 you can see there, they are hanging in there 9 and talking with -- I had a nice drive-through 10 with Jeremy yesterday and showed him some 11 areas. He wanted to know where he could do 12 some street trees, so I took him into -- didn't 13 want to say it, but I took him into the Shires. 14 They need street trees trimmed in there. 15 So we went over to the Shires and then we 16 went to every community along Countryway and 17 set up some street tree trimming. So he's -- 18 he's onboard. He's trying to do the best he 19 can and he knows -- and even his corporate 20 people know that he is spending a lot of extra 21 hours and -- but they are just -- they are 22 bound and determined. They want to, you know, 23 make sure they honor their contract. 24 So I mean, I've got a whole new thought 25 process on things I was going to say before I</p>

<p style="text-align: right;">Page 113</p> <p>1 talked to him yesterday, but I'm very -- I'm 2 real happy and pleased with the -- the 3 direction that they are trying to go to do the 4 best they can for this community. And so far, 5 really the only thing we're really hurting on 6 is lake -- lake mowing. It's just -- instead 7 of -- this time of year, it's normally done 8 every week. Well, right now, it's done about 9 every other week. So that's the -- really the 10 only area we're receiving most of our phone 11 call and complaints from residents, when are 12 they going to do my lake, you know, that kind 13 of stuff. So for the most part, they -- they 14 are doing pretty good, and once these H2Bs come 15 on, I think they will pick it up a little bit 16 better. So we'll see. 17 CHAIRMAN LEWIS: I got a question. 18 Unfortunately, I was not able to make the 19 workshop, but I think some of you -- I don't 20 know if all of you were there, but was there 21 anything that we needed to do in terms of that 22 for -- for Davey that came out of that meeting? 23 I just -- I don't know because -- 24 MR. CHESNEY: They were going to send us 25 a letter, but I didn't --</p>	<p style="text-align: right;">Page #33 Page 115</p> <p>1 changed. I met with the new owner last Friday 2 and we talked about getting a contract 3 together, let's do it right and put the 4 information -- you know, but he plans -- he 5 wants to keep things going the same way. He's 6 kept his same staff. He's actually added to 7 his staff some PTO stuff, so they've got 8 additional days off. Trying to give them -- 9 you know, a little more -- they don't have a 10 whole lot of benefits with that type of work. 11 So he's -- he's bought two companies, as 12 a matter of fact, A & B and some other company, 13 so he seems real -- his -- he's very happy with 14 doing the work for Westchase and because we -- 15 he also does the golf course, too, so -- and 16 Westchase is his biggest account, also. So 17 he's -- you know, we're just going to move 18 forward with that on a contract, which I'm sure 19 Erin is going to be getting -- Erin should be 20 getting that soon from him. 21 So A & B Aquatics, like I said, has been 22 sold. Nothing else, though. 23 MS. McCORMICK: Yeah, can you hear me? 24 MR. MAYS: Yes. 25 MS. McCORMICK: Okay. I did not know</p>
<p style="text-align: right;">Page 114</p> <p>1 MR. MAYS: He's still working on that, 2 some numbers. 3 MR. BAUMHOVER: Basically, what we had 4 agreed to was look at some proposals that he 5 was going to generate that maybe we could work 6 with them on. 7 MR. WIMSATT: We didn't agree, but had 8 asked us to provide us -- 9 MR. BAUMHOVER: We didn't agree, but we 10 were going to take a look at it. I was 11 expecting that we would be able to look at it 12 in this meeting and have a discussion about it, 13 but -- 14 CHAIRMAN LEWIS: Okay. I don't want to 15 take up a lot of time if it's a non-issue. 16 Okay. Go ahead, Doug. Sorry. 17 MR. MAYS: The second issue that I wanted 18 to bring to the board's attention is that for 19 -- I guess it's been about 12 years, we've had 20 a company called A & B Aquatics that does our 21 aquatics and we've been pretty happy with them, 22 but -- you know, we've had a month by month and 23 -- anyway, A & B Aquatics was sold. It is 24 still A & B Aquatics, but it's a new owner, 25 obviously. That's the only thing that has</p>	<p style="text-align: right;">Page 116</p> <p>1 about this, but I was looking to see -- so we 2 did a -- an addendum to the contract that we 3 have with A & B and it looks like the last one 4 was done in 2018. 5 MR. MAYS: Has it been that long since we 6 acquired the -- the pond behind Stonebridge? 7 MS. WHYTE: Mm-hmm. 8 MR. MAYS: I didn't even realize it had 9 been that long. Man, time is just flying. 10 MR. CHESNEY: That was probably the last 11 time they had any kind of increase. I thought 12 that's what you were going to ask for. 13 MS. WHYTE: Not yet. 14 MR. MAYS: Hopefully, that's not what's 15 coming, but it is possible and I guess you 16 already talked about it. I just wanted to make 17 sure the -- and I don't need to tell this board 18 this because this board has always been very 19 good to -- to me and Sonny and staff. You guys 20 have been very, very good to us. Treated us 21 well and -- but the two employees now, they are 22 really starting to feel the pinch of everything 23 that's going on. So I would just like to 24 request that the board consider a little bit 25 more than the -- the previous -- or the past.</p>

<p style="text-align: right;">Page 117</p> <p>1 Sometimes, they've been real good, but just 2 consider the increases and even the -- the 3 bonus that you give us for performance and when 4 you get to put that -- when you put that budget 5 together, just consider what's going on in the 6 economy. 7 That's all I wanted to say on that, but 8 -- and if we have -- we also have a resident 9 request, which she happens to be here today. 10 So it's something that I knew I would have to 11 bring to the board. Ms. Wait is over on the -- 12 in the Gretna Community on Gretna Green Drive. 13 Her conservation behind her house, it's -- it 14 drops off and from what I hear from her is the 15 drop-off has also turned into a pretty good mud 16 pit when it's wet back there. 17 So I have been back there to look at it, 18 I was there today looking at it and measuring 19 it. It's a pretty big-sized lot, as I'm sure 20 she knows. It's 173 feet deep on both sides, 21 so it's very deep, but it also consists -- here 22 we go -- it consists of a 30-foot wetland 23 setback line. So usually in those wetland 24 setback lines, the way we handle them is most 25 of the time, they would have to go to receive a</p>	<p style="text-align: right;">Page #34 Page 119</p> <p>1 you guys were talking about before with -- I 2 want to follow the rules. Like there is rules. 3 Right? There is HOA rules, there's guidelines, 4 you have to ask permission before you do 5 things. So because the property is unique, my 6 first question to Doug is, okay, again, 7 that's my survey. So okay, what -- what land 8 is mine, what land is yours, what land is 9 wetlands, what land can we not do anything on? 10 So a lot of our neighbors have already treated 11 the area behind their house as if it's their 12 own and -- I don't know, I don't have their 13 survey, I haven't looked into their survey. I 14 have no idea. So because of how the neighbors 15 is, ours doesn't have that same leveling. So 16 -- and again, without going out there with the 17 survey -- and I have the survey company going 18 out to put the stakes, again, from when we 19 first moved in, which was two years ago. For 20 me to really be able to tell, okay, where does 21 the line end? Like you can tell by the survey 22 in the picture, but it's different when you're 23 out on the property standing in the dirt and 24 whatever to figure it out. 25 So my husband and I had considered, you</p>
<p style="text-align: right;">Page 118</p> <p>1 variance from the county to do anything on that 2 wetland setback because you're not supposed to 3 do anything. 4 I'm not sure how much land we own, but -- 5 I don't even know if we own -- we own the large 6 conservation behind her, I believe, so I'm not 7 sure whether -- what we -- she is requesting us 8 to do versus what we actually own and can 9 really do anything for her. If we -- you know, 10 I'm just -- I don't know for sure if there is 11 anything we can do other than if she can get 12 the variance from Hillsborough County and 13 authorize them to bring in more soil and dirt, 14 but here she is and -- and she can tell you 15 what her ideas and her plans are. 16 CHAIRMAN LEWIS: Before you speak, we're 17 on the two-hour mark. Are you doing okay 18 bathroom-wise? 19 THE REPORTER: Oh, I'm fine. Thank you. 20 CHAIRMAN LEWIS: Okay, sorry. We don't 21 normally go this long, but -- go ahead. Sorry. 22 MS. WAIT: So I have reached out to Doug. 23 I have known Doug for years. We've lived in 24 the Bridges. Now, I live in the Fords. He's 25 always such a great resource because like what</p>	<p style="text-align: right;">Page 120</p> <p>1 know, if it's even possible for us to do 2 anything about it because when it rains, it 3 gets really, really muddy, it smells and -- 4 again, I have little boys. Little boys want to 5 go in the woods. Again, there is water 6 moccasins, there's all kinds of stuff that -- 7 if I eliminate the pooling of the water in the 8 area -- but I needed to figure out with Doug, 9 too -- okay, is that CDD property because I 10 think it is, but then there is the setback of 11 the -- the wetlands and then our property. So 12 if it's our property and getting proper 13 channels and permission, then the permission 14 issue becomes how do we get the dirt back 15 there? 16 Now, there's an -- because, again, I 17 don't want to upset my neighbors, I don't want 18 to destroy their property. There is an 19 easement two doors down. Right? 20 MR. MAYS: Mm-hmm. 21 MS. WAIT: So then I don't know if it 22 becomes a thing where, okay, the CDD has to 23 step in in order to allow access to get back 24 there to do it; but then, of course, that might 25 upset the neighbors, which I don't want to do,</p>

<p style="text-align: right;">Page 121</p> <p>1 either.</p> <p>2 So I asked Doug like -- help, Doug, you</p> <p>3 -- you're -- you know all the information and</p> <p>4 the answers and -- and it may be that we don't</p> <p>5 do anything, but I didn't know --</p> <p>6 CHAIRMAN LEWIS: I just want to know why</p> <p>7 Sonny let Robert go. I mean, whose idea was</p> <p>8 that?</p> <p>9 MS. WHYTE: Yours, I asked. But it</p> <p>10 wouldn't have mattered because --</p> <p>11 MR. BAUMHOVER: Did I -- (inaudible.) I</p> <p>12 was asking could you talk to Robert to see what</p> <p>13 he would come up with -- that -- you know,</p> <p>14 irrespective of property-wise, what he would</p> <p>15 recommend as a solution for that general area</p> <p>16 that -- that kind of complements the rest of</p> <p>17 the neighborhood and then from there, we have a</p> <p>18 starting point of, all right, you know, this</p> <p>19 is clearly within the CDD and we can help or</p> <p>20 this is clearly -- you know, whenever, but</p> <p>21 maybe Robert can kind of help, you know, with</p> <p>22 what Ashley is, you know, thinking. Kind of</p> <p>23 help develop that thought and come up with a</p> <p>24 proposal or some sort of a solution that --</p> <p>25 okay -- then we could then, you know, discuss</p>	<p style="text-align: right;">Page #35 Page 123</p> <p>1 problems for possibly another neighbor. So</p> <p>2 that's why, you know, I always tell everybody</p> <p>3 go to Hillsborough County, get -- see if they</p> <p>4 will give you a variance to do it. It's going</p> <p>5 to be very difficult to get that dirt back</p> <p>6 where you're at.</p> <p>7 MS. WAIT: Right, that's the hardest part</p> <p>8 if it's approved.</p> <p>9 MR. MAYS: It's because of your neighbor</p> <p>10 that's between the park or that easement, that</p> <p>11 neighbor that's in between it, theirs is even</p> <p>12 longer. It's like 240 feet on that one side,</p> <p>13 but it will be similar to if you got a pool and</p> <p>14 you were building a pool in your backyard, you</p> <p>15 got to go through your neighbor's yard, there</p> <p>16 are agreements out there that you're going to</p> <p>17 put it back the way it was, which they needed</p> <p>18 our easement to -- to build their pool and they</p> <p>19 agreed to put it right back the way it was,</p> <p>20 which that's what ended up happening. They had</p> <p>21 to put it back. So there are agreements out</p> <p>22 there. There would be a way to get the dirt,</p> <p>23 not between your two houses, that's for sure,</p> <p>24 but around it is possible.</p> <p>25 MS. WAIT: Yeah.</p>
<p style="text-align: right;">Page 122</p> <p>1 and vote on.</p> <p>2 MS. WAIT: We just wanted to really add</p> <p>3 dirt, like build it up and put grass, like sod</p> <p>4 in or whatever to make it look -- we don't want</p> <p>5 to build on it, we don't want to do anything</p> <p>6 crazy. We just want to eliminate the -- the</p> <p>7 sinking.</p> <p>8 MR. MAYS: The low spot --</p> <p>9 MS. WAIT: The low spot.</p> <p>10 MR. MAYS: -- which like I said, I was</p> <p>11 back there today and -- yeah, you've got a low</p> <p>12 spot, but it's within your property, but it's</p> <p>13 within the 30-foot setback, which is -- yeah,</p> <p>14 usually I refer people to Hillsborough County</p> <p>15 to contact them so they can get their variance,</p> <p>16 which Hillsborough County -- for me, I have --</p> <p>17 they don't like us to alter any conservation.</p> <p>18 So even if we were to throw -- for instance, if</p> <p>19 we had to throw some dirt somewhere because it</p> <p>20 was a low spot, it's a conservation, not to do</p> <p>21 with the homeowner, Hillsborough County won't</p> <p>22 let us do it because they are saying -- they're</p> <p>23 saying it's altering the land, which by</p> <p>24 altering the land, we can change the</p> <p>25 fluctuation of the water and cause all kinds of</p>	<p style="text-align: right;">Page 124</p> <p>1 MR. MAYS: But this -- it doesn't look</p> <p>2 like a huge, large -- I really want to meet you</p> <p>3 over there possibly with the engineer and -- I</p> <p>4 don't think it would take a whole lot of dirt</p> <p>5 to bring it up enough so that we can get the</p> <p>6 slope back towards the conservation, which is</p> <p>7 where it should go.</p> <p>8 MS. WAIT: Right.</p> <p>9 CHAIRMAN LEWIS: All right. Very good.</p> <p>10 Well, thank you for bringing that.</p> <p>11 MS. WAIT: Sure.</p> <p>12 CHAIRMAN LEWIS: Thanks, Doug.</p> <p>13 MR. MAYS: We'll get together.</p> <p>14 CHAIRMAN LEWIS: Sonny?</p> <p>15 MS. WHYTE: I have a few things that I</p> <p>16 sent you. A couple of things: Triangle Pool,</p> <p>17 which is our company that we use for our</p> <p>18 actuating fountain -- hence the word actuating,</p> <p>19 not splash pad and also -- they have increased</p> <p>20 over the years \$15, \$30, which is, you know,</p> <p>21 within reasonable amount, but now we're getting</p> <p>22 a \$60 gas charge. So I called and they put</p> <p>23 that on and they added it as a \$60 charge -- as</p> <p>24 I sent you in his letter to us -- as an</p> <p>25 increase because as the price of gas drops,</p>

<p style="text-align: right;">Page 125</p> <p>1 they can remove that. So that's one option. 2 I did ask them -- I said, "Listen, if 3 this is going forward and my board requests a 4 new" -- we might need to do a new contract. He 5 has not sent us anything, but he did send us 6 that letter for you guys to review and 7 determine whether or not you're okay with it. 8 He said the reason he felt the \$60 was 9 necessary was, of course, the price of gas and 10 chemicals and everything else, but he says as 11 things diminish and level off, he says I can 12 remove that. If I billed it into a contract, 13 it's done; but this way, I can remove the \$60. 14 Now, it's up to you guys, our accountant 15 and Mary has been sending me e-mails going, 16 "This is not okay, this is not what the 17 contractual amount is." So -- 18 MR. MENDENHALL: They can bill it in and 19 then put -- you know, basically put terms in it 20 that says if gas hits this price, it goes away. 21 I mean, I would think it would be better to 22 have it in an addendum. 23 MS. WHYTE: Well, I like the addendum 24 when he had clarified it. I like the addendum 25 better versus the other one that we got, which</p>	<p style="text-align: right;">Page #36 Page 127</p> <p>1 we can enforce -- if we go through the process, 2 it's about 25,000, you know, little bit more, 3 depending on what we need. You know, there 4 could be some additional sidewalks, crosswalks 5 that we didn't anticipate that was on the sheet 6 from Robert. So it could be anywhere from 25, 7 28,000. 8 So the question is -- I called the 9 Hillsborough County and I said, "If we put all 10 of this sign in, how do we go about" -- because 11 the discussion was getting -- we don't have a 12 contract. It's an alleyway, a private road. 13 Everything in West Park Village is Hillsborough 14 County's, but the alleyway belonged to the 15 district so how do we enforce the alleyway 16 traffic issue and he said what is your speed 17 limit. I said, "I don't know, there was a five 18 mile an hour sign," and he says there is 19 nothing in Hillsborough County that's five 20 miles an hour. Lowest they can go is 15 miles 21 an hour. Well, that sort of -- he says we 22 can't even technically write tickets for that 23 speed limit. So there is that. 24 There is some discussions on whether or 25 not they -- once we get all the signage up,</p>
<p style="text-align: right;">Page 126</p> <p>1 is street sweeping and they are just 2 automatically increasing as of June, July 1. I 3 called them, as well, and asked them for -- I'd 4 like to know how much it's going to be. You 5 know, I don't want to be surprised in the fall 6 or in the spring when we start street sweeping 7 and we're going to get this exuberant -- so I 8 have asked for a contract for this increase to 9 be included so that we know what we're looking 10 at and I will bring it back to you as soon as I 11 get that. I have not received it. 12 CHAIRMAN LEWIS: Yeah, that was a very 13 polite way to say we're -- 14 MS. WHYTE: Well, it is. It was a lovely 15 postcard, but that's the way they did it. 16 CHAIRMAN LEWIS: Okay. 17 MS. WHYTE: And the only other thing we 18 have is still the -- I included the -- what you 19 guys want to do with it is up to you -- the 20 pricing for the alleyway as we had done for the 21 -- the gentleman on Parley. We've got the 22 final pricing for the signage. If -- it has 23 got to be compliant to FDOT, not just DOT. I 24 spoke to the sheriff's office and -- and with 25 discussions with Erin, as well. We're not sure</p>	<p style="text-align: right;">Page 128</p> <p>1 whether or not it is compliant to the FDOT. 2 They want me -- the sheriff's office wants me 3 to call Mike Flick's office, which is the 4 engineer for Hillsborough County. We have a 5 great working relationship, so that wouldn't be 6 a problem, but he would have to approve those 7 signs, as well, if we go forward with 8 potentially getting the sheriff's office and 9 doing a contract with them to enforce it if 10 it's enforceable and we change the speed limit. 11 CHAIRMAN LEWIS: Let me ask you about 12 that, though. I mean, if we're putting in -- 13 if we move forward and agree to put in speed 14 humps or speed bumps, whatever we're talking 15 about and the signs, I -- do we need to enforce 16 it? I mean -- 17 MS. WHYTE: Well, if we enforced it and 18 anything happens, how do we -- how do we go 19 ahead and enforce it if we need to? 20 MR. BAUMHOVER: How do we currently 21 enforce a five mile an hour speed limit sign? 22 MS. WHYTE: That's just it. If -- 23 CHAIRMAN LEWIS: Well, my point is that 24 this -- this was brought to us by a resident 25 and I've got a follow-up question about the</p>

<p style="text-align: right;">Page 129</p> <p>1 rest of the neighborhood on that, but if he was 2 wanting speed bumps, and I think we all tend to 3 agree that it's going to work, that maybe -- 4 MS. WHYTE: I think they're coming in for 5 their next meeting. We're late. We only have 6 the room until 6:00. I'm going to have to 7 extend it from now on. 8 CHAIRMAN LEWIS: Well, hopefully not, but 9 -- but I guess if you put the speed humps in -- 10 I mean, that would solve, I think, what he was 11 looking for. 12 MR. MAYS: Yeah, that's all he's looking 13 for. 14 CHAIRMAN LEWIS: Go ahead. 15 MR. CHESNEY: Well, I mean, I -- I agree, 16 I think you're right, but it's my understanding 17 the speed humps are like \$28,000 for 15 homes, 18 and I think that's a dangerous path because 19 someone else is going to be like, "Hey, I want 20 those behind my house," and at \$28,000 a pop, 21 that's going to be very expensive. 22 CHAIRMAN LEWIS: I think that was the 23 signs and speed humps together. Right? 24 MR. CHESNEY: I know the signs weren't 25 very expensive.</p>	<p style="text-align: right;">Page #37 Page 131</p> <p>1 them on every single alleyway we have. 2 We have 13, 14 alleyways if I'm not 3 mistaken. So -- which is -- you know, if the 4 worst is \$200, but we put them up on -- where 5 the one-way signs are so that everybody knows 6 that these alleyways are for residential use, 7 they are not for thru-traffic from one end to 8 the other end. That is the big concern is 9 traffic. 10 MR. CHESNEY: How much were those? 11 MS. WHYTE: I have no idea, but I 12 wouldn't say they are more than 125, 150, to 13 175, if anything, thereabouts. I should 14 hopefully have it tomorrow, but if we put those 15 up for now, that sends a straight message. 16 This is not a thru-traffic, so we can go ahead 17 -- and maybe if the board -- with approval -- 18 allows us to do that for the time being until 19 we hash out all of the final details because 20 there's a lot of stuff that's involved with -- 21 CHAIRMAN LEWIS: There is. 22 MS. WHYTE: -- with the rest of it, with 23 the sheriff's office and FDOT and all of that. 24 So -- 25 CHAIRMAN LEWIS: Right.</p>
<p style="text-align: right;">Page 130</p> <p>1 CHAIRMAN LEWIS: I think it was like 12 2 -- 3 MS. WHYTE: \$12,000 for the signs alone. 4 CHAIRMAN LEWIS: And then 12, 13 for the 5 speed humps, but that also for -- 6 MS. WHYTE: That was all of them 7 combined. 8 CHAIRMAN LEWIS: Sorry. 9 MR. CHESNEY: Yeah, I thought the signs 10 were two. I apologize. 11 CHAIRMAN LEWIS: Yeah, no. 12 MS. WHYTE: So here is an alternative, 13 while you guys are hashing all of this out, 14 maybe what we can do is put a -- I asked -- I 15 was hoping to have it today. I asked our sign 16 company to put up -- see what it would look 17 like to mockup for you to say residents -- this 18 alleyway is for residential use only, no 19 thru-traffic. So that's one thing right now is 20 to indicate -- while we're hashing out all of 21 the legalities and then going forward and the 22 county sheriff's enforcement and the FDOT's 23 because that could all take some time, if I can 24 order those signs and I had suggested in a 25 discussion with Erin that we might be putting</p>	<p style="text-align: right;">Page 132</p> <p>1 MR. ROSS: Number one, I don't have -- 2 MS. McCORMICK: Could I just say 3 something real quick about that? If the board 4 decides to go forward with putting the no 5 thru-traffic signs up -- because Sonny and I 6 did talk about yesterday it seems like it might 7 be a good idea, but before you order the sign, 8 Sonny, if the board wants to do that, I would 9 run that by Robert and have him shed light 10 on -- 11 MS. WHYTE: Absolutely. 12 MS. McCORMICK: -- some things and make 13 sure that everything's -- 14 CHAIRMAN LEWIS: Is that what you were 15 going to say? 16 MR. ROSS: No, number one, I have no 17 desire for this district to be in the business 18 of enforcing speed limits. I think that's a 19 dangerous path to go and we ought to stay out 20 of it. If we want to call our local law 21 enforcement officer and have them come do a 22 speed radar or something like that -- I'll 23 leave that, you know, to other people smarter 24 than me, but I just don't think that is what we 25 should be doing.</p>

<p style="text-align: right;">Page 133</p> <p>1 Number two, because it's late, this is</p> <p>2 great brainstorming. Can we put this on next</p> <p>3 month's agenda?</p> <p>4 CHAIRMAN LEWIS: Sounds good.</p> <p>5 MR. MENDENHALL: Or are you having a</p> <p>6 workshop or --</p> <p>7 MR. ROSS: Or workshop, workshop is</p> <p>8 great.</p> <p>9 CHAIRMAN LEWIS: Yeah, let's plan on</p> <p>10 having one. I think everybody --</p> <p>11 MR. MENDENHALL: Okay.</p> <p>12 MR. CHESNEY: I'd like to have one in</p> <p>13 September definitely for the park.</p> <p>14 CHAIRMAN LEWIS: Okay. Can this -- can</p> <p>15 this wait -- do we want this wait until</p> <p>16 September?</p> <p>17 MR. MAYS: Not according to that</p> <p>18 resident.</p> <p>19 MS. WHYTE: Not according to the</p> <p>20 resident, but can I go ahead and -- once Robert</p> <p>21 gives us the approval and I'll discuss it with</p> <p>22 Erin and send it out to all of you, are you</p> <p>23 okay if I spend a small amount of money and get</p> <p>24 those signs anyway because this clearly is</p> <p>25 something that would benefit right away.</p>	<p style="text-align: right;">Page #38 Page 135</p> <p>1 through the process.</p> <p>2 MS. WHYTE: Yeah, the logistics are</p> <p>3 there. We have to follow rules and</p> <p>4 regulations.</p> <p>5 MR. BAUMHOVER: Right, and he needs to</p> <p>6 work with us a little bit on this.</p> <p>7 CHAIRMAN LEWIS: What else you got, Doug</p> <p>8 or Sonny?</p> <p>9 MS. WHYTE: If anybody has any</p> <p>10 discussions on the increases, but I will make</p> <p>11 that note and ask them to do that. Are you</p> <p>12 guys okay with me -- the way we're handling all</p> <p>13 the increases that we're getting because we're</p> <p>14 getting a few because everybody is --</p> <p>15 MR. MAYS: Mostly gas.</p> <p>16 MS. WHYTE: -- looking for more money.</p> <p>17 CHAIRMAN LEWIS: Sure.</p> <p>18 MS. WHYTE: Okay. That's all I got</p> <p>19 unless you have something for us.</p> <p>20 MR. ROSS: I would've preferred to have a</p> <p>21 more thorough discussion about the increases.</p> <p>22 Not that I oppose them, but I am more curious</p> <p>23 as to what's been contemplated as to the amount</p> <p>24 of the increase.</p> <p>25 CHAIRMAN LEWIS: Are you talking about</p>
<p style="text-align: right;">Page 134</p> <p>1 CHAIRMAN LEWIS: I'm okay with it as long</p> <p>2 as Robert is okay with it.</p> <p>3 MS. WHYTE: Okay. I just wanted to make</p> <p>4 sure you're all right with me sending a small,</p> <p>5 you know, amount.</p> <p>6 MR. CHESNEY: Are you going to do 13 or</p> <p>7 one?</p> <p>8 MS. WHYTE: Well, no, I'm going to do the</p> <p>9 13 alleyways and because I don't want to do one</p> <p>10 alleyway and another alleyway and then the rest</p> <p>11 of them go, "Well, why don't we have this?"</p> <p>12 That's why we protect ourselves.</p> <p>13 MR. MAYS: That meeting has been moved.</p> <p>14 CHAIRMAN LEWIS: They moved them?</p> <p>15 MR. MAYS: Yep.</p> <p>16 CHAIRMAN LEWIS: Okay. Thank you.</p> <p>17 MS. WHYTE: So if you're okay with it, I</p> <p>18 will do that with Robert's blessing and I'll</p> <p>19 contact Erin to ensure that is what we're doing</p> <p>20 and then we have to decide on whether or not we</p> <p>21 need to -- I don't know if we can let it go two</p> <p>22 months, because I'm not sure that Mr. Seiz</p> <p>23 (phonetic) -- he sent an e-mail today -- is</p> <p>24 willing to wait much longer.</p> <p>25 MR. BAUMHOVER: Well, I mean, we're going</p>	<p style="text-align: right;">Page 136</p> <p>1 for vendors or the staff that I brought up?</p> <p>2 MR. ROSS: Staff.</p> <p>3 MR. CHESNEY: Staff we always approve.</p> <p>4 MS. WHYTE: We're not talking about</p> <p>5 staff. We're talking about vendors.</p> <p>6 MR. ROSS: My mistake. First time ever.</p> <p>7 CHAIRMAN LEWIS: But that -- again, going</p> <p>8 back to mine that I brought up earlier, I</p> <p>9 haven't really had a chance to put anything</p> <p>10 together, but I will next time.</p> <p>11 MR. ROSS: Okay.</p> <p>12 CHAIRMAN LEWIS: All right. Anything</p> <p>13 else?</p> <p>14 (No response.)</p> <p>15 CHAIRMAN LEWIS: Good.</p> <p>16 Audience comments very quickly.</p> <p>17 MS. WAIT: Me, again. Ashley Wait. So I</p> <p>18 -- I'm sorry that I was late and I missed his</p> <p>19 presentation of the parcel, which was probably</p> <p>20 not the best with a bunch of cell phone tower</p> <p>21 issues and a parcel that's right next to the</p> <p>22 tower, but that's neither here nor there. So</p> <p>23 my intention, too, of trying to make this work</p> <p>24 -- and I want it to work. I want to see this</p> <p>25 through for the families, for the runners, for</p>

<p style="text-align: right;">Page 137</p> <p>1 -- there's a need, whether it's the CDD helps 2 to accomplish this or the county helps to 3 accomplish this. Like it will be done, it's a 4 matter of when and where. 5 So I found parcels, again, owned by Tampa 6 Bay Downs. If the CDD does not have parcels 7 available that make sense -- again, I'm not 8 trying to make anybody upset and it needs to -- 9 it needs to make sense. We can't be -- it 10 needs to be reasonable. So if there is no CDD 11 parcels available to do this with, then I guess 12 my next ask is is there any money in the budget 13 to buy land, to buy a parcel to do this? I 14 don't know if that's a reasonable ask or not. 15 CHAIRMAN LEWIS: Sorry. Greg, go ahead. 16 MR. CHESNEY: So -- no, but if you do 17 find a parcel, the CDD is the best entity to 18 purchase the parcel. I mean, we can use 19 different forms of financing and we have 20 sufficient credit to probably build -- buy any 21 parcel and then we would incorporate that 22 parcel into the CDD, but a parcel would have to 23 be identified and we'd have to go through the 24 process with all the board members, but we 25 don't have -- there is no line item, there is</p>	<p style="text-align: right;">Page #39 Page 139</p> <p>1 County? 2 MR. CHESNEY: I don't know. The only 3 time we ever considered purchasing land was 4 when we were looking at dog parks and some 5 things like that and those -- all of those 6 parcels were in Hillsborough County. I don't 7 know if Erin has -- knows. 8 MR. MENDENHALL: Erin, did you catch that 9 question? 10 MS. McCORMICK: No, I'm sorry, what was 11 it? 12 MR. MENDENHALL: So essentially, there 13 was a question about a parcel of land, talking 14 about the football/track stadium and a 15 continuous piece of property that is in 16 Oldsmar, potentially Pinellas County, would the 17 district be able to potentially consider 18 purchasing that -- that -- sort of that piece 19 of land in a different county? 20 MS. McCORMICK: That -- we'd have to go 21 through a process of probably expanding the 22 district boundaries, which would involve, you 23 know, not only at that point Hillsborough 24 County, but also Pinellas County or the 25 municipality where the property was located.</p>
<p style="text-align: right;">Page 138</p> <p>1 no area in our budget that is specific to that 2 type of capital investment. 3 MS. WAIT: Because I did -- it is located 4 in the City of Oldsmar. I already talked to 5 the City of Oldsmar. It is zoned 6 appropriately, it's buildable, it checks all 7 the boxes that it needs to with regards to that 8 being built on that parcel. It's just a matter 9 of the next step on if it can be purchased and 10 all of that. 11 MR. CHESNEY: Yeah, have you talked to 12 Stella or -- I mean the very -- I mean, I would 13 think they would want a lot of money for the 14 parcel. 15 MS. WAIT: Well, yes, but -- 16 CHAIRMAN LEWIS: I was just about to ask 17 that same question. 18 MR. BAUMHOVER: Hey, Greg, would it -- if 19 it's owned by the City of Oldsmar, wouldn't 20 that be Pinellas County? 21 MS. WAIT: The city doesn't own it. 22 MR. CHESNEY: I don't know that that 23 matters. You would have to ask Erin that. 24 MR. BAUMHOVER: Well, I mean like do we 25 have authority to purchase land in Pinellas</p>	<p style="text-align: right;">Page 140</p> <p>1 MS. WAIT: So then going back to CDD 2 parcels or CDD-owned land, last meeting you all 3 asked about how many acres, how does it -- you 4 know, what are we really looking at -- and 5 again, I missed his information already 6 provided, so if he already gave it, I'm sorry. 7 MR. WIMSATT: All he was showing was -- 8 he just showed this map. 9 MS. WAIT: That's okay. So what I did -- 10 what I did -- in my due diligence with regards 11 to looking at the parcels and -- and just doing 12 an estimator online about how Alonso and 13 Steinbrenner are set up and drawing the lines 14 and trying to encompass what kind of acreage 15 we're talking about, if we do the lower what is 16 really needed, just the football field and the 17 track -- right -- not all the extra, not all 18 the -- I mean, bleachers, do we need bleachers? 19 Probably not. I mean, it would be nice to 20 have, but if you're talking about an acreage 21 degree with everything -- bleachers, parking -- 22 that was like -- on a low end, 12 acres; on a 23 high end, 15 acres. If you're talking just the 24 track and football field, it's like three 25 acres. So depending on what's --</p>

<p style="text-align: right;">Page 141</p> <p>1 MR. CHESNEY: That's the biggest parcel 2 we currently own. 3 MS. WAIT: Yeah, and I don't even know -- 4 I mean, how big is it? 5 CHAIRMAN LEWIS: I think it says it right 6 in the white box underneath. 7 MS. WAIT: Oh, 4.9 acres. 8 MR. BAUMHOVER: Is it big enough for -- 9 MR. CHESNEY: I should correct myself. 10 That is the biggest buildable parcel that we 11 currently own. 12 MS. WAIT: Okay. 13 MS. WHYTE: But don't need restrooms and 14 facilities? 15 MS. WAIT: Well, yeah. I mean, if you do 16 it right, it -- 17 MR. CHESNEY: Some of the those might not 18 be considered permanent, though, and it might 19 not count against the acreage, you know? If 20 you got a trailer on some wetland area -- 21 MS. WHYTE: We couldn't use the 22 underneath of the TECO power lines. That's 23 fairly long itself, that easement that were we 24 were given by the -- by the developer. 25 MR. CHESNEY: Yeah, and I will say that</p>	<p style="text-align: right;">Page #40 Page 143</p> <p>1 Bakas. I think it's a rehab facility because I 2 used to fish back there until I got kicked out. 3 MR. CHESNEY: Well, that's actually -- 4 CHAIRMAN LEWIS: But it's called Bakas, I 5 think. There's a sign -- actually a sign on 6 northbound Race Track. 7 MR. CHESNEY: Do you know where Highland 8 Park, where fountain head and all that is? You 9 just go straight back and go left, it's back 10 there and there's a huge parcel of land. I 11 mean, the county owns a lot of land up -- up 12 through here. 13 MS. WAIT: Okay. 14 MR. CHESNEY: And I know at one time, Ken 15 Hagan, who is still a county commissioner, he 16 wanted to develop all of this as a park, that 17 area. So -- I mean, he would be a useful 18 source. 19 MS. WAIT: Yeah, I've been in contact 20 with his office. 21 MR. CHESNEY: Yeah. 22 MS. WAIT: Well, I guess that's it. 23 CHAIRMAN LEWIS: Well, thanks again for 24 continuing. Sorry the first one didn't work 25 out so good.</p>
<p style="text-align: right;">Page 142</p> <p>1 -- I had suggested that a long time ago to put 2 the soccer field underneath the power lines. 3 My memory is hazy, but I thought at that time 4 there was enough space there, but the -- the 5 parents did not like that idea. 6 MS. WAIT: Right, and again, having the 7 neighborhood opposition and -- and constantly 8 going up against that, I'm not interested in. 9 So it needs to be reasonable and make sense to 10 where there won't be a whole lot of opposition. 11 Otherwise, I think it's a waste of everyone's 12 time. 13 MR. CHESNEY: Yeah, what about -- have 14 you looked where the -- the Hillsborough County 15 has their horse stable back behind -- what is 16 it -- Hyland Park back there. I mean, they 17 have a lot of land back there. I don't know 18 how much of it is useable. 19 CHAIRMAN LEWIS: The county owns it? 20 MR. CHESNEY: I thought so. It says -- I 21 mean, it has Hillsborough County trucks out 22 there. There's a ranger out front. Do you 23 know what I am talking about? 24 MS. WAIT: No, behind Highland Park? 25 CHAIRMAN LEWIS: But it was called</p>	<p style="text-align: right;">Page 144</p> <p>1 MS. WAIT: That's okay. This is a big 2 lake here and this is Highland Park. 3 CHAIRMAN LEWIS: I think at this point, 4 I'll move into -- into supervisor comments. 5 Forrest? 6 MR. BAUMHOVER: Just one thing. I'm 7 sorry, I've got a hard stop because I have to 8 go to the VM meeting in about 35 meeting, but 9 while I'm there, I'll let Debbie know about the 10 scrivener's error that we're considering 11 putting into that -- that one modification -- 12 or the one CCR proposal; let her know that 13 you're going to send that probably by tomorrow 14 morning. 15 CHAIRMAN LEWIS: Okay, thanks. 16 Brian? 17 MR. ROSS: I was going to mention and 18 will mention that I believe this is Chris 19 Barrett's last meeting covering the CDD and in 20 that light, I think it would be great if we 21 sent him some letter of appreciation, 22 acknowledgment, how he's been a -- a great 23 resource and done a great service for the 24 Westchase Community, and so I would encourage 25 the Chair to think about doing something along</p>

<p style="text-align: right;">Page 145</p> <p>1 those lines.</p> <p>2 CHAIRMAN LEWIS: I will not only think</p> <p>3 about it, I will do it -- I actually thought</p> <p>4 next month was his last, but --</p> <p>5 MR. CHESNEY: Me, too.</p> <p>6 MR. ROSS: I could be wrong, but I think</p> <p>7 this is his last meeting and she just confirmed</p> <p>8 it's his last meeting.</p> <p>9 CHAIRMAN LEWIS: Okay. I see he left</p> <p>10 early.</p> <p>11 MR. ROSS: Unless she gets fired.</p> <p>12 CHAIRMAN LEWIS: We can't throw a pie at</p> <p>13 his face now that he's already left. I'm just</p> <p>14 kidding. I will definitely do that.</p> <p>15 MS. WHYTE: He starts work in August.</p> <p>16 CHAIRMAN LEWIS: Oh, okay.</p> <p>17 Greg?</p> <p>18 MR. CHESNEY: Nothing.</p> <p>19 CHAIRMAN LEWIS: Jim?</p> <p>20 MR. WIMSATT: No.</p> <p>21 CHAIRMAN LEWIS: Okay. I had -- real</p> <p>22 quick -- one more thing of business. There was</p> <p>23 a mention in the last minutes about a Bower</p> <p>24 Tract with Countryway Community and the TECO</p> <p>25 bill and I meant to ask you about this when you</p>	<p style="text-align: right;">Page #41 Page 147</p> <p>1 all I wanted to bring up again. Just didn't</p> <p>2 want it to fall through the cracks.</p> <p>3 All right. Motion to adjourn would be</p> <p>4 fantastic.</p> <p>5 MR. BAUMHOVER: So moved.</p> <p>6 MR. CHESNEY: Second.</p> <p>7 MR. ROSS: Second.</p> <p>8 CHAIRMAN LEWIS: All right. This</p> <p>9 adjourns the meeting. Thanks, guys.</p> <p>10 (At 6:30 p.m., all proceedings were</p> <p>11 concluded.)</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17 <hr/>Matthew Lewis, Chairman</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 146</p> <p>1 were going through your -- do you guys recall</p> <p>2 that? Somebody was asking about the monument</p> <p>3 down to Hillsborough? We can talk about it</p> <p>4 after the meeting, too.</p> <p>5 MR. MENDENHALL: Yeah, I think I -- I do,</p> <p>6 I remember that. Okay. Yeah, I don't know</p> <p>7 offhand.</p> <p>8 CHAIRMAN LEWIS: Somebody from the</p> <p>9 community, that Countryway Community, asked</p> <p>10 about it. So --</p> <p>11 MR. MAYS: Yeah, they approached me.</p> <p>12 CHAIRMAN LEWIS: Oh, you, okay.</p> <p>13 MR. MAYS: And they asked me do we know</p> <p>14 anything about -- is there an agreement, who</p> <p>15 maintains what.</p> <p>16 MR. MENDENHALL: Now I remember.</p> <p>17 MR. MAYS: Who's responsible for the</p> <p>18 electric at the easement to -- you know, the --</p> <p>19 to plant some trees along that easement that</p> <p>20 cuts through that area between them and Old</p> <p>21 Memorial.</p> <p>22 CHAIRMAN LEWIS: So did you get back to</p> <p>23 them?</p> <p>24 MR. MAYS: Heck no.</p> <p>25 CHAIRMAN LEWIS: Okay, all right. That's</p>	<p style="text-align: right;">Page 148</p> <p>1 REPORTER'S CERTIFICATE</p> <p>2</p> <p>3 STATE OF FLORIDA:</p> <p>4 COUNTY OF HILLSBOROUGH:</p> <p>5</p> <p>6 I, Whitlie Grace Cullipher, certify that I</p> <p>7 was authorized to and did stenographically report</p> <p>8 the foregoing proceedings and that the transcript is</p> <p>9 a true and complete record of my stenographic notes.</p> <p>10 I further certify that I am not a relative,</p> <p>11 employee, attorney or counsel of any of the</p> <p>12 parties, nor am I a relative or employee of any of</p> <p>13 the parties' attorney or counsel connected with the</p> <p>14 action, nor am I financially interested in the</p> <p>15 action.</p> <p>16 DATED July 25, 2022.</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

2B.

**Westchase
Community Development District**

Financial Report

June 30, 2022

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds	Pages 1 - 2
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund(s)	Pages 3 - 14

SUPPORTING SCHEDULES

Special Assessments - Collection Schedule(s)	Pages 15 - 16
Cash and Investment Report	Page 17
Bank Reconciliation and Statement	Pages 18 - 20
Payment Register by Fund	Pages 21 - 24

**Westchase
Community Development District**

Financial Statements

(Unaudited)

June 30, 2022

Balance Sheet

June 30, 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	4,533,262	379,755	20,184	10,966	49,160	417,304	82,079
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	5,619	-	-	-	-	-	-
Deposits	5,320	3,628	4,043	20	-	7,425	800
TOTAL ASSETS	\$ 4,544,201	\$ 383,383	\$ 24,227	\$ 10,986	\$ 49,160	\$ 424,729	\$ 82,879
LIABILITIES							
Accounts Payable	\$ 69,512	\$ 6,104	\$ -	\$ -	\$ -	\$ 20,158	\$ -
Accrued Expenses	2,499	527	1,840	31	-	5,218	533
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	72,011	6,631	1,840	31	-	25,376	533
FUND BALANCES							
Nonspendable:							
Prepaid Items	5,619	-	-	-	-	-	-
Deposits	5,320	3,628	4,043	20	-	7,425	800
Restricted for:							
Capital Projects	-	-	-	-	-	-	-
Assigned to:							
Operating Reserves	652,559	10,030	4,371	-	1,284	63,497	3,175
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	106,911	-	10,935	12,394	258,917	39,111
Unassigned:	3,246,661	256,183	13,973	-	35,482	69,514	39,260
TOTAL FUND BALANCES	\$ 4,472,190	\$ 376,752	\$ 22,387	\$ 10,955	\$ 49,160	\$ 399,353	\$ 82,346
TOTAL LIABILITIES & FUND BALANCES	\$ 4,544,201	\$ 383,383	\$ 24,227	\$ 10,986	\$ 49,160	\$ 424,729	\$ 82,879

Balance Sheet

June 30, 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	\$ -	\$ -	\$ -	\$ -	\$ 785,563	\$ 785,563
Due From Other Funds	146,168	24,099	247,594	702,196	-	6,612,767
Investments:						
Money Market Account	-	-	-	-	5,827,204	5,827,204
Prepaid Items	-	-	-	-	-	5,619
Deposits	18,600	-	-	-	-	39,836
TOTAL ASSETS	\$ 164,768	\$ 24,099	\$ 247,594	\$ 702,196	\$ 6,612,767	\$ 13,270,989
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,774
Accrued Expenses	10,146	504	-	-	-	21,298
Due To Other Funds	-	-	-	-	6,612,767	6,612,767
TOTAL LIABILITIES	10,146	504	-	-	6,612,767	6,729,839
FUND BALANCES						
Nonspendable:						
Prepaid Items	-	-	-	-	-	5,619
Deposits	18,600	-	-	-	-	39,836
Restricted for:						
Capital Projects	-	-	-	702,196	-	702,196
Assigned to:						
Operating Reserves	27,425	1,289	3,929	-	-	767,559
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	64,232	14,189	116,306	-	-	1,125,026
Unassigned:	44,365	8,117	127,359	-	-	3,840,914
TOTAL FUND BALANCES	\$ 154,622	\$ 23,595	\$ 247,594	\$ 702,196	\$ -	\$ 6,541,150
TOTAL LIABILITIES & FUND BALANCES	\$ 164,768	\$ 24,099	\$ 247,594	\$ 702,196	\$ 6,612,767	\$ 13,270,989

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	JUN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 195	\$ 2,888	\$ 11,000	26.25%
Interest - Tax Collector	-	23	-	0.00%
Special Assmnts- Tax Collector	34,885	2,695,264	2,695,264	100.00%
Special Assmnts- Discounts	1,047	(100,244)	(107,811)	92.98%
Other Miscellaneous Revenues	-	4,111	-	0.00%
Pavilion Rental	750	10,417	4,000	260.43%
TOTAL REVENUES	36,877	2,612,459	2,602,453	100.38%
EXPENDITURES				
Administration				
P/R-Board of Supervisors	1,600	13,000	19,000	68.42%
FICA Taxes	122	995	1,454	68.43%
ProfServ-Engineering	4,665	71,138	53,500	132.97%
ProfServ-Legal Services	8,927	54,997	105,000	52.38%
ProfServ-Mgmt Consulting	10,011	90,097	120,130	75.00%
ProfServ-Recording Secretary	1,040	7,489	11,000	68.08%
Auditing Services	-	7,700	7,500	102.67%
Postage and Freight	35	431	1,200	35.92%
Insurance - General Liability	-	40,157	43,100	93.17%
Printing and Binding	30	182	300	60.67%
Legal Advertising	-	1,033	6,500	15.89%
Misc-Assessment Collection Cost	719	51,900	46,205	112.33%
Misc-Credit Card Fees	24	357	350	102.00%
Misc-Contingency	-	1,500	100	1500.00%
Office Supplies	-	-	50	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	27,173	341,151	415,564	82.09%
Flood Control/Stormwater Mgmt				
Contracts-Lake and Wetland	9,833	88,500	118,000	75.00%
Contracts-Fountain	590	5,685	7,020	80.98%
R&M-Aquascaping	-	26,445	15,000	176.30%
R&M-Drainage	-	24,647	28,000	88.03%
R&M-Fountain	1,090	5,353	3,000	178.43%
Total Flood Control/Stormwater Mgmt	11,513	150,630	171,020	88.08%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	JUN-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	164,934	208,159	79.23%
Payroll-Benefits	6,805	110,943	62,454	177.64%
Payroll - Overtime	1,927	18,784	17,500	107.34%
Payroll - Bonus	-	9,500	35,883	26.47%
FICA Taxes	2,306	22,648	28,979	78.15%
Contracts-Police	13,888	113,615	145,000	78.36%
Contracts-Other Services	1,630	14,670	19,560	75.00%
Contracts-Landscape	46,434	417,906	562,608	74.28%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	-	55,886	73,626	75.91%
Contracts-Road Cleaning	-	7,556	11,135	67.86%
Contracts-Security Alarms	168	503	681	73.86%
Contracts-Pest Control	48	432	540	80.00%
Fuel, Gasoline and Oil	2,211	11,178	13,000	85.98%
Communication - Teleph - Field	381	3,812	5,000	76.24%
Utility - General	2,139	19,619	23,275	84.29%
Utility - Reclaimed Water	500	4,039	10,000	40.39%
Insurance - General Liability	-	3,814	4,094	93.16%
R&M-General	2,406	28,789	42,500	67.74%
R&M-Equipment	-	7,876	8,000	98.45%
R&M-Grounds	22,380	101,453	80,000	126.82%
R&M-Irrigation	6,538	25,602	75,000	34.14%
R&M-Sidewalks	-	7,467	15,616	47.82%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	-	16,358	32,500	50.33%
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	1,926	3,500	55.03%
Cleaning Services	550	4,950	6,600	75.00%
Op Supplies - General	-	4,062	6,000	67.70%
Op Supplies - Uniforms	-	339	600	56.50%
Supplies - Misc.	-	429	600	71.50%
Subscriptions and Memberships	150	4,484	400	1121.00%
Conference and Seminars	-	-	1,000	0.00%
Total Right of Way	127,860	1,295,148	1,696,478	76.34%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	JUN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Common Area				
R&M-General	2,570	44,774	17,000	263.38%
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	5,508	7,391	74.52%
Park Improvements	-	-	289,300	0.00%
Total Common Area	3,182	53,257	319,391	16.67%
TOTAL EXPENDITURES	169,728	1,840,186	2,602,453	70.71%
Excess (deficiency) of revenues				
Over (under) expenditures	(132,851)	772,273	-	0.00%
Net change in fund balance	<u>\$ (132,851)</u>	<u>\$ 772,273</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2021)		3,699,917	3,699,917	
FUND BALANCE, ENDING		<u>\$ 4,472,190</u>	<u>\$ 3,699,917</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	JUN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 19	\$ 197	\$ 1,000	19.70%
Special Assmnts- Tax Collector	727	56,138	56,138	100.00%
Special Assmnts- Discounts	22	(2,088)	(2,246)	92.97%
Gate Bar Code/Remotes	-	162	-	0.00%
TOTAL REVENUES	768	54,409	54,892	99.12%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	15	1,081	1,122	96.35%
Misc-Credit Card Fees	-	5	15	33.33%
Total Administration	15	1,086	1,137	95.51%
Right of Way				
Communication - Teleph - Field	249	2,758	3,300	83.58%
Electricity - Streetlights	527	4,743	5,500	86.24%
Insurance - General Liability	-	1,707	1,832	93.18%
R&M-General	6,130	24,640	19,700	125.08%
R&M-Gate	104	5,718	6,340	90.19%
Reserve - Roadways	-	-	17,083	0.00%
Total Right of Way	7,010	39,566	53,755	73.60%
TOTAL EXPENDITURES	7,025	40,652	54,892	74.06%
Excess (deficiency) of revenues Over (under) expenditures	(6,257)	13,757	-	0.00%
Net change in fund balance	<u>\$ (6,257)</u>	<u>\$ 13,757</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2021)		362,995	362,995	
FUND BALANCE, ENDING		<u>\$ 376,752</u>	<u>\$ 362,995</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	JUN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1	\$ 12	\$ 150	8.00%
Special Assmnts- Tax Collector	234	18,057	18,057	100.00%
Special Assmnts- Discounts	7	(672)	(722)	93.07%
TOTAL REVENUES	242	17,397	17,485	99.50%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	5	348	361	96.40%
Total Administration	5	348	361	96.40%
Right of Way				
R&M-Streetlights	1,840	15,629	17,124	91.27%
Total Right of Way	1,840	15,629	17,124	91.27%
TOTAL EXPENDITURES	1,845	15,977	17,485	91.38%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,603)	1,420	-	0.00%
Net change in fund balance	\$ (1,603)	\$ 1,420	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		20,967	20,967	
FUND BALANCE, ENDING		\$ 22,387	\$ 20,967	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	JUN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1	\$ 10	\$ 65	15.38%
Special Assmnts- Tax Collector	76	5,842	5,842	100.00%
Special Assmnts- Discounts	2	(217)	(234)	92.74%
TOTAL REVENUES	79	5,635	5,673	99.33%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	2	113	117	96.58%
Misc-Credit Card Fees	-	-	5	0.00%
Total Administration	2	113	122	92.62%
Right of Way				
Communication - Teleph - Field	155	1,365	1,800	75.83%
Insurance - General Liability	-	2,811	3,017	93.17%
R&M-General	-	3,566	1,500	237.73%
R&M-Gate	1,137	4,056	1,500	270.40%
R&M-Streetlights	30	264	500	52.80%
Reserve - Roadways	-	-	2,160	0.00%
Total Right of Way	1,322	12,062	10,477	115.13%
TOTAL EXPENDITURES	1,324	12,175	10,599	114.87%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,245)	(6,540)	(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	\$ (1,245)	\$ (6,540)	\$ (4,926)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		17,495	17,495	
FUND BALANCE, ENDING		\$ 10,955	\$ 12,569	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	JUN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 2	\$ 24	\$ 150	16.00%
Special Assmnts- Tax Collector	71	5,520	5,520	100.00%
Special Assmnts- Discounts	2	(205)	(221)	92.76%
TOTAL REVENUES	75	5,339	5,449	97.98%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	1	106	110	96.36%
Total Administration	1	106	110	96.36%
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	1	106	5,449	1.95%
Excess (deficiency) of revenues Over (under) expenditures	74	5,233	-	0.00%
Net change in fund balance	\$ 74	\$ 5,233	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		43,927	43,927	
FUND BALANCE, ENDING		\$ 49,160	\$ 43,927	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	JUN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 17	\$ 180	\$ 500	36.00%
Special Assmnts- Tax Collector	4,455	344,186	344,186	100.00%
Special Assmnts- Discounts	134	(12,801)	(13,767)	92.98%
Gate Bar Code/Remotes	210	2,375	-	0.00%
Insurance Reimbursements	-	13,290	-	0.00%
TOTAL REVENUES	4,816	347,230	330,919	104.93%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	92	6,628	6,884	96.28%
Misc-Credit Card Fees	7	90	80	112.50%
Total Administration	99	6,718	6,964	96.47%
Right of Way				
Contracts-Security Services	18,227	165,280	176,200	93.80%
Contracts-Pest Control	20	180	240	75.00%
Communication - Teleph - Field	174	1,577	2,100	75.10%
Insurance - General Liability	-	954	1,024	93.16%
R&M-General	547	46,994	21,760	215.97%
R&M-Gate	2,101	11,539	10,000	115.39%
R&M-Streetlights	5,218	44,473	52,000	85.53%
Reserve - Roadways	-	-	60,631	0.00%
Total Right of Way	26,287	270,997	323,955	83.65%
TOTAL EXPENDITURES	26,386	277,715	330,919	83.92%
Excess (deficiency) of revenues Over (under) expenditures	(21,570)	69,515	-	0.00%
Net change in fund balance	<u>\$ (21,570)</u>	<u>\$ 69,515</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2021)		329,838	329,838	
FUND BALANCE, ENDING		<u>\$ 399,353</u>	<u>\$ 329,838</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	JUN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 4	\$ 41	\$ 300	13.67%
Special Assmnts- Tax Collector	208	16,056	16,056	100.00%
Special Assmnts- Discounts	6	(597)	(642)	92.99%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	218	15,565	15,714	99.05%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4	309	322	95.96%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	4	309	332	93.07%
Right of Way				
Communication - Teleph - Field	125	1,126	1,450	77.66%
Insurance - General Liability	-	351	377	93.10%
R&M-General	-	-	1,000	0.00%
R&M-Gate	-	3,111	3,800	81.87%
R&M-Streetlights	533	4,691	5,800	80.88%
Reserve - Roadways	-	-	2,955	0.00%
Total Right of Way	658	9,279	15,382	60.32%
TOTAL EXPENDITURES	662	9,588	15,714	61.02%
Excess (deficiency) of revenues Over (under) expenditures	(444)	5,977	-	0.00%
Net change in fund balance	<u>\$ (444)</u>	<u>\$ 5,977</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2021)		76,369	76,369	
FUND BALANCE, ENDING		<u>\$ 82,346</u>	<u>\$ 76,369</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	JUN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 6	\$ 67	\$ -	0.00%
Special Assmnts- Tax Collector	1,635	126,326	126,326	100.00%
Special Assmnts- Discounts	49	(4,698)	(5,053)	92.97%
TOTAL REVENUES	1,690	121,695	121,273	100.35%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	34	2,433	2,527	96.28%
Total Administration	34	2,433	2,527	96.28%
Right of Way				
R&M-Streetlights	10,064	87,390	105,000	83.23%
Reserve - Roadways	-	-	13,746	0.00%
Total Right of Way	10,064	87,390	118,746	73.59%
TOTAL EXPENDITURES	10,098	89,823	121,273	74.07%
Excess (deficiency) of revenues Over (under) expenditures	(8,408)	31,872	-	0.00%
Net change in fund balance	\$ (8,408)	\$ 31,872	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		122,750	122,750	
FUND BALANCE, ENDING		\$ 154,622	\$ 122,750	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	JUN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1	\$ 11	\$ 90	12.22%
Special Assmnts- Tax Collector	101	7,778	7,778	100.00%
Special Assmnts- Discounts	3	(289)	(311)	92.93%
TOTAL REVENUES	105	7,500	7,557	99.25%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	2	150	156	96.15%
Total Administration	2	150	156	96.15%
Right of Way				
R&M-Streetlights	504	4,295	4,999	85.92%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	504	4,295	7,401	58.03%
TOTAL EXPENDITURES	506	4,445	7,557	58.82%
Excess (deficiency) of revenues Over (under) expenditures	(401)	3,055	-	0.00%
Net change in fund balance	\$ (401)	\$ 3,055	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		20,540	20,540	
FUND BALANCE, ENDING		\$ 23,595	\$ 20,540	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2022

ACCOUNT DESCRIPTION	JUN-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 12	\$ 124	\$ 500	24.80%
Special Assmnts- Tax Collector	329	25,447	25,447	100.00%
Special Assmnts- Discounts	10	(946)	(1,018)	92.93%
Gate Bar Code/Remotes	-	226	-	0.00%
TOTAL REVENUES	351	24,851	24,929	99.69%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	7	490	509	96.27%
Misc-Credit Card Fees	-	1	10	10.00%
Total Administration	7	491	519	94.61%
Right of Way				
Insurance - General Liability	-	402	431	93.27%
R&M-General	26	26	5,551	0.47%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	-	2,412	5,000	48.24%
Internet Services	120	1,079	1,500	71.93%
Reserve - Roadways	-	-	8,928	0.00%
Total Right of Way	146	3,919	24,410	16.05%
TOTAL EXPENDITURES	153	4,410	24,929	17.69%
Excess (deficiency) of revenues Over (under) expenditures	198	20,441	-	0.00%
Net change in fund balance	\$ 198	\$ 20,441	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		227,153	227,153	
FUND BALANCE, ENDING		\$ 247,594	\$ 227,153	

**Westchase
Community Development District**

Supporting Schedules

June 30, 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
02/04/22	37,023	809	756	38,588	31,511	656	211	68
03/04/22	28,334	369	578	29,281	23,911	498	160	52
04/06/22	79,992	7	1,633	81,632	66,661	1,388	447	144
05/06/22	11,542	(303)	236	11,475	9,370	195	63	20
06/10/22	16,051	(477)	328	15,902	12,985	270	87	28
06/17/22 *	27,070	(805)	552	26,818	21,900	456	147	47
TOTAL	3,114,299	122,757	63,557	3,300,614	2,695,264	56,138	18,057	5,842
% COLLECTED					100%	100%	100%	100%
TOTAL O/S					-	-	-	-

* Tax Certificate Sale.

**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
02/04/22	65	4,024	188	1,477	91	298
03/04/22	49	3,053	142	1,121	69	226
04/06/22	137	8,513	397	3,124	192	629
05/06/22	19	1,197	56	439	27	88
06/10/22	27	1,658	77	609	37	123
06/17/22 *	45	2,797	130	1,026	63	207
TOTAL	5,520	344,186	16,056	126,326	7,778	25,447
% COLLECTED	100%	100%	100%	100%	100%	100%
TOTAL O/S	-	-	-	-	-	-

Cash & Investment Report
June 30, 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	\$ 785,563
Money Market Account	5-07-12	n/a	South State Bank	0.05%	<u>5,827,204</u>
				Total	<u>\$ 6,612,767</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. 06-2022
Statement Date 6/30/2022

G/L Balance (LCY)	785,563.29	Statement Balance	886,964.68
G/L Balance	785,563.29	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	886,964.68
Subtotal	785,563.29	Outstanding Checks	101,401.39
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	785,563.29	Ending Balance	785,563.29
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
12/9/2021	Payment	12180	BRIAN M. ROSS	184.70	0.00	184.70
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
3/4/2022	Payment	12271	BRIAN M. ROSS	184.70	0.00	184.70
4/14/2022	Payment	12333	NETWORK FACTOR INC	29.00	0.00	29.00
5/19/2022	Payment	12358	A and D ARCHITECTURAL	340.00	0.00	340.00
5/19/2022	Payment	12374	WESCO TURF, INC.	672.00	0.00	672.00
6/1/2022	Payment	12389	PETE'S TREE	2,500.00	0.00	2,500.00
6/16/2022	Payment	12411	WESCO TURF, INC.	402.75	0.00	402.75
6/20/2022	Payment	DD6140	Payment of Invoice 025482 Card Asset Pymt clrd 7.5.22	3,020.83	0.00	3,020.83
6/24/2022	Payment	12412	BRIAN M. ROSS	184.70	0.00	184.70
6/24/2022	Payment	12414	A & B AQUATICS	9,833.33	0.00	9,833.33
6/24/2022	Payment	12415	AG OUTSHINES LLC	1,125.00	0.00	1,125.00
6/24/2022	Payment	12416	ARBORIST ABOARD INC	15,000.00	0.00	15,000.00
6/24/2022	Payment	12417	DAVEY TREE EXPERT CO	46,659.01	0.00	46,659.01
6/24/2022	Payment	12418	ERIN McCORMICK LAW PA	8,927.00	0.00	8,927.00
6/24/2022	Payment	12419	HUGHES EXTERMINATORS INC	48.00	0.00	48.00
6/24/2022	Payment	12420	TAYLOR TREE & LAND MGNT	6,400.00	0.00	6,400.00
6/24/2022	Payment	12421	TRIANGLE POOL SERVICE	240.00	0.00	240.00
6/30/2022	Payment	12422	BURGESS HEATING & AIR INC	125.00	0.00	125.00
6/30/2022	Payment	12423	DAVEY TREE EXPERT CO	804.78	0.00	804.78
6/30/2022	Payment	12424	FLORIDA JETCLEAN INC	750.00	0.00	750.00
6/30/2022	Payment	12425	HILLSBOROUGH COUNTY	1,777.75	0.00	1,777.75
6/30/2022	Payment	12426	WESCO TURF, INC.	1,823.44	0.00	1,823.44
Total Outstanding Checks.....				101,401.39		101,401.39

Access All of Your Accounts Instantly

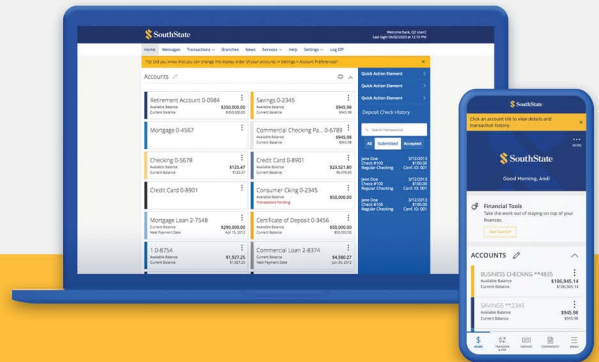
ONLINE & MOBILE BANKING

Stay organized with our secure digital offerings.

- Manage Your Accounts
- Pay Bills Online
- Send Money to Friends
- Set Up Account Alerts
- Mobile Deposit Checks
- Instant Balance
- Face ID/Fingerprint Sign On
- Budget & Track Goals

Enroll online today at SouthStateBank.com/OnlineBanking or download our Mobile App to get started.

Internet service provider and/or message data rates may apply. Member FDIC.



COMMERCIAL ANALYSIS-XXXXXXXXXXXX7247

Account Summary

Date	Description	Amount
06/01/2022	Beginning Balance	\$526,630.47
	14 Credit(s) This Period	\$544,122.28
	56 Debit(s) This Period	\$183,788.07
06/30/2022	Ending Balance	\$886,964.68

Please be aware effective July 11, 2022, SouthState will no longer charge a fee to sweep funds from a linked checking, savings or money market account or line of credit to cover an overdraft. As a result, reference to the Overdraft Sweep Fee (per transfer) of \$12 will be removed from the Business Account Fee Schedule and the Courtesy Overdraft Privilege Business Account Disclosure.

Deposits

Date	Description	Amount
06/30/2022	589078 ACCOUNT TRANSFER FROM BUS MONEY MARKET 19332653 8:00	\$500,000.00
	1 item(s) totaling \$500,000.00	

Other Credits

Date	Description	Amount
06/01/2022	Square Inc 220601P2 L204314066745	\$72.52
06/07/2022	Square Inc 220607P2 L204314207172	\$33.68
06/08/2022	Square Inc 220608P2 L204314227364	\$101.35
06/09/2022	Square Inc 220609P2 L204314246079	\$96.80
06/10/2022	Square Inc 220610P2 L204314267564	\$72.52
06/10/2022	HLLS TAX LICENS DIST ID575 DN022037	\$16,051.10
06/13/2022	Square Inc 220613P2 L204314335711	\$72.52
06/17/2022	Square Inc 220617P2 L204314429361	\$72.52
06/17/2022	HLLS TAX LICENS DIST ID578 DN022037	\$27,070.44
06/23/2022	Square Inc 220623P2 L204314572813	\$67.67
06/24/2022	Square Inc 220624P2 L204314589124	\$145.04
06/29/2022	Square Inc 220629P2 L204314713129	\$96.80
06/30/2022	Square Inc 220630P2 L204314730678	\$169.32
	13 item(s) totaling \$44,122.28	

Electronic Debits

Date	Description	Amount
06/02/2022	ADT SECURITY SER PAYMENT 295952927	\$167.70
06/02/2022	Westchase Co7247 PAYMENTJNL -SETT-A455TNAV	\$11,694.49

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

Date	Description	Amount
06/03/2022	HC-WATER INTERNET 043000092533254	\$1,156.97
06/08/2022	WESTCHASE CDD 401K 07C692Z3	\$1,616.72
06/09/2022	IRS USATAXPYMT 270256031157841	\$153.00
06/09/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$738.80
06/09/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$11,276.51
06/10/2022	IRS USATAXPYMT 270256175777949	\$3,686.67
06/15/2022	SAMS CLUB SYNCB SAMS EPAY 733755915	\$72.82
06/15/2022	VERIZON WIRELESS PAYMENTS 024226654000001	\$147.34
06/16/2022	TECO/PEOPLE GAS UTILITYBIL 211023040531	\$6.27
06/16/2022	FLA DEPT REVENUE C01 426517977	\$92.42
06/21/2022	SPECTRUM SPECTRUM 1550114	\$1,634.53
06/22/2022	WESTCHASE CDD 401K 07C692Z3	\$1,612.75
06/23/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$11,123.41
06/23/2022	TECO/PEOPLE GAS UTILITYBIL 321000010710	\$20,371.93
06/24/2022	IRS USATAXPYMT 270257555927551	\$91.80
06/24/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$369.40
06/24/2022	IRS USATAXPYMT 270257555373677	\$3,462.34
		19 item(s) totaling \$69,475.87

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
12324	06/30/2022	\$184.70	12394	06/14/2022	\$9,500.00
12356*	06/30/2022	\$184.70	12395	06/28/2022	\$230.00
12367*	06/15/2022	\$29.00	12396	06/14/2022	\$834.25
12376*	06/02/2022	\$5,619.48	12397	06/14/2022	\$1,645.00
12378*	06/07/2022	\$3,600.00	12398	06/13/2022	\$410.03
12379	06/01/2022	\$4,916.56	12399	06/30/2022	\$184.70
12380	06/08/2022	\$17,250.00	12400	06/17/2022	\$1,925.00
12381	06/10/2022	\$48.00	12401	06/15/2022	\$827.00
12382	06/03/2022	\$65.84	12402	06/22/2022	\$150.00
12383	06/03/2022	\$6,000.00	12403	06/15/2022	\$20.00
12384	06/03/2022	\$562.88	12404	06/15/2022	\$3,035.00
12385	06/08/2022	\$10,100.00	12405	06/22/2022	\$29.00
12386	06/07/2022	\$259.00	12406	06/15/2022	\$19,113.21
12387	06/09/2022	\$7,168.06	12407	06/16/2022	\$40.00
12388	06/08/2022	\$3,265.11	12408	06/23/2022	\$2,058.00
12390*	06/13/2022	\$282.50	12409	06/28/2022	\$1,301.06
12391	06/07/2022	\$138.95	12410	06/27/2022	\$2,425.00
12392	06/15/2022	\$8,750.00	12413*	06/28/2022	\$2,105.61
12393	06/15/2022	\$54.56			

* Indicates skipped check number

37 item(s) totaling \$114,312.20

Daily Balances

Date	Amount	Date	Amount	Date	Amount
06/01/2022	\$521,786.43	06/13/2022	\$452,953.69	06/23/2022	\$397,092.83
06/02/2022	\$504,304.76	06/14/2022	\$440,974.44	06/24/2022	\$393,314.33
06/03/2022	\$496,519.07	06/15/2022	\$408,925.51	06/27/2022	\$390,889.33
06/07/2022	\$492,554.80	06/16/2022	\$408,786.82	06/28/2022	\$387,252.66
06/08/2022	\$460,424.32	06/17/2022	\$434,004.78	06/29/2022	\$387,349.46
06/09/2022	\$441,184.75	06/21/2022	\$432,370.25	06/30/2022	\$886,964.68
06/10/2022	\$453,573.70	06/22/2022	\$430,578.50		

WESTCHASE

Community Development District

Payment Register by Fund
For the Period from 6/1/22 to 6/30/22
(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	12385	06/01/22	A & B AQUATICS	2026204894	De-root all aquatic vegetation/haul away (blue are	R&M-Aquascaping	546006-53801	\$8,750.00
001	12385	06/01/22	A & B AQUATICS	2026204898	Actuating Fntn/rmv old motor & install new motor	replacement shires actuating fountain	546032-53801	\$1,350.00
001	12387	06/01/22	ERIN McCORMICK LAW PA	10574	3/11/22-4/11/22 LEGAL SERVICES	ProfServ-Legal Services	531023-51401	\$7,168.06
001	12388	06/01/22	HILLSBOROUGH COUNTY	CCI-2022-00401	APRIL 2022 Off Duty Security	April	534031-53901	\$1,683.45
001	12388	06/01/22	HILLSBOROUGH COUNTY	CCI-2022-00296	MARCH 2022 Off Duty Security	Contracts-Police	534031-53901	\$1,581.66
001	12390	06/01/22	TIMES PUBLISHING CO	0000226871	05/18/22 Notice of Qualifying Period (acct 108442)	Legal Advertising	548002-51301	\$282.50
001	12391	06/01/22	TRIANGLE POOL SERVICE	108520	Valve rpr, new vacuum gauge on circulation pump	R&M-Fountain	546032-53801	\$138.95
001	12393	06/06/22	GRAINGER	SO1445111600	2 RADIAL BEARINGS (#6L027 RTRND)	R&M-General	546001-53901	\$54.56
001	12394	06/06/22	MARK LANE TONNY	819003	Shires Monument & Columns repair/accident	R&M-Walls and Signage	546106-53901	\$9,500.00
001	12396	06/06/22	RICHARD LEE REPORTING	9358	05/03/22 WESTCHASE CDD MEETING	ProfServ-Recording Secretary	531036-51301	\$834.25
001	12397	06/06/22	TKOT ENTERPRISES, LLC	183043	06/01/22-06/30/22 CLEANING	Restroom CLeaning Parks	546001-57208	\$995.00
001	12397	06/06/22	TKOT ENTERPRISES, LLC	183043	06/01/22-06/30/22 CLEANING	shop and office	551008-53901	\$550.00
001	12401	06/10/22	BURGESS HEATING & AIR INC	5710	Level 10 performed on office AC System	R&M-General	546001-53901	\$299.00
001	12402	06/10/22	FLORIDA DEPT OF HEALTH	29-BID-5899548	WPV FNTN PERMIT 29-60-1675855	Subscriptions and Memberships	554001-53901	\$150.00
001	12404	06/10/22	JMT	33-193207	04/24/22-05/21/22 ENG SRVCS	ProfServ-Engineering	531013-53901	\$3,035.00
001	12405	06/10/22	NETWORK FACTOR INC	113420	JUNE 911 EMERGENCY SRVCS	Communication - Teleph - Field	541005-53901	\$29.00
001	12407	06/10/22	SIMPLE COMMUNICATIONS TECHNOLOGIES	16391VZW	June Satellite/VZW DATA PLAN 708033	R&M-Irrigation	546041-53901	\$20.00
001	12407	06/10/22	SIMPLE COMMUNICATIONS TECHNOLOGIES	16392VZW	June Satellite/VZW DATA PLAN 751579	R&M-Irrigation	546041-53901	\$20.00
001	12408	06/16/22	IRRIGATION DESIGN ASSOCIATES INC.	17037	05/05/22-06/03/22 Irrigation wire tracking	R&M-Irrigation	546041-53901	\$2,058.00
001	12410	06/16/22	RAP ELECTRIC LLC	1383	remove and reset the lights in the tunnel for the	R&M-General	546001-57208	\$1,325.00
001	12410	06/16/22	RAP ELECTRIC LLC	1385	troubleshooting lights Sheldon & Linebaugh	R&M-General	546001-57208	\$250.00
001	12410	06/16/22	RAP ELECTRIC LLC	1384	Cavendish Fountain replace bad wire & connector	R&M-Fountain	546032-57208	\$850.00
001	12411	06/16/22	WESCO TURF, INC.	197485778	Controller Repaired	R&M-Irrigation	546041-53901	\$402.75
001	12413	06/23/22	PALMDALE OIL COMPANY, INC	1779809	431.1 GALLON FUEL - ACCT #80180172	4.88 per gallon	540004-53901	\$2,105.61
001	12414	06/24/22	A & B AQUATICS	2026204984	JUNE 2022 AQUATIC SVC	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	12415	06/24/22	AG OUTSHINES LLC	1364	WPV, Glenciff, Baybridge: Rmv Graffiti, Sanitize	R&M-General	546001-53901	\$1,125.00
001	12416	06/24/22	ARBORIST ABOARD INC	1971	Street Tree evaluation/Board Approved	R&M-Grounds	546037-53901	\$15,000.00
001	12417	06/24/22	DAVEY TREE EXPERT CO	916544372	MAY LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$46,434.01
001	12417	06/24/22	DAVEY TREE EXPERT CO	916593722	5/17/22: Irrig rpr-wire tracking clock 3, zone 30	R&M-Irrigation	546041-53901	\$225.00
001	12418	06/24/22	ERIN McCORMICK LAW PA	10591	5/18/22-6/20/22 LEGAL SERVICES	ProfServ-Legal Services	531023-51401	\$8,927.00
001	12419	06/24/22	HUGHES EXTERMINATORS INC	47362085	06/14/22 PEST & RODENT CONTROL	Contracts-Pest Control	534125-53901	\$48.00
001	12420	06/24/22	TAYLOR TREE & LAND MGNT	1211	4 Days of Forestry Mulching	3 days of Cut backs	546037-53901	\$6,400.00
001	12421	06/24/22	TRIANGLE POOL SERVICE	108994	Electrical Diagnostic for Splash Pad Pump	R&M-Fountain	546032-53801	\$240.00
001	12422	06/30/22	BURGESS HEATING & AIR INC	5711	Mini Split Diagnostic WPV	R&M-General	546001-53901	\$125.00
001	12423	06/30/22	DAVEY TREE EXPERT CO	916617231	5/18/22 IRRIG RPRS	R&M-Irrigation	546041-53901	\$804.78
001	12425	06/30/22	HILLSBOROUGH COUNTY	CCI-2022-00503	MAY 2022 Off Duty Security	Contracts-Police	534031-53901	\$1,777.75
001	12426	06/30/22	WESCO TURF, INC.	41081303	1 yr precision ET, NSN Support incl comp warranty	R&M-Irrigation	546041-53901	\$1,320.00
001	12426	06/30/22	WESCO TURF, INC.	47602910	Repair Kenwood radio/rplce damaged parts	R&M-Irrigation	546041-53901	\$503.44
001	DD6073	06/10/22	ADT SECURITY SERVICES INC - ACH	920537689 ACH	06/01/22-08/31/22 Security Monitoring	Contracts-Security Alarms	534090-53901	\$167.70
001	DD6074	06/02/22	INFRAMARK, LLC - EFT	77692 EFT	MAY MNGT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$10,010.83
001	DD6074	06/02/22	INFRAMARK, LLC - EFT	77692 EFT	MAY MNGT SRVCS	Postage and Freight	541006-51301	\$32.86
001	DD6074	06/02/22	INFRAMARK, LLC - EFT	77692 EFT	MAY MNGT SRVCS	Printing and Binding	547001-51301	\$20.80
001	DD6075	06/02/22	OLM INC - EFT	39559	05/19/22 Landscape Inspection	Contracts-Other Services	534033-53901	\$1,630.00
001	DD6078	06/20/22	BOCC - ACH WATER	052022-0000 ACH	04/09/22-05/10/22 WATER UTILITIES	Utility - General	543001-53901	\$619.00
001	DD6078	06/20/22	BOCC - ACH WATER	052022-0000 ACH	04/09/22-05/10/22 WATER UTILITIES	Utility - Reclaimed Water	543028-53901	\$493.84
001	DD6100	06/10/22	DECIMAL, INC. - ACH	060722 ACH	ACH P/D 06/10/22	Deferred Compensation-Current	235000	\$1,616.72
001	DD6101	06/10/22	SAM'S CLUB	052522-3920 ACH	Sam's Club - Old invoices	renewal	554001-53901	\$45.00
001	DD6101	06/10/22	SAM'S CLUB	052522-3920 ACH	Sam's Club - Old invoices	cleaning rags	546001-53901	\$27.82
001	DD6120	06/20/22	CHARTER COMMUNICATIONS	084471601053122 ACH	05/30/22-06/29/22 0050844716-01	OFFICE	541005-53901	\$199.97
001	DD6120	06/20/22	CHARTER COMMUNICATIONS	084471601053122 ACH	05/30/22-06/29/22 0050844716-01	BAYBRIDGE	549031-57208	\$204.00
001	DD6120	06/20/22	CHARTER COMMUNICATIONS	084471601053122 ACH	05/30/22-06/29/22 0050844716-01	GLENCLIFF	549031-57208	\$204.00
001	DD6120	06/20/22	CHARTER COMMUNICATIONS	084471601053122 ACH	05/30/22-06/29/22 0050844716-01	WPV	549031-57208	\$204.00

WESTCHASE

Community Development District

Payment Register by Fund
For the Period from 6/1/22 to 6/30/22
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD6121	06/20/22	DECIMAL, INC. - ACH	062122 ACH	ACH PD 06/24/22	Deferred Compensation-Current	235000	\$1,612.75
001	DD6122	06/20/22	TECO - ACH	060622-0710 ACH	04/21/22-05/19/22 Lighting Svcs	Utility - General	543001-53901	\$1,523.77
001	DD6122	06/20/22	TECO - ACH	060622-0710 ACH	04/21/22-05/19/22 Lighting Svcs	Utility - General	543001-53901	\$132.16
001	DD6124	06/20/22	VERIZON FLORIDA LLC - ACH	9907177067 ACH	04/24/22-05/23/22 242266540-00001	Communication - Teleph - Field	541005-53901	\$147.34
001	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	Bollard for WPV & Greens Bridge	546001-53901	\$168.43
001	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	Ionos	551002-53901	\$26.00
001	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	Trassig-Green/Black x2	546001-53901	\$939.04
001	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	oil autozone	546001-53901	(\$22.00)
001	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	fuel	540004-53901	\$26.51
001	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	Felix sod	546037-53901	\$480.00
001	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	autozone	546001-53901	\$123.49
001	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	Gaston Debris removal	546037-53901	\$500.00
001	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	fuel	540004-53901	\$79.25
001	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	autozone	546001-53901	\$71.96
001	DD6146	06/15/22	TECO - ACH	052522-0710 ACH	04/21/22-05/19/22 9840 W Linebaugh Ave	Utility - General	543001-53901	\$25.58
001	DD6146	06/15/22	TECO - ACH	052522-0710 ACH	TECO applied credit prior to auto draft	Utility - General	543001-53901	(\$19.31)
Fund Total								\$157,487.61

GENERAL FUND - HARBOR LINKS (002) - 002

002	12386	06/01/22	ARETE INDUSTRIES	CS/2022/7952	ENTRANCE REPLACEMENT SIGN	R&M-General	546001-53901	\$259.00
002	12392	06/06/22	CENTRAL CONCRETE PRODUCTS	4710	05/02/22 SIDEWALK RPRS	12111 curbing	546001-53901	\$1,400.00
002	12400	06/10/22	ACPLM INC	2022218	RESTIPING OF EXISTING LAYOUT	R&M-General	546001-53901	\$1,925.00
002	DD6120	06/20/22	CHARTER COMMUNICATIONS	084471601053122 ACH	05/30/22-06/29/22 0050844716-01	RADCLIFF	541005-53901	\$124.56
002	DD6120	06/20/22	CHARTER COMMUNICATIONS	084471601053122 ACH	05/30/22-06/29/22 0050844716-01	PEABODY	541005-53901	\$124.56
002	DD6122	06/20/22	TECO - ACH	060622-0710 ACH	04/21/22-05/19/22 Lighting Svcs	Electricity - Streetlighting	543013-53901	\$526.63
002	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	gate signs	546001-53901	\$25.90
002	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	Doorking radcliff	546034-53901	\$51.95
002	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	Doorking peabody	546034-53901	\$51.95
Fund Total								\$4,489.55

GENERAL FUND - THE ENCLAVE (003) - 003

003	DD6122	06/20/22	TECO - ACH	060622-0710 ACH	04/21/22-05/19/22 Lighting Svcs	R&M-Streetlights	546095-53901	\$1,840.09
Fund Total								\$1,840.09

GENERAL FUND - SAVILLE ROW (004) - 004

004	12395	06/06/22	MO'ZART DESIGNS	22-6528	Saville Row Gate/Operator Arm repair/clutch key	R&M-Gate	546034-53901	\$230.00
004	12409	06/16/22	MO'ZART DESIGNS	22-6556	Saville Row gate rprs 09/06/22 accident	accident by delivery truck 9/6/ at 9:40	546034-53901	\$1,111.06
004	DD6120	06/20/22	CHARTER COMMUNICATIONS	084471601053122 ACH	05/30/22-06/29/22 0050844716-01	SAVILLE ROWE	541005-53901	\$154.97
004	DD6122	06/20/22	TECO - ACH	060622-0710 ACH	04/21/22-05/19/22 Lighting Svcs	R&M-Streetlights	546095-53901	\$30.42
004	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	gate signs	546034-53901	\$25.90
Fund Total								\$1,552.35

WESTCHASE

Community Development District

Payment Register by Fund
For the Period from 6/1/22 to 6/30/22
(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 - THE GREENS (102) - 102								
102	12389	06/01/22	PETE'S TREE	1218	Greens- street tree removal/trimming	R&M-General	546001-53901	\$2,500.00
102	12392	06/06/22	CENTRAL CONCRETE PRODUCTS	4710	05/02/22 SIDEWALK RPRS	Gretna green 9707,9709	546001-53901	\$7,350.00
102	12397	06/06/22	TKOT ENTERPRISES, LLC	183043	06/01/22-06/30/22 CLEANING	Guard House	546001-53901	\$100.00
102	12401	06/10/22	BURGESS HEATING & AIR INC	5731	Greens Guardhouse AC Maint & Repairs	R&M-General	546001-53901	\$528.00
102	12403	06/10/22	HUGHES EXTERMINATORS INC	60638C	5/16/22 Greens Pest Control #1054258	Contracts-Pest Control	534125-53901	\$20.00
102	12406	06/10/22	SECURITAS SECURITY	10831944	May 2022 Security-GREENS (#34346)	Contracts-Security Services	534037-53901	\$19,113.21
102	12409	06/16/22	MO'ZART DESIGNS	22-6564	Greens - receiver issue at the gate	R&M-Gate	546034-53901	\$190.00
102	12424	06/30/22	FLORIDA JETCLEAN INC	14536	Greens Storm Pipe Jetting (3 hrs)	R&M-General	546001-53901	\$750.00
102	DD6078	06/20/22	BOCC - ACH WATER	052022-0000 ACH	04/09/22-05/10/22 WATER UTILITIES	R&M-General	546001-53901	\$44.13
102	DD6120	06/20/22	CHARTER COMMUNICATIONS	084471601053122 ACH	05/30/22-06/29/22 0050844716-01	THE GREENS	541005-53901	\$174.11
102	DD6122	06/20/22	TECO - ACH	060622-0710 ACH	04/21/22-05/19/22 Lighting Svcs	R&M-Streetlights	546095-53901	\$5,217.60
102	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	Freedman Office Furniture	546001-53901	\$446.55
Fund Total								\$36,433.60
GENERAL FUND - STONEBRIDGE (103) - 103								
103	DD6120	06/20/22	CHARTER COMMUNICATIONS	084471601053122 ACH	05/30/22-06/29/22 0050844716-01	STONEBRIDGE	541005-53901	\$124.56
103	DD6122	06/20/22	TECO - ACH	060622-0710 ACH	04/21/22-05/19/22 Lighting Svcs	R&M-Streetlights	546095-53901	\$532.80
Fund Total								\$657.36
GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104) - 104								
104	DD6122	06/20/22	TECO - ACH	060622-0710 ACH	04/21/22-05/19/22 Lighting Svcs	R&M-Streetlights	546095-53901	\$10,145.77
104	DD6122	06/20/22	TECO - ACH	060622-0710 ACH	04/21/22-05/19/22 Lighting Svcs	R&M-Streetlights	546095-53901	(\$81.71)
Fund Total								\$10,064.06
GENERAL FUND - WEST PARK VILLAGE (324-C5) (105) - 105								
105	DD6122	06/20/22	TECO - ACH	060622-0710 ACH	04/21/22-05/19/22 Lighting Svcs	R&M-Streetlights	546095-53901	\$504.40
Fund Total								\$504.40
GENERAL FUND - VINEYARDS (106) - 106								
106	DD6120	06/20/22	CHARTER COMMUNICATIONS	084471601053122 ACH	05/30/22-06/29/22 0050844716-01	VINEYARD	549031-53901	\$119.80
106	DD6140	06/20/22	CARD SERVICES CENTER - ACH	051122-0566 ACH	5/13-6/7/22 CC Purchases	gate signs	546001-53901	\$25.90
Fund Total								\$145.70

WESTCHASE

Community Development District

Payment Register by Fund
For the Period from 6/1/22 to 6/30/22
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CLEARING FUND - 800								
800	DD6080	06/09/22	WALTER MARQUEZ	PAYROLL	June 09, 2022 Payroll Posting			\$537.33
800	DD6081	06/09/22	KRISTIAN GUNDERSEN	PAYROLL	June 09, 2022 Payroll Posting			\$488.38
800	DD6082	06/09/22	PATRICK J. MCLANE	PAYROLL	June 09, 2022 Payroll Posting			\$337.57
800	DD6083	06/09/22	DOUGLAS R. MAYS	PAYROLL	June 09, 2022 Payroll Posting			\$2,353.39
800	DD6084	06/09/22	SONJA WHYTE	PAYROLL	June 09, 2022 Payroll Posting			\$1,380.65
800	DD6085	06/09/22	LIVAN SOTO VIEGO	PAYROLL	June 09, 2022 Payroll Posting			\$1,666.72
800	DD6086	06/09/22	DANIEL P. HAWKINS	PAYROLL	June 09, 2022 Payroll Posting			\$652.30
800	DD6087	06/09/22	DANIEL R. WOOLLEY	PAYROLL	June 09, 2022 Payroll Posting			\$543.11
800	DD6088	06/09/22	CRISTIAN A. GUABA	PAYROLL	June 09, 2022 Payroll Posting			\$1,398.51
800	DD6089	06/09/22	CHAD E. FRISCO	PAYROLL	June 09, 2022 Payroll Posting			\$904.98
800	DD6090	06/09/22	KATHERINE A. LAMB	PAYROLL	June 09, 2022 Payroll Posting			\$398.51
800	DD6091	06/09/22	JASON C. BECKMAN	PAYROLL	June 09, 2022 Payroll Posting			\$205.02
800	DD6093	06/09/22	JAMES M. SCHNEIDER	PAYROLL	June 09, 2022 Payroll Posting			\$205.02
800	DD6094	06/09/22	MICHAEL R. MILILLO	PAYROLL	June 09, 2022 Payroll Posting			\$205.02
800	12398	06/10/22	GEOVANNY A. RODRIGUEZ, JR	PAYROLL	June 10, 2022 Payroll Posting			\$410.03
800	12399	06/09/22	BRIAN M. ROSS	PAYROLL	June 09, 2022 Payroll Posting			\$184.70
800	DD6095	06/09/22	GREGORY L. CHESNEY	PAYROLL	June 09, 2022 Payroll Posting			\$184.70
800	DD6096	06/09/22	MATTHEW W. LEWIS	PAYROLL	June 09, 2022 Payroll Posting			\$184.70
800	DD6097	06/09/22	FORREST D. BAUMHOVER	PAYROLL	June 09, 2022 Payroll Posting			\$184.70
800	DD6098	06/09/22	JAMES J. WIMSATT	PAYROLL	June 09, 2022 Payroll Posting			\$184.70
800	DD6102	06/23/22	ANDREW J. WILLIAMSON	PAYROLL	June 23, 2022 Payroll Posting			\$205.02
800	DD6103	06/23/22	WALTER MARQUEZ	PAYROLL	June 23, 2022 Payroll Posting			\$410.03
800	DD6104	06/23/22	KRISTIAN GUNDERSEN	PAYROLL	June 23, 2022 Payroll Posting			\$563.11
800	DD6105	06/23/22	PATRICK J. MCLANE	PAYROLL	June 23, 2022 Payroll Posting			\$337.57
800	DD6106	06/23/22	DOUGLAS R. MAYS	PAYROLL	June 23, 2022 Payroll Posting			\$2,353.39
800	DD6107	06/23/22	SONJA WHYTE	PAYROLL	June 23, 2022 Payroll Posting			\$1,380.65
800	DD6108	06/23/22	LIVAN SOTO VIEGO	PAYROLL	June 23, 2022 Payroll Posting			\$1,490.29
800	DD6109	06/23/22	DANIEL P. HAWKINS	PAYROLL	June 23, 2022 Payroll Posting			\$503.66
800	DD6110	06/23/22	DANIEL R. WOOLLEY	PAYROLL	June 23, 2022 Payroll Posting			\$179.55
800	DD6111	06/23/22	CRISTIAN A. GUABA	PAYROLL	June 23, 2022 Payroll Posting			\$1,547.00
800	DD6112	06/23/22	CHAD E. FRISCO	PAYROLL	June 23, 2022 Payroll Posting			\$478.37
800	DD6113	06/23/22	KATHERINE A. LAMB	PAYROLL	June 23, 2022 Payroll Posting			\$136.67
800	DD6114	06/23/22	JASON C. BECKMAN	PAYROLL	June 23, 2022 Payroll Posting			\$187.93
800	DD6115	06/23/22	DANIEL R. HEFFRON	PAYROLL	June 23, 2022 Payroll Posting			\$341.69
800	DD6116	06/23/22	JAMES M. SCHNEIDER	PAYROLL	June 23, 2022 Payroll Posting			\$598.45
800	DD6117	06/23/22	MICHAEL R. MILILLO	PAYROLL	June 23, 2022 Payroll Posting			\$410.03
800	12412	06/24/22	BRIAN M. ROSS	PAYROLL	June 24, 2022 Payroll Posting			\$184.70
800	DD6118	06/24/22	FORREST D. BAUMHOVER	PAYROLL	June 24, 2022 Payroll Posting			\$184.70
800	DD6119	06/24/22	JAMES J. WIMSATT	PAYROLL	June 24, 2022 Payroll Posting			\$184.70
Fund Total								\$24,287.55
Total Checks Paid								\$237,462.27

Third Order of Business

WESTCHASE
Community Development District

Annual Operating Budget
Fiscal Year 2023

Version 5 - Approved Tentative Budget
(Updated 7/22/22)

Prepared by:



Table of Contents**General Fund Budget**

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

Other Supporting Documents

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

Westchase
Community Development District

Operating Budget
Fiscal Year 2023

WESTCHASE

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUNE-2022	PROJECTED JULY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 25,524	\$ 9,391	\$ 11,000	\$ 2,888	\$ 963	\$ 3,851	\$ 6,000
Interest - Tax Collector	808	93	-	23	-	23	-
Special Assmnts- Tax Collector	2,708,385	2,617,206	2,695,264	2,695,264	-	2,695,264	2,711,480
Special Assmnts- Delinquents	486	-	-	-	-	-	-
Special Assmnts- Discounts	(99,386)	(97,599)	(107,811)	(100,244)	-	(100,244)	(108,459)
Other Miscellaneous Revenues	9,524	3,920	-	4,111	-	4,111	-
Pavilion Rental	6,759	5,454	4,000	10,417	-	10,417	4,000
TOTAL REVENUES	2,652,100	2,538,465	2,602,453	2,612,459	963	2,613,422	2,613,021
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	12,000	12,200	19,000	13,000	3,000	16,000	19,000
FICA Taxes	918	1,056	1,454	995	230	1,225	1,454
ProfServ-Dissemination Agent	2,000	2,000	-	-	-	-	-
ProfServ-Engineering	66,475	68,687	53,500	71,138	35,569	106,707	53,500
ProfServ-Legal Services	107,662	127,255	105,000	54,997	27,499	82,496	105,000
ProfServ-Mgmt Consulting Serv	113,349	116,858	120,130	90,097	30,034	120,130	123,734
ProfServ-Recording Secretary	8,533	7,836	11,000	7,489	2,496	9,985	11,000
Auditing Services	7,500	7,500	7,500	7,700	-	7,700	7,700
Postage and Freight	1,131	1,271	1,200	431	544	975	1,200
Insurance - General Liability	32,707	39,182	43,100	40,157	-	40,157	40,373
Printing and Binding	323	236	300	182	118	300	300
Legal Advertising	11,866	8,802	6,500	1,033	5,467	6,500	6,500
Misc-Assessmnt Collection Cost	27,665	29,832	46,205	51,900	-	51,900	46,530
Misc-Credit Card Fees	193	193	350	357	119	476	350
Misc-Contingency	30	-	100	1,500	100	1,600	1,600
Office Supplies	-	-	50	-	50	50	50
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	392,527	423,083	415,564	341,151	105,225	446,375	418,466
<i>Flood Control/Stormwater</i>							
Contracts-Lake and Wetland	118,000	118,000	118,000	88,500	29,500	118,000	118,000
Contracts-Fountain	7,020	7,020	7,020	5,685	2,025	7,710	8,100
R&M-Aquascaping	9,606	15,043	15,000	26,445	-	26,445	15,000
R&M-Drainage	19,505	33,026	28,000	24,647	10,000	34,647	27,280
R&M-Fountain	6,641	30,183	3,000	5,353	3,000	8,353	6,000
R&M-Lake Erosion	-	-	-	-	-	-	-
Impr - Lake Bank Restoration	75,194	-	-	-	-	-	-
Capital Outlay - Lake	27,601	-	-	-	-	-	-
Total Flood Control/Stormwater	263,567	203,272	171,020	150,630	44,525	195,155	174,380

WESTCHASE

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2020	FY 2021	BUDGET FY 2022	THRU JUNE-2022	JULY - SEP-2022	PROJECTED FY 2022	BUDGET FY 2023
Right of Way							
Payroll-Salaries	199,077	229,542	208,159	164,934	60,917	225,851	237,143
Payroll-Benefits	70,158	90,878	62,454	110,943	22,281	133,224	95,834
Payroll - Overtime	20,265	23,946	17,500	18,784	6,261	25,045	17,500
Payroll - Bonus	10,500	11,000	35,883	9,500	26,383	35,883	35,883
FICA Taxes	26,865	30,073	28,979	22,648	8,239	30,887	31,196
Contracts-Police	137,030	142,222	145,000	113,615	36,108	149,723	143,000
Contracts-Other Services	21,560	19,560	19,560	14,670	4,890	19,560	19,560
Contracts-Landscape	571,172	569,101	562,608	417,906	144,702	562,608	562,608
Contracts-Mulch	147,592	147,592	147,592	73,796	73,796	147,592	147,592
Contracts-Plant Replacement	58,293	55,799	73,626	55,886	18,629	74,515	74,515
Contracts-Road Cleaning	8,351	8,749	11,135	7,556	3,280	10,836	9,843
Contracts-Security Alarms	836	673	681	503	168	671	671
Contracts-Pest Control	576	576	540	432	144	576	576
Contracts-Other Landscape	480	-	-	-	-	-	-
Fuel, Gasoline and Oil	9,452	12,560	13,000	11,178	8,226	19,404	13,000
Communication - Teleph - Field	4,812	5,078	5,000	3,812	1,271	5,083	5,000
Utility - General	21,637	24,766	23,275	19,619	6,851	26,470	23,275
Utility - Reclaimed Water	3,502	7,725	10,000	4,039	5,567	9,606	10,000
Insurance - General Liability	3,123	3,722	4,094	3,814	-	3,814	4,195
R&M-General	42,618	26,252	42,500	28,789	20,247	49,036	42,500
R&M-Equipment	8,264	11,236	8,000	7,876	124	8,000	8,000
R&M-Grounds	101,074	125,837	80,000	101,453	3,000	104,453	53,400
R&M-Irrigation	59,102	39,754	75,000	25,602	12,534	38,136	40,500
R&M-Sidewalks	15,195	7,819	15,616	7,467	8,149	15,616	15,616
R&M-Signage	8,961	3,175	6,000	-	6,000	6,000	6,000
R&M-Walls and Signage	14,540	22,344	32,500	16,358	10,453	26,811	32,500
Misc-Holiday Decor	7,696	17,177	10,000	3,702	6,298	10,000	10,000
Misc-Taxes (Streetlights)	34,076	34,076	34,076	34,076	-	34,076	34,076
Misc-Contingency	5,614	1,354	5,000	-	5,000	5,000	5,000
Office Supplies	1,535	2,398	3,500	1,926	1,574	3,500	3,500
Cleaning Services	837	6,804	6,600	4,950	1,650	6,600	6,600
Op Supplies - General	4,920	2,138	6,000	4,062	1,938	6,000	5,000
Op Supplies - Uniforms	260	315	600	339	261	600	600
Supplies - Misc.	141	-	600	429	171	600	600
Subscriptions and Memberships	1,435	3,195	400	4,484	300	4,784	5,000
Conference and Seminars	320	-	1,000	-	1,000	1,000	1,000
Cap Outlay	15,155	-	-	-	-	-	-
Total Right of Way	1,637,024	1,687,436	1,696,478	1,295,148	506,411	1,801,559	1,701,284

WESTCHASE

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUNE-2022	PROJECTED JULY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Common Area							
R&M-General	11,685	28,596	17,000	44,774	14,925	59,699	30,000
R&M-Boardwalks	-	-	700	-	700	700	700
R&M-Brick Pavers	-	-	1,200	-	1,200	1,200	1,200
R&M-Grounds	2,100	2,212	1,500	-	1,500	1,500	1,500
R&M-Signage	-	-	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	-	1,468	900	2,975	900	3,875	4,000
Misc-Internet Services	6,732	7,345	7,391	5,508	1,836	7,344	7,391
Impr - Park	-	-	289,300	-	-	-	272,700
Impr - Landscape	-	55,590	-	-	-	-	-
Total Common Area	20,517	95,211	319,391	53,257	22,461	75,718	318,891
TOTAL EXPENDITURES	2,313,635	2,409,002	2,602,453	1,840,186	678,622	2,518,807	2,613,021
Excess (deficiency) of revenues							
Over (under) expenditures	338,465	129,463	-	772,273	(677,659)	94,615	-
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	100,541	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	100,541	-	-	-	-	-	-
Net change in fund balance	439,006	129,463	-	772,273	(677,659)	94,615	-
FUND BALANCE, BEGINNING	3,131,448	3,570,454	3,699,917	3,699,917	-	3,699,917	3,794,532
FUND BALANCE, ENDING	\$ 3,570,454	\$ 3,699,917	\$ 3,699,917	\$ 4,472,190	\$ (677,659)	\$ 3,794,532	\$ 3,794,532

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 3,794,532
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	-
Total Funds Available (Estimated) - 9/30/23	3,794,532

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

Deposits	\$ 5,320
Subtotal	<u>5,320</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	653,255 ⁽¹⁾
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	502,031
Subtotal	<u>1,215,286</u>

Total Allocation of Available Funds	1,220,606
--	------------------

Total Unassigned (undesignated) Cash	<u>\$ 2,573,926</u>
---	----------------------------

(1) Represents approximately 3 months of budgeted expenditures.

Budget Narrative
Fiscal Year 2023

REVENUES

Interest-Investments

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

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

Pavilion Rental

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

EXPENDITURES

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

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

Professional Services-Engineering

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

Professional Services-Legal Services

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

Professional Services-Management Consulting Services

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

Professional Services-Recording Secretary

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

Auditing Services

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

Postage and Freight

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

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Administrative (continued)**Insurance-General Liability**

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

Printing and Binding

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

Legal Advertising

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

Miscellaneous-Assessment Collection Costs

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

Miscellaneous-Credit Card Fees

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

Miscellaneous-Contingency

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

Office Supplies

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

Annual District Filing Fee

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

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

A&B Aquatics contract is \$9,833 per month. Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD lakes. Herbicides will consist of chemical treatments. Algae control will include hand removal and chemical treatments.

Contracts-Fountain

Triangle Pool Service contract is \$530 per month. This category is intended to cover the cost of operating and maintaining the three decorative fountains and lighted entry signs that are within the Town Center on Montague Drive. The inter-active fountain has state requirements to have a state certified pool attendant perform tests every other day and report to the state monthly tests results. The District has a contract with *Fountain Design Group, Inc.* for \$255 per quarter to maintain the cascade fountain.

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Flood Control/Stormwater Management (continued)

R&M-Aquascaping

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

R&M-Drainage

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

R&M-Fountain

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

Right of Way

Payroll-Salaries

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

Payroll-Benefits

This represents 401(k) @ 6% of salary, Profit Sharing, Health Insurance and Workers' Compensation.

Payroll-Overtime

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

Payroll-Bonus

Annual bonuses given to field staff.

FICA Taxes

Taxes for the regular payroll, overtime and bonus.

Contracts-Police

The District has an agreement with Hillsborough County Sheriff's Office to patrol the District property. The District also pays deputies a payroll based on the hours worked.

Contracts-Other Services

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

Contracts-Landscape

The *Davey Tree Expert* contract amount is \$46,434 per month for landscape maintenance services for the District.

Contracts-Mulch

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

Contracts-Plant Replacement

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

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Right of Way (continued)**Contracts-Road Cleaning**

USA Services contract is \$1,640.43 per sweep. Street sweeping is completed six times per year @ fifty-eight miles of curbing plus disposal.

Contracts-Security Alarms

ADT Security Services contract amount is \$167.70 per quarter for Alarm Net Transmission, Monitoring of Alarm System and Service Contract Burglary.

Contracts-Pest Control

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

Fuel, Gasoline & Oil

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

Communication-Telephone

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

Utility-General

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

Utility-Reclaimed Water

Hillsborough County (BOCC) reclaimed water.

Insurance-General Liability

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

R&M-General

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

R&M-Equipment

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

R&M-Grounds

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

R&M-Irrigation

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

R&M-Sidewalks

Planned repairs for the District sidewalks.

R&M-Signage

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

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Right of Way (continued)**R&M-Walls**

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

Miscellaneous-Holiday Decor

Seasonal decorations for the field property.

Miscellaneous-Taxes (Street Lights)

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

Miscellaneous-Contingency

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

Office Supplies

General office supplies that are needed for field operation.

Cleaning Services

The estimated amount is \$550 per month for the field office cleaning.

Operating Supplies - General

Supplies needed for District operation.

Operating Supplies - Uniforms

Uniforms for field employees.

Supplies - Miscellaneous

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

Subscriptions and Memberships

This is for memberships for the Non-Ad Valorem FASD membership \$4,000, WPV Pool permit \$150, Drop Box \$120, IONOS by 1&1, Sam's Club and BJ's and website.

Conferences and Seminars

Training for field staff.

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

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

R&M-Boardwalks

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

Budget Narrative
Fiscal Year 2023

EXPENDITURES

Common Area (Park & Recreation) (continued)

R&M-Brick Pavers

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

R&M-Grounds

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

R&M-Signage

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

R&M-Walls

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

Miscellaneous-Internet Services

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

Impr - Park

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

WESTCHASE

Community Development District

Harbor Links General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUNE-2022	PROJECTED JULY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 2,502	\$ 919	\$ 1,000	\$ 197	\$ 66	\$ 263	\$ 500
Special Assmnts- Tax Collector	57,746	56,138	56,138	56,138	-	56,138	56,138
Special Assmnts- Discounts	(2,134)	(2,093)	(2,246)	(2,088)	-	(2,088)	(2,246)
Gate Bar Code/Remotes	388	258	-	162	-	162	-
TOTAL REVENUES	58,502	55,222	54,892	54,409	66	54,475	54,392
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	671	640	1,122	1,081	-	1,081	1,123
Misc-Credit Card Fees	13	10	15	5	-	5	15
Total Administrative	684	650	1,137	1,086	-	1,086	1,138
<i>Right of Way</i>							
Communication - Teleph - Field	3,794	3,050	3,300	2,758	919	3,677	3,300
Electricity - Streetlighting	5,337	5,403	5,500	4,743	1,716	6,459	5,500
Insurance - General Liability	1,387	1,665	1,832	1,707	-	1,707	1,878
R&M-General	6,372	21,299	19,700	24,640	1,000	25,640	19,700
R&M-Gate	4,677	5,566	6,340	5,718	300	6,018	5,794
Reserve - Roadways	-	-	17,083	-	-	-	17,083
Total Right of Way	21,567	36,983	53,755	39,566	3,935	43,501	53,255
TOTAL EXPENDITURES	22,251	37,633	54,892	40,652	3,935	44,587	54,392
Excess (deficiency) of revenues Over (under) expenditures	36,251	17,589	-	13,757	(3,870)	9,887	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	36,251	17,589	-	13,757	(3,870)	9,887	-
FUND BALANCE, BEGINNING	309,155	345,406	362,995	362,995	-	362,995	372,882
FUND BALANCE, ENDING	\$ 345,406	\$ 362,995	\$ 362,995	\$ 376,752	\$ (3,870)	\$ 372,882	\$ 372,882

Exhibit "B"

Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 372,882
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	17,083
Total Funds Available (Estimated) - 9/30/23	389,966

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

Deposits	\$ 3,628
Subtotal	3,628

Assigned Fund Balance

Operating Reserves - First Quarter Operating	9,327 ⁽¹⁾
Reserves - Roadways Prior Years	106,911
Reserves - Roadways FY 2022	17,083
Reserves - Roadways FY 2023	17,083
Subtotal	141,077

Total Allocation of Available Funds	154,032
--	----------------

Total Unassigned (undesignated) Cash	\$ 235,934
---	-------------------

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2026	3 Years Remaining
Anticipated Replacement Costs	\$ 168,000.00	
Anticipated Reserve	\$ 168,000.00	

WESTCHASE

Community Development District

The Enclave General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUNE-2022	PROJECTED JULY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 185	\$ 58	\$ 150	\$ 12	4	\$ 16	\$ 150
Special Assmnts- Tax Collector	18,174	18,057	18,057	18,057	-	18,057	18,057
Special Assmnts- Discounts	(672)	(673)	(722)	(672)	-	(672)	(722)
TOTAL REVENUES	17,687	17,442	17,485	17,397	4	17,401	17,485
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	211	206	361	348	-	348	361
Total Administrative	211	206	361	348	-	348	361
<i>Right of Way</i>							
R&M-Streetlights	18,056	18,228	17,124	15,629	5,520	21,149	17,124
Total Right of Way	18,056	18,228	17,124	15,629	5,520	21,149	17,124
TOTAL EXPENDITURES	18,267	18,434	17,485	15,977	5,520	21,497	17,485
Excess (deficiency) of revenues							
Over (under) expenditures	(580)	(992)	-	1,420	(5,516)	(4,096)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(580)	(992)	-	1,420	(5,516)	(4,096)	-
FUND BALANCE, BEGINNING	22,539	21,959	20,967	20,967	-	20,967	16,871
FUND BALANCE, ENDING	\$ 21,959	\$ 20,967	\$ 20,967	\$ 22,387	\$ (5,516)	\$ 16,871	\$ 16,871

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 16,871
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	-
Total Funds Available (Estimated) - 9/30/23	16,871

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

Deposits	\$ 4,043
Subtotal	4,043

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	4,371 ⁽¹⁾
Subtotal	4,371

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

Total Unassigned (undesignated) Cash	\$ 8,457
---	-----------------

Notes

(1) Represents approximately 3 months of budgeted expenditures.

WESTCHASE

Community Development District

Saville Row General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUNE-2022	PROJECTED JULY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 297	\$ 65	\$ 65	\$ 10	\$ 3	\$ 13	\$ 65
Special Assmnts- Tax Collector	3,842	5,842	5,842	5,842	-	5,842	5,842
Special Assmnts- Discounts	(142)	(218)	(234)	(217)	-	(217)	(234)
Gate Bar Code/Remotes	69	65	-	-	-	-	-
TOTAL REVENUES	4,066	5,754	5,673	5,635	3	5,638	5,673
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	45	67	117	113	-	113	117
Misc-Credit Card Fees	2	2	5	-	-	-	4
Total Administrative	47	69	122	113	-	113	121
<i>Right of Way</i>							
Communication - Teleph - Field	1,800	1,799	1,800	1,365	450	1,815	1,800
Insurance - General Liability	2,309	2,743	3,017	2,811	-	2,811	3,092
R&M-General	3,250	-	1,500	3,566	-	3,566	1,500
R&M-Gate	8,023	1,655	1,500	4,056	-	4,056	1,500
R&M-Streetlights	293	289	500	264	90	354	360
Capital Outlay	-	6,185	-	-	-	-	-
Reserve - Roadways	-	-	2,160	-	-	-	2,550
Total Right of Way	15,675	12,671	10,477	12,062	540	12,602	10,802
TOTAL EXPENDITURES	15,722	12,740	10,599	12,175	540	12,715	10,923
Excess (deficiency) of revenues							
Over (under) expenditures	(11,656)	(6,986)	(4,926)	(6,540)	(537)	(7,077)	(5,250)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(4,926)	-	-	-	(5,250)
TOTAL OTHER SOURCES (USES)	-	-	(4,926)	-	-	-	(5,250)
Net change in fund balance	(11,656)	(6,986)	(4,926)	(6,540)	(537)	(7,077)	(5,250)
FUND BALANCE, BEGINNING	36,137	24,481	17,495	17,495	-	17,495	10,418
FUND BALANCE, ENDING	\$ 24,481	\$ 17,495	\$ 12,569	\$ 10,955	\$ (537)	\$ 10,418	\$ 5,168

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 10,418
Net Change in Fund Balance - Fiscal Year 2023	(5,250)
Reserves - Fiscal Year 2023 Additions	2,550
Total Funds Available (Estimated) - 9/30/23	7,718

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	\$ 20
Subtotal	20

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	436 ⁽¹⁾
Reserves - Roadways Prior Years	2,552
Reserves - Roadways FY 2022	2,160
Reserves - Roadways FY 2023	2,550
Subtotal	7,262

Total Allocation of Available Funds	7,718
--	--------------

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

Notes

(1) Represents less than 1 month of budgeted expenditures.

Anticipated Replacement Year	2029	6 years remaining
Anticipated Replacement Costs	\$ 30,890.40	
Anticipated Reserve Balance	\$ 30,890.40	

WESTCHASE

Community Development District

Commercial Road General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUNE-2022	PROJECTED JULY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 247	\$ 99	\$ 150	\$ 24	\$ 8	\$ 32	\$ 150
Special Assmnts- Tax Collector	6,956	6,807	5,520	5,520	-	5,520	5,520
Special Assmnts- Discounts	(257)	(254)	(221)	(205)	-	(205)	(221)
TOTAL REVENUES	6,946	6,652	5,449	5,339	8	5,347	5,449
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	81	78	110	106	-	106	110
Total Administrative	81	78	110	106	-	106	110
<i>Right of Way</i>							
R&M - General	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roadways	-	-	339	-	-	-	339
Total Right of Way	-	-	5,339	-	5,000	5,000	5,339
TOTAL EXPENDITURES	81	78	5,449	106	5,000	5,106	5,449
Excess (deficiency) of revenues							
Over (under) expenditures	6,865	6,574	-	5,233	(4,992)	241	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	6,865	6,574	-	5,233	(4,992)	241	-
FUND BALANCE, BEGINNING	30,488	37,353	43,927	43,927	-	43,927	44,168
FUND BALANCE, ENDING	\$ 37,353	\$ 43,927	\$ 43,927	\$ 49,160	\$ (4,992)	\$ 44,168	\$ 44,168

Exhibit "E"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 44,168
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	339
Total Funds Available (Estimated) - 9/30/23	44,507

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	\$ 1,278 ⁽¹⁾
Reserves - Roadways Prior Years	12,394
Reserves - Roadways FY 2022	339
Reserves - Roadways FY 2023	339
Subtotal	<u>13,072</u>
Total Allocation of Available Funds	14,349

Total Unassigned (undesignated) Cash	<u>\$ 30,158</u>
---	-------------------------

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2032	9 Years Remaining
Anticipated Replacement Costs balance	\$ 15,780.00	
Current Budgeted Reserve Balance	\$ 15,780.00	

WESTCHASE

Community Development District

The Greens General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUNE-2022	PROJECTED JULY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 2,913	\$ 957	\$ 500	\$ 180	\$ 60	\$ 240	\$ 500
Special Assmnts- Tax Collector	300,626	300,626	344,186	344,186	-	344,186	344,186
Special Assmnts- Discounts	(11,111)	(11,211)	(13,767)	(12,801)	-	(12,801)	(13,767)
Gate Bar Code/Remotes	2,727	2,912	-	2,375	-	2,375	-
Insurance Reimbursements	-	-	-	13,290	-	13,290	-
TOTAL REVENUES	295,155	293,284	330,919	347,230	60	347,290	330,919
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	3,494	3,427	6,884	6,628	-	6,628	6,884
Misc-Credit Card Fees	91	103	80	90	21	111	80
Total Administrative	3,585	3,530	6,964	6,718	21	6,739	6,964
<i>Right of Way</i>							
Contracts-Security Services	177,676	190,671	176,200	165,280	55,093	220,373	176,200
Contracts-Pest Control	240	240	240	180	60	240	240
Communication - Teleph - Field	2,086	2,108	2,100	1,577	527	2,104	2,100
Insurance - General Liability	713	931	1,024	954	-	954	1,049
R&M-General	43,079	43,021	21,760	46,994	1,000	47,994	21,760
R&M-Gate	6,125	17,028	10,000	11,539	2,000	13,539	10,000
R&M-Streetlights	50,682	51,470	52,000	44,473	17,100	61,573	52,000
Cap Outlay - Signage	20,455	-	-	-	-	-	-
Reserve - Roadways	-	-	60,631	-	-	-	65,945
Total Right of Way	301,056	305,469	323,955	270,997	75,780	346,777	329,294
TOTAL EXPENDITURES	304,641	308,999	330,919	277,715	75,801	353,516	336,258
Excess (deficiency) of revenues							
Over (under) expenditures	(9,486)	(15,716)	-	69,515	(75,741)	(6,226)	(5,339)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	(5,339)
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	(5,339)
Net change in fund balance	(9,486)	(15,716)	-	69,515	(75,741)	(6,226)	(5,339)
FUND BALANCE, BEGINNING	355,040	345,554	329,838	329,838	-	329,838	323,612
FUND BALANCE, ENDING	\$ 345,554	\$ 329,838	\$ 329,838	\$ 399,353	\$ (75,741)	\$ 323,612	\$ 318,273

Exhibit "F"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 323,612
Net Change in Fund Balance - Fiscal Year 2023	(5,339)
Reserves - Fiscal Year 2023 Additions	65,945
Total Funds Available (Estimated) - 9/30/23	384,218

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	\$ 7,425
Subtotal	<u>7,425</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	43,606 ⁽¹⁾
Reserves - Roadways Prior Years	206,612
Reserves - Roadways FY 2022	60,631
Reserves - Roadways FY 2023	65,945
Subtotal	<u>333,188</u>

Total Allocation of Available Funds	384,219
--	----------------

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

Notes

(1) Represents approximately 2 months of budgeted expenditures.

Anticipated Replacement Year	2033	11 years remaining
Anticipated Replacement Costs	\$ 1,044,939.60	
Anticipated Reserve Balance	\$ 1,044,939.60	

WESTCHASE

Community Development District

Stonebridge General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUNE-2022	PROJECTED JULY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 522	\$ 184	\$ 300	\$ 41	\$ 14	\$ 55	\$ 200
Special Assmnts- Tax Collector	16,417	16,152	16,056	16,056	-	16,056	16,056
Special Assmnts- Discounts	(607)	(602)	(642)	(597)	-	(597)	(642)
Gate Bar Code/Remotes	-	266	-	65	-	-	-
TOTAL REVENUES	16,332	16,000	15,714	15,565	14	15,514	15,614
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	191	184	322	309	-	309	321
Misc-Credit Card Fees	-	7	10	-	-	-	10
Total Administrative	191	191	332	309	-	309	331
<i>Right of Way</i>							
Communication - Teleph - Field	1,493	1,505	1,450	1,126	375	1,501	1,500
Insurance - General Liability	288	343	377	351	-	351	386
R&M-General	3,400	415	1,000	-	1,000	1,000	1,000
R&M-Gate	369	837	3,800	3,111	489	3,600	3,792
R&M-Streetlights	5,557	5,405	5,800	4,691	1,695	6,386	5,650
Reserve - Roadways	-	-	2,955	-	-	-	2,955
Total Right of Way	11,107	8,505	15,382	9,279	3,559	12,838	15,283
TOTAL EXPENDITURES	11,298	8,696	15,714	9,588	3,559	13,147	15,614
Excess (deficiency) of revenues Over (under) expenditures	5,034	7,304	-	5,977	(3,546)	2,366	-
Net change in fund balance	5,034	7,304	-	5,977	(3,546)	2,366	-
FUND BALANCE, BEGINNING	64,031	69,065	76,369	76,369	-	76,369	78,735
FUND BALANCE, ENDING	\$ 69,065	\$ 76,369	\$ 76,369	\$ 82,346	\$ (3,546)	\$ 78,735	\$ 78,735

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 78,735
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	2,955
Total Funds Available (Estimated) - 9/30/23	81,690

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	800
Subtotal	800

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	\$ 3,165 ⁽¹⁾
Reserves - Roadways Prior Years	39,111
Reserves - Roadways FY 2022	2,955
Reserves - Roadways FY 2023	2,955
Subtotal	45,021

Total Allocation of Available Funds	48,986
--	---------------

Total Unassigned (undesigned) Cash	\$ 32,705
---	------------------

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2031	8 years remaining
Anticipated Replacement Costs	\$ 65,704.80	
Anticipated Reserve Balance	\$ 65,704.80	

WESTCHASE

Community Development District

West Park Village (323,4,5A,6) General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUNE-2022	PROJECTED JULY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
Interest - Investments	\$ 2	\$ 3	\$ -	\$ 67	\$ 22	\$ 89	\$ -
Special Assmnts- Tax Collector	119,005	235,000	126,326	126,326	-	126,326	126,326
Special Assmnts- Discounts	(4,398)	(8,763)	(5,053)	(4,698)	-	(4,698)	(5,053)
TOTAL REVENUES	114,609	226,240	121,273	121,695	22	121,717	121,273
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,383	2,679	2,527	2,433	-	2,433	2,527
Total Administrative	1,383	2,679	2,527	2,433	-	2,433	2,527
<i>Right of Way</i>							
R&M-General	8,130	-	-	-	-	-	2,044
R&M-Streetlights	99,945	102,880	105,000	87,390	31,482	118,872	105,000
Reserve - Roadways	-	-	13,746	-	-	-	11,702
Total Right of Way	108,075	102,880	118,746	87,390	31,482	118,872	118,746
TOTAL EXPENDITURES	109,458	105,559	121,273	89,823	31,482	121,305	121,273
Excess (deficiency) of revenues Over (under) expenditures	5,151	120,681	-	31,872	(31,460)	412	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	5,151	120,681	-	31,872	(31,460)	412	-
FUND BALANCE, BEGINNING	(3,082)	2,069	122,750	122,750	-	122,750	123,162
FUND BALANCE, ENDING	\$ 2,069	\$ 122,750	\$ 122,750	\$ 154,622	\$ (31,460)	\$ 123,162	\$ 123,162

Exhibit "H"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 123,162
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	11,702
Total Funds Available (Estimated) - 9/30/23	134,864

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

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

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	26,584 ⁽¹⁾
Reserves - Roadways FY Prior Year	64,232
Reserves - Roadways FY 2022	13,746
Reserves - Roadways FY 2023	11,702
Subtotal	<u>89,680</u>

Total Allocation of Available Funds	134,864
--	----------------

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

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2029	6 years remaining
Anticipated Replacement Costs	\$ 148,189.20	
Anticipated Reserve Balance	\$ 148,189.20	

WESTCHASE

Community Development District

West Park Village (324-C5) General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUNE-2022	PROJECTED JULY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 126	\$ 48	\$ 90	\$ 11	\$ 4	\$ 15	\$ 90
Special Assmnts- Tax Collector	7,777	7,778	7,778	7,778	-	7,778	7,778
Special Assmnts- Discounts	(287)	(290)	(311)	(289)	-	(289)	(311)
TOTAL REVENUES	7,616	7,536	7,557	7,500	4	7,504	7,557
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	90	89	156	150	-	150	156
Total Administrative	90	89	156	150	-	150	156
<i>Right of Way</i>							
R&M-Streetlights	4,968	5,012	4,999	4,295	1,509	5,804	4,999
Reserve - Roadways	-	-	2,402	-	-	-	2,402
Total Right of Way	4,968	5,012	7,401	4,295	1,509	5,804	7,401
TOTAL EXPENDITURES	5,058	5,101	7,557	4,445	1,509	5,954	7,557
Excess (deficiency) of revenues							
Over (under) expenditures	2,558	2,435	-	3,055	(1,505)	1,550	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	2,558	2,435	-	3,055	(1,505)	1,550	-
FUND BALANCE, BEGINNING	15,547	18,105	20,540	20,540	-	20,540	22,090
FUND BALANCE, ENDING	\$ 18,105	\$ 20,540	\$ 20,540	\$ 23,595	\$ (1,505)	\$ 22,090	\$ 22,090

WESTCHASE

Community Development District

West Park Village (324-C5) General Fund 105

Exhibit "I"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 22,090
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	2,402
Total Funds Available (Estimated) - 9/30/23	24,492

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	\$ 1,289 ⁽¹⁾
Reserves - Roadways Prior Years	14,189
Reserves - Roadways FY 2022	2,402
Reserves - Roadways FY 2023	2,402
Subtotal	<u>18,993</u>
Total Allocation of Available Funds	20,282

Total Unassigned (undesignated) Cash	<u>\$ 4,210</u>
---	------------------------

Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

WESTCHASE

Community Development District

Vineyards General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2023 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ACTUAL FY 2021	ADOPTED BUDGET FY 2022	ACTUAL THRU JUNE-2022	PROJECTED JULY - SEP-2022	TOTAL PROJECTED FY 2022	ANNUAL BUDGET FY 2023
REVENUES							
Interest - Investments	\$ 1,556	\$ 563	\$ 500	\$ 124	\$ 41	\$ 165	\$ 500
Special Assmnts- Tax Collector	26,617	25,926	25,447	25,447	-	25,447	25,447
Special Assmnts- Discounts	(984)	(967)	(1,018)	(946)	-	(946)	(1,018)
Gate Bar Code/Remotes	295	226	-	226	-	226	-
TOTAL REVENUES	27,484	25,748	24,929	24,851	41	24,892	24,929
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	309	296	509	490	-	490	509
Misc-Credit Card Fees	9	4	10	1	-	1	10
Total Administrative	318	300	519	491	-	491	519
<i>Right of Way</i>							
Insurance - General Liability	291	392	431	402	-	402	442
R&M-General	2,030	-	5,551	26	5,525	5,551	4,543
R&M-Drainage	650	1,805	3,000	-	3,000	3,000	3,000
R&M-Gate	2,390	6,326	5,000	2,412	2,588	5,000	5,000
Misc-Internet Services	1,412	1,453	1,500	1,079	360	1,439	1,500
Reserve - Roadways	-	-	8,928	-	-	-	9,925
Total Right of Way	6,773	9,976	24,410	3,919	11,473	15,392	24,410
TOTAL EXPENDITURES	7,091	10,276	24,929	4,410	11,473	15,883	24,929
Excess (deficiency) of revenues							
Over (under) expenditures	20,393	15,472	-	20,441	(11,431)	9,010	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	20,393	15,472	-	20,441	(11,431)	9,010	-
FUND BALANCE, BEGINNING	191,288	211,681	227,153	227,153	-	227,153	236,163
FUND BALANCE, ENDING	\$ 211,681	\$ 227,153	\$ 227,153	\$ 247,594	\$ (11,431)	\$ 236,163	\$ 236,163

WESTCHASE

Community Development District

Vineyards General Fund 106

Westchase Community Development District

Exhibit "J" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2023	\$ 236,163
Net Change in Fund Balance - Fiscal Year 2023	-
Reserves - Fiscal Year 2023 Additions	9,925
Total Funds Available (Estimated) - 9/30/23	246,088

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

Operating Reserves - First Quarter Operating Capital	\$ 3,751 ⁽¹⁾
Reserves - Roadways Prior Years	106,333
Reserves - Roadways FY 2022	8,928
Reserves - Roadways FY 2023	9,925
Subtotal	<u>125,186</u>
Total Allocation of Available Funds	128,937

Total Unassigned (undesignated) Cash	<u>\$ 117,151</u>
---	--------------------------

Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2033	10 Years remaining
Anticipated Replacement Costs	\$ 214,509.60	
Anticipated Reserve Balance	\$ 214,509.60	

Westchase

Community Development District

Supporting Budget Schedules

Fiscal Year 2023

WESTCHASE

Community Development District

Comparison of Assessment Rates

Fiscal Year 2023 vs. Fiscal Year 2022

Section	Name	Units	General Fund		Percent Change
			FY 2023	FY 2022	
104	Wycliffe	30	\$483.85	\$484.24	-0.08%
110	Bennington	108	\$483.85	\$484.24	-0.08%
110	Woodbay	163	\$483.85	\$484.24	-0.08%
111	Berkley Square	122	\$343.12	\$343.31	-0.06%
115	Glenfield	101	\$483.85	\$484.24	-0.08%
117	Keswick Forest	64	\$483.85	\$484.24	-0.08%
121	Shopping Center	9.9	\$14,956.79	\$14,965.34	-0.06%
122	Shopping Center	7.24	\$14,956.79	\$14,965.34	-0.06%
201	Glencliff	48	\$483.85	\$484.24	-0.08%
203	Harbor Links	109	\$483.85	\$484.24	-0.08%
205	Harbor Links Estates	63	\$483.85	\$484.24	-0.08%
211	The Enclave	108	\$483.85	\$484.24	-0.08%
214	Saville Rowe	36	\$483.85	\$484.24	-0.08%
225	Ayshire	49	\$483.85	\$484.24	-0.08%
227	Cheshire	81	\$483.85	\$484.24	-0.08%
229	Derbyshire	105	\$483.85	\$484.24	-0.08%
123/125	Epic Properties	400	\$343.12	\$343.31	-0.06%
221/223	Radcliffe	154	\$483.85	\$484.24	-0.08%
231a	7/11	1.17	\$14,956.79	\$14,965.34	-0.06%
231b	Primrose	1.27	\$14,956.79	\$14,965.34	-0.06%
231c	Professional Center	1.82	\$14,956.79	\$14,965.34	-0.06%
235/240	Professional Center	5.54	\$14,956.79	\$14,965.34	-0.06%
Remax Real Estate	Remax Real Estate	0.53	\$14,956.79	\$14,965.34	-0.06%
Golf Course	Golf Course	58	\$90.55	\$90.20	0.40%

WESTCHASE

Community Development District

Comparison of Assessment Rates Fiscal Year 2023 vs. Fiscal Year 2022

Section	Name	Units	General Fund		Percent Change
			FY 2023	FY 2022	
302	Greensprings	60	\$483.85	\$484.24	-0.08%
303	Greencrest	54	\$483.85	\$484.24	-0.08%
304	Greenhedges	53	\$483.85	\$484.24	-0.08%
305	Greenmont	41	\$483.85	\$484.24	-0.08%
306	Greendale	59	\$483.85	\$484.24	-0.08%
307	Greenpoint	153	\$483.85	\$484.24	-0.08%
322	Village Green	10	\$483.85	\$484.24	-0.08%
322	Village Green	67	\$483.85	\$484.24	-0.08%
322	Village Green	13	\$483.85	\$484.24	-0.08%
323	Westpark Village	77	\$483.85	\$484.24	-0.08%
323	Westpark Village	10	\$483.85	\$484.24	-0.08%
323	Westpark Village	38	\$483.85	\$484.24	-0.08%
323	Westpark Village	37	\$483.85	\$484.24	-0.08%
324	Westpark Village	22	\$483.85	\$484.24	-0.08%
324	Westpark Village	22	\$483.85	\$484.24	-0.08%
324	Westpark Village	24	\$483.85	\$484.24	-0.08%
324	Westpark Village	40	\$483.85	\$484.24	-0.08%
324	Westpark Village	6	\$483.85	\$484.24	-0.08%
325A	Westpark Village	50	\$483.85	\$484.24	-0.08%
326	Westpark Village	22	\$483.85	\$484.24	-0.08%
326	Westpark Village	30	\$483.85	\$484.24	-0.08%
326	Westpark Village	17	\$483.85	\$484.24	-0.08%
326	David Weekly Homes	36	\$483.85	\$484.24	-0.08%
Westchase Station	Westpark Village	38	\$483.85	\$90.20	436.44%
370	Castleford	69	\$483.85	\$484.24	-0.08%
371	Stamford	61	\$483.85	\$484.24	-0.08%
372	Baybridge	102	\$483.85	\$484.24	-0.08%
373	Wakesbridge	86	\$483.85	\$484.24	-0.08%
374	Abbotsford	40	\$483.85	\$484.24	-0.08%
375	Chelmsford	100	\$483.85	\$484.24	-0.08%
376	Brentford	85	\$483.85	\$484.24	-0.08%
377	Kingsford	132	\$483.85	\$484.24	-0.08%
378	Stockbridge	68	\$483.85	\$484.24	-0.08%
411	Sturbridge	47	\$483.85	\$484.24	-0.08%
412	Stonebridge	66	\$483.85	\$484.24	-0.08%
414	Woodbridge	40	\$483.85	\$484.24	-0.08%
430	Vineyards	120	\$483.85	\$484.24	-0.08%

WESTCHASE

Community Development District

Comparison of Assessment Rates

Fiscal Year 2023 vs. Fiscal Year 2022

Section	Name	Units	General Fund		Percent Change
			FY 2023	FY 2022	
Cavendish	Cavendish	90	\$483.85	\$484.24	-0.08%
Gables Residential III	Gables Residential III	615	\$343.12	\$343.31	-0.06%
Arlington Park Condos	Arlington Park Condos	76	\$343.12	\$343.31	-0.06%
Gables Commercial	<i>Gables Commercial</i>	0.94	\$14,956.79	\$14,965.34	-0.06%
419	<i>Kids R Kids</i>	1.73	\$14,956.79	\$14,965.34	-0.06%
446/1	<i>CVS</i>	1.42	\$14,956.79	\$14,965.34	-0.06%
446/2	<i>Applebees</i>	1.04	\$14,956.79	\$14,965.34	-0.06%
446/3	<i>Burger King</i>	1.69	\$14,956.79	\$14,965.34	-0.06%
446/4	<i>Office</i>	2	\$14,956.79	\$14,965.34	-0.06%
324C-5	Residential	51	\$483.85	\$484.24	-0.08%
324C-6	Ave @ Westchase	1.74	\$14,956.79	\$14,965.34	-0.06%
326D-3	Ave @ Westchase	0.57	\$14,956.79	\$14,965.34	-0.06%
326D-4	Ave @ Westchase	3.24	\$14,956.79	\$14,965.34	-0.06%
332	Morton Plant Mease	2.74	\$14,956.79	\$14,965.34	-0.06%

WESTCHASE

Community Development District

Comparison of Assessment Rates

Fiscal Year 2023 vs. Fiscal Year 2022

Section	Name	Special Funds			Total Assessments per Unit		
		FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change
104	Wycliffe	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
110	Bennington	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
110	Woodbay	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
111	Berkley Square	\$0.00	\$0.00	n/a	\$343.12	\$343.31	-0.06%
115	Glenfield	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
117	Keswick Forest	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
121	Shopping Center	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
122	Shopping Center	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
201	Glencliff	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
203	Harbor Links	\$326.38	\$326.38	0.00%	\$810.23	\$810.62	-0.05%
205	Harbor Links Estates	\$326.38	\$326.38	0.00%	\$810.23	\$810.62	-0.05%
211	The Enclave	\$167.19	\$167.19	0.00%	\$651.04	\$651.43	-0.06%
214	Saville Rowe	\$162.27	\$162.27	0.00%	\$646.11	\$646.51	-0.06%
225	Ayshire	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
227	Cheshire	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
229	Derbyshire	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
123/125	Epic Properties	\$0.00	\$0.00	n/a	\$343.12	\$343.31	-0.06%
221/223	Radcliffe	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
231a	7/11	\$1,295.68	\$1,295.68	0.00%	\$16,252.47	\$16,261.02	-0.05%
231b	Primrose	\$1,295.68	\$1,295.68	0.00%	\$16,252.47	\$16,261.02	-0.05%
231c	Professional Center	\$1,295.68	\$1,295.68	0.00%	\$16,252.47	\$16,261.02	-0.05%
235/240	Professional Center	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
Remax Real Estate	Remax Real Estate	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
Golf Course	Golf Course	\$0.00	\$0.00	n/a	\$90.55	\$90.20	0.40%

WESTCHASE

Community Development District

Comparison of Assessment Rates

Fiscal Year 2023 vs. Fiscal Year 2022

Section	Name	Special Funds			Total Assessments per Unit		
		FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change
302	Greensprings	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
303	Greencrest	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
304	Greenhedges	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
305	Greenmont	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
306	Greendale	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
307	Greenpoint	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
322	Village Green	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
322	Village Green	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
322	Village Green	\$674.87	\$674.87	0.00%	\$1,158.72	\$1,159.11	-0.03%
323	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
323	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
323	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
323	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
324	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
324	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
324	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
324	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
324	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
324	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
325A	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
326	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
326	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
326	Westpark Village	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
326	David Weekly Homes	\$225.98	\$0.00	n/a	\$709.83	\$484.24	46.59%
Westchase Station	Westpark Village	\$225.98	\$0.00	n/a	\$709.83	\$90.20	686.99%
370	Castleford	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
371	Stamford	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
372	Baybridge	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
373	Wakesbridge	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
374	Abbotsford	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
375	Chelmsford	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
376	Brentford	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
377	Kingsford	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
378	Stockbridge	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
411	Sturbridge	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
412	Stonebridge	\$243.28	\$243.27	0.01%	\$727.13	\$727.50	-0.05%
414	Woodbridge	\$0.00	\$0.00	n/a	\$483.85	\$484.24	-0.08%
430	Vineyards	\$212.06	\$212.05	0.00%	\$695.91	\$696.29	-0.06%

WESTCHASE

Community Development District

Comparison of Assessment Rates Fiscal Year 2023 vs. Fiscal Year 2022

Section	Name	Special Funds			Total Assessments per Unit		
		FY 2023	FY 2022	Percent Change	FY 2023	FY 2022	Percent Change
Cavendish	Cavendish	\$225.98	\$260.47	-13.24%	\$709.83	\$744.70	-4.68%
Gables Residential III	Gables Residential III	\$0.00	\$0.00	n/a	\$343.12	\$343.31	-0.06%
Arlington Park Condos	Arlington Park Condos	\$0.00	\$0.00	n/a	\$343.12	\$343.31	-0.06%
Gables Commercial	<i>Gables Commercial</i>	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
419	<i>Kids R Kids</i>	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
446/1	<i>CVS</i>	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
446/2	<i>Applebees</i>	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
446/3	<i>Burger King</i>	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
446/4	<i>Office</i>	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
324C-5	Residential	\$152.50	\$152.50	0.00%	\$636.35	\$636.74	-0.06%
324C-6	Ave @ Westchase	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
326D-3	Ave @ Westchase	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
326D-4	Ave @ Westchase	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%
332	Morton Plant Mease	\$0.00	\$0.00	n/a	\$14,956.79	\$14,965.34	-0.06%

3A.

RESOLUTION 2022-3**A RESOLUTION OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022; AND ENDING SEPTEMBER 30, 2023, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR**

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, on May 3, 2022, the Board set August 2, 2022 as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of Supervisors of the Westchase Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities

and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Hillsborough County political subdivision on compatible electronic medium tied to the property identification number no later than 15 September 2022 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Westchase Community Development District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Fla. Stat., and Rule 12D-18, Florida Administrative Code.

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

Section 1. The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

Section 2. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and is hereby attached to this resolution, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2022 and/or revised projections for Fiscal Year 2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the Westchase Community Development District for the Fiscal Year Ending September 30, 2023, as Adopted by the Board of Supervisors on August 2, 2022."

Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the Westchase Community Development District, for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023 the sum of _____ (\$ _____) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND	\$
CAPITAL PROJECTS FUND	\$
ENTERPRISE FUNDS	\$
Total All Funds	\$

Section 4. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

- a. That the Fiscal Year 2022 Maintenance Special Assessment Levy (the "assessment levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest

of special revenue, capital improvement and/or benefit assessment bonds. Said assessment levy shall be distributed as follows:

General Fund O & M
Debt Service Fund

[See Assessment Levy Resolution 2022-4]
[See Assessment Levy Resolution 2022-4]

- b. The designee of the Chair of the Board of Supervisors of the Westchase Community Development District shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Hillsborough County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Fla. Stat.) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably, and adopted this 2nd day of August, 2022.

Westchase Community Development District

Matt Lewis
Chairman

Attest:

Andrew P. Mendenhall, PMP
Secretary

3B.

RESOLUTION 2022-4**A RESOLUTION LEVYING AND IMPOSING A NON AD VALOREM MAINTENANCE SPECIAL ASSESSMENT FOR THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2022/2023***Preamble*

WHEREAS, certain improvements existing within the Westchase Community Development District and certain costs of operation, repairs and maintenance are being incurred; and

WHEREAS, the Board of Supervisors of the Westchase Community Development District find that the District's total General Fund operation assessments, taking into consideration other revenue sources during Fiscal Year 2022/2023, will amount to \$_____ ; and

WHEREAS, the Board of Supervisors of the Westchase Community Development District finds the District's Debt Service Fund Assessment during Fiscal Year 2022/2023 will amount to \$_____ ; and

WHEREAS, the Board of Supervisors of the Westchase Community Development District finds that the Debt Service Fund relates to systems and facilities which provide special benefits peculiar to certain property within the District based on the applicable assessment methodology; and

WHEREAS, the Board of Supervisors of the Westchase Community Development District finds that the non-ad valorem special assessments it levies and imposes by this resolution for maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the systems, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology; and

WHEREAS, the District Board understands that this resolution levies only the maintenance assessments for 2022/2023, the Chair of the District, or the designee of the District Manager, shall certify a total non-ad valorem assessment roll in a timely manner to the Tax Collector in and for Hillsborough County for collection to include all assessments levied and approved by the District on the property including those for debt service as well as for special maintenance assessments.

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

Section 1. All the whereas clauses are incorporated herein and are dispositive.

Section 2. A special assessment for maintenance as provided for in Chapters 190.021(3), Florida Statutes, (hereinafter referred to as assessment) is hereby levied on the platted lots within the District.

Section 3. That the collection and enforcement of the aforesaid assessments on platted lots shall be by the Tax Collector serving as agent of the State of Florida in Hillsborough County (Tax Collector) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice.

Section 4. The levy and imposition of the maintenance special assessments on platted lots included in the District will be combined with the debt service non-ad valorem assessments which were levied and certified as a total amount on the non-ad valorem assessment roll to the Hillsborough County Tax Collector by the designee of the Chair of the Board on compatible medium no later than 15 September 2022, which shall then be collected by the Tax Collector on the tax notice along with other non-ad valorem assessments from other local governments and with all applicable property taxes to each platted parcel of property.

Section 5. The proceeds therefrom shall be paid to the Westchase Community Development District.

Section 6. The Chair of the Board of the Westchase Community Development District designates the District Manager to perform the certification duties.

Section 7. Be it further resolved, that a copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 2nd day of August, 2022, by the Board of Supervisors of the Westchase Community Development District, Hillsborough County, Florida.

Andrew P. Mendenhall, PMP
Secretary

Matt Lewis
Chairman

Sixth Order of Business

6A

NOTICE OF MEETINGS
WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

As required by Chapter 189, Florida Statutes, notice is being given that the Board of Supervisors of the Westchase Community Development District will hold their meetings for Fiscal Year 2023 on the first Tuesday of each month at 4:00 P.M. at the **Maureen B. Gauzza Regional Library, 11211 Countryway Boulevard, Tampa, Florida**, unless otherwise indicated below.

October 11, 2022 (second Tuesday)
November 1, 2022
December 6, 2022
January 10, 2023 (second Tuesday)
February 7, 2023
March 7, 2023
April 4, 2023
May 2, 2023
June 6, 2023
July 11, 2023 (second Tuesday)
August 1, 2023
September 12, 2023 (second Tuesday)

The Board will also hold workshops on the third Tuesday at 4:00 p.m. at the Maureen B. Gauzza Regional Library, 11211 Countryway Boulevard, Tampa, Florida unless otherwise indicated below:

October 18, 2022
November 15, 2022
December 20, 2022
January 17, 2023
February 21, 2023
March 21, 2023
April 18, 2023
May 16, 2023
June 20, 2023
July 18, 2023
August 15, 2023
September 19, 2023

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

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

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

Andrew P. Mendenhall, PMP,
District Manager