

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

NOVEMBER 1, 2022

Westchase Community Development District

Inframark

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

October 25, 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, November 1, 2022 at 4:00 p.m. The meeting will take place at the **Maureen Gauzza Regional Library, Community Room A, 11211 Countryway Boulevard, Tampa, Florida 33626**. Following is the advance agenda for this meeting:

1. **Roll Call**
2. **Consent Agenda**
 - A. Approval of the October 4, 2022 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements
 - C. Consideration of Motion Assigning Fund Balance FY 2022
3. **Audience Comments**
4. **Engineer's Report**
 - A. Status of Bathroom Building at Glencliff Park (Structures Engineer Review)
5. **Attorney's Report**
 - A. Cell Tower North of Library – Easement Access Update
 - B. Sidewalk Repair Quotes
6. **Manager's Report**
 - A. Request for North Hillsborough Aquifer Recharge Program (NHARP)
7. **Field Manager's Report**
 - A. Arborist Abroad Tree Inventory
 - B. Bell Tower Redesign
 - C. Drainage at Baybridge Park Tunnel
8. **Supervisors' Requests**
 - A. Community Garden in Parcel North of Library
9. **Adjournment**

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

Sincerely,



Andrew P. Mendenhall, PMP
Manager

cc: Erin McCormick
Christopher Barrett
Sonny Whyte
Robert Dvorak

Second Order of Business

2A.

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: October 4, 2022</p> <p>TIME: 4:00 p.m. - 5:50 p.m.</p> <p>PLACE: Maureen Gauzza Regional Library Community Room A 11211 Countryway Boulevard Tampa, Florida 33626</p> <p>REPORTED BY: Whitley Grace Cullipher Notary Public State of Florida at Large</p>	<p style="text-align: right;">Agenda Page #5 Page 3</p> <p>INDEX</p> <table> <tr><td>Meeting called to order</td><td>5</td></tr> <tr><td>Pledge of Allegiance</td><td>5</td></tr> <tr><td>Roll Call</td><td>5</td></tr> <tr><td>Consent agenda</td><td>6</td></tr> <tr><td>Motion to accept</td><td>6</td></tr> <tr><td>(Motion passes)</td><td>7</td></tr> <tr><td>Audience comments</td><td>7</td></tr> <tr><td>Engineer's report</td><td>7</td></tr> <tr><td>Update on Glenduff Park pavilion</td><td>7</td></tr> <tr><td>Motion to hire Beck Pizor Engineering to fix structure, not to exceed \$2,500</td><td>10</td></tr> <tr><td>Attorney's Report</td><td>13</td></tr> <tr><td>Sidewalk repair quotes</td><td>13</td></tr> <tr><td>Discussion on driveway repairs</td><td>28</td></tr> <tr><td>Manager's Report</td><td>63</td></tr> <tr><td>Grau & Associates FY 2022 audit engagement</td><td>63</td></tr> <tr><td>Motion to approve renewal with Grau & Associates contract</td><td>64</td></tr> <tr><td>Motion to accept</td><td>65</td></tr> <tr><td>(Motion passes)</td><td>65</td></tr> <tr><td>Field Manager's Report</td><td>65</td></tr> <tr><td>Hurricane clean-up discussion</td><td>66</td></tr> <tr><td>Tree inventory</td><td>69</td></tr> <tr><td>Speed humps in alleyways</td><td>70</td></tr> <tr><td>Bell tower - October workshop</td><td>71</td></tr> <tr><td>Surfaces at park - rubber to turf</td><td>75</td></tr> <tr><td>Drainage at Baybridge Park</td><td>77</td></tr> <tr><td>Monument sign upgrade discussion</td><td>85</td></tr> <tr><td>Supervisor's requests</td><td>96</td></tr> <tr><td>Village Greens steps replacement</td><td>96</td></tr> <tr><td>Community garden in north parcel of the library</td><td>97</td></tr> <tr><td>Discussion of health insurance coverage for employees</td><td>99</td></tr> <tr><td>Motion to approve covering 75 percent of employee's family health care coverage</td><td>100</td></tr> <tr><td>Motion to approve</td><td>102</td></tr> <tr><td>(Motion passes)</td><td>102</td></tr> </table>	Meeting called to order	5	Pledge of Allegiance	5	Roll Call	5	Consent agenda	6	Motion to accept	6	(Motion passes)	7	Audience comments	7	Engineer's report	7	Update on Glenduff Park pavilion	7	Motion to hire Beck Pizor Engineering to fix structure, not to exceed \$2,500	10	Attorney's Report	13	Sidewalk repair quotes	13	Discussion on driveway repairs	28	Manager's Report	63	Grau & Associates FY 2022 audit engagement	63	Motion to approve renewal with Grau & Associates contract	64	Motion to accept	65	(Motion passes)	65	Field Manager's Report	65	Hurricane clean-up discussion	66	Tree inventory	69	Speed humps in alleyways	70	Bell tower - October workshop	71	Surfaces at park - rubber to turf	75	Drainage at Baybridge Park	77	Monument sign upgrade discussion	85	Supervisor's requests	96	Village Greens steps replacement	96	Community garden in north parcel of the library	97	Discussion of health insurance coverage for employees	99	Motion to approve covering 75 percent of employee's family health care coverage	100	Motion to approve	102	(Motion passes)	102
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Matthew Lewis, Chairman Greg Chesney, Vice Chairman Brian Ross Forrest Baumhover Jim Wimsatt</p> <p>ALSO PRESENT:</p> <p>INFRAMARK:</p> <p>Andy Mendenhall, District Manager</p> <p>DISTRICT ATTORNEY:</p> <p>Erin McCormick</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays Sonny Whyte</p> <p>DISTRICT ENGINEER:</p> <p>Robert Dvorak</p> <p>ALSO PRESENT: Karen Ring</p>	<p style="text-align: right;">Page 4</p> <p>Discussion of \$21,000 deposit from Arms Holding 103</p> <p>Discussion about Davey's recent performance 108</p> <p>Discussion to thank Chris Barrett for his work with the WOW 111</p> <p>Motion to adjourn 113</p> <p>(Motion passes) 113</p> <p>Adjournment 113</p>																																																																		

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<p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 4th day 3 of October, 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. We'll go 10 ahead and call the meeting to order. This is 11 the Westchase CDD meeting for October 4th at 12 4:00 p.m.</p> <p>13 For roll call, let the record reflect 14 that all supervisors are present, including 15 staff, engineer and attorney, and we'll get 16 started with our Pledge of Allegiance. 17 (The Pledge of Allegiance was recited.) 18 CHAIRMAN LEWIS: Thank you. Well, I was 19 talking to Doug -- I'm sure a lot of people 20 were afraid last week and we obviously dodged a 21 bullet, so that's good news. I just feel for 22 our neighbors to the south. Hopefully, they 23 can get back to normalcy here in the next 24 couple of months and not years. It will take a 25 while, though.</p>	<p>1 CHAIRMAN LEWIS: Motion passes five to 2 zero. 3 All right. Audience comments. 4 (No response.) 5 CHAIRMAN LEWIS: I see none. 6 MR. CHESNEY: I invited someone, they 7 didn't show. 8 CHAIRMAN LEWIS: Okay. Well, we'll 9 always round back to it if somebody shows up 10 late. 11 So that puts us on engineer's report, 12 Robert. 13 MR. DVORAK: I just had one follow-up 14 item from last week. When we were talking 15 about the Glenncliff Park Pavilion, you guys 16 had asked for -- could we go out and get a 17 proposal for the work to assess it and -- and 18 do the repair. Not do the repair, but design 19 repair and follow up and all of that. So I did 20 find a guy that -- or a firm that does this 21 type of work, and he's divided his proposal up 22 into basically three phases, with the first 23 phase being an evaluation of the existing 24 conditions, specifically related to the cracks 25 in the wall, and he would provide a written</p>
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<p>1 I have moved a few things around on the 2 agenda. I hope you guys don't mind. I moved 3 audience comments to number three. I had 4 actually -- I know it's going to be light 5 today, but I -- the reason behind this is after 6 a couple of years, for whatever reason, it took 7 me to think -- you know, some of the audience 8 comments might affect what we talk about, so I 9 thought it might be more prudent to have it up 10 at the beginning in case anybody wants to say 11 anything. If anybody has any objections or 12 anything, let me know and we can change it back 13 or move it. 14 So moving on to number two, consent 15 agenda. Looking for a motion to approve? 16 MR. BAUMHOVER: So moved. 17 MR. WIMSATT: Move to approve. 18 CHAIRMAN LEWIS: Okay. Second by Wimsatt 19 and then Forrest. 20 Any comments or discussion? 21 (No response.) 22 CHAIRMAN LEWIS: Seeing none, all in 23 favor? 24 (All board members signify in the 25 affirmative.)</p>	<p>1 report of his findings and preliminary 2 recommendations for what the repair would be, 3 and that first phase is \$2,000. 4 His second phase is -- if you wanted to 5 move forward with it, would be the construction 6 drawings and the -- the permitting, and he 7 estimated that fee to be between 2,500 and 8 \$5,000. And then if -- when you go to build 9 it, if you wanted him to do construction 10 observation or construction management, he 11 figured that it would be three site visits for 12 -- in a range of 1,300 to \$1,900 for it, the 13 construction part of it. 14 So it's sort of a soup to nuts proposal, 15 but what I like about it is this -- the first 16 phase, if we could have that by -- by the next 17 meeting, you know, to see what his 18 recommendations would be and then maybe go from 19 there. 20 CHAIRMAN LEWIS: Was that included in the 21 agenda package or did -- 22 MR. DVORAK: No, I just -- yeah, I've had 23 it, I just didn't furnish it to Andy to get it 24 in there. We got it like a week or week and a 25 half ago, something like that.</p>

<p style="text-align: right;">Page 9</p> <p>1 CHAIRMAN LEWIS: Okay. And this -- he's 2 -- he's pretty general in structures? 3 MR. DVORAK: Mm-hmm. The name of the 4 firm is Beck Pizor Engineering -- 5 CHAIRMAN LEWIS: Okay. 6 MR. DVORAK: -- and they do lots of 7 similar type work on things, buildings and 8 things. 9 CHAIRMAN LEWIS: Okay. 10 MR. BAUMHOVER: Good job. 11 MS. WHYTE: I tried. 12 CHAIRMAN LEWIS: Yeah, I mean, I would -- 13 I would move to accept the proposal for the 14 initial analysis and review and then maybe what 15 you suggested, the -- you know -- 16 MR. DVORAK: See what their 17 recommendation is. 18 CHAIRMAN LEWIS: Correct, and then from 19 there, you know, take it from that step. So -- 20 MR. DVORAK: Right. I mean, I'd like to 21 know what the magnitude of cost of the repair 22 would be first -- you know what I mean -- 23 before -- you know, just to see what he's -- 24 you know, if it's something very minor and it's 25 a relatively inexpensive repair, it's a pretty</p>	<p style="text-align: right;">Agenda Page #7 Page 11</p> <p>1 like that. 2 MR. WIMSATT: Okay. 3 CHAIRMAN LEWIS: It still is closed 4 though. Right? 5 MR. DVORAK: He did -- he did come out 6 here and take a look at it before he gave us a 7 proposal. 8 MR. WIMSATT: All right. 9 CHAIRMAN LEWIS: Okay. 10 MR. BAUMHOVER: Is there any impact of 11 the operation -- 12 MR. MAYS: No, no, we went out there with 13 both the engineers, him -- Robert and Stephen 14 and we -- we looked it over. It hadn't changed 15 much in the -- I've seen it that way for years, 16 but that's my bad; but it always seemed 17 structurally sound anyway, so we didn't really 18 worry about it. It seemed like somebody had 19 hit it with something, a lawn mower maybe, and 20 crack it, but -- but it's not moving, it's not 21 doing anything. There is not even pieces 22 coming out, so it's just grounds stuff, I 23 believe. 24 CHAIRMAN LEWIS: Greg, did you have a 25 question?</p>
<p style="text-align: right;">Page 10</p> <p>1 easy -- you know, pretty easy decision, but -- 2 CHAIRMAN LEWIS: Well, I think, too, from 3 the discussion last time was just the initial 4 construction of that building, it sounded like 5 it was a little bit of surprise to everybody 6 that it wasn't really -- 7 MR. DVORAK: Correct. 8 CHAIRMAN LEWIS: Basically, it was just 9 actual brick. 10 MR. DVORAK: Right, right. 11 CHAIRMAN LEWIS: So -- yeah, so I would 12 say that motion would include a limit -- what 13 was he saying, the initial was 2,000. 14 MR. DVORAK: Yes. 15 CHAIRMAN LEWIS: I would say up to 2,500. 16 MR. DVORAK: Okay, yeah. That's fine. 17 CHAIRMAN LEWIS: Do we have a second? 18 MR. WIMSATT: I'll second it. 19 CHAIRMAN LEWIS: Okay. Do we have any 20 other questions or -- 21 MR. WIMSATT: Do we have any immediate 22 concerns about the safety or anything -- 23 MR. DVORAK: He did not indicate that 24 there was an immediate concern to have to close 25 it or rope it off or fence it off or anything</p>	<p style="text-align: right;">Page 12</p> <p>1 MR. CHESNEY: Just for Doug. I mean, do 2 you think this is the best course of action? 3 MR. MAYS: Yes. 4 MR. CHESNEY: Okay. 5 MR. MAYS: That way an engineer will sign 6 off on it once we can get the brick layer to 7 post it and build around it to make it 8 decoratively acceptable. 9 MR. CHESNEY: Okay. 10 CHAIRMAN LEWIS: Okay. Any other 11 questions, comments? 12 (No response.) 13 CHAIRMAN LEWIS: All right. All in 14 favor? 15 (All board members signify in the 16 affirmative.) 17 CHAIRMAN LEWIS: Motion passes five to 18 zero. 19 Thank you. Is that all you had? 20 MR. DVORAK: That's it. 21 CHAIRMAN LEWIS: All right. That was 22 easy today. 23 Okay, Erin. Attorney's report. 24 MS. McCORMICK: Yeah, I don't have a lot 25 today. There's a couple of things under my</p>

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<p>1 report, sidewalk repair quotes. That was not 2 -- I'm not sure why -- what that's relating to? 3 MR. BAUMHOVER: Does that have anything 4 to do with the mail that you sent us, Sonny? 5 MS. McCORMICK: Did we get any estimates 6 for costs for sidewalk repairs? 7 MS. WHYTE: No, we got an initial one 8 that Doug did back in -- and this was just 9 using my community, Doug wanted to know from 10 one of the vendors how much, roughly, it would 11 be. 12 MS. McCORMICK: Mm-hmm. 13 MS. WHYTE: And what was that, Doug, 56? 14 MR. MAYS: With a discount. 15 MS. WHYTE: Just under \$60,000 at that 16 time, and that was a -- about six months ago. 17 MR. MAYS: Yeah, about six months ago, 18 but he gave us a discount and that put it about 19 44,000. So -- but I did do a drive-through of 20 everything on Countryway Boulevard, Bennington, 21 you know, Woodbay, Wycliff, Keswick Forest, 22 all those on Countryway, and I found 205 23 lifted sidewalks and I found 21 that needed to 24 be replaced or repaired, new concrete put in. 25 So it's a pretty expensive mess out there.</p>	<p>1 was reviewing after last board meeting, we 2 didn't really take any action or there wasn't 3 any motion to move forward on either the 4 sidewalk or the street tree issue, so we had 5 gotten the information from the county about 6 what the global street tree permit would be, 7 and I understood that the board didn't want to 8 move forward on that quite at this time. And 9 then on the sidewalks issue, I think probably 10 where we're at there is that we need to get a 11 survey of the sidewalks, which it seems like 12 Doug has been working on. 13 The board also talked about getting an 14 updated cost of what it's going to be to repair 15 segments of sidewalks, and then my thought is 16 that you would want to, at the board level, 17 come up with like a prioritization or a policy 18 for how we're going to go about undertaking 19 sidewalk repairs. And I think that the board 20 seemed to be thinking, you know, both of these 21 issues are tied together, so it might be 22 premature to move forward with the global 23 street trees before we decide what we're doing 24 on the sidewalks. 25 MR. BAUMHOVER: I think the -- correct me</p>
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<p>1 MS. WHYTE: And that was already done, 2 wasn't it, by the county? 3 MR. MAYS: The county already did those 4 communities, but they obviously didn't root 5 prune properly, so those roots -- when you 6 don't root prune, it's just going to come right 7 back, and like I said, almost 200 areas that 8 have already -- some of them were new and some 9 of the them were the existing new -- the repair 10 stuff, but -- yeah, it's -- it's going to be an 11 ongoing battle. 12 CHAIRMAN LEWIS: Yeah, and Erin, that -- 13 sorry if I didn't bring that up before, but I 14 had a note in our last month's meeting that I 15 had taken about just an overall general 16 discussion with the county, and I remember 17 there being some discussion with Doug and all 18 of us, really, about what it would take to kind 19 of go through the neighborhood and assess, you 20 know, what -- 21 MS. McCORMICK: The sidewalks issues. 22 CHAIRMAN LEWIS: Yeah, I thought it was 23 something you had actually asked a question 24 about or if we could get a quote about it. 25 MS. McCORMICK: Yeah, I mean, so when I</p>	<p>1 if I'm wrong, but the reason it might have been 2 under the attorney's report is because we 3 didn't want to move forward with the street 4 trees until we got clarification from the 5 county on what we could and could not do with 6 the sidewalk repair. Like we didn't want to 7 replace a bunch of trees and then still have an 8 open-ended question on whether or not we could 9 repair the sidewalks as we replaced the trees. 10 I thought that was -- 11 MR. MAYS: That sounds about right to me. 12 MR. BAUMHOVER: Like would the county let 13 us -- I don't know -- give them money to -- you 14 know, to use their contractors or -- you know, 15 it would be our funding, county-approved 16 contractors -- you know, what would the county 17 let us do? 18 MS. McCORMICK: I think the county will 19 let us repair the sidewalks, but we would have 20 to do it on our own through obtaining a right 21 of way use permit from the county to do the 22 sidewalk repairs. So we would be -- would be 23 using our own contractor and paying for it out 24 of CDD funds. 25 MR. BAUMHOVER: Right, right. So would</p>

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<p>1 we be able to -- how long -- like what would</p> <p>2 the process look like for us to get that</p> <p>3 permit, and would that be like a -- kind of a</p> <p>4 universal permit?</p> <p>5 MS. McCORMICK: No, so I think we would</p> <p>6 do it -- we would identify by priority which</p> <p>7 sidewalks we wanted to repair and then we would</p> <p>8 apply for a right of way use permit for the</p> <p>9 specific areas that we were proposing to</p> <p>10 repair. So it probably would be done in</p> <p>11 stages; like if we decided to do one community,</p> <p>12 we'd get the right of way use permit for that</p> <p>13 community and then, you know, a year from then,</p> <p>14 if we're ready to go forward with the next one,</p> <p>15 we would do that.</p> <p>16 MR. BAUMHOVER: Okay. So we've got --</p> <p>17 identified sections of sidewalk that we think</p> <p>18 need to be repaired/replaced, we have a rough</p> <p>19 estimate on the cost because -- I think, Doug,</p> <p>20 you told us last meeting like how much cost per</p> <p>21 section. Right?</p> <p>22 MR. MAYS: Yeah, I think I said \$300 per</p> <p>23 section, but I'm sure that's gone up by now.</p> <p>24 MR. BAUMHOVER: So then it's a matter of</p> <p>25 how much would the permitting cost for --</p>	<p>1 that they're in place so that we can -- if we</p> <p>2 need to do stuff with removing the trees and</p> <p>3 the sidewalk, we can do it at the same time.</p> <p>4 MR. BAUMHOVER: So now, we can move</p> <p>5 forward because Doug's done the legwork on the</p> <p>6 sidewalks. Right?</p> <p>7 MR. WIMSATT: In one area.</p> <p>8 MR. MAYS: Just got to get a number --</p> <p>9 CHAIRMAN LEWIS: From a contractor.</p> <p>10 MR. MAYS: -- from a contractor, which</p> <p>11 the contractor that did all of Kingsbridge, I</p> <p>12 believe it was, he --</p> <p>13 MR. BAUMHOVER: Right, but we could -- or</p> <p>14 see if we need a permit for the sidewalk repair</p> <p>15 while we're getting that estimate. Right?</p> <p>16 MR. MAYS: Right.</p> <p>17 MS. WHYTE: Mm-hmm.</p> <p>18 MS. McCORMICK: So which area are we</p> <p>19 talking about doing first?</p> <p>20 MR. MAYS: Well, we need to do the Fords</p> <p>21 first.</p> <p>22 MS. McCORMICK: Okay.</p> <p>23 MS. WHYTE: I agree.</p> <p>24 MS. RING: I agree with you there.</p> <p>25 MR. MAYS: That's one of the worst areas</p>
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<p>1 MS. WHYTE: I think the county -- I spoke</p> <p>2 to the county contact who does the permits, he</p> <p>3 said he would probably be able to waive the</p> <p>4 permit fee. Again, I won't know that for sure</p> <p>5 because we're doing a cost for them. We're</p> <p>6 replacing their sidewalks. Correct?</p> <p>7 MR. BAUMHOVER: Mm-hmm.</p> <p>8 MS. WHYTE: So I think they could</p> <p>9 probably get that approved. That's what he</p> <p>10 alluded to. Now --</p> <p>11 MR. BAUMHOVER: Oh, you mean they're not</p> <p>12 -- they're not going to charge us to do work</p> <p>13 that we're paying for that is their fiscal</p> <p>14 responsibility?</p> <p>15 MS. WHYTE: But again, I -- it has to go</p> <p>16 beyond him, but he said, "Look, I don't think</p> <p>17 that should be a problem."</p> <p>18 MR. BAUMHOVER: Okay.</p> <p>19 MR. WIMSATT: Yeah, my understanding from</p> <p>20 the last meeting is that we were kind of going</p> <p>21 to figure out what area, neighborhood, whatever</p> <p>22 that we were going to prioritize with the</p> <p>23 sidewalks. Then start that process and</p> <p>24 parallel, go with the global street tree</p> <p>25 program at the same time or shortly after so</p>	<p>1 out there. There's five communities in the</p> <p>2 Fords and one of them is palm trees, problems</p> <p>3 in Brentford, but the other four -- there's a</p> <p>4 couple of them there are -- you know, ramps,</p> <p>5 the sidewalks are like ramps, you know. So</p> <p>6 that's -- that would be my area to start on</p> <p>7 where I would --</p> <p>8 MR. BAUMHOVER: My son wanted to take his</p> <p>9 skateboard out in the hurricane. I was like,</p> <p>10 "Yeah, buddy, no, not on these sidewalks."</p> <p>11 MR. WIMSATT: Sounds like fun.</p> <p>12 MS. McCORMICK: So Robert -- so Robert,</p> <p>13 would your company process the right of way --</p> <p>14 apply -- apply for the right of way use permit?</p> <p>15 MR. DVORAK: Yeah, we can help with that.</p> <p>16 Yeah.</p> <p>17 MS. McCORMICK: Yeah. I mean, I think</p> <p>18 that that's probably going to be the most</p> <p>19 efficient way to do it is to have the engineers</p> <p>20 actually, you know, apply for the right of way</p> <p>21 use permit and work with Doug to do it. So as</p> <p>22 long as we're at the point where we -- you</p> <p>23 know, we know the geographic area and we can go</p> <p>24 out and get the proposal for the work to be</p> <p>25 done, then --</p>

<p style="text-align: right;">Page 21</p> <p>1 MR. DVORAK: Yeah, you're going to have 2 to give them some kind of an exhibit that -- 3 MS. McCORMICK: Right. 4 MR. DVORAK: -- shows the areas. Like 5 you said, they're going to want to know 6 specifically what you're replacing, that kind 7 of thing. 8 CHAIRMAN LEWIS: Yeah, because if not, 9 they will just run wild with the quantity -- 10 right -- and prepare to -- 11 MR. DVORAK: Well, I mean, even the 12 county is going to want to know, yeah. 13 MR. BAUMHOVER: Well, it seems like 14 Doug's got that information. 15 MS. WHYTE: I have specific addresses if 16 they want specific addresses when you do that. 17 MR. MAYS: Yeah, we've got a lot of 18 address for the Countryway stuff and I'll start 19 working on one for the Fords, that area. 20 CHAIRMAN LEWIS: Okay. 21 MS. McCORMICK: But -- so does that mean 22 then we want to apply for the global street 23 tree permit at this point, also, or just do the 24 sidewalk repairs? 25 CHAIRMAN LEWIS: I think -- and you guys</p>	<p style="text-align: right;">Agenda Page #10 Page 23</p> <p>1 roots -- because those trees are just simply 2 going to fall over. That's why the county 3 pulled seven out of Stockbridge, you know. 4 Their arborist reviewed that and if you only do 5 seven of them, you are permitted for seven 6 trees in that community. It would have been 7 \$400 at the most. So it just seems like the 8 cost for a global permit is quite high. 9 MS. McCORMICK: Yeah. I mean, again, I 10 think the other issue with the global street 11 tree permit is if we don't have a global street 12 tree permit, we don't have any direct control 13 if a resident goes directly to the county to 14 obtain a street tree permit. 15 MR. BAUMHOVER: So with the permit, then 16 residents cannot get their own permit through 17 the county? 18 MS. McCORMICK: Yeah. Theoretically, the 19 county staff will direct anybody that's seeking 20 a permit to the district to -- 21 MR. BAUMHOVER: Because we have the 22 permit? 23 MS. McCORMICK: Right, right. 24 MR. MAYS: But the HOA now has that 25 policy in place where they have to file a</p>
<p style="text-align: right;">Page 22</p> <p>1 tell me -- I thought we were going to hold off 2 on that. Let's get the sidewalk repairs done 3 and then we'll reconsider that later. 4 MS. McCORMICK: But -- 5 MR. WIMSATT: My thought would be that we 6 might need to do something if -- you know, 7 you've got a sidewalk right here and you're 8 wanting to do something with the tree -- pull 9 it out or do something, I -- but, I mean, at 10 the same time -- 11 MS. McCORMICK: Or prune roots or 12 something like that. 13 MR. BAUMHOVER: Well, what do you think, 14 Doug? I mean, the whole thing about the global 15 tree permit was that there was kind of a 16 running clock. As soon as it got granted, we 17 wanted to make sure that we didn't have to 18 reapply -- 19 MR. MAYS: It's -- it just seemed like 20 the permit number -- the price that they wanted 21 for that was more expensive than what it would 22 cost to do a per-tree permit. 23 MS. McCORMICK: Mm-hmm. 24 MR. MAYS: You know, and they're not 25 going to deny them. When you start cutting</p>	<p style="text-align: right;">Page 24</p> <p>1 modification even to pull a street tree. 2 MR. CHESNEY: Yeah. 3 MR. MAYS: So -- and that's a policy. 4 MR. CHESNEY: Yeah, so I was going to 5 say -- I was going to add to that. So yeah, 6 you always have that and they can fine them, 7 but with the permit -- they can't even get it 8 done without it. So -- I don't know. 9 MR. WIMSATT: Yeah, we got to occupy the 10 field. If we had the permit, which I thought 11 was kind of what we wanted to do -- 12 MS. McCORMICK: I mean, the other thing 13 is we can apply for a global street tree permit 14 not community wide, but we can do it for the 15 Fords or for some, you know, other geographic 16 area of the district that doesn't include the 17 whole district because the way that they are -- 18 they are charging the fees, it's based on 19 acreage. So -- 20 CHAIRMAN LEWIS: But that would still -- 21 that would still run -- the clock would start 22 -- let's say we picked the Fords. 23 MS. McCORMICK: Right. 24 CHAIRMAN LEWIS: That would start -- we'd 25 have to keep track of different clocks -- right</p>

<p style="text-align: right;">Page 25</p> <p>1 -- if we did a different community?</p> <p>2 MS. McCORMICK: Right, that's true.</p> <p>3 CHAIRMAN LEWIS: And it may not be a bad</p> <p>4 thing. It just may -- Doug and Sonny may have</p> <p>5 to have a different calendar.</p> <p>6 MR. CHESNEY: Also, I'm not against like</p> <p>7 -- we can ask for a disconnect. I think it's</p> <p>8 ludicrous, the pricing, and further to what</p> <p>9 Doug was saying -- I mean, it's just -- it's</p> <p>10 just ridiculous.</p> <p>11 MS. McCORMICK: Mm-hmm.</p> <p>12 CHAIRMAN LEWIS: Yeah.</p> <p>13 MR. CHESNEY: And I -- I mean, I'd be</p> <p>14 happy --</p> <p>15 CHAIRMAN LEWIS: All they can say is no.</p> <p>16 Right?</p> <p>17 MR. CHESNEY: Yeah, and I'd be happy to</p> <p>18 do that in the next month.</p> <p>19 MS. McCORMICK: Okay.</p> <p>20 MR. WIMSATT: That'd be great.</p> <p>21 CHAIRMAN LEWIS: Okay.</p> <p>22 MR. CHESNEY: I should write that down.</p> <p>23 CHAIRMAN LEWIS: Yes, Brian. Sorry.</p> <p>24 MR. ROSS: I would suggest that we have</p> <p>25 some communication with the WCA and maybe it</p>	<p style="text-align: right;">Agenda Page #11 Page 27</p> <p>1 Right?</p> <p>2 MR. ROSS: Yeah, we -- I'm not judging</p> <p>3 one way or the other. I was just going through</p> <p>4 some notes and prepping for the meeting. I</p> <p>5 think three years ago, Erin was telling us that</p> <p>6 under the WCA documents, they have a</p> <p>7 maintenance -- the resident has a maintenance</p> <p>8 obligation. I don't know the extent of the</p> <p>9 maintenance obligation, I'm not saying that we</p> <p>10 can't jump in. Don't get me wrong, I'm not</p> <p>11 saying we shouldn't do what we're considering,</p> <p>12 but rather, I just don't want anybody to be</p> <p>13 miffed later if we took out a sidewalk square</p> <p>14 and -- I know this is true of my kids, but when</p> <p>15 the sidewalk was put in, they put their</p> <p>16 initials in the sidewalk and all that kind of</p> <p>17 stuff. You know, just -- it can't hurt to have</p> <p>18 some communication.</p> <p>19 CHAIRMAN LEWIS: Understood.</p> <p>20 MS. McCORMICK: Well, and Dale Sells,</p> <p>21 when I was talking to him when the WCA was</p> <p>22 doing the modification, had asked the board</p> <p>23 to, you know, keep him updated about the street</p> <p>24 tree permit, also. So Matt, if you're going to</p> <p>25 be talking to the WCA, that would be good to</p>
<p style="text-align: right;">Page 26</p> <p>1 should be at your level, Matt. I'm thinking</p> <p>2 two things: One, with regard to the street</p> <p>3 trees, we could anticipate certain residents</p> <p>4 will perhaps object to us doing any work on a</p> <p>5 tree. If it's their favorite tree, their kids</p> <p>6 used to climb on it, play on it, whatever, and</p> <p>7 we don't want anybody unnecessarily upset if</p> <p>8 their favorite tree gets removed or something</p> <p>9 like that, and so we may want to have some</p> <p>10 communication with them in regard to that.</p> <p>11 And the other thing is I believe under</p> <p>12 the WCA documents, the resident has the</p> <p>13 obligation to maintain the sidewalk in front of</p> <p>14 their house. And so I -- I haven't thought it</p> <p>15 through, but I just don't think we should be</p> <p>16 taking action that would cause them to be</p> <p>17 surprised. Just let them know this is what</p> <p>18 we're doing, this is what we're thinking about,</p> <p>19 and then they can figure out how to communicate</p> <p>20 with their constituents.</p> <p>21 CHAIRMAN LEWIS: When you say maintain</p> <p>22 it, though, we're -- we're power washing and</p> <p>23 things like that. I don't think they were --</p> <p>24 residents aren't required to -- if it's</p> <p>25 lifting, I mean, that's usually the county.</p>	<p style="text-align: right;">Page 28</p> <p>1 follow up with him.</p> <p>2 CHAIRMAN LEWIS: Yeah, no, that's a great</p> <p>3 point from both of you. Okay. Well, let's see</p> <p>4 if Greg can make any headway on getting a</p> <p>5 discount and --</p> <p>6 MR. WIMSATT: All on your shoulders,</p> <p>7 Greg.</p> <p>8 CHAIRMAN LEWIS: -- and we'll reconvene</p> <p>9 next month. Sorry, I'm just making a note</p> <p>10 here.</p> <p>11 MR. CHESNEY: Me, too.</p> <p>12 CHAIRMAN LEWIS: Okay.</p> <p>13 MS. McCORMICK: One other thing kind of</p> <p>14 related to this, related to the street tree</p> <p>15 issue is, you know, we had the resident from</p> <p>16 Stonebridge Villas that came in at last month's</p> <p>17 meeting talking about the driveway and the</p> <p>18 roots that were, you know, causing cracks</p> <p>19 within his driveway there.</p> <p>20 So I talked with Matt a little bit about</p> <p>21 this just right before the meeting, and I guess</p> <p>22 he's not here, but I did look at -- did some</p> <p>23 preliminary research, you know, I went back and</p> <p>24 I looked at the plat whereby the developer had</p> <p>25 -- in the plat language had given Bridgeton</p>

<p style="text-align: right;">Page 29</p> <p>1 Drive to the CDD, but then also provided for an</p> <p>2 easement for each lot owner there so that they</p> <p>3 have an egress easement over the right of way</p> <p>4 to access their lots.</p> <p>5 There is also -- there is also the deed</p> <p>6 that went from the developer to the CDD for</p> <p>7 Bridgeton Drive, and then I looked at the</p> <p>8 covenants, conditions and restrictions for</p> <p>9 Stonebridge Villas, which also has a provision</p> <p>10 in it just acknowledging that the developer can</p> <p>11 grant a nonexclusive easement over Bridgeton</p> <p>12 Drive for the benefit of the lot owner for</p> <p>13 access to their property.</p> <p>14 So just based on some preliminary</p> <p>15 research that I looked at, in Florida, there is</p> <p>16 case law that says that where you have an</p> <p>17 easement holder that has an access and -- an</p> <p>18 access easement, that they, as the easement</p> <p>19 holder, also have the responsibility for</p> <p>20 maintaining that easement. So, you know, I</p> <p>21 would think that based upon that, that kind of</p> <p>22 ties into what the CDD's practice has always</p> <p>23 been of understanding that we're not doing --</p> <p>24 we're not making repairs to the driveways and,</p> <p>25 in fact, the lot owner may have the ability to</p>	<p style="text-align: right;">Agenda Page #12 Page 31</p> <p>1 MS. WHYTE: Yes.</p> <p>2 MR. BAUMHOVER: -- like last month.</p> <p>3 Right?</p> <p>4 MS. WHYTE: Yes.</p> <p>5 MR. BAUMHOVER: So obviously, I don't</p> <p>6 know if you can see it, Erin, but there is part</p> <p>7 of the driveway, but then there is also the</p> <p>8 sidewalk that goes in front with like the</p> <p>9 manhole cover.</p> <p>10 MS. McCORMICK: Right, right.</p> <p>11 MR. BAUMHOVER: So are you saying that we</p> <p>12 may have responsibility to maintain the</p> <p>13 sidewalk but our position should be that</p> <p>14 beyond the sidewalk into the driveway, we're</p> <p>15 not going to maintain that? Is that correct?</p> <p>16 MS. McCORMICK: I mean, we never have --</p> <p>17 the CDD has never undertaken repairs of</p> <p>18 driveways in the past and -- and so --</p> <p>19 MR. BAUMHOVER: Well, I mean --</p> <p>20 MS. McCORMICK: It would be setting a</p> <p>21 precedent if we were going to go in and do --</p> <p>22 MR. BAUMHOVER: Oh, so the sidewalk in</p> <p>23 front of the driveway, like --</p> <p>24 MR. MAYS: There is no sidewalk on that</p> <p>25 side.</p>
<p style="text-align: right;">Page 30</p> <p>1 do that just because it goes -- the right to</p> <p>2 maintain goes with that access easement that</p> <p>3 they have.</p> <p>4 Now, general purpose governments like the</p> <p>5 county or the city have in place processes</p> <p>6 where even if a homeowner wants to repair</p> <p>7 their driveway, they are supposed to apply for</p> <p>8 a right of way use permit, and so we don't --</p> <p>9 we've never adopted anything like that that</p> <p>10 would require somebody to come to the CDD to</p> <p>11 get a license agreement like we do with pavers</p> <p>12 or anything like that when they are doing</p> <p>13 driveway repairs, but it could certainly be an</p> <p>14 option that the district could explore if it</p> <p>15 wanted to have more control over that, but it</p> <p>16 seems like, you know, what the Stonebridge HOA</p> <p>17 president was saying was that he thought that</p> <p>18 the CDD was responsible for maintaining the</p> <p>19 driveways. And like I said, I haven't done</p> <p>20 exhaustive research on that, but I do think</p> <p>21 that there is support for the idea that the</p> <p>22 easement holder is the one that's responsible.</p> <p>23 MR. BAUMHOVER: So I have a question</p> <p>24 because I think this is the picture that you</p> <p>25 sent us, Sonny, of the driveway --</p>	<p style="text-align: right;">Page 32</p> <p>1 MR. BAUMHOVER: Okay.</p> <p>2 MR. MENDENHALL: It's just a skirt, the</p> <p>3 driveway skirt.</p> <p>4 MR. BAUMHOVER: Okay. So let me ask a</p> <p>5 maintenance question because there is --</p> <p>6 MR. MAYS: That storm drain.</p> <p>7 MR. BAUMHOVER: -- a storm drain cover</p> <p>8 there. Is that also the homeowner's</p> <p>9 responsibility to maintain?</p> <p>10 MS. McCORMICK: That's kind of -- I -- I</p> <p>11 don't know the answer to that. I mean, why</p> <p>12 that manhole is in the driveway, that seems</p> <p>13 unusual to me.</p> <p>14 MR. MAYS: I've never seen one.</p> <p>15 MR. DVORAK: It is very unusual.</p> <p>16 MR. BAUMHOVER: So -- I mean, before we</p> <p>17 develop a blanket policy, we might want to</p> <p>18 investigate to see what the technically correct</p> <p>19 answer would be to fix that sidewalk and then</p> <p>20 who should -- I mean, maybe it's just as simple</p> <p>21 as, I mean --</p> <p>22 MR. DVORAK: Well, I mean, if you think</p> <p>23 about it, there could be a day where the CDD</p> <p>24 needs to do maintenance on that storm water</p> <p>25 system. Is that a CDD -- is that a private</p>

<p style="text-align: right;">Page 33</p> <p>1 part of -- or is that the county?</p> <p>2 MR. BAUMHOVER: Yeah, that's Stonebridge.</p> <p>3 Right? So that's --</p> <p>4 MR. MAYS: Well, it falls up in the</p> <p>5 easement that we're talking about, the --</p> <p>6 MR. DVORAK: So the CDD may need to</p> <p>7 maintain it one day. Right?</p> <p>8 MS. WHYTE: We don't know what it is.</p> <p>9 MR. BAUMHOVER: So I guess the question</p> <p>10 that I would ask is this section with the storm</p> <p>11 -- do we -- do we want the homeowner to fix it</p> <p>12 and say, "Job well done, okay," and pat myself</p> <p>13 on the back and we find out later on that they</p> <p>14 created a bigger problem down the road.</p> <p>15 MS. McCORMICK: Well, that's a good</p> <p>16 point. I mean, this may be a unique scenario</p> <p>17 where we would want to go in and control the</p> <p>18 repair of just that segment that is not on</p> <p>19 their lot, but is within the right of way area,</p> <p>20 because of the manhole cover. I think -- you</p> <p>21 know, at last month's meeting, the HOA</p> <p>22 president seemed to be saying this we should --</p> <p>23 this district should be thinking about whether</p> <p>24 it's responsible for all of the driveways, and</p> <p>25 that is really what I was responding to, but</p>	<p style="text-align: right;">Agenda Page #13 Page 35</p> <p>1 process in place where we grant license</p> <p>2 agreements for people that are installing</p> <p>3 pavers on our property, and we do them a lot</p> <p>4 for the Greens and for Harbor Links. We would</p> <p>5 do the same thing in Bridgeton Drive. If</p> <p>6 someone wanted to put in pavers -- I don't know</p> <p>7 that we've had any requests from anybody in</p> <p>8 Stonebridge --</p> <p>9 MS. WHYTE: No, I don't think their</p> <p>10 bylaws allow it. I think it's --</p> <p>11 MS. McCORMICK: Oh, that's why. Okay.</p> <p>12 MS. WHYTE: -- something to do with their</p> <p>13 bylaws.</p> <p>14 MS. McCORMICK: Yeah, but they would have</p> <p>15 to come to the district if they were allowed to</p> <p>16 do it and we would give them a paver license,</p> <p>17 which gets recorded and it specifically says,</p> <p>18 you know, that they are responsible for the</p> <p>19 pavers. If the district has to get in there or</p> <p>20 the county has to get in there and tear things</p> <p>21 up because there needs to be repairs that are</p> <p>22 made, then they are responsible for repairing</p> <p>23 the pavers after the work is done.</p> <p>24 MR. BAUMHOVER: Okay. So the</p> <p>25 homeowner has to ask permission to do the work</p>
<p style="text-align: right;">Page 34</p> <p>1 they may be -- you know, this may be just a</p> <p>2 unique issue where we want to do some type of</p> <p>3 repair.</p> <p>4 MR. BAUMHOVER: So the other question</p> <p>5 that I have -- and this goes back to my days on</p> <p>6 the modifications committee for the WCA --</p> <p>7 anytime a homeowner has wanted to just redo all</p> <p>8 this with brick, the modifications committee</p> <p>9 will say, you know, once permission was granted</p> <p>10 from the county or, you know, through the CDD,</p> <p>11 if there is written permission, they'll say if</p> <p>12 the county needs to conduct repairs, basically,</p> <p>13 the homeowner needs to suck it up because the</p> <p>14 county is going to come in and do whatever they</p> <p>15 want to.</p> <p>16 MS. WHYTE: Mm-hmm. That's exactly --</p> <p>17 MR. BAUMHOVER: So -- I mean, is it a</p> <p>18 county position that this -- in general, not</p> <p>19 just in Bridgeton, but in general, that part in</p> <p>20 front of a homeowner's residence that would be</p> <p>21 considered a sidewalk or at least the</p> <p>22 continuity of the sidewalk that goes past</p> <p>23 everyone's house, like I think the WCA believes</p> <p>24 that's still a county/CDD --</p> <p>25 MS. McCORMICK: Well, we -- we have a</p>	<p style="text-align: right;">Page 36</p> <p>1 on this section of concrete in front of the</p> <p>2 house? They have to ask us permission --</p> <p>3 MS. McCORMICK: To put new things in. If</p> <p>4 they were going to put pavers in, they would</p> <p>5 have to --</p> <p>6 MR. BAUMHOVER: But it's their</p> <p>7 responsibility?</p> <p>8 MS. McCORMICK: But it's their</p> <p>9 responsibility to maintain the access, yeah,</p> <p>10 because --</p> <p>11 MS. WHYTE: Now, we've never had --</p> <p>12 MS. McCORMICK: -- it's two different</p> <p>13 things. One would be making improvements to it</p> <p>14 and the other one is just to, you know, keep</p> <p>15 the existing access that's there.</p> <p>16 MR. BAUMHOVER: So to maintain the</p> <p>17 access, does the homeowner need to ask for</p> <p>18 permission?</p> <p>19 MS. McCORMICK: We don't have in place,</p> <p>20 right now, anything that would require them to</p> <p>21 come to us. So -- you know, we don't have like</p> <p>22 a right of way permit process or a license</p> <p>23 agreement process. That's what I was saying, I</p> <p>24 mean, we could if we wanted to, but --</p> <p>25 MR. BAUMHOVER: Well, if the homeowner</p>

<p style="text-align: right;">Page 37</p> <p>1 just decided I'm going to replace all that with</p> <p>2 paver --</p> <p>3 MS. McCORMICK: They wouldn't be able to</p> <p>4 in this case in Stonebridge because they are</p> <p>5 not allowed to, I guess is what you were</p> <p>6 saying.</p> <p>7 MS. WHYTE: As far as I know, I believe</p> <p>8 they're still only on concrete because their</p> <p>9 continuity of --</p> <p>10 MS. McCORMICK: Yeah, but if they -- and</p> <p>11 I've never had anybody in --</p> <p>12 MS. WHYTE: Nope.</p> <p>13 MS. McCORMICK: -- Stonebridge that has</p> <p>14 asked to install pavers, that's why I don't</p> <p>15 think it's an issue, but in other areas that</p> <p>16 are CDD right of way, they have to come to the</p> <p>17 CDD and we do a paver agreement.</p> <p>18 MR. BAUMHOVER: I guess just from a</p> <p>19 homeowner's perspective, if I came away from</p> <p>20 last month's meeting and I, basically, was told</p> <p>21 to infer that this is my responsibility --</p> <p>22 MS. McCORMICK: Mm-hmm.</p> <p>23 MR. BAUMHOVER: -- and I decided that my</p> <p>24 responsibility to maintain this would be to rip</p> <p>25 out the concrete and replace it with pavers,</p>	<p style="text-align: right;">Agenda Page #14 Page 39</p> <p>1 MS. WHYTE: All the way down to the</p> <p>2 skirt.</p> <p>3 MR. BAUMHOVER: And the -- the HOA would</p> <p>4 approve that if the county -- if they had</p> <p>5 written permission from the county. So if they</p> <p>6 go and do all of that by themselves --</p> <p>7 MS. McCORMICK: Well, the county wouldn't</p> <p>8 be approving anything in this case because it's</p> <p>9 a private road.</p> <p>10 MR. BAUMHOVER: Oh, this is -- oh, okay.</p> <p>11 CHAIRMAN LEWIS: Gated community.</p> <p>12 MS. WHYTE: It's private road, it's a</p> <p>13 gated community.</p> <p>14 MR. BAUMHOVER: Got it, okay.</p> <p>15 MS. WHYTE: It kind of has two steps.</p> <p>16 It's sort of weird, it's not a standard --</p> <p>17 MR. BAUMHOVER: Okay. I just wanted to</p> <p>18 make sure I understand that --</p> <p>19 MS. WHYTE: Yeah, I know, you're covering</p> <p>20 yourself.</p> <p>21 MR. BAUMHOVER: -- if -- if left to their</p> <p>22 own device, a homeowner doesn't accidentally go</p> <p>23 in a direction that --</p> <p>24 CHAIRMAN LEWIS: Brian, did you have --</p> <p>25 MR. ROSS: As you know, Forrest, they've</p>
<p style="text-align: right;">Page 38</p> <p>1 I've already gone to the CDD meeting, I've</p> <p>2 already asked for their help and they need to</p> <p>3 tell me fix it myself.</p> <p>4 CHAIRMAN LEWIS: But wasn't his concern</p> <p>5 --</p> <p>6 MS. WHYTE: But it has to go through</p> <p>7 modification -- it has to go through their</p> <p>8 modification, it has to go through the HOA</p> <p>9 modification process. It's not just so easy.</p> <p>10 MR. BAUMHOVER: Mm-hmm. For</p> <p>11 improvements.</p> <p>12 MR. CHESNEY: No.</p> <p>13 MS. WHYTE: Well, there was a resident in</p> <p>14 --</p> <p>15 CHAIRMAN LEWIS: But even to redo it.</p> <p>16 MS. WHYTE: There was a resident in there</p> <p>17 who had to replace her driveway due to cracking</p> <p>18 and she had to go through -- Doug, am I</p> <p>19 correct?</p> <p>20 MR. MAYS: Mm-hmm.</p> <p>21 MS. WHYTE: She had to go through the</p> <p>22 modification of the HOA and then she had to go</p> <p>23 through a subassociation to have her -- to have</p> <p>24 her concrete driveway replaced.</p> <p>25 MR. MAYS: All the way to the skirt.</p>	<p style="text-align: right;">Page 40</p> <p>1 got to go through a modification approval</p> <p>2 process with the WCA, and that's kind of the</p> <p>3 protection for the community, the belts and</p> <p>4 braces; that when the homeowner presents it to</p> <p>5 MOD, MOD hopefully will look at it and see that</p> <p>6 there is that --</p> <p>7 MR. BAUMHOVER: Possibly, however, I</p> <p>8 would counter with saying the homeowner could</p> <p>9 -- I don't know if it's a legal claim, but they</p> <p>10 could say, "I went to the CDD. I asked them</p> <p>11 for help. They told me to go fix it myself,"</p> <p>12 and they could point to, you know, the public</p> <p>13 record that says, "Hey, basically" -- and I</p> <p>14 went ahead and fixed it myself and then what we</p> <p>15 would inadvertently create is kind of like</p> <p>16 this legal tension between the HOA and the</p> <p>17 homeowner. And I've been to enough voting</p> <p>18 member meetings to where like that becomes an</p> <p>19 ugly mess that the WCA inherits because in</p> <p>20 previous engagements, if a homeowner has spent</p> <p>21 a significant amount of money taking their own</p> <p>22 initiative, you don't know that it's going to</p> <p>23 go in this direction that we're saying here.</p> <p>24 MR. ROSS: I follow you. I don't</p> <p>25 disagree that these can get sticky. That kind</p>

<p style="text-align: right;">Page 41</p> <p>1 of goes back to the one of the precautions I 2 made earlier, but I -- I just stand by the 3 general proposition, any exterior work to a 4 resident's property has to go through MOD. 5 Even if you are painting your house the same 6 color, you got to go through MOD again. You 7 are changing something that seems to be of no 8 controversy, you still got to go through MOD, 9 and part of it then -- the belts and braces for 10 the overall community is they got to then check 11 with whoever needs to be checked. 12 I agree with you, people make mistakes, 13 they may not check it, et cetera, et cetera, et 14 cetera; flip side of that is I don't believe 15 our board -- last month's CDD board took any 16 official action authorizing that person to go 17 fix it themselves. We sat here and had a 18 conversation, and so if they think that that's 19 something they can legally rely upon -- 20 MR. BAUMHOVER: I understand. I just 21 mean I would hate to see a series of slight 22 miscommunications end up in something that I'm 23 going to see four months from now as a VM. 24 MR. ROSS: I agree with you. 25 MR. WIMSATT: And I'm on the variance</p>	<p style="text-align: right;">Agenda Page #15 Page 43</p> <p>1 wasn't a very clear" -- 2 CHAIRMAN LEWIS: Yeah, no, I -- that's 3 good discussion, but I do remember -- I think 4 Brian is right. For this particular instance, 5 I mean, we basically said, "Hey, send us what 6 you got." 7 MS. McCORMICK: The information, and I 8 thought he might be here today. 9 CHAIRMAN LEWIS: I don't think we ever 10 said we didn't -- I don't think -- I think he's 11 right, we didn't really take any action. 12 MR. BAUMHOVER: Right, right, right, and 13 I doubt that the homeowner's going to go spend 14 tons out of money out of their own pocket 15 without -- 16 MS. McCORMICK: Well, I got the 17 impression that the HOA president, Matt Rice, 18 who was here speaking on behalf of that 19 homeowner, was trying to take a very proactive 20 approach to this -- 21 MR. BAUMHOVER: Right. 22 MS. McCORMICK: -- and get like a 23 global -- 24 MR. WIMSATT: Correct. 25 MS. McCORMICK: -- answer regarding the</p>
<p style="text-align: right;">Page 42</p> <p>1 committee, and so, you know, what would 2 happen, typically, in a situation like that is 3 they would go for -- you know, they did the 4 work beforehand, the modification committee 5 would deny it and then apply for a variance and 6 the variance committee -- you know, I can't 7 tell you how it would go with the voting -- but 8 the variance committee has no problem saying, 9 "I'm sorry you spent \$20,000, doing that, 10 ripping it out and doing" -- 11 MR. BAUMHOVER: Right, right, right. 12 MR. WIMSATT: Because we've done it for 13 roofs and we've done it for other things and -- 14 MR. BAUMHOVER: No -- you know, and I 15 totally understand that. I mean when you look 16 at the documents, I -- I have a feeling that 17 it's -- as a homeowner who sought recourse 18 maybe, felt like they were rebuffed, took 19 initiative, went their own direction, you could 20 almost make the case that by the time it gets 21 to a board or a VM meeting or someplace where 22 a body of people outside of a variance 23 committee has to vote on that kind of thing, 24 that you might -- you might hear a lot of 25 finger pointing, you know, kind of like, "This</p>	<p style="text-align: right;">Page 44</p> <p>1 entire community. So -- I mean, like I said, 2 Matt and I kind of thought he might be here 3 today, but I think there's going to be probably 4 an opportunity for follow-up conversation and 5 if you want to direct me to reach out to him, I 6 will do that. 7 CHAIRMAN LEWIS: You still got some more 8 to look at, you think, or are you pretty 9 confident with -- 10 MS. McCORMICK: I mean, I would look a 11 little bit -- probably do a little bit more 12 research and then I would just have a dialogue 13 with him and say, "Look, this is what my 14 research is showing, but I'm happy to, you 15 know, hear any other information you want to 16 provide." 17 CHAIRMAN LEWIS: I would -- I would say 18 to reach out to him. I mean, the only thing I 19 would say -- and Forrest brings up a good point 20 about this particular one is that storm drain, 21 that manhole, if it's something that affects 22 our infrastructure, you know -- 23 MR. BAUMHOVER: Well, I mean, I guess the 24 other question that I have is what if a 25 homeowner just says, "All right. I know it's</p>

<p style="text-align: right;">Page 45</p> <p>1 my responsibility, but I can still drive. I'm 2 not going to fix it, you know, until this 3 turns into a crushed gravel driveway, I'm not 4 going to fix it because I'm able to" -- 5 MR. WIMSATT: Doesn't the HOA have a 6 standard -- can't the HOA go in and say, 7 "Listen, your driveway looks really bad. It's 8 probably time for someone to fix it"? 9 MR. BAUMHOVER: If it's dirty, but the 10 HOA cannot compel a homeowner, I don't 11 believe, to undertake a major -- 12 MR. WIMSATT: I thought they could. 13 CHAIRMAN LEWIS: Yeah, Greg? 14 MS. WHYTE: I think so. 15 MR. CHESNEY: Well, I was going to say, I 16 kind of got the impression from those two 17 gentlemen last month that they had -- do we 18 know for sure they haven't had an issue with 19 the HOA yet? Like I kind of got the impression 20 that they were like, "Hey, HOA is fining me. 21 You owe them a third of it, you need to pay 22 it." That was the impression I got. I don't 23 -- my memory could be clouded. 24 CHAIRMAN LEWIS: I don't remember that 25 being a --</p>	<p style="text-align: right;">Agenda Page #16 Page 47</p> <p>1 on enforcement. 2 MR. WIMSATT: I would definitely ask 3 them. 4 MR. BAUMHOVER: Just because -- I mean, 5 they tried to be universal, so if they enforce 6 it at all, there is probably some sort of 7 objective criteria that they use to say, "This 8 is the point at which the driveway is too 9 damaged," but absent any objective criteria, I 10 go back to a homeowner that could just say, 11 "You know what, it's maintained perfectly fine 12 for my purposes. I can get in and out of my 13 garage perfectly fine, so if it looks ugly, I 14 guess I will just live with it." 15 MR. ROSS: I think that's up to the HOA. 16 I didn't want to get -- 17 MR. BAUMHOVER: But -- 18 MR. ROSS: -- into their business, it's 19 up to them, but -- 20 MR. BAUMHOVER: Right, right, but -- 21 MR. ROSS: -- one, would they do it and 22 two, could they do it. 23 MR. BAUMHOVER: Right, right and under 24 what conditions, but if a homeowner in this 25 situation says, "Hey, this is fine," we</p>
<p style="text-align: right;">Page 46</p> <p>1 MR. BAUMHOVER: I have a cracked driveway 2 and the HOA has never said boo to me. Now, 3 they've said boo to me plenty of times for it 4 not being clean. 5 MR. CHESNEY: Yeah. 6 CHAIRMAN LEWIS: I've got one right now. 7 MR. WIMSATT: Well, I thought you were 8 talking about the case where it's just cracked 9 and, like you said, just looks horrible. You 10 know, multiple cracks in -- 11 MR. BAUMHOVER: Yeah, I've never seen 12 anything from the HOA even when it's -- Brian, 13 when you were on the board, did you ever see 14 any violations for not repairing a cracked 15 driveway? 16 MR. ROSS: Not that I recall, but I can 17 tell you in my mediation practice that I 18 believe -- I don't want to give legal advice -- 19 I think an HOA could assert a cause of action 20 against a homeowner to allow them to -- I'll 21 just say unsightly and they probably would get 22 a -- an injunction requiring it to be replaced. 23 MR. BAUMHOVER: So without making a 24 policy on behalf of the HOA, it might be 25 worthwhile to ask the HOA what their policy is</p>	<p style="text-align: right;">Page 48</p> <p>1 probably need to go back and see if there is 2 going to be any impact from an engineering -- 3 an engineering perspective to that storm drain 4 access. I mean -- 5 MR. MAYS: Yeah, that was my big concern. 6 I mean, yes, it's over one third of that apron. 7 That storm drain is right in the middle of it, 8 and like I said, I have never seen that on 9 anybody else's driveway before. It's a full 10 manhole. 11 MR. BAUMHOVER: Yeah, yeah. So -- I mean 12 -- 13 MR. MAYS: And there are cracks around 14 it, too. I need to go by and look at it. 15 MR. BAUMHOVER: If we had engineering 16 concerns about that specific, you know, area, 17 it would be worth considering. 18 MR. MAYS: It's part of our storm drain 19 system and we're responsible for the storm 20 drain behind gated communities. 21 MS. WHYTE: It's been there -- how many 22 years -- since their conception in -- 23 MR. MAYS: Since they built it. 24 MS. WHYTE: We've never had a problem 25 with it yet, have we?</p>

<p style="text-align: right;">Page 49</p> <p>1 MR. MAYS: No.</p> <p>2 MR. BAUMHOVER: Right, so -- I mean, is</p> <p>3 it a homeowner's responsibility to maintain the</p> <p>4 storm drain system?</p> <p>5 MS. McCORMICK: No.</p> <p>6 CHAIRMAN LEWIS: No, I wouldn't think so.</p> <p>7 Brian?</p> <p>8 MR. ROSS: Now that we're talking about</p> <p>9 it and we're aware of it, we ought to check it</p> <p>10 out.</p> <p>11 MR. MAYS: There was one case in the</p> <p>12 Greens, but it was a -- a storm drain -- it was</p> <p>13 on the road, the box, the manhole, the whole</p> <p>14 deal, but the corner of his apron was</p> <p>15 collapsing and he came to the board and we</p> <p>16 ended up -- we did end up paying for that</p> <p>17 portion of the driveway. He had the</p> <p>18 driveway -- replaced the whole driveway and the</p> <p>19 CDD was responsible for that square footage</p> <p>20 that we needed to change, so we paid a portion</p> <p>21 of it.</p> <p>22 MR. BAUMHOVER: Right. This one seems a</p> <p>23 little bit more like right in the middle of his</p> <p>24 driveway.</p> <p>25 MR. MAYS: Yeah.</p>	<p style="text-align: right;">Agenda Page #17 Page 51</p> <p>1 saying, Robert, to yourself, "It doesn't work</p> <p>2 that way. Concrete isn't going to impact one</p> <p>3 of these steel manholes and pipes."</p> <p>4 MR. DVORAK: It probably wouldn't if the</p> <p>5 -- if that concrete or asphalt or whatever was</p> <p>6 there degraded or got a pothole, it's not going</p> <p>7 to really materially affect the lid or the top</p> <p>8 of that thing. I mean, they're designed to</p> <p>9 withstand really super heavy loads and -- but I</p> <p>10 mean, also, too, I mean, if you guys maybe did</p> <p>11 have to go maintain it and you had to rip the</p> <p>12 guy's driveway up to maintain it, you'd put the</p> <p>13 -- you know, you'd put the driveway back, kind</p> <p>14 of thing.</p> <p>15 MS. McCORMICK: Mm-hmm.</p> <p>16 MR. DVORAK: But -- you know, when you</p> <p>17 guys were sitting here talking your way through</p> <p>18 it, if this was in the county's right of way,</p> <p>19 the county would -- and the thing was cracked</p> <p>20 and they go, "We want to replace our driveway,"</p> <p>21 they'd make them get a right of way use permit</p> <p>22 so that the county was aware of what the</p> <p>23 improvement was going to be and then they would</p> <p>24 issue an approval or a denial.</p> <p>25 MR. BAUMHOVER: Right.</p>
<p style="text-align: right;">Page 50</p> <p>1 CHAIRMAN LEWIS: I can see us doing the</p> <p>2 same thing here, but -- I mean, it's part of</p> <p>3 our infrastructure. So --</p> <p>4 MR. BAUMHOVER: Oh, yeah, yeah, yeah.</p> <p>5 CHAIRMAN LEWIS: -- I don't know.</p> <p>6 MR. BAUMHOVER: I mean, I think we just</p> <p>7 need to get a little bit more clarity.</p> <p>8 CHAIRMAN LEWIS: Okay. So I guess --</p> <p>9 yeah, that's a great point. Would you check</p> <p>10 that out or do we want to have Robert check out</p> <p>11 that storm drain?</p> <p>12 MR. MAYS: I mean, I can check it out,</p> <p>13 just -- it's just basically where the water</p> <p>14 goes during a storm. It's not much to check</p> <p>15 out. I mean, I can see the crack in the</p> <p>16 driveway.</p> <p>17 CHAIRMAN LEWIS: Right, I don't know if</p> <p>18 we could -- your intent was maybe to videotape</p> <p>19 it. Right?</p> <p>20 MR. ROSS: My intent was let's have an</p> <p>21 understanding that there could be consequences</p> <p>22 in which down the road, it will cause a major</p> <p>23 adverse impact to the storm water cover, drain</p> <p>24 system, whatever. I don't know how these</p> <p>25 things work. I'm not an engineer. You may be</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. DVORAK: You guys are now sort of the</p> <p>2 county here. Right? You have the right of way</p> <p>3 and the dude wants to replace his driveway --</p> <p>4 MR. BAUMHOVER: He wants us to replace</p> <p>5 it.</p> <p>6 MR. DVORAK: Yeah, I know, I heard that</p> <p>7 last week -- or last month. Yeah, he wanted</p> <p>8 you to replace it, but let's say he convinces</p> <p>9 himself he wants to -- he's going to take it on</p> <p>10 himself and replace his driveway. Because</p> <p>11 there's a storm water manhole there, that would</p> <p>12 be something that I think the district would</p> <p>13 want to see what he's planning on doing.</p> <p>14 In other words, he's going to have a</p> <p>15 company do it and there is going to be some</p> <p>16 plan for what they are going to put back there.</p> <p>17 I think it would be worth it if the district</p> <p>18 was able to look at it -- not pay for it -- but</p> <p>19 look at it and say, "You're doing work on our</p> <p>20 right of way, you're okay, we'll agree to what</p> <p>21 you're planning on doing." That's reasonable,</p> <p>22 especially in this case where there's a storm</p> <p>23 -- you know, storm structure there.</p> <p>24 CHAIRMAN LEWIS: So basically, set up a</p> <p>25 right of way use permit for us?</p>

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<p>1 MR. DVORAK: Well, yeah, something like 2 where you guys have the -- you know -- 3 CHAIRMAN LEWIS: A say in it. 4 MR. DVORAK: A say in it. 5 CHAIRMAN LEWIS: Yeah. 6 MR. DVORAK: You're not paying for it, 7 but it's your right of way and you have the 8 right to look at all the different 9 infrastructure that you own and his improvement 10 in relation to that. 11 MS. McCORMICK: Well, and we already have 12 a process in place where we do that for paver 13 licenses. So -- I mean, we could set up the 14 same thing for doing driveway improvements. 15 CHAIRMAN LEWIS: Yeah. 16 MS. WHYTE: But how do we just -- how do 17 -- like okay. We have the address for this 18 particular resident. 19 MS. McCORMICK: Mm-hmm. 20 MS. WHYTE: So -- but how do we monitor 21 that with the HOA when his modification goes 22 in? 23 MS. McCORMICK: Well, how do we do it 24 with paver licenses? 25 MS. WHYTE: Because right now, they know</p>	<p>1 is if this is a -- like if this is a required, 2 you know, maintenance action, does it still 3 have to go through the same process and what -- 4 I mean, like if you had to do a -- I don't 5 know, I can't think of another example of where 6 -- 7 MR. WIMSATT: I mean, if your roof blows 8 off, you have to replace your roof and you 9 still have to get it approved. Right? 10 MS. WHYTE: But it's -- it's only one 11 address. That's the hard part, is how to 12 identify that one single homeowner in 3,700 13 homes. 14 MR. WIMSATT: Well, my point is like 15 Robert was talking just more generally about 16 having an approval process for all of these 17 homes behind the gates, even if they're not 18 doing pavers. If they're doing anything on 19 their driveways, it's only going to affect a 20 couple of people probably total, but if they're 21 going to decide to replace their entire 22 concrete of their driveway, they would have to 23 apply to us for approval just like they would 24 have to do if they were doing pavers. 25 MR. BAUMHOVER: So the difference between</p>
Page 54	Page 56
<p>1 paver licenses comes to the CDD first. 2 MS. McCORMICK: Yeah, so we would have to 3 do the same thing with driveways. 4 MS. WHYTE: So we'd have to tell them 5 that any resident -- any resident on that 6 home -- whoever it is, whether he or she sells 7 it and the next owner, that property has to 8 have CDD approval? 9 MS. McCORMICK: They would have to -- 10 yeah, they would have to submit it to the 11 county -- or to the CDD, we would review it and 12 sign off on it. 13 MR. WIMSATT: I thought it was more like 14 generally, not just for this one particular 15 residence, but for all residences in a similar 16 situation. 17 MR. BAUMHOVER: Yeah, that's -- 18 MS. WHYTE: But we don't have any others 19 that -- I don't believe that we have -- I've 20 never seen any other resident have a storm 21 water drain in the middle of their -- 22 MR. BAUMHOVER: Right, so -- so the WCA 23 guidelines do state that if a homeowner wants 24 to make that improvement, like for aesthetic 25 purposes, what I don't believe it's clear upon</p>	<p>1 the roof or repairing a fence is that they're a 2 very clear objective criteria. Like for 3 example, the modifications committee does not 4 review roofs at all or else that -- you would 5 just spend two hours every two weeks doing 6 that. Instead, Debbie and Charlotte have a 7 checklist that says, "It needs to have 30-year 8 warranty, it needs to have certain, you know, 9 roof shingle colors unless you are in one of 10 the neighbors with the" -- 11 MR. WIMSATT: But it still gets signed 12 off on. 13 MR. BAUMHOVER: Well, Debbie and 14 Charlotte have delegated that because it's very 15 clear like -- but it's not so clear in this 16 case. 17 MS. WHYTE: Okay. How about this? Erin, 18 the modification application for any pavers 19 goes through us. What would the board consider 20 if -- I mean, how do we know that the person in 21 the Greens replaced their sidewalk correctly -- 22 their driveway and our skirt correctly with 23 concrete? You know, the -- whatever, you know 24 what I'm saying? So any modification that goes 25 through for driveways -- because it affects our</p>

<p style="text-align: right;">Page 57</p> <p>1 skirt. We never look at the ones that are</p> <p>2 concreted.</p> <p>3 MS. McCORMICK: Mm-hmm.</p> <p>4 MR. BAUMHOVER: Yeah.</p> <p>5 MR. WIMSATT: We should, though.</p> <p>6 MS. WHYTE: So maybe that should be -- we</p> <p>7 should be notified so we have a record of it.</p> <p>8 Is that something that you might want to</p> <p>9 consider?</p> <p>10 CHAIRMAN LEWIS: I think so.</p> <p>11 MR. WIMSATT: Yeah.</p> <p>12 CHAIRMAN LEWIS: I think that's a good</p> <p>13 idea.</p> <p>14 MR. BAUMHOVER: There's also no</p> <p>15 inspection after the work is done. Right?</p> <p>16 CHAIRMAN LEWIS: But they are not done</p> <p>17 that often.</p> <p>18 MR. WIMSATT: No, but they're not -- it</p> <p>19 would cover these situations where we have</p> <p>20 something --</p> <p>21 CHAIRMAN LEWIS: Right, I mean, but the</p> <p>22 look on Sonny's face is --</p> <p>23 MS. WHYTE: Well, I'm just thinking</p> <p>24 that's a lot now. You know, not just that,</p> <p>25 it's just so -- we'd have to monitor it, but</p>	<p style="text-align: right;">Agenda Page #19 Page 59</p> <p>1 -- they have a process that they use. It</p> <p>2 probably requires that the plans for the</p> <p>3 driveway permits be submitted to them. They</p> <p>4 take a look at it, they would see it and those</p> <p>5 plans should show if there's a storm water</p> <p>6 facility that's within the area that's being</p> <p>7 improved. I mean, I don't know of anything</p> <p>8 else that we would be removing it for.</p> <p>9 MR. DVORAK: Yeah, I don't know, either,</p> <p>10 but that's the point. It's in your property</p> <p>11 and if they made any -- if they decided they</p> <p>12 wanted to make their driveway wider or -- I</p> <p>13 have no idea. All I am saying is that because</p> <p>14 you guys have control of this and you own it,</p> <p>15 that -- and someone goes to do work in it, that</p> <p>16 you ought to be aware of what they are doing</p> <p>17 and they are going to have specifications and</p> <p>18 some drawing of what they are going to be</p> <p>19 doing. Do you know what I mean?</p> <p>20 MS. McCORMICK: Right, right, the</p> <p>21 difference with the pavers is that we do do a</p> <p>22 recorded document that then -- when they go to</p> <p>23 sell the property, their title report is going</p> <p>24 to show there's this executed paver license</p> <p>25 agreement that requires that they've agreed to</p>
<p style="text-align: right;">Page 58</p> <p>1 we'd have to have some sort of a process.</p> <p>2 CHAIRMAN LEWIS: Yeah, I think it's just</p> <p>3 like the pavers.</p> <p>4 MS. WHYTE: So Doug would have to go out</p> <p>5 and inspect it afterwards to say, "Yes, it</p> <p>6 looks good." Is that what you're looking for</p> <p>7 or that --</p> <p>8 MR. BAUMHOVER: So -- so under anything</p> <p>9 else that the modifications committee approves,</p> <p>10 there's at least objective criteria that Debbie</p> <p>11 and Charlotte, when they make their rounds, can</p> <p>12 say, "This complies, this does not comply," and</p> <p>13 there is an avenue for that.</p> <p>14 With a situation like this, if they</p> <p>15 decided to replace it with -- with cement,</p> <p>16 Debbie and Charlotte have no criteria on which</p> <p>17 to judge whether or not the job was done</p> <p>18 correctly or whether or not it's in compliance.</p> <p>19 They just know that the CDD approved it and</p> <p>20 this was the work that, I guess, the CDD</p> <p>21 approved and kind of --</p> <p>22 MS. McCORMICK: Well, the -- I think the</p> <p>23 county and the city, when somebody is applying</p> <p>24 for a right of way use permit for doing</p> <p>25 driveway repairs like that, I mean, they have a</p>	<p style="text-align: right;">Page 60</p> <p>1 indemnify the CDD and that they agree that, you</p> <p>2 know, they will repair it in the event that any</p> <p>3 utility company needs to come in there and do</p> <p>4 any tear-up of the pavers.</p> <p>5 I don't see that we need that in the case</p> <p>6 of these redos of driveways because the</p> <p>7 driveway is already there. I don't think we</p> <p>8 would need to record anything on the property,</p> <p>9 but I do think we would want to review the</p> <p>10 plans, identify, you know, an issue spot, if</p> <p>11 there is anything to be concerned about.</p> <p>12 Otherwise, we would just, you know, at the</p> <p>13 staff level --</p> <p>14 MS. WHYTE: So what about doing something</p> <p>15 very similar, but less detailed as that, but</p> <p>16 they have to go -- let's say a right of way</p> <p>17 permit with the Westchase CDD so that it's</p> <p>18 recorded and we have records of it. They've</p> <p>19 applied --</p> <p>20 MS. McCORMICK: Well, it would be</p> <p>21 recorded in the public records.</p> <p>22 MS. WHYTE: But we -- we say, "Okay,</p> <p>23 fine," and then Doug -- I'll give the permit to</p> <p>24 Doug and the records and say, "Here, Doug,</p> <p>25 they're going to be doing this driveway. Have</p>

<p style="text-align: right;">Page 61</p> <p>1 a look and make sure everything looks the way 2 it needs to be," or -- you know, something. I 3 don't know. 4 CHAIRMAN LEWIS: Yeah, I mean, it could 5 be as very simple as if there's no other 6 manholes or anything in the way, it's just 7 literally the driveway and the apron, then he 8 can, if he wants, just take a tape measure, 9 check it out and, "Yeah, looks to be per the 10 plans." 11 MS. WHYTE: Okay. But there has to be 12 some sort of a documentation so we have a 13 record of it is what I'm getting at. 14 MS. McCORMICK: Yeah, we would prepare -- 15 we would prepare the documents, Sonny, and we 16 would probably have something in there where 17 they sign off, you know, if their contractor 18 accidentally digs up a waterline or any -- 19 something like that, then we don't have the -- 20 MS. WHYTE: Yes, there you go, because we 21 have -- 22 MS. McCORMICK: -- responsibility to 23 repair it. 24 CHAIRMAN LEWIS: Okay. 25 MR. WIMSATT: That makes sense.</p>	<p style="text-align: right;">Agenda Page #20 Page 63</p> <p>1 just seemed odd and I said, "I don't have a 2 problem" -- you know, anyone -- this is -- 3 anyone can download it, anytime, day or night. 4 It's not a secret, but it's just weird to me 5 that they would be calling you directly for 6 this information. So I just -- I don't -- 7 MS. McCORMICK: Hmm. 8 MR. DVORAK: -- know, it was just 9 strange. 10 CHAIRMAN LEWIS: Okay. All right. 11 Thank you, Erin. 12 Andy, manager's report. 13 MR. MENDENHALL: So the only thing I had 14 this evening was we have your audit engagement 15 letter to continue on with your current 16 auditor. Of course, if you are happy with 17 them, then my recommendation would be to stay 18 with them. You have been with them for a 19 while. The -- the only thing or the only two 20 things I would mention, if you read the 21 engagement letter, it's \$7,800. It was \$7,700, 22 so a \$100 increase. Just wanted you to know 23 that. 24 And the only other thing that I would 25 suggest, if you do want to move forward, I did</p>
<p style="text-align: right;">Page 62</p> <p>1 CHAIRMAN LEWIS: Okay. All good? 2 Let's move on. 3 MS. McCORMICK: I don't have anything 4 else. 5 CHAIRMAN LEWIS: What about cell tower 6 access? 7 MS. McCORMICK: I don't have anything on 8 that. I haven't had any recent conversations 9 since the last board meeting with Alan about 10 what's going on on the cell tower. 11 CHAIRMAN LEWIS: Okay. 12 MR. DVORAK: I had a weird thing with the 13 cell tower. It's Vertex. Right? 14 MS. McCORMICK: Yeah. 15 MR. DVORAK: Okay. So our environmental 16 consultant was contacted by someone who claimed 17 to be or probably was from Vertex and asked for 18 her report and her -- the survey and -- it's 19 all public. Whatever we did is public 20 information, you can get it at SWFWMD, but I 21 just found it weird. They have all this 22 information, we provided it, they used it to 23 get all their design done and their permitting 24 and all this stuff and there is someone calling 25 our biologist requesting that information. It</p>	<p style="text-align: right;">Page 64</p> <p>1 reach out to them to see if they could extend a 2 three-year engagement, that way -- with the 3 price held. That way, if we have any other 4 increases -- which we have seen with some other 5 places -- you will be locked in. So I don't 6 know if they'll do that, but I figured it was 7 worth asking, and that was it. 8 CHAIRMAN LEWIS: All right. Any 9 comments? 10 Go ahead. 11 MR. ROSS: Move to approve with the 12 three-year window period. 13 CHAIRMAN LEWIS: Okay. 14 MR. MENDENHALL: I'm sorry, just one 15 caveat. If we can't get the three-year window 16 period, do you want me to still move forward, 17 only because you made the motion, Brian? 18 MR. ROSS: My own preference would be 19 yes, but I don't want to give up my position. 20 I'd rather them commit than think that's wise 21 on their part to commit to that. 22 MR. MENDENHALL: Absolutely, okay. 23 MR. BAUMHOVER: Well, I'll second the 24 motion. 25 CHAIRMAN LEWIS: Okay. Any other</p>

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<p>1 discussion?</p> <p>2 (No response.)</p> <p>3 CHAIRMAN LEWIS: All in favor?</p> <p>4 (All board members signify in the</p> <p>5 affirmative.)</p> <p>6 CHAIRMAN LEWIS: Motion approves five to</p> <p>7 zero.</p> <p>8 MR. MENDENHALL: Yeah, and to that end,</p> <p>9 I'll let them know that that was the motion and</p> <p>10 if they can't do that, I would have to go back</p> <p>11 and talk with the board. So --</p> <p>12 CHAIRMAN LEWIS: Okay.</p> <p>13 MR. MENDENHALL: And that was all I had</p> <p>14 for today.</p> <p>15 CHAIRMAN LEWIS: Field manager's report.</p> <p>16 Doug?</p> <p>17 MR. MAYS: I really don't have anything</p> <p>18 other than --</p> <p>19 MR. CHESNEY: There's a lot on your list.</p> <p>20 CHAIRMAN LEWIS: Well, let me interrupt,</p> <p>21 Doug, really quick. I think Brian had, at</p> <p>22 some point, a couple of weeks -- months ago --</p> <p>23 and this is something I think that's been going</p> <p>24 on for, honestly, a couple of years. I think</p> <p>25 for all of us, somebody made the recommendation</p>	<p>1 between the homes and Tree Tops, which our</p> <p>2 evidence shows that the lots -- especially on</p> <p>3 Gretna Green where we had a gentleman saying</p> <p>4 the CDD should be paying for his tree that fell</p> <p>5 in his yard. Well, the fence line is right at</p> <p>6 the 120-foot mark, which is his property. The</p> <p>7 tree was on the other side, which the evidence</p> <p>8 and the plat maps that Sonny's pulled up on the</p> <p>9 county shows that as soon as you hit that</p> <p>10 120-foot fence, from there on belongs to every</p> <p>11 homeowner that's in Tree Tops. So the</p> <p>12 gentleman had said that we should be paying for</p> <p>13 it. I explained to him, I said, "We have no</p> <p>14 property here. That's not our ditch."</p> <p>15 MR. CHESNEY: He's the edge.</p> <p>16 MR. MAYS: "It belongs to Tree Tops.</p> <p>17 Here is the information for the resident who</p> <p>18 lives behind you," which Sonny provided to me</p> <p>19 so I have turned that over to them, but we had</p> <p>20 another one pop up today that was off of</p> <p>21 Weybridge, which is the same situation. They</p> <p>22 butt up to Tree Tops, also. Of course, this</p> <p>23 isn't homes, this is part of their conservation</p> <p>24 that's there. So that one is just a little</p> <p>25 different other than the conservation.</p>
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<p>1 that let's get some of these bigger-ticketed</p> <p>2 items on the agenda, and that's what I had Andy</p> <p>3 do just so they don't slip through the cracks.</p> <p>4 And honestly, the sidewalk repair stuff kind of</p> <p>5 caught Erin off guard. That was just another</p> <p>6 one, just since we've been talking about it,</p> <p>7 but -- that's really all we have here, Doug, is</p> <p>8 most of these that are on the list.</p> <p>9 MR. MAYS: Unless there's a conversation</p> <p>10 about the clean-up for the -- from the</p> <p>11 hurricane. I mean, that's what we've been</p> <p>12 working on for the last two weeks since it</p> <p>13 happened. Well, a week and a half now.</p> <p>14 CHAIRMAN LEWIS: Yeah, you guys are --</p> <p>15 MR. MAYS: So everybody seems to be happy</p> <p>16 with it. We've got a crew -- additional crew</p> <p>17 out there just cleaning up debris, helping</p> <p>18 residents with the debris that they drag out</p> <p>19 front like we did five years ago when they had</p> <p>20 that storm that came through, and so they are</p> <p>21 working on that. My guys are working on trees</p> <p>22 that have fallen in locations that we get phone</p> <p>23 calls from. We're getting just a lot of work</p> <p>24 order on trees that are down. We're getting a</p> <p>25 lot of questions about that -- that easement</p>	<p>1 So we've had a couple of those. That's</p> <p>2 -- everything else -- there is one that's a</p> <p>3 golf course one, that belongs to the golf</p> <p>4 course, none of ours; but we still try to help</p> <p>5 residents, you know. Especially with the</p> <p>6 clean-up, if they drag it out front.</p> <p>7 MR. CHESNEY: They called me. That's why</p> <p>8 I'm staring at him.</p> <p>9 CHAIRMAN LEWIS: Sonny said something to</p> <p>10 me earlier.</p> <p>11 MS. MCCORMICK: And just one thing that</p> <p>12 this all brought up to me -- because I was</p> <p>13 looking at, you know, if a tree is on your</p> <p>14 property but there's a hurricane and it falls</p> <p>15 over on your neighbor's property, who's</p> <p>16 responsible; and in general, if it's a healthy</p> <p>17 tree and a storm causes it to blow on your</p> <p>18 neighbor's property, it's your neighbor and</p> <p>19 their homeowner's insurance that's going to pay</p> <p>20 the damages, not the person who the trunk of</p> <p>21 the tree is sitting in.</p> <p>22 But -- you know, that's why it's</p> <p>23 important because there's a difference if it's</p> <p>24 like dead branches or a dead tree that was not</p> <p>25 removed, then the property owner would be</p>

<p style="text-align: right;">Page 69</p> <p>1 responsible for it.</p> <p>2 MR. MAYS: So yeah, that's --</p> <p>3 CHAIRMAN LEWIS: All right. That's</p> <p>4 pretty much all you got? The arborist tree --</p> <p>5 just so we can quickly go down these. Tree</p> <p>6 inventory -- I think we approved them to</p> <p>7 continue on for some more -- any update on that</p> <p>8 or --</p> <p>9 MS. WHYTE: Nothing yet.</p> <p>10 CHAIRMAN LEWIS: Not yet, okay.</p> <p>11 MR. CHESNEY: Can I ask a question about</p> <p>12 that? That was my --</p> <p>13 CHAIRMAN LEWIS: Sure.</p> <p>14 MR. CHESNEY: On that, so are we</p> <p>15 utilizing our Arc system for that in any way?</p> <p>16 MS. WHYTE: Yes.</p> <p>17 MR. CHESNEY: We are, okay.</p> <p>18 MR. BAUMHOVER: There's --</p> <p>19 MS. WHYTE: It's all in our system.</p> <p>20 MR. CHESNEY: It is, okay.</p> <p>21 MS. WHYTE: Yes, it's on our system,</p> <p>22 yeah.</p> <p>23 MR. CHESNEY: Okay.</p> <p>24 MS. WHYTE: I'll be glad to show you.</p> <p>25 MR. BAUMHOVER: Then the intention was</p>	<p style="text-align: right;">Agenda Page #22 Page 71</p> <p>1 I spoke to Ivy. I called Greg because this was</p> <p>2 initiated by Greg and -- for West Park Village.</p> <p>3 So Ivy was supposed to be here at the workshop</p> <p>4 last month to get -- to show you what they</p> <p>5 found with inventory and to get your feedback</p> <p>6 for what, potentially, their recommendations</p> <p>7 would be and any kind of input that the board</p> <p>8 would like to have. And I spoke to Greg and I</p> <p>9 said, "Okay. This may be a chance, but is it</p> <p>10 okay if I call her and ask her can she make</p> <p>11 today's board meeting so we can stay on track,"</p> <p>12 and unfortunately, she was already heading off</p> <p>13 to another meeting. So that didn't really work</p> <p>14 out and she only called me 3 o'clock and it was</p> <p>15 -- you know, so -- but we spoke briefly and she</p> <p>16 would be ready -- she was ready to have</p> <p>17 everything presented to you guys. So she'll be</p> <p>18 ready to go to the workshop, which is, I</p> <p>19 believe, the 18th of October. So here is the</p> <p>20 question: Would the board be okay if you gave</p> <p>21 your consensus at that workshop -- same input</p> <p>22 as the residents would. They are ready with</p> <p>23 the presentations, it's -- I mean, there's</p> <p>24 nothing -- nothing set, no -- you know, no</p> <p>25 contract. This is what their recommendations</p>
<p style="text-align: right;">Page 70</p> <p>1 that they were going to do the inventory and</p> <p>2 then turning that over to us and that way we --</p> <p>3 MS. WHYTE: Yeah, they've already done</p> <p>4 that. The first lot is already on the system,</p> <p>5 updated. You can log in, you can see the</p> <p>6 pictures if you know how to use it.</p> <p>7 MR. BAUMHOVER: And then it's our</p> <p>8 responsibility to maintain it after --</p> <p>9 MS. WHYTE: Yeah, and he will help us.</p> <p>10 He is really good.</p> <p>11 MR. CHESNEY: Okay. Thank you.</p> <p>12 CHAIRMAN LEWIS: Speed humps in</p> <p>13 alleyways, did we put an end to that at the</p> <p>14 last meeting? Is that the general consensus?</p> <p>15 MR. MAYS: I have not heard from the</p> <p>16 residents.</p> <p>17 CHAIRMAN LEWIS: Okay. I knew there was</p> <p>18 some issues with -- you know, somebody had</p> <p>19 heartburn with how much it was going to be and</p> <p>20 then distributed it to those residents. So --</p> <p>21 MS. WHYTE: No action was taken.</p> <p>22 CHAIRMAN LEWIS: Okay. We can take that</p> <p>23 off. I just wanted to -- bell tower, October</p> <p>24 workshop. Sonny, we talked about this briefly.</p> <p>25 MS. WHYTE: We briefly talked about it.</p>	<p style="text-align: right;">Page 72</p> <p>1 are and the feedback would come from the board</p> <p>2 members, as well as any potential residents</p> <p>3 that would be there. Are you okay with that?</p> <p>4 That way, we stay within that time frame that</p> <p>5 Greg was working with and --</p> <p>6 MR. CHESNEY: Well, I'm not going to</p> <p>7 physically be here. So -- I mean, if I could</p> <p>8 get some of the pictures ahead of time and I --</p> <p>9 MS. WHYTE: I can ask her that, but if</p> <p>10 anybody has -- because we had originally set</p> <p>11 her up to do a workshop here, as we always have</p> <p>12 every, you know, month and this would be an</p> <p>13 opportunity for the residents to give their</p> <p>14 input to come and see what was going on, which</p> <p>15 was very important to you guys.</p> <p>16 MR. CHESNEY: Yeah, I think part of that</p> <p>17 problem was also I was thinking that the</p> <p>18 residents would go first and Ivy then wanted us</p> <p>19 to go first.</p> <p>20 MS. WHYTE: Well, she wanted you guys to</p> <p>21 go first because she really, really didn't want</p> <p>22 -- she didn't want you guys to presume that</p> <p>23 Doug and I put in our little two cents and</p> <p>24 said, "This is what we want, this is what you</p> <p>25 should do," but she wanted your input, as well,</p>

<p style="text-align: right;">Page 73</p> <p>1 to make sure, and I said, "To be very frank 2 with you, most of the board members are looking 3 for a suggestion from you for this." So -- and 4 nothing has been -- you know, nothing is 5 ordered, nothing is -- it's just 6 recommendations, you know, what they would like 7 to do, what they think needs to be done. 8 So at the same time, if we are still on 9 the same time frame we were working on last 10 month, could we do it all at once if the board 11 agrees, and Ivy said she would be ready and 12 she, of course, would take your input at that 13 time. 14 CHAIRMAN LEWIS: I'm good with that. 15 Greg? 16 MR. CHESNEY: I'm fine with that. 17 CHAIRMAN LEWIS: Brian, Jim, Forrest? 18 MR. BAUMHOVER: Sure, I would just ask, 19 based on the -- the degree of attendance at our 20 workshops, maybe we can get a little bit of 21 additional press out in advance just -- 22 MS. WHYTE: Well, I was going to -- 23 MS. RING: Well, it will be because the 24 WOW is not out yet. It's coming out tomorrow, 25 but there will be additional notice in there.</p>	<p style="text-align: right;">Agenda Page #23 Page 75</p> <p>1 bring them in one by one. 2 MR. BAUMHOVER: I'm not concerned about 3 over-attendance. 4 CHAIRMAN LEWIS: We'll have Doug be the 5 heavy-lift to control the traffic. 6 All right. Thank you, guys. 7 MR. BAUMHOVER: We're not buying a golf 8 course, are we? 9 MS. WHYTE: No. 10 CHAIRMAN LEWIS: Or shooting any birds. 11 All right. Surfaces to park, rubber and 12 turf, I think is another Ivy question we had 13 talked about. I was going through notes a 14 couple -- 15 MR. WIMSATT: Yeah, we were trying to get 16 a quote on -- because we had been talking about 17 the parks that are over I guess in Old 18 Carrollwood or whatever that have like that 19 turf, so we were trying to see if we could get 20 quotes on what that would be for the two parks 21 that we have here. 22 CHAIRMAN LEWIS: Yeah, you brought up 23 maintenance concerns with the rubber, and I 24 know you guys did the repair and it went great, 25 but --</p>
<p style="text-align: right;">Page 74</p> <p>1 MS. WHYTE: This is what we talked about, 2 I called Karen on that -- 3 MR. BAUMHOVER: Well, I just meant on the 4 Westchase Neighborhood News, just a couple of 5 -- 6 MS. RING: A bit more -- 7 MR. BAUMHOVER: -- maybe -- a couple of 8 social posts just to get -- because otherwise, 9 she's going to be taking suggestions from five 10 board -- or four board members. 11 MS. WHYTE: And I spoke to Karen about 12 this, the new editor, and I said to her, I 13 said, "This may be a great opportunity," and 14 obviously, you guys have shared -- and meetings 15 -- the minutes are going out tomorrow, so yes, 16 we can certainly do that. I can -- if you guys 17 -- if Karen can handle that, just say, "Hey, 18 listen, we're going to have this," and I can 19 talk to her tomorrow, but if we can get it out 20 there, absolutely. That was the intent, is 21 the WOW to let the residents know. I just 22 don't know whether or not how many -- you know, 23 I think max in this room is 65. 24 CHAIRMAN LEWIS: Okay. 25 MR. WIMSATT: Line them up outside and</p>	<p style="text-align: right;">Page 76</p> <p>1 MR. MAYS: Yeah, the repair went great, 2 but -- 3 CHAIRMAN LEWIS: You were worried about 4 getting materials in the future or something 5 like that. 6 MR. MAYS: Yeah, because they keep -- I 7 mean, they keep changing the -- you know, 8 what's available. 9 CHAIRMAN LEWIS: Right. 10 MR. MAYS: You know, this will be 11 available for three or four years and then 12 they'll say, "Oh, that's not very good, let's 13 do this," and, you know, they'll change the 14 type of surface that they have available for 15 you. So it just seems like they are constantly 16 changing it, but that repair turned out really 17 good. 18 MR. BAUMHOVER: What's the expected life 19 of the current surface? 20 MR. MAYS: What was it, do you remember? 21 MS. WHYTE: It's quite long if they don't 22 pick at it, pick it apart. 23 MR. BAUMHOVER: Well, yeah, but we're 24 talking about kids; but -- I mean, like -- 25 MS. WHYTE: It's rubber tires. It's</p>

<p style="text-align: right;">Page 77</p> <p>1 processed rubber, so it'll last a long, long, 2 long time. 3 MR. MAYS: So far, it's -- we've got -- 4 what -- eight years out of it; seven, eight 5 years out of it, and that one at Glenncliff, 6 we've got to take a pump over there after a 7 nice rain storm just to take the water out of 8 it. 9 MS. WHYTE: And it hasn't deteriorated. 10 MR. MAYS: It hasn't deteriorated at all. 11 MR. BAUMHOVER: And this is on the -- 12 well, a couple of items down. The surface at 13 the Baybridge Park, does that have anything to 14 do with the drainage issue at the top? 15 MR. MAYS: No, no. 16 MR. BAUMHOVER: Okay. 17 MR. MAYS: And that guy that I was -- 18 kept on -- never called me. I recalled and -- 19 MR. CHESNEY: Yeah, that's a serious 20 problem. I literally slipped and busted my 21 behind on there the other day. 22 CHAIRMAN LEWIS: All right. Sorry, hold 23 on, guys. So D, surfaces of the rubber turf, 24 is that something you want to drop for now? 25 MR. MAYS: I think we should, yeah.</p>	<p style="text-align: right;">Agenda Page #24 Page 79</p> <p>1 be attached to the main drain that's there. 2 It's not draining into it, so we have to find a 3 way -- so we're looking at -- the same stuff 4 that they use around the edge of a pool, you 5 know. You can get that in there -- we think we 6 can get that in there and have it drain through 7 there into the main drain. That's where it's 8 supposed to go. We just have not been able to 9 find anybody that can get out here to -- 10 MS. WHYTE: I have a guy that called us 11 about the tunnel, at the top of the tunnel. 12 MR. MAYS: So -- 13 MS. WHYTE: And Robert -- Robert looked 14 at it a couple of weeks ago when he was out 15 with me. 16 MR. DVORAK: Yeah, I was going to ask, 17 did all that get de-silted yet? Did you guys 18 do that? 19 MS. WHYTE: (Moves head from side to 20 side.) 21 MR. DVORAK: Okay. 22 MS. WHYTE: Nope. 23 MR. DVORAK: Well, I think part of the 24 problem with that whole network -- and I don't 25 know if that tunnel drain is connected to it,</p>
<p style="text-align: right;">Page 78</p> <p>1 CHAIRMAN LEWIS: Okay, okay. 2 MR. MAYS: Until we're ready to replace 3 the whole thing. I mean -- 4 CHAIRMAN LEWIS: Okay. 5 MR. MAYS: -- right now, we're not. 6 CHAIRMAN LEWIS: Okay. You brought it up 7 a while back. I just wanted -- elephant up 8 there, man. 9 MR. MAYS: Well, don't listen to me. 10 CHAIRMAN LEWIS: Okay. Let's jump ahead 11 to -- since we're on it, tunnel -- I think you 12 were talking about the concrete. Right? That 13 was the -- 14 MR. CHESNEY: Yeah, it doesn't drain 15 right and it -- and it gums up, so any -- any 16 medium rain is truly a slip hazard entering the 17 tunnel. 18 CHAIRMAN LEWIS: And -- 19 MR. MAYS: We've tried, obviously, drying 20 it out and then putting a surface -- coating 21 surface on with sand, but that didn't last. 22 The sand comes -- gets rubbed right off with 23 all the traffic, I'm sure is why. It just 24 doesn't last, so the only other option we've 25 came up with is, possibly, a drain that would</p>	<p style="text-align: right;">Page 80</p> <p>1 but to me, it looks like the whole thing could 2 be silted in and you would have to jet it out 3 and clean it out, you know. It just looks to 4 me like water or debris, silt, sand has 5 accumulated to the point where that whole 6 system is not functioning properly to me. 7 MR. CHESNEY: I can guarantee it because 8 it wasn't like that, you know, all -- that long 9 ago. 10 MR. DVORAK: Right. 11 MR. CHESNEY: It was not -- it hasn't 12 traditionally been like that -- 13 MR. DVORAK: Right. 14 MR. CHESNEY: -- like it is currently. 15 MR. DVORAK: Right, and that's just a 16 maintenance thing. You got to -- it's not like 17 there's anything wrong with the system, it just 18 needs to be -- they have these jets that they 19 can run through there and push everything out, 20 you know, into the pond or whenever it out 21 falls. I think it's into that little south 22 pond. 23 CHAIRMAN LEWIS: Is that what's there now 24 in front of the tunnel face there is a -- like 25 a french drain or a pool drain?</p>

<p style="text-align: right;">Page 81</p> <p>1 MS. WHYTE: Huh-uh.</p> <p>2 MR. MAYS: No.</p> <p>3 MS. WHYTE: There's nothing.</p> <p>4 CHAIRMAN LEWIS: There's nothing there?</p> <p>5 MS. WHYTE: Huh-uh.</p> <p>6 CHAIRMAN LEWIS: Okay. I couldn't</p> <p>7 remember.</p> <p>8 MR. MAYS: There's just a corner drain</p> <p>9 right underneath it.</p> <p>10 MR. CHESNEY: I -- I think we should look</p> <p>11 at it and do something.</p> <p>12 MR. ROSS: I was going to say, Robert,</p> <p>13 what do you think about Doug's idea about</p> <p>14 adding some additional drain like --</p> <p>15 MR. DVORAK: I just made a note to --</p> <p>16 because that might be a cool idea. I mean, I</p> <p>17 -- I was going to stop -- I'll stop by there</p> <p>18 again and I -- I can't wrap my -- Sonny and I</p> <p>19 went out there a couple of months ago and what</p> <p>20 -- his idea may work. It may be something that</p> <p>21 would help a lot.</p> <p>22 MR. ROSS: Would one depend upon the</p> <p>23 other?</p> <p>24 MR. DVORAK: Yeah, I think the system</p> <p>25 needs to be de-silted.</p>	<p style="text-align: right;">Agenda Page #25 Page 83</p> <p>1 MR. DVORAK: It's usually a per-foot</p> <p>2 charge and -- you know, the length of the pipe,</p> <p>3 the size of the pipe. You know, you get bigger</p> <p>4 pipes that get silted in and it's a lot more</p> <p>5 material. I mean, I think all of these are</p> <p>6 probably in the range of 15 or 18 inches at the</p> <p>7 most kind of thing. It's a pretty small</p> <p>8 system. I mean, I'll get a proposal and we'll</p> <p>9 go --</p> <p>10 MR. ROSS: I was going to say, I'd be</p> <p>11 willing to move that you go ahead and go</p> <p>12 forward, if it's not too expensive.</p> <p>13 MR. DVORAK: Yeah, I don't know right off</p> <p>14 the top of my head. They would need --</p> <p>15 MR. ROSS: Okay.</p> <p>16 CHAIRMAN LEWIS: I think it's just a vac</p> <p>17 truck or is it --</p> <p>18 MS. WHYTE: Isn't it like a jet, too?</p> <p>19 MR. DVORAK: You could do it that way. I</p> <p>20 mean, they would jet it one way and vac it out,</p> <p>21 you know, in the next inlet and --</p> <p>22 CHAIRMAN LEWIS: Right.</p> <p>23 MS. WHYTE: We do have somebody that does</p> <p>24 all of our drains and stuff, Florida Jet.</p> <p>25 That's who we use.</p>
<p style="text-align: right;">Page 82</p> <p>1 MR. ROSS: No matter what, it needs to be</p> <p>2 de-silted.</p> <p>3 MR. DVORAK: Right, yes, yes.</p> <p>4 MR. ROSS: Okay. Well, then can you get</p> <p>5 us a quote for next month?</p> <p>6 MR. DVORAK: Mm-hmm.</p> <p>7 MR. CHESNEY: And maybe pebbling the</p> <p>8 concrete, too, just to create a less slippery</p> <p>9 surface.</p> <p>10 MR. ROSS: And then also look at Doug's</p> <p>11 idea about adding to the drainage system.</p> <p>12 MS. McCORMICK: I mean, is there</p> <p>13 something that should be done in the interim?</p> <p>14 Sign posting, close it?</p> <p>15 MR. CHESNEY: Doug has a sign out there,</p> <p>16 but -- I mean, if you want to go through the</p> <p>17 tunnel, you got to go through it no matter --</p> <p>18 you walk by the sign that says, "Be careful."</p> <p>19 MS. McCORMICK: Oh.</p> <p>20 CHAIRMAN LEWIS: I think the good news is</p> <p>21 we're getting out of rainy season for now and</p> <p>22 it will be a little less damp there.</p> <p>23 MR. ROSS: Well, and I may have been too</p> <p>24 quick on the draw. How much does it cost to</p> <p>25 de-silt, Robert?</p>	<p style="text-align: right;">Page 84</p> <p>1 MR. DVORAK: Yeah, they could do it.</p> <p>2 MS. WHYTE: Yeah, we use Florida Jet all</p> <p>3 the time. We did the Vineyards a while -- just</p> <p>4 a couple of weeks ago, we did the Greens. So</p> <p>5 -- we use them a lot.</p> <p>6 MR. MAYS: Harbor Links.</p> <p>7 MS. WHYTE: Yeah.</p> <p>8 MR. ROSS: If that's adding to a safety</p> <p>9 problem, we need to go ahead and do it.</p> <p>10 MS. WHYTE: Okay.</p> <p>11 MR. ROSS: I mean, Greg's safety is</p> <p>12 important.</p> <p>13 MR. CHESNEY: It is. I'm not</p> <p>14 exaggerating, I was literally on my --</p> <p>15 CHAIRMAN LEWIS: Do we have camera</p> <p>16 recordings in there?</p> <p>17 MS. WHYTE: Oh, I could pull it up from</p> <p>18 the --</p> <p>19 MR. CHESNEY: I just felt sorry for all</p> <p>20 the moms about the language I used. No</p> <p>21 offense, Doug.</p> <p>22 CHAIRMAN LEWIS: All right. Let's back</p> <p>23 up to monument sign upgrades. I know this is</p> <p>24 Sonny's favorite. We just hadn't talked about</p> <p>25 it in a while and we had talked about it</p>

<p style="text-align: right;">Page 85</p> <p>1 earlier in the --</p> <p>2 MS. WHYTE: Many years ago, Erin and I</p> <p>3 drove the property because we had wanted to put</p> <p>4 it all together into one. That was a</p> <p>5 suggestion by Supervisor Ross, to put it all</p> <p>6 together and try to do the whole community</p> <p>7 because my original proposal to the board was</p> <p>8 the entrances at Sheldon and Linebaugh. You</p> <p>9 start to see what -- how the residents would</p> <p>10 perceive and how everybody would like it and</p> <p>11 whether or not it's worth it, so I'm not sure.</p> <p>12 MR. MAYS: Feedback was not good.</p> <p>13 "Can't we just paint them," which we --</p> <p>14 CHAIRMAN LEWIS: I thought there was a</p> <p>15 legal issue that -- because we couldn't bundle</p> <p>16 it all together, I thought that was --</p> <p>17 MS. WHYTE: Well, there was different</p> <p>18 signage at the time. There was different signs</p> <p>19 and there's different materials. Some, you can</p> <p>20 -- my original suggestion was to do -- because</p> <p>21 if anybody has been up on Dale Mabry and Cheval</p> <p>22 area, they've got a beautiful -- absolutely</p> <p>23 stunning granite sign. The back -- the Cheval</p> <p>24 portion is well lit, it's got LED lights. It's</p> <p>25 just -- you know, they redid their whole</p>	<p style="text-align: right;">Agenda Page #26 Page 87</p> <p>1 you had and there was a concern about which way</p> <p>2 was the right way because if you go into the</p> <p>3 Fords, it's going to look different from the</p> <p>4 Greens --</p> <p>5 MS. WHYTE: Oh, they are all very</p> <p>6 different. They all have the same background</p> <p>7 and some will not potentially -- according to</p> <p>8 our contractor that I was speaking to at the</p> <p>9 time, some you can use granite. Others are</p> <p>10 curved, you can't use granite.</p> <p>11 MR. BAUMHOVER: Right, right, right.</p> <p>12 MS. WHYTE: Others are -- you know, it</p> <p>13 depends on what -- my main concern was to get</p> <p>14 -- start with the entrance ways and work our</p> <p>15 way -- keep the gold and the black. Some</p> <p>16 places that we -- you know, if you look at the</p> <p>17 ones on -- if you are walking or you're driving</p> <p>18 -- don't do the 40 mile an hour, just drive</p> <p>19 slowly -- Sheldon and -- on the corner of</p> <p>20 Countryway and Linebaugh, you'll see the</p> <p>21 bubbles.</p> <p>22 MR. BAUMHOVER: Mm-hmm.</p> <p>23 MS. WHYTE: It's sort of like a -- what</p> <p>24 is it? What's it called, Doug? It's not --</p> <p>25 MR. MAYS: Bubbles?</p>
<p style="text-align: right;">Page 86</p> <p>1 entranceway and -- the trees and everything and</p> <p>2 I saw it and I thought, "Gee, that looks</p> <p>3 really, really nice and that would look really"</p> <p>4 -- but we -- ours is a little bit different due</p> <p>5 to the fact that it's aesthetic and we have our</p> <p>6 parts and -- and that makes a big difference,</p> <p>7 but our signs need to -- you know, there is</p> <p>8 24-carat gold leafing on it, it's embossed.</p> <p>9 It's -- you know, a lot of feedback was</p> <p>10 they like the black and gold, so we would have</p> <p>11 to stay within the black and gold. Now, with</p> <p>12 granite, you would just have to polish it every</p> <p>13 couple of years and buff it and then, you</p> <p>14 know, you seal it like you do your fireplace or</p> <p>15 your countertops or whatever. That was just</p> <p>16 one of the suggestions and one of the proposals</p> <p>17 I brought to you guys back then, and I would</p> <p>18 really, really have to go back and look at it.</p> <p>19 It's been at least three years, four years.</p> <p>20 CHAIRMAN LEWIS: And I -- were you going</p> <p>21 to say something?</p> <p>22 MR. BAUMHOVER: No, it wasn't that far</p> <p>23 back because I remember being on the</p> <p>24 discussion, but the -- because I remember,</p> <p>25 also, seeing like the different palettes that</p>	<p style="text-align: right;">Page 88</p> <p>1 MS. WHYTE: It's not foam, it's not foam,</p> <p>2 but it's just this manmade material that they</p> <p>3 use and it does break down and it -- you paint</p> <p>4 it and you sand it, but you can't sand it too</p> <p>5 much and it's a lot of maintenance and they've</p> <p>6 been up since the community has been --</p> <p>7 MR. BAUMHOVER: Right.</p> <p>8 MS. WHYTE: So is it time to upgrade?</p> <p>9 That's up to you guys.</p> <p>10 CHAIRMAN LEWIS: I like the idea of let's</p> <p>11 look into it a little bit more.</p> <p>12 Go ahead, Brian.</p> <p>13 MR. ROSS: If there is no support in the</p> <p>14 community, then I don't think we should take it</p> <p>15 on. No matter what, I believe communities</p> <p>16 appreciate little tweaks, little refreshes and</p> <p>17 things like that, and so I think it's important</p> <p>18 that we have on our regular schedule -- the</p> <p>19 thing you're talking about every two to three</p> <p>20 years, buffing the granite or repainting it.</p> <p>21 You guys would know better than us about how to</p> <p>22 refresh it, and then any broader changes,</p> <p>23 that's just part of a capital improvement plan.</p> <p>24 Just put that on whenever we next do a capital</p> <p>25 improvement --</p>

<p style="text-align: right;">Page 89</p> <p>1 MS. WHYTE: We don't have any granite 2 anywhere except for in front of the fire 3 station. Everything else we have is -- 4 MR. ROSS: That's fine. 5 MS. WHYTE: -- sort of like tiles or -- 6 MR. MAY: I can't think of what that 7 material is called. It's like a Styrofoam. 8 MS. WHYTE: Yeah. 9 MR. BAUMHOVER: In front of the Greens, 10 it's not granite? 11 MS. WHYTE: Pardon? 12 MR. BAUMHOVER: In front of the Greens? 13 MS. WHYTE: The Greens is that white and 14 black -- it's that white permeated stuff that 15 the stones -- that always look dirty and the 16 residents call and say, "We need to power 17 wash," but it's actually imbedded in the -- 18 MR. BAUMHOVER: Yeah, yeah. I did -- 19 MS. WHYTE: It's very expensive stone, 20 but nobody really likes the stone. 21 MR. BAUMHOVER: I did have a question. 22 At what point do we have a serious concern 23 about those signs breaking down? Like the ones 24 that require maintenance versus ones that might 25 be an aesthetic, because to Brian's point, the</p>	<p style="text-align: right;">Agenda Page #27 Page 91</p> <p>1 it's -- 2 MS. WHYTE: We've had to replace a couple 3 of -- we've had to replace a couple. 4 MR. BAUMHOVER: So it might be worth 5 taking a look at the ones that we have serious 6 maintenance concerns about. 7 MS. WHYTE: That's why I thought the 8 entrance of Sheldon and Linebaugh -- it is our 9 main entrance that everybody sees. It wouldn't 10 change drastically because -- but it's just the 11 material would change that we're using rather 12 than that boardy stuff and it would be easier 13 to maintain because like everything else, you 14 can just buff. You can have -- you know, the 15 company would come in and do an agreement. 16 They would take care of it once a year, they 17 would, you know, sand it, seal it, do whatever 18 needs to be done to it. 19 CHAIRMAN LEWIS: I think if it's -- and I 20 think Forrest has a great point. If it's ones 21 that are heavily maintained or we frequently do 22 it more, if we can do it small chunks -- 23 MS. WHYTE: I -- 24 CHAIRMAN LEWIS: -- I think let's look at 25 that and see --</p>
<p style="text-align: right;">Page 90</p> <p>1 community probably wouldn't support from 2 what I understood back then to be a pretty 3 significant investment in just making it look 4 pretty, but if we kind of have the perspective 5 of this is required because these are 25 to 6 30-year-old signs that need to be replaced, I 7 think we could probably get a little bit more 8 of the community's support on that. 9 MS. WHYTE: Well, that's what it was. It 10 was -- originally, our guys had painted -- but 11 I mean, we've had a company come in and do it 12 and they took them down. They were quite 13 pricey to have done because that's a lot of 14 intense labor, so of course, we did it in-house 15 with our staff. They would spend hours and 16 days sanding and painting and it was just labor 17 intense, not worth it, and it's that board 18 material that you can't really do much with -- 19 MR. BAUMHOVER: But at some point -- 20 MS. WHYTE: -- but not all of them are 21 unified to the same material. That's the 22 problem. 23 MR. BAUMHOVER: Well, but at some point 24 Doug's going to come in and say, "We broke it," 25 or like we maintained it to the point where</p>	<p style="text-align: right;">Page 92</p> <p>1 MR. BAUMHOVER: I mean, I look at the 2 Fords. Those probably require little or no 3 maintenance once you get into the individual 4 neighborhoods, so to replace the ones that 5 require maintenance with something that is akin 6 to that -- 7 MS. WHYTE: That was why I -- 8 MR. BAUMHOVER: For maintenance, I -- I 9 think the community probably would support 10 that. 11 MS. WHYTE: That's why the original 12 request was only to change the main entrances 13 for now. That, too, and then potentially, the 14 following year, do another one at the other 15 end, which has a very similar look and that -- 16 and leave the stones intact for now rather than 17 going through the whole communities -- 18 MR. BAUMHOVER: Right. 19 MS. WHYTE: -- and do the -- I hate to 20 say it, the visual part of it first, which is 21 everything else that's on Linebaugh and 22 Countryway and then within that, going into the 23 communities as needed -- 24 MR. BAUMHOVER: Right. 25 MS. WHYTE: -- because it could be a very,</p>

<p style="text-align: right;">Page 93</p> <p>1 very, very expensive project to replace all of</p> <p>2 the signages.</p> <p>3 MR. BAUMHOVER: I think this hit a speed</p> <p>4 bump because we couldn't define the scope of</p> <p>5 whatever --</p> <p>6 MS. WHYTE: Yes, exactly right.</p> <p>7 MR. BAUMHOVER: -- work we were going to</p> <p>8 do, but if we took a look and said, "Here are</p> <p>9 signs that we have serious concerns about, they</p> <p>10 are long past their expected life," do we think</p> <p>11 that --</p> <p>12 MS. WHYTE: Yeah, I mean, it's easy</p> <p>13 enough to work on it and get some ideas in the</p> <p>14 near future and get -- bring it back to you if</p> <p>15 you'd like me to explore more, but we haven't</p> <p>16 done anything to it as of the last few years.</p> <p>17 We kind of just put it to bed.</p> <p>18 CHAIRMAN LEWIS: I think it would be</p> <p>19 worth taking a look and getting some costs and,</p> <p>20 again, ones that are frequently maintained more</p> <p>21 frequently than the others, let's take a look</p> <p>22 at them and at least it would provide us some</p> <p>23 information, and if we need to get community</p> <p>24 input, to Brian's point, I think let's do that.</p> <p>25 MS. WHYTE: Mm-hmm. Okay. We can do</p>	<p style="text-align: right;">Agenda Page #28 Page 95</p> <p>1 we used to --</p> <p>2 MR. BAUMHOVER: Why did we do them all</p> <p>3 differently then?</p> <p>4 MS. WHYTE: Well, that's something that</p> <p>5 the developer wanted. It's no different than</p> <p>6 -- you know, certain communities are higher</p> <p>7 end, middle -- you know, they kept it basic. I</p> <p>8 have no idea, but that's just the way it's</p> <p>9 always been. So that's --</p> <p>10 MR. CHESNEY: My neighborhood is just a</p> <p>11 cardboard sign out there.</p> <p>12 MS. WHYTE: Well, that's what I'm</p> <p>13 saying --</p> <p>14 MR. BAUMHOVER: (Inaudible.)</p> <p>15 MS. WHYTE: But you can upgrade anything</p> <p>16 that you find. The problem is is some of the</p> <p>17 monuments, the way they are because of the</p> <p>18 fencing in the back, they are curved. Like</p> <p>19 let's just use Berkeley Square. It is</p> <p>20 completely rounded.</p> <p>21 MR. BAUMHOVER: Yeah, yeah.</p> <p>22 MS. WHYTE: It's going to be hard to --</p> <p>23 you can't use concrete, you can't use tiles,</p> <p>24 you can't use anything. You have to use a</p> <p>25 manmade product to achieve that curvature</p>
<p style="text-align: right;">Page 94</p> <p>1 that. We can see which ones are the worst and</p> <p>2 maybe start with the Countryway and Linebaugh</p> <p>3 four corner because those ones there are</p> <p>4 bubbling and blistering.</p> <p>5 MR. WIMSATT: Yeah, they are.</p> <p>6 MS. WHYTE: I mean, we paint them in --</p> <p>7 CHAIRMAN LEWIS: And that goes to the</p> <p>8 visual, I know what you mean by that.</p> <p>9 MS. WHYTE: Yeah. Mm-hmm.</p> <p>10 CHAIRMAN LEWIS: Okay.</p> <p>11 MS. WHYTE: Okay.</p> <p>12 CHAIRMAN LEWIS: Doug, anything else?</p> <p>13 MR. MAYS: No, that's it.</p> <p>14 CHAIRMAN LEWIS: All right.</p> <p>15 MR. BAUMHOVER: One quick question,</p> <p>16 Sonny, the type of work that this requires, is</p> <p>17 it something that there are like -- having</p> <p>18 multiple contractors that do this kind of</p> <p>19 work -- so if we hire someone, we're not kind</p> <p>20 of softly committed to just doing the rest of</p> <p>21 the work without pricing the --</p> <p>22 MS. WHYTE: No, no, no, there is many</p> <p>23 contractors like -- Creative Mailbox and Signs</p> <p>24 and Designs did most of the community when it</p> <p>25 was conception. They did all of our signs and</p>	<p style="text-align: right;">Page 96</p> <p>1 because the fencing is that way.</p> <p>2 MR. BAUMHOVER: Yeah, that might be one</p> <p>3 that the residents might say, "Hey," you know</p> <p>4 --</p> <p>5 MS. WHYTE: But then you want continuity</p> <p>6 to a certain degree as you're going through the</p> <p>7 community.</p> <p>8 MR. BAUMHOVER: Right.</p> <p>9 CHAIRMAN LEWIS: Okay.</p> <p>10 Supervisor's requests. Before I start</p> <p>11 going down the line, I had a couple of things</p> <p>12 on here from last time. Greg brought up about</p> <p>13 the Village Green steps being in place. Any</p> <p>14 news on that or --</p> <p>15 MR. MAYS: Got measurements, but I need</p> <p>16 to get over there and -- I need to get the</p> <p>17 proper wood so we know what we need. I just</p> <p>18 need to buy the wood and get it, but it's just</p> <p>19 not a good time right now, but we need to get</p> <p>20 some caution tape on it just in case somebody</p> <p>21 falls. I'll take care of that tomorrow.</p> <p>22 CHAIRMAN LEWIS: Cool, thank you. And</p> <p>23 then there was another one, I think this is Mr.</p> <p>24 Ross, but community garden in the north parcel</p> <p>25 near the library. I don't know if there's any</p>

<p style="text-align: right;">Page 97</p> <p>1 discussion on it tonight, but I think it was --</p> <p>2 MR. ROSS: Yeah, I think we had asked</p> <p>3 counsel to start the work on the process with</p> <p>4 the county as to what would be involved and</p> <p>5 such.</p> <p>6 MS. McCORMICK: Yeah, I mean, one of the</p> <p>7 -- I think probably initial things is the</p> <p>8 access to that parcel, which we're kind of</p> <p>9 letting Vertex take the lead on because they</p> <p>10 are working on the access to the cell tower.</p> <p>11 So if -- if we don't have access to get to that</p> <p>12 property, then -- you know, that would be a</p> <p>13 problem with a community garden.</p> <p>14 MR. ROSS: That would be true. Is Vertex</p> <p>15 indicating there will be a possibility of no</p> <p>16 access back there?</p> <p>17 MS. McCORMICK: They haven't indicated</p> <p>18 that that's a -- that that's -- but they have</p> <p>19 said that they've hired an attorney that's</p> <p>20 working with the county on the access issue to</p> <p>21 it, and I have not talked with them about it</p> <p>22 for -- you know, probably more than a month.</p> <p>23 So I need to find out what the status is.</p> <p>24 CHAIRMAN LEWIS: Okay.</p> <p>25 MR. MAYS: Wasn't it years ago that the</p>	<p style="text-align: right;">Agenda Page #29 Page 99</p> <p>1 MS. WHYTE: I missed that.</p> <p>2 MR. BAUMHOVER: You know, 500 yards.</p> <p>3 CHAIRMAN LEWIS: Jim, any requests?</p> <p>4 MR. WIMSATT: Nope.</p> <p>5 CHAIRMAN LEWIS: Brian, any others?</p> <p>6 MR. ROSS: No, sir.</p> <p>7 CHAIRMAN LEWIS: Okay. Greg?</p> <p>8 MR. CHESNEY: Last month, we got our</p> <p>9 health insurance quote, and I should have</p> <p>10 brought this up at that time, but I hadn't</p> <p>11 looked at it or really thought about it.</p> <p>12 Currently, we -- we pay 100 percent of the</p> <p>13 employee costs for field staff, field manager,</p> <p>14 we pay 100 percent of the family costs, and I</p> <p>15 didn't know -- I tried to make it -- you know,</p> <p>16 it's a competitive market for employees, and I</p> <p>17 didn't know if we wanted to maybe pay a portion</p> <p>18 of the family cost for the health insurance for</p> <p>19 our employees. I did a little bit of a</p> <p>20 survey. It was surprisingly hard to get this</p> <p>21 information from other municipalities. I</p> <p>22 called Temple Terrace, Oldsmar, Palm Harbor and</p> <p>23 it is all over the board. Like the City of</p> <p>24 Tampa pays 75 percent or 80 percent of the</p> <p>25 family's costs; Oldsmar pays just the employee,</p>
<p style="text-align: right;">Page 98</p> <p>1 access was through Stonebridge?</p> <p>2 MR. CHESNEY: No, that's a different</p> <p>3 area. You're talking about the library parcel</p> <p>4 --</p> <p>5 MS. McCORMICK: Yeah, we're talking about</p> <p>6 over here.</p> <p>7 MS. WHYTE: You're talking about back --</p> <p>8 MR. BAUMHOVER: You know where Westchase</p> <p>9 Elementary --</p> <p>10 MR. CHESNEY: Yeah.</p> <p>11 MR. BAUMHOVER: Yeah, that parcel.</p> <p>12 MR. CHESNEY: Not that parcel. He's</p> <p>13 talking about why not just put it right here</p> <p>14 because --</p> <p>15 MS. WHYTE: Oh, in the library. Oh, I</p> <p>16 missed that.</p> <p>17 MR. BAUMHOVER: Next to the --</p> <p>18 MR. MAYS: Okay.</p> <p>19 MR. BAUMHOVER: So --</p> <p>20 MR. CHESNEY: Well that way, there is</p> <p>21 parking here and really, it shouldn't be -- I'd</p> <p>22 have to look at a map, but like they are</p> <p>23 already doing that. So --</p> <p>24 MR. BAUMHOVER: Yeah, I mean, it should</p> <p>25 feel like going to a park and --</p>	<p style="text-align: right;">Page 100</p> <p>1 which is pretty much what we do.</p> <p>2 So I didn't know if there was anything --</p> <p>3 I also briefly surveyed our employees. We do</p> <p>4 have -- well, I mean, Andy supplied the</p> <p>5 information last month. We had three employees</p> <p>6 -- three employees only and one employee and</p> <p>7 one spouse currently on our plan. I will tell</p> <p>8 you that we have at least one employee that has</p> <p>9 uninsured family members, which to me, as a,</p> <p>10 you know, board member seems ludicrous,</p> <p>11 especially since we can easily afford to pay</p> <p>12 for it.</p> <p>13 So -- I mean, I would suggest paying --</p> <p>14 since we don't also supply any other benefits</p> <p>15 like life insurance or anything -- 75 percent</p> <p>16 of the family health coverage. I probably</p> <p>17 should have done it ten years ago, but I just</p> <p>18 never really thought about it.</p> <p>19 MR. BAUMHOVER: I'll make a motion to --</p> <p>20 or I will second a motion, if you're making it.</p> <p>21 MR. WIMSATT: Yeah, I'll -- me, too, I'll</p> <p>22 --</p> <p>23 MR. CHESNEY: Sure, yeah. I mean, I</p> <p>24 don't have to make the motion, but I just</p> <p>25 wanted to think about it.</p>

<p style="text-align: right;">Page 101</p> <p>1 MR. BAUMHOVER: Okay.</p> <p>2 MR. CHESNEY: So yeah, I would say 75</p> <p>3 percent. I don't know how it impacts --</p> <p>4 because currently, open enrollment is now.</p> <p>5 MR. BAUMHOVER: Well, that's why I wanted</p> <p>6 to make the motion and kind of get it out</p> <p>7 there.</p> <p>8 MR. MENDENHALL: Yep.</p> <p>9 MR. CHESNEY: I mean -- so yeah, I mean,</p> <p>10 I would make the motion that we pay 75 percent</p> <p>11 of the employee --</p> <p>12 MS. WHYTE: Family.</p> <p>13 MR. BAUMHOVER: The family --</p> <p>14 MR. CHESNEY: So 100 percent of</p> <p>15 employee-only costs -- and this is only for</p> <p>16 field employees, not field management</p> <p>17 employees, but any of the other</p> <p>18 classifications, that we pay 100 percent of</p> <p>19 employee and 75 percent of the difference; you</p> <p>20 know, the employee plus spouse, employee plus</p> <p>21 family, and that, I think, will bring us closer</p> <p>22 -- it's -- like I said, the only real</p> <p>23 information I got was from the City of Tampa,</p> <p>24 and that's close to what the City of Tampa</p> <p>25 does.</p>	<p style="text-align: right;">Agenda Page #30 Page 103</p> <p>1 just very small thing is normally our credits</p> <p>2 are nothing, they are just credit card things.</p> <p>3 This last statement, there was 21,000 from Arms</p> <p>4 Holding. There was a credit, like we had a</p> <p>5 deposit for \$21,000.</p> <p>6 MS. McCORMICK: Oh, oh, yeah, I had an</p> <p>7 inquiry about that from the auditor, too. So</p> <p>8 Vertex started making payments on the cell</p> <p>9 tower, but she wanted --</p> <p>10 MR. CHESNEY: Oh.</p> <p>11 MS. McCORMICK: I need to just confirm</p> <p>12 that -- I mean, I can't imagine what else it</p> <p>13 could be, but I don't recognize the name Arms</p> <p>14 Holding.</p> <p>15 MR. CHESNEY: Yeah, I Googled it a few</p> <p>16 hundred times and --</p> <p>17 MS. McCORMICK: Yeah, so I need to find</p> <p>18 out why it's coming from that entity.</p> <p>19 MS. WHYTE: It is -- we've been getting</p> <p>20 payments and I'm working with the accountants</p> <p>21 on that.</p> <p>22 MR. MENDENHALL: Yeah, and we set up ACH,</p> <p>23 so maybe somehow the ACH process gives it the</p> <p>24 strange -- the unusual name, but we can find</p> <p>25 out that.</p>
<p style="text-align: right;">Page 102</p> <p>1 CHAIRMAN LEWIS: Okay. And you seconded.</p> <p>2 Right?</p> <p>3 MR. BAUMHOVER: Sure.</p> <p>4 MR. CHESNEY: He can make it -- make it</p> <p>5 and second it.</p> <p>6 CHAIRMAN LEWIS: Any other questions?</p> <p>7 (No response.)</p> <p>8 CHAIRMAN LEWIS: All right.</p> <p>9 All in favor?</p> <p>10 (All board members signify in the</p> <p>11 affirmative.)</p> <p>12 CHAIRMAN LEWIS: Passes five to zero.</p> <p>13 (Motion passes.)</p> <p>14 CHAIRMAN LEWIS: Good.</p> <p>15 MR. MAYS: How does affect me?</p> <p>16 MR. CHESNEY: It does not affect you at</p> <p>17 all, but if you could communicate that change</p> <p>18 to your employees, that would be great.</p> <p>19 MR. ROSS: You might want to have</p> <p>20 somebody reduce that to writing so there is no</p> <p>21 misunderstandings.</p> <p>22 MR. CHESNEY: Yeah.</p> <p>23 MR. MENDENHALL: Yeah, sure.</p> <p>24 MR. BAUMHOVER: Yeah.</p> <p>25 MR. CHESNEY: And then I have another --</p>	<p style="text-align: right;">Page 104</p> <p>1 MS. McCORMICK: Yeah, we need to find out</p> <p>2 about that.</p> <p>3 MR. MENDENHALL: Yep.</p> <p>4 MR. ROSS: Well, it is conceivable. The</p> <p>5 lease has already started and whatever</p> <p>6 obligations there are -- even though they may</p> <p>7 not be up and running or at full construction.</p> <p>8 I'd --</p> <p>9 MS. McCORMICK: Yeah, they've exercised</p> <p>10 the lease option and so that triggers the --</p> <p>11 MS. WHYTE: Wasn't it like August 1st or</p> <p>12 --</p> <p>13 MS. McCORMICK: -- requirement for them</p> <p>14 to make the monthly payment, so that's why</p> <p>15 we're receiving payments from them now.</p> <p>16 MR. CHESNEY: I just was -- normally,</p> <p>17 it's just expenses. This time --</p> <p>18 MS. McCORMICK: Yeah.</p> <p>19 MS. WHYTE: Yeah, we very rarely get big</p> <p>20 credits.</p> <p>21 MR. CHESNEY: And then last thing is I</p> <p>22 saw you hired decorating elves there. Do you</p> <p>23 have -- I couldn't quite figure out what we</p> <p>24 were doing with --</p> <p>25 MS. WHYTE: We break it up into the</p>

<p style="text-align: right;">Page 105</p> <p>1 communities and -- because they requested it, 2 but yes, we do -- we made a 50 percent deposit 3 on each one -- 4 MR. CHESNEY: Okay. 5 MS. WHYTE: -- and that's what we've done 6 the last few years. 7 MR. CHESNEY: But you haven't made any 8 changes to what you requested from them? 9 MS. WHYTE: Oh, no, no. The only that we 10 -- they had a slight increase -- 11 MR. CHESNEY: Okay. 12 MS. WHYTE: -- but it was minimal and I 13 did actually talk to them today because now 14 that we've cut our little Japanese blueberries 15 out front, they won't need as much decor and -- 16 but yes, that's the same way we've been doing 17 it for the last few years. 18 MR. CHESNEY: Okay. 19 MS. McCORMICK: Can -- I just was going 20 to go back to that cell tower payment. So -- 21 you know, when we were working on Glenciff 22 Park, the county was going to require us to 23 expend all of those lease proceeds on costs 24 related to Glenciff Park, and so I don't know 25 if there's any desire by the board to like</p>	<p style="text-align: right;">Agenda Page #31 Page 107</p> <p>1 totaled. 2 MR. MENDENHALL: Yeah, yeah, and you'll 3 be able to project it each year so you can 4 balance -- you can balance your expenses. If 5 you are using it for a certain expense, you can 6 balance it on the other end of the budget. 7 MR. BAUMHOVER: So if the community 8 garden ever takes off, we could kind of tell 9 the residents that, you know, this is an 10 ancillary benefit to set that -- 11 MR. ROSS: I thought it -- 12 MR. MENDENHALL: And I'm just looking at 13 -- because there was some communication via 14 e-mail and that 21,000 is, in fact, from the 15 lease. So why it's Arms Holding, I'm not sure. 16 It was an ACH payment, though, from them. 17 CHAIRMAN LEWIS: Okay. 18 Forrest? Sorry, did you have anything 19 else? 20 MR. CHESNEY: No, no. Thank you. 21 MR. BAUMHOVER: I was going to ask, storm 22 notwithstanding, how is Davey doing since like 23 the last couple of meetings? 24 MR. MAYS: Up and down, you know. Good 25 times, bad times. They are hanging in there.</p>
<p style="text-align: right;">Page 106</p> <p>1 somehow segregate these monies or, you know, 2 account for how -- what we want to do with the 3 lease proceeds. I don't know if anybody has 4 any thoughts about that because right now, it's 5 just, I guess, going into the general fund -- 6 pot of money. 7 MR. MENDENHALL: Correct, yes. 8 MR. CHESNEY: That's fine, don't you 9 think? I mean, because then you can spend it 10 on whatever is needed. Right? 11 MR. BAUMHOVER: Well, I would -- if we 12 separated it, but earmarked it for what 13 purpose? I mean -- 14 MR. CHESNEY: Well, I think we're saying 15 the same thing. You know, why separate it if 16 you don't have to -- 17 MS. McCORMICK: I'm just raising the 18 question. I'm -- I don't know why. 19 MR. MENDENHALL: I mean, you could have 20 it detailed on the line that it comes in for 21 revenue. So as -- you know, just detail it in 22 the line that it comes in specifically so it's 23 segmented within your overall general fund. 24 MR. CHESNEY: That's a good idea, that 25 way you know what the lease payments have</p>	<p style="text-align: right;">Page 108</p> <p>1 They are struggling a little bit. I think they 2 are struggling. 3 MR. BAUMHOVER: I mean, have things 4 gotten a little bit better since the last 5 meeting in terms of manpower? 6 MR. MAYS: Yes, because they got their 7 additional staff. 8 MR. BAUMHOVER: Their visa -- 9 MR. MAYS: Yes, yes. 10 MR. BAUMHOVER: Okay. So that's directly 11 related to an improvement in our landscaping? 12 MR. MAYS: Yeah, mainly because they were 13 really having a hard time getting the 14 additional -- which is the lakes mowed because 15 the staff is focusing on the hot areas. 16 MR. BAUMHOVER: Sure, and now that the 17 storm has -- 18 MR. MAYS: So the lakes were high and 19 now, they've got somebody that's strictly 20 taking care of the lakes and they are able to 21 take care of the boulevards and -- so like I 22 said, they are kind of having -- they've just 23 had staff issues and they -- they are 24 continuing to try to improve; but like I said, 25 one month, it looks a little rough and then the</p>

<p style="text-align: right;">Page 109</p> <p>1 next month, they are doing better. It -- you</p> <p>2 know, that's OLM's job to keep an eye on that.</p> <p>3 So we just --</p> <p>4 MR. BAUMHOVER: I noticed that --</p> <p>5 MR. MAYS: We just try to stay on top of</p> <p>6 them, though.</p> <p>7 MR. BAUMHOVER: I noticed that between</p> <p>8 yesterday when I went for a run on the sidewalk</p> <p>9 on Linebaugh and today when I rode my bike here</p> <p>10 that they did a really good job of cleaning up</p> <p>11 all that storm stuff. So has the storm -- like</p> <p>12 how did they handle the storm cleanup?</p> <p>13 MR. MAYS: The storm, they -- what we did</p> <p>14 was instead of having the staff mow that week,</p> <p>15 I had them -- and we made an agreement --</p> <p>16 because they can charge us for storm cleanup.</p> <p>17 I told them use the labor from the -- the</p> <p>18 mowing to do the storm cleanup, so they spent</p> <p>19 all week doing cleanup, which -- you know,</p> <p>20 that's why most of it got cleaned up. We still</p> <p>21 got another company that I hired to go around</p> <p>22 and pick up residential stuff. They bring out</p> <p>23 -- like we've done in the past, like I told</p> <p>24 you, but yeah, they are -- now, they are</p> <p>25 working on the detailing of that additional</p>	<p style="text-align: right;">Agenda Page #32 Page 111</p> <p>1 CHAIRMAN LEWIS: Okay.</p> <p>2 MR. MAYS: Daylight gets a little</p> <p>3 shorter.</p> <p>4 CHAIRMAN LEWIS: Anything else?</p> <p>5 MR. BAUMHOVER: That's all I got.</p> <p>6 CHAIRMAN LEWIS: All right. I think</p> <p>7 Brian had had a request and I thought it was a</p> <p>8 good one. Chris Barrett had, obviously, spent</p> <p>9 a lot of years in that chair -- your chair --</p> <p>10 taking diligent notes and representing the WOW</p> <p>11 and the community and asked that we submit a</p> <p>12 letter to him thanking him as a -- as a WOW</p> <p>13 member.</p> <p>14 So I actually drafted this about two</p> <p>15 months ago and I finally got up with Sonny,</p> <p>16 which she did a great job of getting it on a</p> <p>17 nice card. Chris actually texted me about 30</p> <p>18 minutes ago and said he was sorry, but he was</p> <p>19 not going to be able to make it so I'll just</p> <p>20 throw this away when I leave. Kidding, I'm</p> <p>21 kidding. I'm going to drop it off at his</p> <p>22 house. So I was going to -- if you guys want</p> <p>23 to read it, you can go ahead.</p> <p>24 MR. BAUMHOVER: Or you could just wait</p> <p>25 until he shows up for his first meeting as a</p>
<p style="text-align: right;">Page 110</p> <p>1 stuff, along with mowing this week. So --</p> <p>2 MR. BAUMHOVER: Okay.</p> <p>3 MR. MAYS: They seem to be catching up</p> <p>4 again. It just seems to fall back every once</p> <p>5 in a while. The storms don't help, rain</p> <p>6 doesn't help, you know, those kind of things,</p> <p>7 but --</p> <p>8 MR. BAUMHOVER: All right.</p> <p>9 MR. MAYS: I'll be honest with you, I'm</p> <p>10 looking forward to when we bid it out again</p> <p>11 because I think a lot of it has to do with how</p> <p>12 little they are being paid.</p> <p>13 MR. CHESNEY: Yeah.</p> <p>14 CHAIRMAN LEWIS: I remember the -- the</p> <p>15 one gentleman said those guys were seasonal.</p> <p>16 When do we lose those guys or when do they lose</p> <p>17 them?</p> <p>18 MR. MAYS: I believe -- usually, it's</p> <p>19 October 1st, you know, at the beginning of the</p> <p>20 end of the year here, but I think they are</p> <p>21 staying until November 1st this time.</p> <p>22 CHAIRMAN LEWIS: Okay. Okay.</p> <p>23 MR. MAYS: When the weather starts to</p> <p>24 change, you mow every other week, you don't</p> <p>25 have to mow every week.</p>	<p style="text-align: right;">Page 112</p> <p>1 supervisor.</p> <p>2 MR. CHESNEY: He has to win. That's the</p> <p>3 --</p> <p>4 CHAIRMAN LEWIS: He does have a</p> <p>5 competition. So -- but anyway, I do have that</p> <p>6 and thank you for the suggestion. I thought</p> <p>7 that was a good one. So I just wanted to let</p> <p>8 you guys know that I did get that done.</p> <p>9 MS. WHYTE: I won't be here at the</p> <p>10 November meeting, so if you need anything, I</p> <p>11 leave the 27th of this month and I will be</p> <p>12 available by e-mail, but it's far away. I'm</p> <p>13 going to Spain and Doug's going to hold down</p> <p>14 the fort.</p> <p>15 MR. MAYS: Doug who?</p> <p>16 MS. WHYTE: Yeah, but if you need</p> <p>17 anything before that, please let me know as</p> <p>18 soon as possible. I'll make sure everything is</p> <p>19 in order for him. I'll be bringing the</p> <p>20 computer back to the office for the time being</p> <p>21 and Doug will be reaching me by FaceTime. Just</p> <p>22 remember, six-hour time change.</p> <p>23 CHAIRMAN LEWIS: Enjoy your trip.</p> <p>24 MS. WHYTE: Thank you.</p> <p>25 CHAIRMAN LEWIS: All right. The next</p>

1 workshop, as Sonny said earlier, October 18th,
 2 4:00 p.m.
 3 So other than that --
 4 MS. WHYTE: And the room has already been
 5 reserved.
 6 CHAIRMAN LEWIS: Okay. Other than that,
 7 looking for a motion to adjourn.
 8 MR. WIMSATT: Move to adjourn.
 9 CHAIRMAN LEWIS: Okay.
 10 MR. CHESNEY: Seconded.
 11 CHAIRMAN LEWIS: All right.
 12 (All board members signify in the
 13 affirmative.)
 14 CHAIRMAN LEWIS: Sounds good.
 15 (Motion passes.)
 16 CHAIRMAN LEWIS: Motion passes five to
 17 zero. Thank you. We're adjourned.
 18 (At 5:50 p.m., all proceedings were
 19 concluded.)
 20
 21
 22
 23
 24
 25

1 REPORTER'S CERTIFICATE
 2
 3 STATE OF FLORIDA:
 4 COUNTY OF HILLSBOROUGH:
 5
 6 I, Whitlee Grace Cullipher, certify that I
 7 was authorized to and did stenographically report
 8 the foregoing proceedings and that the transcript is
 9 a true and complete record of my stenographic notes.
 10 I further certify that I am not a relative,
 11 employee, attorney or counsel of any of the
 12 parties, nor am I a relative or employee of any of
 13 the parties' attorney or counsel connected with the
 14 action, nor am I financially interested in the
 15 action.
 16 DATED October 26, 2022.
 17
 18
 19
 20
 21
 22
 23
 24
 25

 Matthew Lewis, Chairman

2B.

**Westchase
Community Development District**

*Financial Report
September 30, 2022*

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

September 30, 2022

Balance Sheet
September 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	2,000	-	-	-	-	-	-
Due From Other Funds	3,961,167	358,488	14,675	10,089	49,175	332,017	80,012
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	4,559	509	-	-	-	732	-
Deposits	4,958	667	3,030	20	-	8,120	853
TOTAL ASSETS	\$ 3,972,684	\$ 359,664	\$ 17,705	\$ 10,109	\$ 49,175	\$ 340,869	\$ 80,865
LIABILITIES							
Accounts Payable	\$ 41,135	\$ 364	\$ -	\$ -	\$ -	\$ 20,869	\$ -
Accrued Taxes Payable	739	-	-	-	-	-	-
Sales Tax Payable	102	-	-	-	-	9	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	41,976	364	-	-	-	20,878	-
FUND BALANCES							
Nonspendable:							
Prepaid Items	4,559	509	-	-	-	732	-
Deposits	4,958	667	3,030	20	-	8,120	853
Restricted for:							
Capital Projects	-	-	-	-	-	-	-
Assigned to:							
Operating Reserves	650,613	9,452	4,371	2,110	1,278	29,570	3,190
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	123,994	-	7,979	12,733	281,569	42,066
Unassigned:	2,708,547	224,678	10,304	-	35,164	-	34,756
TOTAL FUND BALANCES	\$ 3,930,708	\$ 359,300	\$ 17,705	\$ 10,109	\$ 49,175	\$ 319,991	\$ 80,865
TOTAL LIABILITIES & FUND BALANCES	\$ 3,972,684	\$ 359,664	\$ 17,705	\$ 10,109	\$ 49,175	\$ 340,869	\$ 80,865

Balance Sheet
September 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	\$ -	\$ -	\$ -	\$ -	\$ 561,387	\$ 561,387
Accounts Receivable	-	-	-	-	-	2,000
Due From Other Funds	115,366	22,593	244,480	702,196	-	5,890,258
Investments:						
Money Market Account	-	-	-	-	5,328,871	5,328,871
Prepaid Items	-	-	-	-	-	5,800
Deposits	14,572	765	-	-	-	32,985
TOTAL ASSETS	\$ 129,938	\$ 23,358	\$ 244,480	\$ 702,196	\$ 5,890,258	\$ 11,821,301
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ 395	\$ -	\$ -	\$ 62,763
Accrued Taxes Payable	-	-	-	-	-	739
Sales Tax Payable	-	-	-	-	-	111
Due To Other Funds	-	-	-	-	5,890,258	5,890,258
TOTAL LIABILITIES	-	-	395	-	5,890,258	5,953,871
FUND BALANCES						
Nonspendable:						
Prepaid Items	-	-	-	-	-	5,800
Deposits	14,572	765	-	-	-	32,985
Restricted for:						
Capital Projects	-	-	-	702,196	-	702,196
Assigned to:						
Operating Reserves	26,882	1,289	4,000	-	-	732,755
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	65,713	16,591	125,234	-	-	1,177,910
Unassigned:	22,771	4,713	114,851	-	-	3,155,784
TOTAL FUND BALANCES	\$ 129,938	\$ 23,358	\$ 244,085	\$ 702,196	\$ -	\$ 5,867,430
TOTAL LIABILITIES & FUND BALANCES	\$ 129,938	\$ 23,358	\$ 244,480	\$ 702,196	\$ 5,890,258	\$ 11,821,301

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	SEP-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 495	\$ 4,139	\$ 11,000	37.63%
Interest - Tax Collector	-	23	-	0.00%
Special Assmnts- Tax Collector	-	2,695,264	2,695,264	100.00%
Special Assmnts- Discounts	-	(100,244)	(107,811)	92.98%
Other Miscellaneous Revenues	-	29,611	-	0.00%
Pavilion Rental	1,224	13,427	4,000	335.68%
Insurance Reimbursements	-	18,467	-	0.00%
TOTAL REVENUES	1,719	2,660,687	2,602,453	102.24%
EXPENDITURES				
Administration				
P/R-Board of Supervisors	1,000	16,800	19,000	88.42%
FICA Taxes	77	1,285	1,454	88.38%
ProfServ-Engineering	5,820	84,868	53,500	158.63%
ProfServ-Legal Services	5,945	77,868	105,000	74.16%
ProfServ-Mgmt Consulting	10,011	120,130	120,130	100.00%
ProfServ-Recording Secretary	1,078	10,938	11,000	99.44%
Auditing Services	-	7,700	7,500	102.67%
Postage and Freight	39	600	1,200	50.00%
Insurance - General Liability	-	40,157	43,100	93.17%
Printing and Binding	-	262	300	87.33%
Legal Advertising	-	6,092	6,500	93.72%
Misc-Assessment Collection Cost	-	51,900	46,205	112.33%
Misc-Credit Card Fees	43	468	350	133.71%
Misc-Contingency	-	1,500	100	1500.00%
Office Supplies	-	-	50	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	24,013	420,743	415,564	101.25%
Flood Control/Stormwater Mgmt				
Contracts-Lake and Wetland	9,833	118,000	118,000	100.00%
Contracts-Fountain	590	7,710	7,020	109.83%
R&M-Aquascaping	-	26,445	15,000	176.30%
R&M-Drainage	-	24,647	28,000	88.03%
R&M-Fountain	197	7,294	3,000	243.13%
Total Flood Control/Stormwater Mgmt	10,620	184,096	171,020	107.65%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	SEP-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	26,060	225,740	208,159	108.45%
Payroll-Benefits	7,405	132,603	62,454	212.32%
Payroll - Overtime	3,015	25,667	17,500	146.67%
Payroll - Bonus	-	9,500	35,883	26.47%
FICA Taxes	3,424	30,650	28,979	105.77%
ProfServ-Landscape Architect	4,007	4,007	-	0.00%
Contracts-Police	15,004	148,948	145,000	102.72%
Contracts-Other Services	-	17,930	19,560	91.67%
Contracts-Landscape	46,434	557,208	562,608	99.04%
Contracts-Mulch	-	147,592	147,592	100.00%
Contracts-Plant Replacement	-	74,515	73,626	101.21%
Contracts-Road Cleaning	-	7,556	11,135	67.86%
Contracts-Security Alarms	165	668	681	98.09%
Contracts-Pest Control	48	576	540	106.67%
Fuel, Gasoline and Oil	1,403	15,472	13,000	119.02%
Communication - Teleph - Field	200	4,749	5,000	94.98%
Utility - General	712	25,124	23,275	107.94%
Utility - Reclaimed Water	236	5,438	10,000	54.38%
Insurance - General Liability	-	3,814	4,094	93.16%
R&M-General	2,303	40,166	42,500	94.51%
R&M-Equipment	61	7,962	8,000	99.53%
R&M-Grounds	13,408	125,741	80,000	157.18%
R&M-Irrigation	1,300	37,292	75,000	49.72%
R&M-Sidewalks	-	7,467	15,616	47.82%
R&M-Signage	1,180	1,180	6,000	19.67%
R&M-Walls and Signage	3,409	39,972	32,500	122.99%
Holiday Decoration	-	3,702	10,000	37.02%
Misc-Taxes (Streetlights)	-	34,076	34,076	100.00%
Misc-Contingency	152	3,114	5,000	62.28%
Office Supplies	565	3,601	3,500	102.89%
Cleaning Services	550	6,600	6,600	100.00%
Op Supplies - General	12	4,074	6,000	67.90%
Op Supplies - Uniforms	-	339	600	56.50%
Supplies - Misc.	-	429	600	71.50%
Subscriptions and Memberships	-	4,484	400	1121.00%
Conference and Seminars	-	-	1,000	0.00%
Total Right of Way	131,053	1,757,956	1,696,478	103.62%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	SEP-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	8,767	56,410	17,000	331.82%
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	7,354	7,391	99.50%
Park Improvements	-	-	289,300	0.00%
Total Common Area	9,379	66,739	319,391	20.90%
TOTAL EXPENDITURES	175,065	2,429,534	2,602,453	93.36%
Excess (deficiency) of revenues				
Over (under) expenditures	(173,346)	231,153	-	0.00%
Net change in fund balance	<u>\$ (173,346)</u>	<u>\$ 231,153</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2021)		3,699,555	3,699,555	
FUND BALANCE, ENDING		<u>\$ 3,930,708</u>	<u>\$ 3,699,555</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	SEP-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 48	\$ 319	\$ 1,000	31.90%
Special Assmnts- Tax Collector	-	56,138	56,138	100.00%
Special Assmnts- Discounts	-	(2,088)	(2,246)	92.97%
Gate Bar Code/Remotes	-	197	-	0.00%
TOTAL REVENUES	48	54,566	54,892	99.41%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	1,081	1,122	96.35%
Misc-Credit Card Fees	-	6	15	40.00%
Total Administration	-	1,087	1,137	95.60%
Right of Way				
Communication - Teleph - Field	326	3,723	3,300	112.82%
Electricity - Streetlights	(20)	5,853	5,500	106.42%
Insurance - General Liability	-	1,707	1,832	93.18%
R&M-General	-	29,213	19,700	148.29%
R&M-Gate	405	13,717	6,340	216.36%
Reserve - Roadways	-	-	17,083	0.00%
Total Right of Way	711	54,213	53,755	100.85%
TOTAL EXPENDITURES	711	55,300	54,892	100.74%
Excess (deficiency) of revenues Over (under) expenditures	(663)	(734)	-	0.00%
Net change in fund balance	\$ (663)	\$ (734)	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		360,034	360,034	
FUND BALANCE, ENDING		\$ 359,300	\$ 360,034	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	SEP-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 3	\$ 20	\$ 150	13.33%
Special Assmnts- Tax Collector	-	18,057	18,057	100.00%
Special Assmnts- Discounts	-	(672)	(722)	93.07%
TOTAL REVENUES	3	17,405	17,485	99.54%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	348	361	96.40%
Total Administration	-	348	361	96.40%
Right of Way				
R&M-Streetlights	-	19,306	17,124	112.74%
Total Right of Way	-	19,306	17,124	112.74%
TOTAL EXPENDITURES	-	19,654	17,485	112.40%
Excess (deficiency) of revenues				
Over (under) expenditures	3	(2,249)	-	0.00%
Net change in fund balance	\$ 3	\$ (2,249)	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		19,954	19,954	
FUND BALANCE, ENDING		\$ 17,705	\$ 19,954	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	SEP-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 3	\$ 16	\$ 65	24.62%
Special Assmnts- Tax Collector	-	5,842	5,842	100.00%
Special Assmnts- Discounts	-	(217)	(234)	92.74%
TOTAL REVENUES	3	5,641	5,673	99.44%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	113	117	96.58%
Misc-Credit Card Fees	-	-	5	0.00%
Total Administration	-	113	122	92.62%
Right of Way				
Communication - Teleph - Field	155	1,827	1,800	101.50%
Insurance - General Liability	-	2,811	3,017	93.17%
R&M-General	-	3,566	1,500	237.73%
R&M-Gate	125	4,381	1,500	292.07%
R&M-Streetlights	(1)	329	500	65.80%
Reserve - Roadways	-	-	2,160	0.00%
Total Right of Way	279	12,914	10,477	123.26%
TOTAL EXPENDITURES	279	13,027	10,599	122.91%
Excess (deficiency) of revenues Over (under) expenditures	(276)	(7,386)	(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	\$ (276)	\$ (7,386)	\$ (4,926)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		17,495	17,495	
FUND BALANCE, ENDING		\$ 10,109	\$ 12,569	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	SEP-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 6	\$ 39	\$ 150	26.00%
Special Assmnts- Tax Collector	-	5,520	5,520	100.00%
Special Assmnts- Discounts	-	(205)	(221)	92.76%
TOTAL REVENUES	6	5,354	5,449	98.26%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	106	110	96.36%
Total Administration	-	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	-	106	5,449	1.95%
Excess (deficiency) of revenues Over (under) expenditures	6	5,248	-	0.00%
Net change in fund balance	\$ 6	\$ 5,248	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		43,927	43,927	
FUND BALANCE, ENDING		\$ 49,175	\$ 43,927	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	SEP-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 44	\$ 290	\$ 500	58.00%
Special Assmnts- Tax Collector	-	344,186	344,186	100.00%
Special Assmnts- Discounts	-	(12,801)	(13,767)	92.98%
Gate Bar Code/Remotes	106	3,078	-	0.00%
Insurance Reimbursements	-	13,290	-	0.00%
TOTAL REVENUES	150	348,043	330,919	105.17%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	6,628	6,884	96.28%
Misc-Credit Card Fees	5	115	80	143.75%
Total Administration	5	6,743	6,964	96.83%
Right of Way				
Contracts-Security Services	18,175	221,851	176,200	125.91%
Contracts-Pest Control	20	240	240	100.00%
Communication - Teleph - Field	167	2,096	2,100	99.81%
Insurance - General Liability	-	954	1,024	93.16%
R&M-General	5,837	56,621	21,760	260.21%
R&M-Gate	3,476	15,054	10,000	150.54%
R&M-Streetlights	(13)	55,026	52,000	105.82%
Reserve - Roadways	-	-	60,631	0.00%
Total Right of Way	27,662	351,842	323,955	108.61%
TOTAL EXPENDITURES	27,667	358,585	330,919	108.36%
Excess (deficiency) of revenues Over (under) expenditures	(27,517)	(10,542)	-	0.00%
Net change in fund balance	\$ (27,517)	\$ (10,542)	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		330,533	330,533	
FUND BALANCE, ENDING		\$ 319,991	\$ 330,533	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	SEP-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 10	\$ 66	\$ 300	22.00%
Special Assmnts- Tax Collector	-	16,056	16,056	100.00%
Special Assmnts- Discounts	-	(597)	(642)	92.99%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	10	15,590	15,714	99.21%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	309	322	95.96%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	-	309	332	93.07%
Right of Way				
Communication - Teleph - Field	121	1,499	1,450	103.38%
Insurance - General Liability	-	351	377	93.10%
R&M-General	-	-	1,000	0.00%
R&M-Gate	-	3,163	3,800	83.24%
R&M-Streetlights	(14)	5,825	5,800	100.43%
Reserve - Roadways	-	-	2,955	0.00%
Total Right of Way	107	10,838	15,382	70.46%
TOTAL EXPENDITURES	107	11,147	15,714	70.94%
Excess (deficiency) of revenues Over (under) expenditures	(97)	4,443	-	0.00%
Net change in fund balance	\$ (97)	\$ 4,443	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		76,422	76,422	
FUND BALANCE, ENDING		\$ 80,865	\$ 76,422	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	SEP-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 16	\$ 108	\$ -	0.00%
Special Assmnts- Tax Collector	-	126,326	126,326	100.00%
Special Assmnts- Discounts	-	(4,698)	(5,053)	92.97%
TOTAL REVENUES	16	121,736	121,273	100.38%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	2,433	2,527	96.28%
Total Administration	-	2,433	2,527	96.28%
Right of Way				
R&M-Streetlights	154	108,087	105,000	102.94%
Reserve - Roadways	-	-	13,746	0.00%
Total Right of Way	154	108,087	118,746	91.02%
TOTAL EXPENDITURES	154	110,520	121,273	91.13%
Excess (deficiency) of revenues Over (under) expenditures	(138)	11,216	-	0.00%
Net change in fund balance	\$ (138)	\$ 11,216	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		118,722	118,722	
FUND BALANCE, ENDING		\$ 129,938	\$ 118,722	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	SEP-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 3	\$ 18	\$ 90	20.00%
Special Assmnts- Tax Collector	-	7,778	7,778	100.00%
Special Assmnts- Discounts	-	(289)	(311)	92.93%
TOTAL REVENUES	3	7,507	7,557	99.34%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	150	156	96.15%
Total Administration	-	150	156	96.15%
Right of Way				
R&M-Streetlights	-	5,304	4,999	106.10%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	-	5,304	7,401	71.67%
TOTAL EXPENDITURES	-	5,454	7,557	72.17%
Excess (deficiency) of revenues Over (under) expenditures	3	2,053	-	0.00%
Net change in fund balance	\$ 3	\$ 2,053	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		21,305	21,305	
FUND BALANCE, ENDING		\$ 23,358	\$ 21,305	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2022

ACCOUNT DESCRIPTION	SEP-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 31	\$ 199	\$ 500	39.80%
Special Assmnts- Tax Collector	-	25,447	25,447	100.00%
Special Assmnts- Discounts	-	(946)	(1,018)	92.93%
Gate Bar Code/Remotes	-	226	-	0.00%
TOTAL REVENUES	31	24,926	24,929	99.99%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	490	509	96.27%
Misc-Credit Card Fees	-	1	10	10.00%
Total Administration	-	491	519	94.61%
Right of Way				
Insurance - General Liability	-	402	431	93.27%
R&M-General	320	2,674	5,551	48.17%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	75	2,989	5,000	59.78%
Internet Services	117	1,438	1,500	95.87%
Reserve - Roadways	-	-	8,928	0.00%
Total Right of Way	512	7,503	24,410	30.74%
TOTAL EXPENDITURES	512	7,994	24,929	32.07%
Excess (deficiency) of revenues Over (under) expenditures	(481)	16,932	-	0.00%
Net change in fund balance	\$ (481)	\$ 16,932	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2021)		227,153	227,153	
FUND BALANCE, ENDING		\$ 244,085	\$ 227,153	

**Westchase
Community Development District**

Supporting Schedules

September 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
September 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	\$ 561,387
Money Market Account	5-07-12	n/a	South State Bank	0.15%	<u>5,328,871</u>
				Total	<u>\$ 5,890,258</u>

Westchase CDD

Bank Reconciliation

Bank Account No. 7247 SouthState Bank
Statement No. 09-22
Statement Date 9/30/2022

G/L Balance (LCY)	561,386.99	Statement Balance	589,123.97
G/L Balance	561,386.99	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	589,123.97
Subtotal	561,386.99	Outstanding Checks	27,736.98
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	561,386.99	Ending Balance	561,386.99
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
9/15/2022	Payment	12495	BRIAN M. ROSS	184.70	0.00	184.70
9/20/2022	Payment	12500	NETWORK FACTOR INC	29.00	0.00	29.00
9/20/2022	Payment	12502	RICHARD LEE REPORTING	1,097.75	0.00	1,097.75
9/22/2022	Payment	12504	AG OUTSHINES LLC	3,408.99	0.00	3,408.99
9/22/2022	Payment	12507	ERIN McCORMICK LAW PA	5,944.63	0.00	5,944.63
9/22/2022	Payment	12508	FEDERATED SECURITY	375.00	0.00	375.00
9/22/2022	Payment	12510	HUGHES EXTERMINATORS INC	48.00	0.00	48.00
9/22/2022	Payment	12513	MICHAEL CAYLER	2,108.00	0.00	2,108.00
9/22/2022	Payment	12514	MO'ZART DESIGNS	3,393.24	0.00	3,393.24
9/22/2022	Payment	12518	WINDOW DEPOT LLC	2,150.00	0.00	2,150.00
9/27/2022	Payment	12520	AVENTURA NURSERY	5,633.00	0.00	5,633.00
9/27/2022	Payment	12521	TRIANGLE POOL SERVICE	196.90	0.00	196.90
9/27/2022	Payment	12522	VANASSE HANGEN BRUSTLIN, INC.	2,694.00	0.00	2,694.00
9/30/2022	Payment	12519	KRISTIAN GUNDERSEN	473.77	0.00	473.77
Total Outstanding Checks.....				27,736.98		27,736.98



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COMMERCIAL ANALYSIS-XXXXXXXXXXXXX

Account Summary

Date	Description	Amount
09/01/2022	Beginning Balance	\$868,700.11
	10 Credit(s) This Period	\$1,392.17
	44 Debit(s) This Period	\$280,968.31
09/30/2022	Ending Balance	\$589,123.97

Other Credits

Date	Description	Amount
09/02/2022	Square Inc 220902P2 L204315999532	\$96.80
09/09/2022	Square Inc 220909P2 L204316119810	\$33.68
09/12/2022	Square Inc 220912P2 L204316186092	\$226.97
09/13/2022	Square Inc 220913P2 L204316222609	\$96.80
09/15/2022	Square Inc 220915P2 L204316260930	\$241.84
09/16/2022	Square Inc 220916P2 L204316280942	\$348.04
09/20/2022	Square Inc 220920P2 L204316383704	\$72.52
09/22/2022	Square Inc 220922P2 L204316423914	\$130.48
09/26/2022	Square Inc 220926P2 L204316506699	\$72.52
09/27/2022	Square Inc 220927P2 L204316542788	\$72.52

10 item(s) totaling \$1,392.17

Electronic Debits

Date	Description	Amount
09/01/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$10,966.92
09/02/2022	ADT SECURITY SER ADTPAPACH 295952927	\$165.23
09/02/2022	IRS USATAXPYMT 270264511404722	\$3,568.99
09/06/2022	CARD ASSETS PAYMENT 559496225740056	\$2,906.36
09/07/2022	Charter Service s 3198590	\$1,613.91
09/14/2022	WESTCHASE CDD 401K 07C692Z3	\$1,620.58
09/15/2022	TECO/PEOPLE GAS UTILITYBIL 211023040531	\$23.71
09/15/2022	VERIZON WIRELESS PAYMENTS 024226654000001	\$148.39
09/15/2022	IRS USATAXPYMT 270265833053833	\$153.00
09/15/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$738.80
09/15/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$11,583.57
09/16/2022	IRS USATAXPYMT 270265981319060	\$3,759.90
09/21/2022	TECO/PEOPLE GAS UTILITYBIL 321000010710	\$20,814.55
09/23/2022	FLA DEPT REVENUE C01 20697554	\$122.61
09/26/2022	STAPLES AUTO PYMT 720835383110569	\$129.66
09/28/2022	WESTCHASE CDD 401K 07C692Z3	\$1,615.53
09/29/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$10,557.76

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

Date	Description	Amount
09/30/2022	IRS USATAXPYMT 270267323043600	\$3,524.31
		18 item(s) totaling \$74,013.78

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
12478	09/12/2022	\$184.70	12497	09/23/2022	\$25.00
12481*	09/13/2022	\$29.00	12498	09/23/2022	\$530.00
12485*	09/06/2022	\$3,760.05	12499	09/26/2022	\$20.00
12486	09/06/2022	\$20.40	12501*	09/27/2022	\$3,000.00
12487	09/06/2022	\$672.00	12503*	09/27/2022	\$40.00
12488	09/09/2022	\$5,556.00	12505*	09/28/2022	\$56.10
12489	09/08/2022	\$48.00	12506	09/27/2022	\$142,367.93
12490	09/07/2022	\$1,074.83	12509*	09/28/2022	\$363.08
12491	09/09/2022	\$2,500.00	12511*	09/27/2022	\$3,215.00
12492	09/09/2022	\$3,350.00	12512	09/28/2022	\$92.94
12493	09/15/2022	\$3,150.00	12515*	09/29/2022	\$18,816.80
12494	09/19/2022	\$5,619.48	12516	09/27/2022	\$590.00
12496*	09/23/2022	\$9,833.33	12517	09/28/2022	\$2,039.89

* Indicates skipped check number

26 item(s) totaling \$206,954.53

Daily Balances

Date	Amount	Date	Amount	Date	Amount
09/01/2022	\$857,733.19	09/13/2022	\$832,737.97	09/22/2022	\$785,918.87
09/02/2022	\$854,095.77	09/14/2022	\$831,117.39	09/23/2022	\$775,407.93
09/06/2022	\$846,736.96	09/15/2022	\$815,561.76	09/26/2022	\$775,330.79
09/07/2022	\$844,048.22	09/16/2022	\$812,149.90	09/27/2022	\$626,190.38
09/08/2022	\$844,000.22	09/19/2022	\$806,530.42	09/28/2022	\$622,022.84
09/09/2022	\$832,627.90	09/20/2022	\$806,602.94	09/29/2022	\$592,648.28
09/12/2022	\$832,670.17	09/21/2022	\$785,788.39	09/30/2022	\$589,123.97

WESTCHASE

Community Development District

**Payment Register by Fund
For the Period from 9/1/22 to 9/30/22
(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	12489	09/01/22	HUGHES EXTERMINATORS INC	48128257	8/24/22 OFFICE RODENT & PEST CONTROL	Contracts-Pest Control	534125-53901	\$48.00
001	12490	09/01/22	PALMDALE OIL COMPANY, INC	1820065	284.5 GALLON FUEL - ACCT #80180172	3.78 per gallon	540004-53901	\$1,074.83
001	12491	09/01/22	PETE'S TREE	1221	TREE TRIMMING & REMOVAL	R&M-Grounds	546037-53901	\$2,500.00
001	12492	09/01/22	WESCO TURF, INC.	41086910	NEW IRRIGATION COMPUTER (997-25)	R&M-Irrigation	546041-53901	\$3,350.00
001	12494	09/08/22	FLORIDA MUNICIPAL INS. TRUST	FH0754-080122	AUG HEALTH INSURANCE	Payroll-Benefits	512010-53901	\$5,619.48
001	12496	09/20/22	A & B AQUATICS	2026205612	SEPT 2022 AQUATIC SVC	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	12497	09/20/22	CHOO-CHOO LAWN EQUIP INC	343652	STIHL Saw runs hot/Svc call only	R&M-Equipment	546022-53901	\$25.00
001	12498	09/20/22	FRONTIER LIGHTING INC	S2079481.001	2 LED Flood Fixtures w/bulbs	R&M-General	546001-53901	\$530.00
001	12500	09/20/22	NETWORK FACTOR INC	113590	SEPT 911 EMERGENCY SRVCS	Communication - Teleph - Field	541005-53901	\$29.00
001	12501	09/20/22	PETE'S TREE	1222	Sept Tree Trim/Removal/Grind Stumps	R&M-Grounds	546037-53901	\$3,000.00
001	12502	09/20/22	RICHARD LEE REPORTING	9610	08/02/22 WESTCHASE CDD MEETING	ProfServ-Recording Secretary	531036-51301	\$1,097.75
001	12503	09/20/22	SIMPLE COMMUNICATIONS	17933VZW	SEPT Satellite/VZW DATA PLAN 5157938	R&M-Irrigation	546041-53901	\$20.00
001	12503	09/20/22	SIMPLE COMMUNICATIONSS	17932VZW	SEPT Satellite/VZW DATA PLAN 708033	R&M-Irrigation	546041-53901	\$20.00
001	12504	09/22/22	AG OUTSHINES LLC	1369	Pressr wash common area sidewalks/monuments	R&M-Walls and Signage	546106-53901	\$3,408.99
001	12505	09/22/22	ARETE INDUSTRIES	CS/2022/8146	alleyway signage FINAL PAYMENT (SO17588)	R&M-General	546001-53901	\$56.10
001	12506	09/22/22	DAVEY TREE EXPERT CO	916979384	SEPT LANDSCAPE MAINT (BOS Approved)	Contracts-Landscape	534050-53901	\$46,434.01
001	12506	09/22/22	DAVEY TREE EXPERT CO	916970984	8.24.22 Mainline Rpr/Linebaugh & Gretna Green	R&M-Irrigation	546041-53901	\$1,000.00
001	12506	09/22/22	DAVEY TREE EXPERT CO	916884360	7.25.22 Annuals Replaced/Belgrave Mnlne irr rpr	Contracts-Plant Replacement	534075-53901	\$18,628.75
001	12506	09/22/22	DAVEY TREE EXPERT CO	916884360	7.25.22 Annuals Replaced/Belgrave Mnlne irr rpr	R&M-Irrigation	546041-53901	\$1,249.08
001	12506	09/22/22	DAVEY TREE EXPERT CO	916992614	8.29.22 MULCHING	Contracts-Mulch	534065-53901	\$73,796.00
001	12506	09/22/22	DAVEY TREE EXPERT CO	917015640	9.5.22 IRRIG RPRS	R&M-Irrigation	546041-53901	\$1,260.09
001	12507	09/22/22	ERIN McCORMICK LAW PA	10615	8/17/22-9/13/22 LEGAL SERVICES	ProfServ-Legal Services	531023-51401	\$5,944.63
001	12509	09/22/22	HOME DEPOT	090522-6845	HD CC PURCH 8/10-8/15/22	R&M-General	546001-53901	\$363.08
001	12510	09/22/22	HUGHES EXTERMINATORS INC	48507984	09/15/22 OFFICE RODENT & PEST CONTROL	Contracts-Pest Control	534125-53901	\$48.00
001	12511	09/22/22	JMT	36-197486	07/24/22-08/20/22 ENG SRVCS	ProfServ-Engineering	531013-51501	\$3,215.00
001	12512	09/22/22	LOWE'S	090222-0961	LOWES: 8/8-8/29/22 CC PURCHASES	R&M-General	546001-53901	\$92.94
001	12513	09/22/22	MICHAEL CAYLER	103229515	Office Gutter repair - 50% deposit	R&M-General	546001-53901	\$2,108.00
001	12516	09/22/22	TRIANGLE POOL SERVICE	8013	AUGUST Actuating Fountain Cleaning	Contracts-Fountain	534023-53801	\$590.00
001	12517	09/22/22	VALERIE HELLER ROMAS	1008	6 CHRISTMAS WREATHS - DEPOSIT	Prepaid Items	155000	\$2,039.89
001	12520	09/27/22	AVENTURA NURSERY	47859	REMOVE & INSTALL PALMS	R&M-Grounds	546037-53901	\$5,233.00
001	12521	09/27/22	TRIANGLE POOL SERVICE	112783	Splash Pad-clean & degrease filter system/tubing	repair actuating fountain	546032-53801	\$196.90
001	12522	09/27/22	VANASSE HANGEN BRUSTLIN, INC.	0385125	08/07/22-09/03/22 Landscape Architect Svc	1st installment plan for Ivy's service	531022-53901	\$2,694.00
001	DD6228	09/30/22	VERIZON FLORIDA LLC - ACH	9914145694 ACH	07/24/22-08/23/22 242266540-00001	Communication - Teleph - Field	541005-53901	\$148.39
001	DD6249	09/30/22	DECIMAL, INC. - ACH	091322 ACH	ACH PD 09/16/22	Deferred Compensation-Current	235000	\$1,620.58
001	DD6250	09/30/22	STAPLES CREDIT PLAN - ACH	083022-4315 ACH	STAPLES 8/26/22 CC PURCH INV 3129970931	Office Supplies	551002-53901	\$129.66
001	DD6251	09/30/22	ADT SECURITY SERVICES INC - ACH	938309141 ACH	09/01/22-11/30/22 Security Monitoring	Contracts-Security Alarms	534090-53901	\$165.23
001	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	Gaston Tree	546037-53901	\$600.00
001	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	DropBox Plus 7/15/22 to 7/15/23	551002-53901	\$119.88
001	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	BJs - supplies	546001-57208	\$77.96
001	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	Racetrac	540004-53901	\$82.60
001	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	www.1and1.com 7/2022 to 7/2023	551002-53901	\$134.00
001	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	Adobe Acrobat PDF Pack Subs	551002-53901	\$119.88
001	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	Amazon (4) Standby UPS Systems	546001-53901	\$242.48
001	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	Amazon 2 pk keychain holder case	546001-53901	\$9.99
001	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	Adobe Acrobat Pro 8/7/22 to 8/6/23	551002-53901	\$179.88
001	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	Racetrac for tools	540004-53901	\$25.00
001	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	Pro Auto Care 2017 F-250/Tires	546001-53901	\$1,238.36
001	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	Power Kleen/PW Hose	546001-53901	\$110.00
001	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	Cr Memo Adobe PDF Pack Subs	551002-53901	(\$117.57)

WESTCHASE

Community Development District

**Payment Register by Fund
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Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD6253	09/30/22	TECO - ACH	082422-0531 ACH	07/21-08/18/22 9840 W Linebaugh Ave Elec	Utility - General	543001-53901	\$23.71
001	DD6254	09/30/22	TECO - ACH	090222-0710 ACH	07/12/22-08/18/22 ELEC SVCS	Utility - General	543001-53901	\$1,597.59
001	DD6254	09/30/22	TECO - ACH	090222-0710 ACH	07/12/22-08/18/22 ELEC SVCS	Utility - General	543001-53901	\$105.95
001	DD6269	09/30/22	DECIMAL, INC. - ACH	092722 ACH	ACH PD 09/30/22	Deferred Compensation-Current	235000	\$1,615.53
Fund Total								\$203,734.95

GENERAL FUND - HARBOR LINKS (002) - 002

002	12488	09/01/22	ACPLM INC	2022329	Harbor Links - Re stripping sidewalk etc....	R&M-General	546001-53901	\$3,227.00
002	12508	09/22/22	FEDERATED SECURITY	09152022	SVC CALL/RADCLIFF CAMERAS & INTERNET	R&M-Gate	546034-53901	\$125.00
002	12514	09/22/22	MO'ZART DESIGNS	22-6710	42 PLASTIC BOY SCOUT FINIALS	Damaged by elements	546034-53901	\$42.00
002	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	Doorking Radcliff	541005-53901	\$41.95
002	DD6252	09/30/22	CARD SERVICES CENTER - ACH	081022-0566 ACH	CC PURCH 07/11/22-08/10/22	Doorking Peabody	541005-53901	\$41.95
002	DD6254	09/30/22	TECO - ACH	090222-0710 ACH	07/12/22-08/18/22 ELEC SVCS	Electricity - Streetlighting	543013-53901	\$518.82
Fund Total								\$3,996.72

GENERAL FUND - THE ENCLAVE (003) - 003

003	DD6254	09/30/22	TECO - ACH	090222-0710 ACH	07/12/22-08/18/22 ELEC SVCS	R&M-Streetlights	546095-53901	\$1,838.42
Fund Total								\$1,838.42

GENERAL FUND - SAVILLE ROW (004) - 004

004	12508	09/22/22	FEDERATED SECURITY	09142022	SVC CALL/SAVILLE ROW CAMERAS & INTERNET	R&M-Gate	546034-53901	\$125.00
004	DD6254	09/30/22	TECO - ACH	090222-0710 ACH	07/12/22-08/18/22 ELEC SVCS	R&M-Streetlights	546095-53901	\$30.66
Fund Total								\$155.66

GENERAL FUND - THE GREENS (102) - 102

102	12493	09/08/22	FLORIDA JETCLEAN INC	14635	8/5, 8/9 High-pressure water jetting Storm Pipes	R&M-General	546001-53901	\$3,150.00
102	12499	09/20/22	HUGHES EXTERMINATORS INC	64708C	AUG PEST & RODENT CONTROL - GREENS	Contracts-Pest Control	534125-53901	\$20.00
102	12508	09/22/22	FEDERATED SECURITY	09162022	SVC CALL/GREENS CAMERAS & INTERNET	R&M-Gate	546034-53901	\$125.00
102	12514	09/22/22	MO'ZART DESIGNS	22-6734	09/06/22 GREENS-30 REMOTES	R&M-Gate	546034-53901	\$1,048.50
102	12514	09/22/22	MO'ZART DESIGNS	22-6778	GREENS GATE ARM & TRANSMITTER RPR	R&M-Gate	546034-53901	\$887.94
102	12514	09/22/22	MO'ZART DESIGNS	22-6779	Greens-Visitor's Barrier Arm/Gear Box, Motor Belt	R&M-Gate	546034-53901	\$1,414.80
102	12515	09/22/22	SECURITAS SECURITY	10945468	August 2022 Security-GREENS (#34346)	Contracts-Security Services	534037-53901	\$18,816.80
102	12518	09/22/22	WINDOW DEPOT LLC	6625	Greens/Replcmnt Door, Sidelite/2.19.22 Ins Claim	R&M-General	546001-53901	\$2,150.00
102	12520	09/27/22	AVENTURA NURSERY	47859	REMOVE & INSTALL PALMS	R&M-General	546001-53901	\$400.00
102	DD6254	09/30/22	TECO - ACH	090222-0710 ACH	07/12/22-08/18/22 ELEC SVCS	R&M-Streetlights	546095-53901	\$5,243.90
Fund Total								\$33,256.94

WESTCHASE

Community Development District

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GENERAL FUND - STONEBRIDGE (103) - 103

103	DD6254	09/30/22	TECO - ACH	090222-0710 ACH	07/12/22-08/18/22 ELEC SVCS	R&M-Streetlights	546095-53901	\$549.72
Fund Total								\$549.72

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

104	DD6254	09/30/22	TECO - ACH	090222-0710 ACH	07/12/22-08/18/22 ELEC SVCS	R&M-Streetlights	546095-53901	\$10,425.09
Fund Total								\$10,425.09

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

105	DD6254	09/30/22	TECO - ACH	090222-0710 ACH	07/12/22-08/18/22 ELEC SVCS	R&M-Streetlights	546095-53901	\$504.40
Fund Total								\$504.40

GENERAL FUND - VINEYARDS (106) - 106

106	12488	09/01/22	ACPLM INC	2022330	Vineyards-Re stripping roads entrance etc.	R&M-General	546001-53901	\$2,329.00
Fund Total								\$2,329.00

CLEARING FUND - 800

800	DD6212	09/01/22	ANDREW J. WILLIAMSON	PAYROLL	September 01, 2022 Payroll Posting			\$410.03
800	DD6213	09/01/22	WALTER MARQUEZ	PAYROLL	September 01, 2022 Payroll Posting			\$781.07
800	DD6214	09/01/22	JOSUE VELASQUEZ	PAYROLL	September 01, 2022 Payroll Posting			\$205.02
800	DD6215	09/01/22	KRISTIAN GUNDERSEN	PAYROLL	September 01, 2022 Payroll Posting			\$199.55
800	DD6216	09/01/22	PATRICK J. MCLANE	PAYROLL	September 01, 2022 Payroll Posting			\$701.42
800	DD6217	09/01/22	DOUGLAS R. MAYS	PAYROLL	September 01, 2022 Payroll Posting			\$2,353.39
800	DD6218	09/01/22	SONJA WHYTE	PAYROLL	September 01, 2022 Payroll Posting			\$1,380.65
800	DD6219	09/01/22	LIVAN SOTO VIEGO	PAYROLL	September 01, 2022 Payroll Posting			\$1,578.51
800	DD6220	09/01/22	DANIEL P. HAWKINS	PAYROLL	September 01, 2022 Payroll Posting			\$592.84
800	DD6221	09/01/22	DANIEL R. WOOLLEY	PAYROLL	September 01, 2022 Payroll Posting			\$632.30
800	DD6222	09/01/22	CRISTIAN A. GUABA	PAYROLL	September 01, 2022 Payroll Posting			\$1,483.35
800	DD6223	09/01/22	KATHERINE A. LAMB	PAYROLL	September 01, 2022 Payroll Posting			\$307.10
800	DD6224	09/01/22	DANIEL R. HEFFRON	PAYROLL	September 01, 2022 Payroll Posting			\$341.69
800	DD6229	09/15/22	ANDREW J. WILLIAMSON	PAYROLL	September 15, 2022 Payroll Posting			\$410.03
800	DD6230	09/15/22	WALTER MARQUEZ	PAYROLL	September 15, 2022 Payroll Posting			\$781.07
800	DD6231	09/15/22	JOSUE VELASQUEZ	PAYROLL	September 15, 2022 Payroll Posting			\$410.03
800	DD6232	09/15/22	KRISTIAN GUNDERSEN	PAYROLL	September 15, 2022 Payroll Posting			\$473.77

WESTCHASE

Community Development District

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800	DD6233	09/15/22	PATRICK J. MCLANE	PAYROLL	September 15, 2022 Payroll Posting			\$459.45
800	DD6234	09/15/22	DOUGLAS R. MAYS	PAYROLL	September 15, 2022 Payroll Posting			\$2,353.39
800	DD6235	09/15/22	SONJA WHYTE	PAYROLL	September 15, 2022 Payroll Posting			\$1,380.65
800	DD6236	09/15/22	LIVAN SOTO VIEGO	PAYROLL	September 15, 2022 Payroll Posting			\$1,688.79
800	DD6237	09/15/22	DANIEL P. HAWKINS	PAYROLL	September 15, 2022 Payroll Posting			\$741.48
800	DD6238	09/15/22	DANIEL R. WOOLLEY	PAYROLL	September 15, 2022 Payroll Posting			\$810.67
800	DD6239	09/15/22	CRISTIAN A. GUABA	PAYROLL	September 15, 2022 Payroll Posting			\$1,425.03
800	DD6240	09/15/22	JASON C. BECKMAN	PAYROLL	September 15, 2022 Payroll Posting			\$136.67
800	DD6241	09/15/22	DANIEL R. HEFFRON	PAYROLL	September 15, 2022 Payroll Posting			\$512.54
800	12495	09/15/22	BRIAN M. ROSS	PAYROLL	September 15, 2022 Payroll Posting			\$184.70
800	DD6244	09/15/22	GREGORY L. CHESNEY	PAYROLL	September 15, 2022 Payroll Posting			\$184.70
800	DD6245	09/15/22	MATTHEW W. LEWIS	PAYROLL	September 15, 2022 Payroll Posting			\$184.70
800	DD6246	09/15/22	FORREST D. BAUMHOVER	PAYROLL	September 15, 2022 Payroll Posting			\$184.70
800	DD6247	09/15/22	JAMES J. WIMSATT	PAYROLL	September 15, 2022 Payroll Posting			\$184.70
800	DD6255	09/29/22	ANDREW J. WILLIAMSON	PAYROLL	September 29, 2022 Payroll Posting			\$410.03
800	DD6256	09/29/22	WALTER MARQUEZ	PAYROLL	September 29, 2022 Payroll Posting			\$959.55
800	DD6257	09/29/22	JOSUE VELASQUEZ	PAYROLL	September 29, 2022 Payroll Posting			\$410.03
800	DD6258	09/29/22	PATRICK J. MCLANE	PAYROLL	September 29, 2022 Payroll Posting			\$102.51
800	DD6259	09/29/22	DOUGLAS R. MAYS	PAYROLL	September 29, 2022 Payroll Posting			\$2,353.39
800	DD6260	09/29/22	SONJA WHYTE	PAYROLL	September 29, 2022 Payroll Posting			\$1,380.65
800	DD6261	09/29/22	LIVAN SOTO VIEGO	PAYROLL	September 29, 2022 Payroll Posting			\$1,578.52
800	DD6262	09/29/22	DANIEL P. HAWKINS	PAYROLL	September 29, 2022 Payroll Posting			\$443.30
800	DD6263	09/29/22	DANIEL R. WOOLLEY	PAYROLL	September 29, 2022 Payroll Posting			\$362.36
800	DD6264	09/29/22	CRISTIAN A. GUABA	PAYROLL	September 29, 2022 Payroll Posting			\$1,483.35
800	DD6265	09/29/22	KATHERINE A. LAMB	PAYROLL	September 29, 2022 Payroll Posting			\$322.34
800	DD6266	09/29/22	DANIEL R. HEFFRON	PAYROLL	September 29, 2022 Payroll Posting			\$341.69
800	DD6267	09/29/22	JAMES M. SCHNEIDER	PAYROLL	September 29, 2022 Payroll Posting			\$205.02
800	DD6268	09/29/22	MICHAEL R. MILILLO	PAYROLL	September 29, 2022 Payroll Posting			\$205.02
800	12519	09/30/22	KRISTIAN GUNDERSEN	PAYROLL	September 30, 2022 Payroll Posting			\$473.77
Fund Total								\$34,505.52

Total Checks Paid	\$291,296.42
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2C.

WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

Motion: Assigning Fund Balance as of 9/30/22

The Board hereby assigns the FY 2022 Reserves as follows:

Fund 001	
Operating Reserve	\$650,613
Reserves-Erosion Control	\$ 60,000
Reserves-Roadways	\$502,031

Fund 002	
Operating Reserve	\$ 9,452
Reserves-Roadways	\$123,994

Fund 003	
Operating Reserve	\$ 4,371

Fund 004	
Operating Reserve	\$ 2,110
Reserves-Roadways	\$ 7,979

Fund 005	
Operating Reserve	\$ 1,278
Reserves-Roadways	\$ 12,733

Fund 102	
Operating Reserve	\$ 29,570
Reserves-Roadways	\$281,569

Fund 103	
Operating Reserve	\$ 3,190
Reserves-Roadways	\$ 42,066

Fund 104	
Operating Reserve	\$ 26,882
Reserves-Roadways	\$ 65,713

Fund 105	
Operating Reserve	\$ 1,289
Reserves-Roadways	\$ 16,591

Fund 106	
Operating Reserve	\$ 4,000
Reserves-Roadways	\$125,234

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 9/30/22

Total	
Operating Reserve	\$ 732,755
Reserves-Erosion	\$ 60,000
Reserves-Roadways	\$1,177,910

Sixth Order of Business

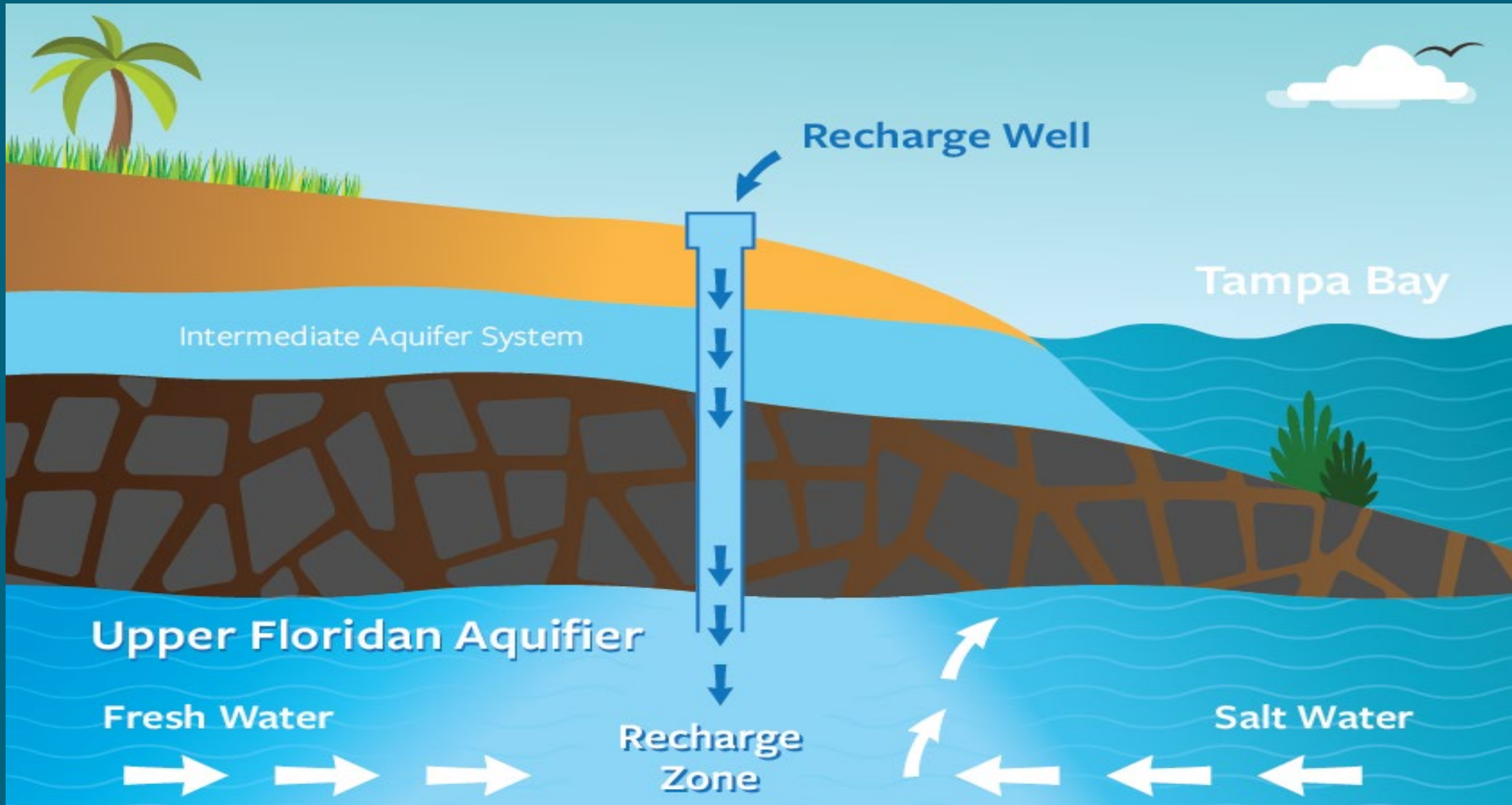
6A.

Recharge Wells are an Innovative Solution

- Acts as a Barrier to Saltwater Intrusion
- Protects Tampa Bay by Reducing Nutrient Loads
- Aids in the Northern Tampa Bay Water Use Caution Area Recovery Plan
- Supports a Long-term Sustainable Solution for Water Supply

Recharge Wells Create a Salinity Barrier

Agenda Page #69



North Hillsborough Aquifer Recharge Project (NHARP)

- Began Operation in 2021
- Located in the Countryway Area
- Presently One Recharge Well is Operational and Two Recharge Wells are Planned
- The System is monitored to confirm compliance with groundwater standards

Site Requirements

- Located within the Existing Outfall Easement
- One Recharge Well and One Monitoring Well
- Access from Sheldon Rd
- Access for Monthly Testing (Weekly for first Year)
- Annual Maintenance Activities
- Temporary Construction Laydown Area



Typical Recharge Well

- 15' X 40' Concrete Pad
- Fence Style to Match Site
- Vegetative Screening as Requested



Typical Monitor Well

- 12' X 12' Concrete Pad
- Fence Style to Match Site
- Vegetative Screening as Requested



Figure 3-2. Site Stratigraphy and Hydrostratigraphy

