

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

JANUARY 10, 2023

Westchase Community Development District

Board of Supervisors

Matt Lewis, Chairman
Gregory Chesney, Vice Chairman
Christopher Barrett, Assistant Secretary
James Wimsatt, Assistant Secretary
Brian Ross, Assistant Secretary

Andrew P. Mendenhall, PMP, District Manager
Erin McCormick, Esq., District Counsel
Sonny Whyte, Office Manager
Doug Mays, Field Manager

Regular Meeting Agenda

Tuesday, January 10, 2023 – 4:00 p.m.

- 1. Roll Call**
- 2. Consent Agenda**
 - A. Approval of the December 6, 2022 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements
- 3. Audience Comments**
- 4. Engineer's Report**
- 5. Attorney's Report**
 - A. Cell Tower – Request for Extension
- 6. Manager's Report**
 - A. FASD Membership Renewal
 - B. Update on District Banking
 - C. Discussion of Engineering (JMT to BDI)
 - D. OLM Re-bid of Landscape Maintenance
- 7. Field Manager's Report**
 - A. Bell Tower Redesign (additional contract authorization)
 - B. Update from USDA on Vulture Program
- 8. Supervisors' Requests**
- 9. Adjournment**

*The next workshop meeting is scheduled for January 17, 2023 and the next regular meeting is scheduled for February 7, 2023

District Office:
210 University Drive, Suite 702
Coral Springs, Florida
954-603-0033

Meeting Location:
Maureen Gauzza Regional Library, Community Room A
11211 Countryway Boulevard
Tampa, FL. 33626

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: December 6, 2022</p> <p>TIME: 4:00 p.m. - 5:55 p.m.</p> <p>PLACE: Maureen Gauzza Regional Library 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> <p>Meeting called to order 5</p> <p>Roll Call 5</p> <p>Organizational matter 5</p> <p>Oath of office for Gregory Chesney and Christopher Barrett 5</p> <p>Designation of officers - Resolution 2023-1 5</p> <p>Motion to adopt Resolution 2023-1 8</p> <p>(Motion passes) 8</p> <p>Consent agenda 9</p> <p>Motion to accept 9</p> <p>(Motion passes) 9</p> <p>Audience comments 9</p> <p>Turkey vulture discussion 11</p> <p>Request for CDD to clean sidewalks 16</p> <p>Engineer's report 22</p> <p>Status of bathroom building at Glendcliff Park 22</p> <p>Attorney's Report 23</p> <p>Cell tower update 23</p> <p>Manager's Report 24</p> <p>Request for NHARP 24</p> <p>Discussion of employee holiday bonuses 28</p> <p>Motion to approve bonus increases to \$1,500 and \$750 32</p> <p>(Motion passes) 33</p> <p>Fraudulent activity in CDD accounts 33</p> <p>Field Manager's Report 46</p> <p>Baybridge Park tunnel drainage update 46</p> <p>Radcliff Drive safety discussion 47</p> <p>Discussion of fish kill in lake 49</p> <p>Resident's request discussion 51</p> <p>Arborist Abroad Tree Inventory 77</p> <p>Bell Tower redesign 78</p> <p>Motion to approve survey proposal for \$3,000 96</p> <p>(Motion passes) 105</p>
<p style="text-align: right;">Page 2</p> <p>APPEARANCES:</p> <p>WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Matthew Lewis, Chairman Greg Chesney, Vice Chairman Brian Ross Jim Wimsatt Christopher Barrett</p> <p>ALSO PRESENT:</p> <p>INFRAMARK:</p> <p>Andy Mendenhall, District Manager</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays Sonny Whyte</p> <p>ALSO PRESENT: Karen Ring</p>	<p style="text-align: right;">Page 4</p> <p>Supervisor's requests 110</p> <p>Potential replacement of white river rock from Mr. Barrett 110</p> <p>Motion to adjourn 111</p> <p>(Motion passes) 112</p> <p>Adjournment 112</p>

<p style="text-align: right;">Page 5</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 6th day 3 of December, 2022, at the Maureen Gauzza Regional 4 Library, 11211 Countryway Boulevard Tampa, Florida, 5 beginning at 4:00 p.m., reported by Whitlie Grace 6 Cullipher, Notary Public in and for the State of 7 Florida at Large. 8 * * * * *</p> <p>9 CHAIRMAN LEWIS: All right. I'm going to 10 go ahead and call the meeting to order. This 11 is the Westchase Community Development District 12 meeting for Tuesday, December 6th, 2022. 13 Let the record reflect that all 14 supervisors are present, including our engineer 15 and staff. Our attorney, Erin, is not here 16 this week -- or this month. 17 So with that, we'll do our regular Pledge 18 of Allegiance. 19 (The Pledge of Allegiance was recited.) 20 CHAIRMAN LEWIS: All right. I will -- 21 the next thing is the organizational matter. I 22 would like to congratulate Mr. Chesney and our 23 newest board member, Mr. Barrett, on their 24 wins. Welcome to the board. 25 I'll turn it over to Andy for the -- I</p>	<p style="text-align: right;">Agenda Page #6 Page 7</p> <p>1 now about to enter, so help you God? 2 MR. BARRETT: I do. 3 MR. CHESNEY: Yes. 4 MR. MENDENHALL: All right. 5 Congratulations, welcome. 6 So I'm going to give each of you the oath 7 of office. There is -- basically, you fill out 8 the bottom and if you'll sign right here and if 9 you both give it back now, I will go ahead and 10 notarize and send it off to the State and then 11 each of you, as newly commissioned supervisors, 12 you'll have to send a check for \$10 to the 13 State and I will give you that after this so 14 that you can send it off to them, or I'll 15 e-mail you that address. 16 So the other procedural step that we do 17 that Matt had mentioned, after each election, 18 Chapter 190 designates that the board look at 19 its officer structure. You are not required to 20 make changes, you are just -- basically, you're 21 supposed to have a look at it and decide what 22 you want to do. 23 So my recommendation would be -- and we 24 have Resolution 2023-1 that kind of lays out -- 25 it has blanks right now, but it will lay out</p>
<p style="text-align: right;">Page 6</p> <p>1 guess the designation of officers. 2 MR. MENDENHALL: Sure. So first, I'll 3 ask -- I didn't know if either Greg or Chris, 4 if you had your oath done yet? I'm prepared to 5 do it. 6 MR. BARRETT: I have. 7 MR. MENDENHALL: You, as well, Greg? 8 MR. CHESNEY: Yes, no, I did not rush 9 down to the courthouse. 10 MR. MENDENHALL: You never know, some 11 people do. 12 So if you want, I will give you both the 13 oath right now and then we can kind of continue 14 on with everything. 15 So if you will stand and raise your right 16 hands, I will read off the oath, and if you 17 could just affirm at the end. 18 Do you solemnly swear or affirm that you 19 will support, protect and defend the 20 Constitution of the Government of the United 21 States and of the State of Florida; that you 22 are duly qualified to hold office under the 23 Constitution of the State; and that you will 24 well and faithfully perform the duties of 25 supervisor of Westchase CDD, on which you are</p>	<p style="text-align: right;">Page 8</p> <p>1 your officer structure, and my recommendation 2 is if you want to keep the officer structure 3 the same, you would make a motion to adopt that 4 resolution, keeping things the same. If you 5 would like to make any changes, then you would 6 want to make a motion to adopt that resolution 7 with those said changes. 8 So I'll ask if there is a motion to adopt 9 Resolution 2023-1? 10 MR. WIMSATT: I'll move to adopt it. 11 MR. MENDENHALL: And would you be 12 offering any changes or keeping the same? 13 MR. WIMSATT: Keeping the same. 14 MR. MENDENHALL: Okay. And do we have a 15 second to that particular motion? 16 CHAIRMAN LEWIS: I'll second it. 17 MR. MENDENHALL: Okay. Now, any 18 discussion? 19 (No response.) 20 MR. MENDENHALL: All right. 21 Hearing none, all in favor? 22 (All board members signify in the 23 affirmative.) 24 MR. MENDENHALL: Any opposed? 25 (No response.)</p>

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<p>1 MR. MENDENHALL: Okay. Then that motion 2 carries. 3 (Motion passes.) 4 CHAIRMAN LEWIS: Very good. Thank you, 5 Andy. 6 MR. MENDENHALL: Yes, absolutely. 7 CHAIRMAN LEWIS: Okay. So that takes us 8 to the consent agenda. Move for approval on 9 that, looking for a motion? 10 MR. CHESNEY: So moved. 11 MR. WIMSATT: Move to approve. 12 MR. CHESNEY: I'll second, whatever. 13 CHAIRMAN LEWIS: Mr. Wimsatt, Mr. 14 Chesney. 15 Any discussion, questions? Probably need 16 to wait for Chris on that. 17 MR. BARRETT: No. 18 CHAIRMAN LEWIS: Okay. All in favor? 19 (All board members signify in the 20 affirmative.) 21 CHAIRMAN LEWIS: Motion passes five to 22 zero. 23 (Motion passes.) 24 CHAIRMAN LEWIS: All right. I had moved 25 up the audience comments to the beginning of</p>	<p>1 for the record. 2 MR. RICE: Of course. And this would be 3 on -- I didn't get a chance to look at the 4 agenda. This would be -- 5 CHAIRMAN LEWIS: This is the -- for 6 Stonebridge? 7 MR. RICE: Yeah. 8 CHAIRMAN LEWIS: Yeah, it's not on the 9 agenda, but you're more than welcome to bring 10 up anything during audience comments. 11 MR. RICE: Okay. So Matthew Rice, 9825 12 Bridgeton Drive. 13 Three things, really. So one is the 14 vultures. I know a couple of members have 15 e-mailed Doug and Sonny. Right? They are back 16 again. Just here to kind of let you guys know 17 to -- please keep up with the talks with the 18 USDA because I've got a lot of memberships that 19 are, you know, hemming and hawing about it. 20 We actually just did a soft wash of the roofs 21 under warranty of the GAF Manufacturers, so 22 it's -- 23 CHAIRMAN LEWIS: I'll interrupt you 24 there. Sonny and Doug and I have been talking 25 about that -- and I am not sure if any other</p>
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<p>1 the meeting. 2 Seeing that we do not have any -- 3 MS. RING: Well, I saw someone come in 4 and they saw me and they didn't realize -- 5 should I go and see where -- 6 CHAIRMAN LEWIS: Sure. 7 MS. RING: It's someone who has been here 8 previously. 9 CHAIRMAN LEWIS: I thought they were 10 right there. I thought that's what she meant. 11 MR. MENDENHALL: They ran. 12 CHAIRMAN LEWIS: I will give her just a 13 second and then we'll -- oh, it's Matt. Hi, 14 Matt. How are you? 15 MR. RICE: Good. 16 CHAIRMAN LEWIS: You actually walked in 17 right at audience comments on the agenda, so 18 I'm not sure -- I know I'm putting you on the 19 spot. If you'd rather wait, we can wait, or if 20 you'd like to speak or say something -- 21 MR. RICE: No, that'll make it easier, 22 that way I can get back to my clients. 23 CHAIRMAN LEWIS: Sure. Sonny is going to 24 make you sit down for this one. And then, if 25 you could, please, state your name and address</p>	<p>1 supervisors have been, but I was made aware of 2 it a couple of weeks ago. 3 MR. RICE: Yep. 4 CHAIRMAN LEWIS: Sonny and I actually 5 spoke about it this morning. I think the USDA 6 guy is going to be coming out -- 7 MR. RICE: Okay. 8 CHAIRMAN LEWIS: -- to take a look and 9 evaluate what's going on. I don't think we 10 have a firm date on that, but -- 11 MS. WHYTE: No, nothing as of yet. 12 MR. RICE: Okay. If -- Sonny, you have 13 the e-mail to the Stonebridge G-mail. If you 14 hear anything, we can at least pass on the 15 word. What I find is, you know, just trying to 16 keep our membership in the loop. Sometimes, if 17 I'm -- finding out too much information is not 18 a good thing, but still, I'm trying to keep 19 them informed. 20 MS. WHYTE: Yes. 21 MR. RICE: That way, it's not like, "Hey, 22 what's going on," kind of a thing. 23 CHAIRMAN LEWIS: Sure. 24 MR. RICE: Second thing -- and this is 25 more of a -- of a broad thing that I would like</p>

<p style="text-align: right;">Page 13</p> <p>1 the CDD, this board, to consider in the future. 2 There's a lot of people in Westchase that do 3 not understand the difference between the 4 Westchase Community Association and its rules 5 and the CDD and how you guys are two different 6 organizations and entities. When we had the 7 issue with the lights with a certain resident 8 putting them up and them making national news 9 and having Mariah Carey and all this B.S. get 10 Tweeted out, I would implore you guys maybe to 11 hold off on the decorations; especially around 12 the Westchase signs, the trees, those blueberry 13 trees coming in. 14 What I believe happens is people see that 15 -- especially with the Westchase -- and then to 16 them, that signals, "Hey, we can start 17 decorating." 18 CHAIRMAN LEWIS: Sure, go ahead. 19 MR. WIMSATT: Just to comment, they 20 actually changed the HOA rules, so the 21 decorations can come up anytime after 22 Halloween. 23 MR. RICE: After Halloween? Was that the 24 -- the new ECCR on -- 25 MR. WIMSATT: Yep.</p>	<p style="text-align: right;">Agenda Page #8 Page 15</p> <p>1 changed, then it's a moot point. 2 CHAIRMAN LEWIS: I would actually maybe 3 implore the WOW to maybe do an article on that, 4 maybe just -- 5 MS. RING: Yeah. 6 CHAIRMAN LEWIS: Nothing too -- real 7 lengthy, but just to -- that's actually a good 8 point. Forget the holiday decorations -- 9 MR. RICE: Yeah. 10 CHAIRMAN LEWIS: -- but just the 11 difference in general. 12 MS. RING: Oh, okay. 13 MR. RICE: Yeah, I know that the WOW has 14 the thing in the back -- right -- okay? There 15 is the subassociations, there's the WCA and 16 there's the CDD. 17 CHAIRMAN LEWIS: Right. 18 MR. RICE: I think it's important to make 19 a distinction, especially for the 90 percent 20 that don't fall in a subassociation -- like us. 21 What the CDD is, what -- what it was -- you 22 know, its main point from beginning -- right -- 23 okay? We're taking out loans, we're passing it 24 on, we're here to better the communal aspects 25 of Westchase -- right -- and then you have the</p>
<p style="text-align: right;">Page 14</p> <p>1 MR. RICE: Okay. So then, I -- I'll 2 retract that. So -- I knew that they were 3 looking into it, but -- yeah? 4 MR. MAYES: And just to let you know, it's 5 difficult for us because we hire somebody to do 6 it and they have so many to do -- 7 MR. RICE: Yep. 8 MR. MAYES: -- and ours is one of the 9 bigger projects and they like to get it out of 10 the way and we usually don't allow them to do 11 it before -- just right before Thanksgiving. 12 MR. RICE: Okay. And if the rules have 13 been amended -- and I didn't get a chance to 14 take a look at the rules. I knew it used to be 15 just Thanksgiving Day and then forward, so if 16 they've done it to where the lights can go up 17 basically -- you know, Halloween or after, then 18 not a problem. So I just -- 19 MS. WHYTE: I didn't think it fell under 20 those rules anyway. 21 MR. RICE: I -- I know that you guys -- 22 the point wasn't that you fall under it. I 23 understand that in everything I've done, but to 24 other members, when they see that, it signals, 25 "Oh, I can do it," but if the rules have</p>	<p style="text-align: right;">Page 16</p> <p>1 WCA, which is there for, you know, the 2 enforcement and everything else. 3 CHAIRMAN LEWIS: Right. Okay. 4 MR. RICE: Okay. And then last -- so I 5 know that a couple of months ago, I was here 6 standing in front of the board around driveways 7 and whatnot and I did get the letter, as far 8 as, hey, you know, this falls under 9 homeownership. I completely agree with that 10 sentiment on the way it came across, especially 11 when we look at driveways as a -- again, in a 12 county perspective. Right? What I would like 13 to do is advocate for our membership that the 14 WCA does come in, repair some of the sidewalks 15 that have been crumbling, but also actually 16 come in and pressure clean the -- really the 17 entire sidewalk area. 18 It's something I -- I know I've kind of 19 raised this to Doug. It's something I don't 20 think has ever been done. I don't know if it's 21 ever been itemized as something that falls on 22 to the CDD. Again, as I try to learn the 23 boundaries and the rules and everything here, I 24 think this falls into the communal aspect that 25 the CDD would be in charge of.</p>

<p style="text-align: right;">Page 17</p> <p>1 Again, not asking for driveways, but that</p> <p>2 sidewalk that goes from the front of the gate</p> <p>3 to the back of the property and those drains</p> <p>4 are really starting to look ugly, and some of</p> <p>5 the areas are getting a little slick in that</p> <p>6 morning dew due to the algae growing on.</p> <p>7 So I would like to make that formal</p> <p>8 request.</p> <p>9 CHAIRMAN LEWIS: Okay.</p> <p>10 MR. MAYS: We have never maintained the</p> <p>11 -- that would be like telling us to go into</p> <p>12 Harbor Links and do everybody's -- in front of</p> <p>13 their houses, and we don't do that over there.</p> <p>14 So we've always used that policy: If it's in</p> <p>15 front of the house, it belongs to that</p> <p>16 homeowner or that community.</p> <p>17 MS. WHYTE: It's part of the HOA rules.</p> <p>18 MR. MAYS: So without the board telling</p> <p>19 me to do it --</p> <p>20 MR. RICE: Well, so -- I'm raising it to</p> <p>21 the board no different than I did with the</p> <p>22 discussion on the driveways. Right? I -- we</p> <p>23 -- we established there is a communal aspect of</p> <p>24 sidewalks. Right? We established that there</p> <p>25 is this area in Stonebridge that -- that falls</p>	<p style="text-align: right;">Agenda Page #9 Page 19</p> <p>1 WCA by driveways -- right -- "Your driveway is</p> <p>2 a dirty, unsightly mess," and they are going,</p> <p>3 "Well, what about this unsightly mess across</p> <p>4 the street," which is the island, or, "What</p> <p>5 about this unsightly, you know, area of</p> <p>6 the sidewalk here," which is, you know, in the</p> <p>7 field areas. So --</p> <p>8 CHAIRMAN LEWIS: Yeah. Matt, I'll --</p> <p>9 duly noted. Yeah, I'm trying to put together</p> <p>10 what I know as a homeowner and what I've been</p> <p>11 fined for -- well, not fined yet, but -- try to</p> <p>12 get extensions on getting it done and then what</p> <p>13 Jim just said, too, about what we normally do</p> <p>14 and what we don't normally do.</p> <p>15 So unless any other supervisor would like</p> <p>16 to chime in, we'll -- we'll take it under</p> <p>17 consideration.</p> <p>18 MR. RICE: Okay.</p> <p>19 CHAIRMAN LEWIS: I'm trying to pull up</p> <p>20 the map. I'm trying to remember your</p> <p>21 neighborhood. I think --</p> <p>22 MS. WHYTE: Stonebridge.</p> <p>23 CHAIRMAN LEWIS: No, I know which one.</p> <p>24 I'm trying to remember in my mind of any common</p> <p>25 area or anything like that.</p>
<p style="text-align: right;">Page 18</p> <p>1 into this, so I'm raising that now. Again, I</p> <p>2 understand that in the past, there were these</p> <p>3 understandings -- they -- different.</p> <p>4 MR. WIMSATT: I was going to say, I</p> <p>5 believe there's a HOA rule that homeowners are</p> <p>6 in charge of sidewalks in front of their house.</p> <p>7 MS. WHYTE: Correct.</p> <p>8 MR. WIMSATT: Just like, you know,</p> <p>9 there's -- the homeowners have responsibility</p> <p>10 for that area and for cleaning it. Especially,</p> <p>11 it's one of the things you get violated for</p> <p>12 when --</p> <p>13 MR. RICE: So then I would argue if there</p> <p>14 are areas that fall outside of the homeowner's</p> <p>15 house, which we have, then I'd like it to be</p> <p>16 taken under consideration. If you guys have a</p> <p>17 HOA rule that removes the CDD's responsibility</p> <p>18 for homeowner areas, by all means; but Doug,</p> <p>19 you do know that there are two islands -- three</p> <p>20 if you include the one outside the gate. Those</p> <p>21 are all under the parcel A, I believe, of the</p> <p>22 road that are the CDD's --</p> <p>23 MR. MAYS: Correct.</p> <p>24 MR. RICE: -- you know, responsibility.</p> <p>25 Again, I have members getting cited from the</p>	<p style="text-align: right;">Page 20</p> <p>1 MR. RICE: Yeah, so -- so there is some</p> <p>2 -- so from the gate to the first property,</p> <p>3 there is basically a -- a -- a wooded area</p> <p>4 which the CDD has maintained in the past. They</p> <p>5 maintain the mowers, that's where Davey goes.</p> <p>6 That area, no houses. So there is an area</p> <p>7 there that I would contend is CDD</p> <p>8 responsibility.</p> <p>9 MR. MAYS: Right.</p> <p>10 MR. RICE: Right? For pressure washing,</p> <p>11 you know, the storm drains, you know, stuff</p> <p>12 like that.</p> <p>13 MS. WHYTE: We don't usually do storm</p> <p>14 drains. No curbing.</p> <p>15 MR. MAYS: We don't usually do -- no</p> <p>16 curbs.</p> <p>17 MR. RICE: So the -- the other thing -- I</p> <p>18 mean, you have to look at it in a slightly</p> <p>19 different take -- right -- that we, as</p> <p>20 Stonebridge, have our own budget for</p> <p>21 maintenance. Right? So I would -- I would</p> <p>22 argue -- right -- that that budget should be</p> <p>23 taking care of some of this stuff.</p> <p>24 Again, our association -- now,</p> <p>25 Woodbridge, completely different. Right? They</p>

<p style="text-align: right;">Page 21</p> <p>1 said, "We don't want the headache of coming to 2 the CDD and dealing with gate maintenance 3 issues," or, you know, really, anything. So 4 they said, "We're going to take everything 5 back, including the ownership of the road." 6 That's why they are not paying out \$300 per 7 member per year on top of the common areas that 8 the CDD maintains. Right? Everybody in 9 Westchase will pay out four, roughly \$500 a 10 month, whether you're in Woodbridge or 11 Stonebridge, but it is those other areas that 12 have not taken that ownership over that pay 13 that additional fee for stuff. Right? 14 And I understand that some of that money 15 goes towards landscaping with Davey; I 16 understand some of that money goes towards 17 gates; some of that money gets put into a 18 pooled reserve for the road when it needs to be 19 done, and what I'm basically coming to the 20 board with is, "Hey" -- you know -- "after all 21 of this, when we look at this, there might be 22 some areas that need to be addressed that have 23 not been addressed in the past." 24 CHAIRMAN LEWIS: Okay. 25 MR. RICE: Okay. So I'll leave -- I'll</p>	<p style="text-align: right;">Agenda Page #10 Page 23</p> <p>1 rebar corroded and expanded and it popped a 2 brick, which is exactly the conclusion that the 3 structural engineer made. 4 He said there was no damage to the 5 structural integrity of the building and that 6 there was nothing -- nothing had settled on the 7 roof. Nothing bad had happened to this 8 structure as a result and that, basically, the 9 repair would be to pop out the old bricks and 10 mud in new ones, and I stopped by there on my 11 way in and Mark is out there right now doing 12 the repairs, and they look fantastic. 13 So everything turned out good. So we -- 14 I think we made the right decision getting the 15 structural engineer to confirm that the 16 building was okay, but it was just a cosmetic 17 thing. 18 CHAIRMAN LEWIS: Great. So estimated 19 time, is he going to be done this week or -- 20 MR. MAYS: He said he'd done with it 21 today. 22 CHAIRMAN LEWIS: Oh, okay. 23 MR. DVORAK: He's close. 24 CHAIRMAN LEWIS: All right. I appreciate 25 the effort on your part and your part, Doug.</p>
<p style="text-align: right;">Page 22</p> <p>1 leave that with you as far as pictures, you 2 know. So -- 3 CHAIRMAN LEWIS: Anything else? 4 MR. RICE: No, that was it. 5 CHAIRMAN LEWIS: Okay. Well, thank you 6 very much. 7 MR. RICE: Okay. 8 CHAIRMAN LEWIS: You're welcome to stay, 9 if you'd like. 10 MR. RICE: I'll take a look at what's on 11 the agenda and -- 12 CHAIRMAN LEWIS: All right. 13 Unless -- does the WOW rep have any 14 audience comments? 15 MS. RING: Nope. 16 CHAIRMAN LEWIS: All right. 17 Moving on to engineer's report. Robert? 18 MR. DVORAK: Really, just one follow-up, 19 and the last meeting, we had not yet received 20 our report from the engineer on the Glenclyff 21 pavilion, and we got it shortly after that 22 meeting, and I -- I cc'd Matt and Doug and 23 Sonny, and basically what -- what it was, you 24 know, Doug and I talked about what we thought 25 it was that made the most sense, which was the</p>	<p style="text-align: right;">Page 24</p> <p>1 MR. MAYS: Mm-hmm. 2 CHAIRMAN LEWIS: Nothing else, Robert? 3 MR. DVORAK: Nope. 4 CHAIRMAN LEWIS: All right. Erin is not 5 here. In terms of the cell tower north of the 6 library easement access update, I did speak 7 with her last week. She did speak with Vertex 8 and it is moving slowly, but it is still in 9 motion for that -- for that easement. So -- 10 but no other real update on that this month. 11 So -- I don't believe there was anything 12 else that she needed to bring up. 13 Moving on to manager's report. Andy? 14 MR. MENDENHALL: Okay. I have a few 15 items. The first one we had was the request 16 for the North Hillsborough Aquifer Recharge 17 Program. If you -- if you recall, we were 18 going to have them attend the workshop. The 19 workshop didn't happen. I did speak to 20 Rachelle Acorrier (phonetic), who is the real 21 estate person with Hillsborough County, and she 22 is available for the next workshop. You have a 23 workshop on the 20th. And in addition, she was 24 going to send some additional details; aerial 25 overheads, those sort of things, and she should</p>

<p style="text-align: right;">Page 25</p> <p>1 be getting that to us shortly. That way, if 2 there was any questions prior to the workshop, 3 of course, you guys can send them across, and 4 she also -- I believe she talked to Sonny about 5 kind of locationally, if there is other 6 options, you know, more -- or not as close to 7 the park, I guess, ultimately. 8 MS. WHYTE: I asked about that. I said I 9 didn't think it would be -- the residents, 10 probably, in Woodbay would not be receptive to 11 that considering they didn't want to see a cell 12 tower; they sure don't want to see this big, 13 huge thing right there on the corner because 14 they had wanted -- on the end of -- near the 15 railway to -- you know, visibly upfront, and 16 it's something to do with the aquifer 17 underneath where they want to put their station 18 and -- their monitoring station. 19 Now, she did indicate to me that it was a 20 very -- it would be beneficial for Westchase -- 21 MR. MENDENHALL: Mm-hmm. 22 MS. WHYTE: -- but I said to her, you 23 know, it depends on the board and location, and 24 how you disguise it. Now, if you've seen any 25 of them, they're fairly -- it's fairly large.</p>	<p style="text-align: right;">Agenda Page #11 Page 27</p> <p>1 at least. 2 CHAIRMAN LEWIS: So you're into it for 3 the -- 4 MR. CHESNEY: Yeah, I mean, I'm very 5 interested in these pumps. 6 CHAIRMAN LEWIS: Chris, how about you? 7 Are you available on the 20th? 8 MR. BARRETT: I can be here. I 9 definitely want to see -- I'd like the 10 dimensions on what -- how big they would be. I 11 know -- you described them as very large. 12 MR. MENDENHALL: Yeah, they are pretty 13 large and I can send you the specs, as well, 14 get it across to you. So -- 15 CHAIRMAN LEWIS: Brian, how about you? 16 Are you -- 17 MR. ROSS: I don't know off the top of my 18 head. 19 CHAIRMAN LEWIS: Okay. Jim, how about 20 you? 21 MR. WIMSATT: I am looking. Yeah, it 22 looks like that should be fine. 23 MS. WHYTE: Okay. 24 MR. MENDENHALL: Okay. 25 CHAIRMAN LEWIS: Sounds good.</p>
<p style="text-align: right;">Page 26</p> <p>1 MR. MENDENHALL: Yeah. 2 CHAIRMAN LEWIS: Okay. Is it -- do we 3 have -- first of all, do we have this room for 4 the 20th? 5 MS. WHYTE: No, because it wasn't -- I 6 didn't think the week of -- you know, a couple 7 of days before Christmas, you guys, you've 8 never had a workshop, even if it was 9 publicized. So -- 10 MR. CHESNEY: Well, I mean, I'd like to 11 see the pump. 12 MS. WHYTE: Okay. I -- 13 MR. CHESNEY: We come in for ten minutes. 14 MS. WHYTE: I'm sure they are -- I can 15 see if I can get a room. That's not a problem. 16 I'm sure they're -- you know, it should be 17 available, but yeah, I didn't realize -- 18 because it's the week of -- 19 CHAIRMAN LEWIS: But we already noticed 20 it, though, for the year? 21 MR. MENDENHALL: Yeah, yeah, it's been 22 noticed. So what we do, typically, with 23 workshops, as well as meetings is we -- we 24 notice them all. You are not required to have 25 them, so -- you know, it gives you the option</p>	<p style="text-align: right;">Page 28</p> <p>1 MS. WHYTE: I will book it first thing in 2 the morning. 3 MR. MENDENHALL: Yeah, we will confirm 4 with her, as well. She is going to have the 5 project manager attend, in addition. 6 So the other item I had -- 7 CHAIRMAN LEWIS: Andy, before you start 8 to do that -- 9 MR. MENDENHALL: Oh, sure. 10 CHAIRMAN LEWIS: Robert, is that 11 something you think -- 12 MR. DVORAK: I was just putting it down. 13 I don't know if I have anything on that day, 14 but I can check. I'd love to see it. 15 CHAIRMAN LEWIS: Okay. Yeah, I think it 16 would be good to have you there in case we need 17 your opinion. 18 Sorry, Andy. 19 MR. MENDENHALL: No, no problem at all. 20 The other item I had, this is the meeting of 21 the year that we typically look for approval 22 from the board for the holiday bonuses. So 23 just wanted to bring that to your attention. 24 My thought would be to keep it consistent with 25 previous years, unless there is any objections?</p>

<p style="text-align: right;">Page 29</p> <p>1 CHAIRMAN LEWIS: Can you remind the board 2 like of what those were? 3 MR. MENDENHALL: Yeah, yeah. So for the 4 year, two senior employees, it's \$1,250, and 5 for the -- and they aren't really junior 6 employees anymore as far as length of time -- 7 but it was \$500 for each of them. 8 CHAIRMAN LEWIS: Okay. 9 MR. BARRETT: I'll make that motion. 10 MR. MENDENHALL: Okay. Do we have a 11 second on that motion? 12 MR. CHESNEY: No, I kind of want to -- 13 MR. MENDENHALL: Then, we could discuss. 14 MR. CHESNEY: Okay. Yeah, I'll second 15 it. Sorry. 16 So Chris, do you think that the -- 17 continuing the same amounts is appropriate? 18 MR. BARRETT: Oh, I would be okay with an 19 inflationary adjustment if -- like if that's 20 where you are going. 21 MR. CHESNEY: Well, for at least the 22 other two employees. No offense, Doug and 23 Sonny. 24 MS. WHYTE: None taken at all. 25 MR. MAYS: I get used to it. Only 18</p>	<p style="text-align: right;">Agenda Page #12 Page 31</p> <p>1 MR. CHESNEY: 1,600. Jeez. 2 MR. MENDENHALL: So the only thing, 3 procedurally, if -- with that amount, you would 4 just need to amend your motion and -- and Greg, 5 you would need to second the amendment. 6 MR. BARRETT: And what was the original 7 number for Doug and Sonny? 8 MR. MENDENHALL: The original number was 9 \$1,250 and then \$500. 10 MR. BARRETT: And you went up to 1,600? 11 CHAIRMAN LEWIS: \$1,600 and \$800. 12 MR. BARRETT: I think I'd prefer just to 13 kind of split the difference between Greg, 14 who's moaning down on the end and -- I think 15 I'd rather keep it to whatever the CPI is, 16 roughly. Would you have any idea of what -- 17 MR. MENDENHALL: Offhand, I don't. I can 18 find out. 19 MR. BARRETT: I would guess it's nine 20 percent. 21 MR. CHESNEY: Yeah, I would say nine. 22 It's like 8.5, eight point something last 23 month, but it depends on how you measure it. 24 Why don't we make it an easy ten percent? 25 MR. MENDENHALL: Well --</p>
<p style="text-align: right;">Page 30</p> <p>1 years here, I'm used to it. 2 MR. BARRETT: No, I don't know that I'd 3 -- I don't know that I would make that 4 distinction. I think if we're going to do it 5 for the two, then we should make it for the 6 four. 7 CHAIRMAN LEWIS: I would agree with 8 Chris. 9 MR. CHESNEY: I have no further comments. 10 MR. MENDENHALL: Okay. Then -- 11 MS. WHYTE: Would you like us to step 12 out? 13 MR. CHESNEY: No, no. 14 CHAIRMAN LEWIS: I wish I would have 15 known this was coming sooner. 16 MR. MENDENHALL: I'm sorry. 17 CHAIRMAN LEWIS: That's okay. I would 18 say -- in my opinion, I would say -- do I have 19 to -- we're already under a motion. Right? 20 MR. MENDENHALL: Yes, but we're in the 21 discussion portion. 22 CHAIRMAN LEWIS: Okay. I would say \$800 23 for LaVaughn and Christian and \$1,600 for Doug 24 and Sonny. I don't know how anybody else feels 25 about that, but --</p>	<p style="text-align: right;">Page 32</p> <p>1 MR. CHESNEY: Just because that'll make 2 it less complicated. 3 MR. BARRETT: So you're looking for an 4 amendment to the -- 5 MR. MENDENHALL: Yes, just an amendment 6 to -- 7 MR. BARRETT: So -- so the -- so last 8 year's with ten percent. Would you be good 9 with that, then? I forget who seconded the 10 motion. 11 MR. MENDENHALL: It was Greg that 12 seconded it. 13 MR. CHESNEY: Sure, sure. 14 MR. MENDENHALL: Okay. So we have the 15 amended motion, any additional discussion on 16 that? Yes, sir. 17 MR. ROSS: I think it would be helpful if 18 we had a number specific instead of -- 19 MR. WIMSATT: Yeah. 20 CHAIRMAN LEWIS: Right, so I just did the 21 -- 10 percent is 1,375 and for the 550 -- 22 MR. CHESNEY: 825. 23 MR. BARRETT: Or no, it's 500. 500 seems 24 light. 25 CHAIRMAN LEWIS: 550, yeah.</p>

<p style="text-align: right;">Page 33</p> <p>1 MR. CHESNEY: 750 and 1,500, to make this 2 less complicated. 3 MR. WIMSATT: I think that makes sense to 4 me, as well. 5 CHAIRMAN LEWIS: I would agree with that. 6 MR. BARRETT: I'm fine with that. I'm 7 fine with that, Greg. 8 MR. CHESNEY: I vote yes. 9 MR. MENDENHALL: All right. So another 10 amendment and another seconded amendment. 11 Any additional discussion? 12 CHAIRMAN LEWIS: No. 13 MR. MENDENHALL: Running out of notes 14 space. 15 All right. All in favor? 16 (All board members signify in the 17 affirmative.) 18 MR. WIMSATT: Greg said yes. 19 MR. MENDENHALL: All right. 20 CHAIRMAN LEWIS: Motion passes five to 21 zero. 22 MR. MENDENHALL: Motion passes. 23 (Motion passes.) 24 MR. MENDENHALL: Thank you guys. All 25 right. The third item I have is we had some</p>	<p style="text-align: right;">Agenda Page #13 Page 35</p> <p>1 was a whole bunch of checks got returned. So 2 -- and we're still dealing with a lot of that. 3 Now, from South State's perspective, they 4 have agreed to reach out by letter to each of 5 the vendors that may have gotten a bounced 6 check and number one, apologize and number two, 7 of course, reimburse them for any fees or 8 anything like that. 9 So from an investigation perspective of 10 these four items, that is ongoing. Affidavits 11 have been filled out and filed and basically, 12 from this point, what winds up happening is the 13 receiving bank of the funds -- so for the ACH, 14 the big ones, that was Bank of America. They 15 are investigating on their end and then they 16 will go back to South State Bank and then, of 17 course, South State Bank should make the 18 district whole. 19 At least it's been our experience that 20 they ultimately always make the districts whole 21 when there are these type of fraud situations, 22 but it could be anywhere from the three to six 23 months before that actually happens. So a lot 24 of info, I realize, and like I said, I have a 25 summary page here that I can e-mail out to</p>
<p style="text-align: right;">Page 34</p> <p>1 fraud on the -- on the Westchase account in the 2 previous month. So we've been kind of getting 3 updates -- as each day goes by, I'm given a 4 daily update, and there's a couple of things of 5 note. 6 First, just to give you the details, 7 there was one check that there was -- and these 8 seem to be disconnected because there was one 9 check fraud which was for \$3,600, and that was 10 a circumstance where the check was washed and a 11 different name was put on it -- not a valid 12 name -- and so that one is -- the check, that's 13 kind of a stand-alone. And then we had -- 14 probably about five or six days later, there 15 was a -- three ACHs, and the ACHs are 16 significantly larger. They total approximately 17 \$60,000 and I can e-mail out everybody the 18 details, the specifics. 19 So what wound up happening is as soon as 20 that happened, we shut down the account, opened 21 up a new account, and one of -- one of the 22 things that was not in place was positive pay. 23 So positive pay was put in place instantly, 24 that way we wouldn't have these issues. One of 25 the fallouts from that with South State Bank</p>	<p style="text-align: right;">Page 36</p> <p>1 everybody, but certainly, I am available for 2 any questions. 3 CHAIRMAN LEWIS: Brian? 4 MR. ROSS: Did any other clients of your 5 company have a similar incident? 6 MR. MENDENHALL: So -- yes is the short 7 answer. Not related, but we have fraud items 8 that come across fairly often. So it's -- in 9 this day and age, we get a fair amount of 10 frauds across different accounts. The ACHs are 11 a little bit unique. That's something that we 12 don't see very often, but -- you know, with 13 technology, my guess would be that the 14 criminals are probably getting a little bit 15 more sophisticated. 16 MR. ROSS: Based on your company's 17 investigations so far, do you have an 18 indication whether the perpetrator is somebody 19 that works for your company or alternatively, 20 works for or is a contractor of the CDD? 21 MR. MENDENHALL: So the answer to that is 22 it -- it's not felt that it's anybody from our 23 company because -- a couple of things: With 24 the -- when we had a fraud probably about two 25 and a half, three years ago, we had implemented</p>

<p style="text-align: right;">Page 37</p> <p>1 a couple policies as far as how checks are 2 handled and how they're delivered. 3 So just as an example of one of the 4 procedures, our office that sends out the 5 checks, which is in Coral Springs, we have -- 6 or they have a mailroom on the bottom floor. 7 It's a common mailroom for the building, it's 8 not just for -- for obviously just our company. 9 We stopped using that at that point. We 10 actually -- all checks are taken directly to 11 the post office. We have one person that has 12 control of the checks once they are printed out 13 and obviously, put in an envelope and then, of 14 course, the folks the work directly with the 15 Westchase account are really the accountant, as 16 well as the accounts payable person. They are 17 folks that have been with our firm for over a 18 decade, including their supervisory-level 19 individuals. 20 So of course, that's never any guarantee, 21 but from everything we have looked at 22 internally, we don't think there is any chance 23 that it was somebody internally. As far as 24 external vendors, those sorts of things, it 25 didn't appear to be. You know, when we look at</p>	<p style="text-align: right;">Agenda Page #14 Page 39</p> <p>1 related and they were -- so they were sent just 2 to a Bank of America account with no further 3 details that we have received, and that's what 4 we would expect to get from Bank Of America 5 once, you know, they complete their 6 investigation. 7 MR. ROSS: Did we file criminal 8 affidavits with either the financial 9 institutions or law enforcement? 10 MR. MENDENHALL: So Erin, who was 11 involved, also, as part of this process, she 12 has and I assume is still speaking with 13 Hillsborough County as far as the criminal 14 aspect of it and following through on that, and 15 I believe they are waiting for information from 16 the bank's investigation as far as -- you know, 17 basically, the bank has to -- I think the bank 18 has to pursue it criminally in order for them 19 to get involved. So -- 20 CHAIRMAN LEWIS: I did speak to Erin 21 about this last week, as well. She does have 22 an appointment with the sheriff's office on -- 23 MS. WHYTE: The 21st. 24 CHAIRMAN LEWIS: What day? 25 MS. WHYTE: December 21st.</p>
<p style="text-align: right;">Page 38</p> <p>1 -- and obviously, the bank investigation would 2 give us details if it did turn out to be that 3 sort of a circumstance, but the -- the altered 4 name on the one check for \$3,600, that was 5 actually -- that check was being sent to a 6 vendor that you guys have had for a while and 7 the person, as well as their address -- that 8 person was actually -- I guess at least by the 9 address was located in New Port Richey and 10 there was a specific name, which as far as I 11 understand has no connection to that 12 particular vendor, locationally or by person's 13 name because that vendor -- aren't they in 14 Plant City or something? 15 MS. WHYTE: No. 16 MR. MAYS: No. 17 MR. MENDENHALL: They are local? 18 MS. WHYTE: Mm-hmm. 19 MR. MENDENHALL: Gotcha. 20 MR. MAYS: They are -- they are in Spring 21 Hill. 22 MR. MENDENHALL: Oh, okay. Gotcha. And 23 as far as the -- the ACHs, there doesn't seem 24 to be anything that would lead us to believe 25 that -- you know, that that would be vendor</p>	<p style="text-align: right;">Page 40</p> <p>1 CHAIRMAN LEWIS: Okay, thank you. And 2 she was telling me that if it's under a certain 3 dollar amount -- and I don't think we're under 4 that, I think we're over that dollar amount, 5 but under a certain dollar amount, because of 6 their resources, they don't have enough staff 7 to help pursue these types of investigations, 8 but because we're over that, she was able to 9 get a meeting and then hopefully move forward 10 with that, is what she told me. 11 MR. ROSS: Did we incur a loss in any 12 amount? 13 MR. MENDENHALL: So -- you know, 14 technically, the dollars that are out of the 15 account, that -- I would say that is a loss, 16 but we expect to receive that back. 17 MR. ROSS: From who? 18 MR. MENDENHALL: From the bank, from 19 South State. So -- 20 MR. ROSS: Have they said that in 21 writing? 22 MR. MENDENHALL: They have not, no, not 23 at this point. So again, I am saying we expect 24 only based on past history. So -- you know, 25 I've been doing this for 17 years or whatnot</p>

<p style="text-align: right;">Page 41</p> <p>1 and I -- and as well, I checked with our 2 accounting staff -- we have not had a 3 circumstance where districts in this 4 circumstance were not made whole on fraud 5 issues like this because the issue is something 6 that the bank, you know, protects you against 7 and -- 8 MR. ROSS: Sometimes -- and apologize, I 9 don't mean to interrupt you. Sometimes, 10 financial institutions have insurance for these 11 kind of losses and there may be timing issues 12 as to filing a claim, and so I think it would 13 behoove us to make sure we file something in 14 writing with South State or alternatively, get 15 something from South State in writing saying 16 that they're pursuing all those things you 17 said, including they filed a claim with their 18 insurance company. 19 MR. MENDENHALL: Okay. I can follow up 20 on that. That may have been done by accounting 21 staff, but I'll find out if it was, and if it 22 wasn't, I will make sure they do. 23 MR. ROSS: And I personally -- I would be 24 interested in getting a copy of your summary, 25 you know, memo, whatever it is that you talked</p>	<p style="text-align: right;">Agenda Page #15 Page 43</p> <p>1 understanding. 2 MR. ROSS: Does she have more information 3 about how this happened or -- 4 MR. CHESNEY: Not to my knowledge. I 5 don't -- not that I know of yet. I don't know. 6 MS. WHYTE: Not that I know of, and I 7 spoke to her the day before she left and went 8 on -- 9 MR. CHESNEY: Yeah, I spoke to her 10 actually when she was packing, she called me. 11 MR. MENDENHALL: Yeah, the last I heard 12 was regarding the meeting with Hillsborough 13 County, you know, so -- 14 MR. CHESNEY: Yeah. 15 CHAIRMAN LEWIS: Chris? 16 MR. BARRETT: So I know that this 17 happened once before, the check washing, and I 18 was -- I could be wrong, but I thought that 19 positive pay was put in place with the district 20 accounts at that point. So if that's the case 21 and if that's your memory, as well, I'm pretty 22 concerned that our district management company 23 has not helped protect us by putting that 24 procedure in place so this could be avoided. 25 MR. MENDENHALL: Yeah, no, you are right.</p>
<p style="text-align: right;">Page 42</p> <p>1 about. 2 MR. MENDENHALL: Yep, okay. Yep, I've 3 got -- I actually have a spreadsheet, so I'll 4 send that out. It has the latest updates, and 5 as we go along, if there is additional updates, 6 I can forward that on, as well. So -- 7 CHAIRMAN LEWIS: Brian, did you have 8 anything else? 9 MR. ROSS: No. 10 CHAIRMAN LEWIS: Okay. Sorry, Chris, go 11 ahead. 12 MR. BARRETT: Well, Greg. 13 CHAIRMAN LEWIS: Oh, I'm sorry. I didn't 14 see you. 15 MR. CHESNEY: I just wanted to say that I 16 have been working with Erin and she did -- she 17 has filed a -- she hasn't technically filed a 18 police report, but she has made notice with the 19 bank. She has done all the things that you had 20 just mentioned -- 21 MR. ROSS: Okay. Good. 22 MR. CHESNEY: -- including requesting 23 statements. 24 MR. ROSS: Good. 25 MR. CHESNEY: Recorded statements, is my</p>	<p style="text-align: right;">Page 44</p> <p>1 It should have been put in place. It was not. 2 You know, we've looked into why that didn't get 3 put into place. Obviously, it was about three 4 years ago and it should have and I shared the 5 same concerns, as far as that goes. 6 MR. BARRETT: Well, just know from my 7 perspective that I'll be looking at Inframark 8 for replacement of the district funds if the 9 bank doesn't make good for it. 10 MR. MENDENHALL: Yeah, if the bank is not 11 good for it, Inframark will reimburse those 12 funds. 13 MR. ROSS: Related to your point -- and 14 I'm sorry, you didn't recognize me, I 15 apologize; but to your point, it would be -- 16 and that's an excellent memory, better than 17 mine. What we should be doing is asking 18 Inframark to reimburse us for the legal fees 19 that we're are spending through Erin in getting 20 to the bottom of this. 21 So I -- if you could mention that to 22 whoever -- 23 MR. MENDENHALL: Yeah. 24 MR. ROSS: -- I think that would be 25 appropriate for Inframark to offer to reimburse</p>

<p style="text-align: right;">Page 45</p> <p>1 us fully for any out-of-pocket expenses.</p> <p>2 MR. BARRETT: Yeah, I agree.</p> <p>3 MR. MENDENHALL: Okay.</p> <p>4 CHAIRMAN LEWIS: Okay. So just a follow-</p> <p>5 up question, so positive pay is implemented</p> <p>6 now, though?</p> <p>7 MR. MENDENHALL: Yes, it is.</p> <p>8 CHAIRMAN LEWIS: Okay. Okay. The other</p> <p>9 thing I was going to mention, too, that I</p> <p>10 talked to Andy very briefly earlier about today</p> <p>11 is that if anything were to have happened like</p> <p>12 this again in the future, that we be notified</p> <p>13 immediately. Whether it's me, any of the</p> <p>14 supervisors or Sonny. So just as I said</p> <p>15 earlier, Andy, that even if you don't have many</p> <p>16 details, I think it's incumbent that we know</p> <p>17 immediately. So --</p> <p>18 MR. MENDENHALL: Yes.</p> <p>19 CHAIRMAN LEWIS: Any other discussion,</p> <p>20 any more information on that, Andy, or --</p> <p>21 MR. MENDENHALL: Nothing additional.</p> <p>22 Like I said, I'll just keep everybody updated</p> <p>23 as we go along.</p> <p>24 CHAIRMAN LEWIS: Okay. Very good, thank</p> <p>25 you.</p>	<p style="text-align: right;">Agenda Page #16 Page 47</p> <p>1 particular point, did you confirm -- did we get</p> <p>2 the right -- the right account to charge it to?</p> <p>3 MS. WHYTE: You were going to check, but</p> <p>4 I charged it to what we talked about.</p> <p>5 MR. CHESNEY: Okay.</p> <p>6 MS. WHYTE: We'll see if the accountants</p> <p>7 accept that.</p> <p>8 MR. CHESNEY: Okay. It was my</p> <p>9 recollection from the meeting that the account</p> <p>10 that was supposed to be charged was the overall</p> <p>11 road reserve, so that's the one we charged.</p> <p>12 Sorry, I didn't mean to interrupt Doug. I just</p> <p>13 wanted to make sure --</p> <p>14 MS. WHYTE: And FYI, a check was</p> <p>15 delivered to them today.</p> <p>16 MR. MAYS: Okay. Good deal. And we'll</p> <p>17 be installing them ourselves and I will get</p> <p>18 with that resident and make sure we put them in</p> <p>19 the right locations.</p> <p>20 The -- Harbor Links, the voting member</p> <p>21 over there has mentioned to me a couple of</p> <p>22 times about some safety issues that are on</p> <p>23 Radcliff Drive. There's a blind spot over</p> <p>24 there due to a pump house that sits right there</p> <p>25 on that golf course at -- I think it's hole</p>
<p style="text-align: right;">Page 46</p> <p>1 Anything else on your report?</p> <p>2 MR. MENDENHALL: Nothing else on my</p> <p>3 report.</p> <p>4 CHAIRMAN LEWIS: Okay.</p> <p>5 All right. Mr. Doug, field manager.</p> <p>6 MR. MAYS: Not asking for a lot, just</p> <p>7 wanted to let the board know of a few things</p> <p>8 that are going to be starting pretty soon. The</p> <p>9 tunnel repairs, the guy is supposed to get in</p> <p>10 there tomorrow to put those channels so we can</p> <p>11 hopefully avoid the slippery sidewalks in that</p> <p>12 area. He's supposed to be here tomorrow. The</p> <p>13 tunnel will be shut down for maintenance for a</p> <p>14 couple of days. We'll put the appropriate</p> <p>15 "Sidewalk closed" signs out for them once he</p> <p>16 gets here. So that's supposed to start, like I</p> <p>17 say, tomorrow.</p> <p>18 And the other question that I've been</p> <p>19 asked a lot is about the speed bumps for Parley</p> <p>20 Drive. Those speed bumps have been ordered.</p> <p>21 At this point, we're just waiting on them,</p> <p>22 waiting on a check, of course.</p> <p>23 MR. CHESNEY: Can I --</p> <p>24 CHAIRMAN LEWIS: Yes.</p> <p>25 MR. CHESNEY: Can I ask Doug on that</p>	<p style="text-align: right;">Page 48</p> <p>1 number ten. She is concerned and her question</p> <p>2 to me is why didn't -- why haven't we put a</p> <p>3 speed bump there, and I explained to her that</p> <p>4 we don't just put speed bumps in at voting</p> <p>5 members' requests. It -- it has to be -- and</p> <p>6 this is what I needed the board's information</p> <p>7 on, correct me if I am wrong, but that she</p> <p>8 needs -- that person needs to get 60 percent</p> <p>9 approval from the community -- I guess a</p> <p>10 petition -- and then the board would look into</p> <p>11 it at that point.</p> <p>12 So what we did in the meantime is we</p> <p>13 redid our -- we redid the painting on the</p> <p>14 crosswalks and we also added "Slow," in each</p> <p>15 direction to hopefully slow the people down;</p> <p>16 but you guys know as well as I do that won't</p> <p>17 slow them all down.</p> <p>18 CHAIRMAN LEWIS: Is the concern the golf</p> <p>19 carts that go from the --</p> <p>20 MR. MAYS: Carts and there is quite a few</p> <p>21 children in that neighborhood these days on</p> <p>22 that road, Radcliff Drive. So there's some</p> <p>23 concerns about some of the kids that are in the</p> <p>24 area, and it is a pretty bad one, pretty blind</p> <p>25 spot, but I -- again, I told her we would have</p>

<p style="text-align: right;">Page 49</p> <p>1 to -- I would have to bring it up to the board 2 and see what the correct procedure was. 3 I just didn't want to tell her what I, 4 you know, thought it was or what I know from 5 years past. So I wanted to make sure the board 6 was aware of it and make sure I had the right 7 information I was giving her. 8 CHAIRMAN LEWIS: Yeah, I think what 9 you've done so far is a good measure in 10 bringing that to her attention. 11 MR. MAYS: Okay. I will pass that on. 12 CHAIRMAN LEWIS: I'm fine to leave it 13 alone at this point. 14 MR. MAYS: Okay. I will pass that on to 15 her and let her handle it from there. 16 I got an -- well, another problem that we 17 had, as you know, the big lake behind 18 Stonebridge had a fish kill. We have a nano 19 bubbler on there, but it hasn't operated for a 20 couple of months. So he just finally came 21 out and those guys that deal with that 22 equipment and that kind of stuff also deal with 23 stuff like Hurricane Ian and the damage that 24 was going on down there. So that one guy alone 25 has been gone for 30 days that handles our</p>	<p style="text-align: right;">Agenda Page #17 Page 51</p> <p>1 So with it being down, it could be a 2 combination of both things, overpopulation and 3 the nano machine; but I would think if it was 4 the nano machine, we would've had fish kills on 5 this pond years ago before we even took it 6 over, and we've never had one until two weeks 7 ago, I believe it was. 8 But we got out there and cleaned it up 9 real quick. Christopher did, Chris spent the 10 -- LaVaughn was on vacation, so Chris spent a 11 couple of days cleaning all the dead fish out 12 of there, but we took care of that problem, and 13 like I said, in the meantime, we're working on 14 getting these nano bubblers back up to par. 15 They seem to clean the ponds up and do help 16 quite a bit, but I told him until he gets the 17 -- this one operating properly, I was not going 18 to approach the board about a secondary yet. 19 So once he gets it going -- 20 CHAIRMAN LEWIS: Okay. 21 MR. MAYS: And that's the information on 22 the nano. I had a board member text me about a 23 few requests, too. One of them was poles for 24 the snow. One of the reasons we don't put a 25 pole in there in one spot is we'd be putting it</p>
<p style="text-align: right;">Page 50</p> <p>1 pumps. 2 So anyway, he got back on property and 3 they're going to go ahead and warranty us a new 4 one, even on the Stonebridge pond so we can get 5 that one going up, and this one will have 6 automation on it so that we can actually 7 monitor when there's a problem with it. 8 Electronics, so that will be nice to have on 9 there. Just -- you know, follow an app, tells 10 us what's going on with it. 11 They are suggesting the other side -- do 12 one on the other side since it's such a large 13 lake, but I don't believe and they don't 14 believe, either, that it was -- that's what did 15 it. A lot of times with these fish kills, it's 16 just an overpopulated pond. If you had saw all 17 the fish that was in there -- just 18 overpopulation because most of the fish that 19 ended up dying are the small ones. We had a 20 few -- probably about a dozen, two dozen medium 21 sized to, you know, a little bigger than medium 22 fish, but most of them were just bait -- what 23 they call bait fish; and when it just gets 24 overpopulated, there is not enough oxygen for 25 them. So the nano will help create the oxygen.</p>	<p style="text-align: right;">Page 52</p> <p>1 in one location. We can try to find a way that 2 we can build them and make them to -- move them 3 around from hole to hole because a lot of 4 times, the reason we put it on the cart and we 5 decorate the heck out of the cart, which 6 everybody probably sees it when they go see it 7 and that thing is decorated and people are 8 taking pictures in front of it, so they really 9 like it; but the reason we do it on the cart is 10 because the wind shifts, the wind changes. You 11 are in a different direction sometimes, so the 12 cart is easier to pick up and move, you know, 13 and we can put it into position. If we have to 14 put it on the south end or the north end, we 15 can do that. Moving it around just makes it a 16 little easier on us and it's only three times a 17 year and I've never had anybody complain about 18 how it's set up, but I know it might look a 19 little more attractive with the poles or 20 something, you know, something more permanent, 21 but -- 22 CHAIRMAN LEWIS: This is the snow 23 machines? 24 MR. MAYS: The snow machines. 25 CHAIRMAN LEWIS: Okay. All right.</p>

<p style="text-align: right;">Page 53</p> <p>1 MR. MAYS: The snow machines -- the kids 2 were out there this week. Friday, it was the 3 food truck rally, and between the food truck 4 rally and the snow blowing that was going on 5 and all the holiday lights throughout West Park 6 Village -- I mean, it was mayhem over there. 7 There was hundreds of people. It was just -- 8 they were have having a blast everywhere and 9 the snow was going everywhere and the kids just 10 had a blast, including my grandson who was 11 running around in it. So -- 12 CHAIRMAN LEWIS: Sounds like an Allstate 13 commercial. 14 MR. MAYS: It does. And yeah, I noticed 15 the other -- one of the other comments that he 16 made was the six by sixes on the trail. We 17 noticed that a few of them had rotted through 18 the years, and that is something that's on our 19 agenda to do when we get the time for that. 20 That's something that -- that's some of the 21 other type of projects we like to do in house. 22 One of these days, maybe the board will try to 23 say, "Hey, maybe they need another employee 24 over there so they can get a little bit more 25 done," but that will be up to you guys when you</p>	<p style="text-align: right;">Agenda Page #18 Page 55</p> <p>1 CHAIRMAN LEWIS: Mm-hmm. 2 MR. BARRETT: Do they need to be painted 3 or do they just need to be cleaned? 4 MR. MAYS: No, they need to be painted. 5 MR. BARRETT: Okay. I couldn't tell from 6 where my vantage point was when I saw them. 7 MR. MAYS: Yeah, we've had -- we did it 8 probably -- what do you think, Sonny? It's 9 been a while. 10 MS. WHYTE: I would say in 18 years, 11 we've probably done it three or four times. 12 MR. MAYS: I wouldn't even say that many, 13 but we've had it done a few times. 14 MS. WHYTE: But it's on the agenda for 15 something to do this year, as we do certain 16 things, you know, through the course of the 17 year. 18 CHAIRMAN LEWIS: Is that the fence that 19 is towards Davidson and gets more exposed after 20 you replaced the -- pruned the -- 21 MR. MAYS: Yeah, yeah, which we're still 22 getting compliments on the viburnum because 23 they're a little bit thicker and they are doing 24 what they need to do versus what that wore-out 25 oleander had been doing for years, and it still</p>
<p style="text-align: right;">Page 54</p> <p>1 are ready to do that. So that is something 2 that's on our plans. 3 And some of the sod along Montague, we've 4 already starting addressing that and just 5 trying to get a nice straight edge on the side. 6 Usually, we don't -- the other thing that they 7 asked about was painting of the black fences. 8 Normally, we paint black fences in coordination 9 with the trimming the back of them because 10 obviously, you can't really paint with bushes 11 all over them. 12 So what we're doing -- right now, he's 13 doing the trimming back on Montague. I told 14 him to give us at least a foot so we can 15 properly paint those black fencing; but 16 remember, too, we've got two communities that 17 have that same type of fencing. One is 18 Montague and then the other one is Gretna 19 Green, which would be the same, you know, 20 courtesy to clean their fences up, too. 21 MR. BARRETT: For full disclosure, I'm 22 actually the resident that actually asked about 23 these things. So could I ask a follow-up 24 question about that? 25 MR. MAYS: Sure, on that one?</p>	<p style="text-align: right;">Page 56</p> <p>1 is looking pretty good over there in Woodbay 2 and -- or in Woodbridge and Stonebridge, 3 looking pretty good over there, too. So the 4 plants have been doing fairly well. And last, 5 but not least, is the plants, the annuals that 6 are in the median, which is 72 beds that we 7 have through there. They are planting them 8 now. 9 What -- they've came up with a new plan. 10 Davey is -- there just is -- I told them we are 11 not happy with them. As -- you know, everybody 12 here probably sees it, you know, but 13 constantly, we get residents talking to us 14 about those plants and -- you know, the way the 15 community looks and they're constantly praising 16 those beds. So in some people's eyes, it may 17 look a little small. In other people's eyes, 18 they see the color and they love it. 19 So -- you know, you got different 20 opinions and we try our best to give everybody 21 a fair shake and do the best thing we can for 22 everybody. You know how that goes, you're not 23 going to please everybody, but the new program 24 they are putting on is -- and Davey's realizing 25 they need to go ahead and change out the soil.</p>

<p style="text-align: right;">Page 57</p> <p>1 So right now, they are working on -- I think 2 they are adding -- taking some, but they're 3 adding a lot of new soil. So they are putting 4 the new soil in and they're starting to get 5 with their irrigation tech because the 6 irrigation tech, he -- it's been set up that 7 the irrigation -- we've probably talked about 8 this before. The irrigation is set up from 9 here in. Well, we've now got a layer of grass 10 here. It has to be -- you have two different 11 watering times that you need for plants versus 12 sod. 13 So we're working on trying to make sure 14 that we've got a better irrigation system set 15 up so that we can give the two different items 16 their proper attention, and hopefully, that 17 will give us a better-looking product for the 18 annuals that they do install. 19 MR. BARRETT: Well, the reason that 20 there's just the one irrigation system is 21 because those flowers used to actually fill the 22 bullnose, and that's -- 23 MR. MAYS: Right. 24 MR. BARRETT: -- my -- my complaint about 25 the flowers in the bullnose -- and I've been</p>	<p style="text-align: right;">Agenda Page #19 Page 59</p> <p>1 after this one -- because I know they're just 2 doing it this week, is there a way that we can 3 actually make those bullnoses be as attractive 4 as they were 20 years ago and is there an 5 approach? It doesn't have to be necessarily 6 all flowers, but is there -- you know, maybe we 7 can talk to -- whether it's Davey or someone 8 else, bring them in and say, "What would you do 9 to really kind of get a wow factor and without 10 breaking the bank?" 11 CHAIRMAN LEWIS: So something I guess I 12 want to try to -- when you go into the Greens' 13 gate, I think that front bullnose -- right -- 14 is what you're talking about? Some of those 15 shrubs and small little bushes and then they 16 have the flowers or something like that. 17 MR. BARRETT: Just something more than 18 like -- because like right now, the ones I 19 always see are the ones that -- Montague 20 Street, where you're turning into the Bridges 21 and then it's just this -- it's hard to -- I 22 don't know how big it is because the median is 23 so much bigger than it seems than when you're 24 sitting in the car, but -- you know, maybe a 25 third of it, at best, is this narrow strip of</p>
<p style="text-align: right;">Page 58</p> <p>1 doing this for a number of years -- is that 2 compared to how they used to look when I first 3 moved into the community, they look nothing 4 like that, and so I just kind of want to get 5 back to -- believe it or not, people used to 6 complain about the expense of the flowers all 7 the time back then because they looked so good. 8 Like -- and people thought we were just 9 spending so much money on the flowers and I -- 10 I just think that we can do better, and I'm not 11 married to necessarily always there being 12 annuals, or maybe there's something we can do 13 around where the sod is. We could put in more 14 permanent plants or bushes that do something 15 more than the sod and then have the flowers in 16 the internal part, but I just think that having 17 that huge strip of sod all around the flowers 18 and the bull -- it just totally takes away from 19 the look of those flowers. 20 So I'd just -- you know, I appreciate you 21 talking to Davey about -- but I would like to 22 put on the agenda -- if there is support, I 23 would just like to take a look at like, well, 24 what are the different options? And again, not 25 right now, but maybe for the next planting</p>	<p style="text-align: right;">Page 60</p> <p>1 flowers and then a third is sod on both sides 2 and that used to all be flowers, you know, 20, 3 30 years ago. 4 So I just would like to -- and it began 5 with like, "Oh, we just need a certain amount 6 of area because of road burn," and that area 7 has grown substantially over the years and I 8 just -- I just don't -- they don't look 9 horrible, but they don't look like they used to 10 and I just -- look, if we're going to spend 11 that much money on flowers -- because I don't 12 know what the cost is. It's substantial. All 13 right? Then, like I want it to look really 14 nice and right now, I don't think it looks 15 really nice to justify that cost, just to give 16 a personal opinion. 17 MS. WHYTE: We haven't reduced the number 18 -- the flower content or the number of flowers. 19 Since I started here, I think it was 1,800. 20 Doug, is that -- 21 MR. MAYS: Thousand. 22 MS. WHYTE: Thousand. We haven't reduced 23 the number of flowers. They are smaller 24 because of the contract. 25 MR. MAYS: The only way I can say to</p>

<p style="text-align: right;">Page 61</p> <p>1 picture it is picture it this way, Mr. Barrett, 2 you lived here for 25 years. You saw it that 3 way back then and we've got a lot of new 4 residents that come in here and every one of 5 these new residents that come to this community 6 say, "Man, those flowers look gorgeous," you 7 know. So all I would do is ask you to 8 understand that and we'll continue to work on 9 either trying to make them a little bit bigger 10 beds or -- and again, like we said, we've 11 already started working with Davey on trying to 12 do a better job; do a better job planting, 13 selections, the mixtures, you know? 14 So we'll continue to work on that and I 15 will see what Davey can do about maybe possibly 16 making that bullnose not two feet wide, but the 17 width of a lawn mower, you know what I mean? 18 Because they use a -- I try to get them to 19 understand, just use a 20-inch lawn mower. So 20 if you had a 20-inch around it, it would make 21 those beds a lot bigger because I know what you 22 mean because some of them are almost 30, 36 23 inches before you even get to the plants. 24 We could definitely do something on it, 25 we just -- again, we'd have to -- let me get</p>	<p style="text-align: right;">Agenda Page #20 Page 63</p> <p>1 said, maybe not this time, but maybe next time 2 they come to -- 3 MR. MAYS: Well, some of those is not 4 even the bullnose area. That's at the edge of 5 the -- the front entrance -- the Bennington 6 entrance, for instance, the Glenclyff entrance, 7 those are -- they go all the way to the curb 8 anyway. They are beds, they are not considered 9 a bullnose. So while they are doing this 10 revamping of the plant material at Wycliff, 11 Bennington, Woodbay -- while they are doing all 12 those entranceways, they are going to be 13 destroying those beds anyway, replanting the 14 other -- what's called perennials in the -- the 15 annuals -- I mean so the annuals will go in and 16 hopefully when they rebuild these beds, their 17 plan is to build them better shaped, more in 18 line with the shape of the wall, because I've 19 noticed some of them through the years and they 20 just -- man, they just slip over and slip over 21 until they don't even look centered in the 22 wall. So that's one of things they are going 23 to work on, too. 24 CHAIRMAN LEWIS: Okay. 25 MR. MAYS: He told me that when they were</p>
<p style="text-align: right;">Page 62</p> <p>1 with Davey, like we already started the talks. 2 I talked to them about the ones in Green Links, 3 the Village Greens today. Those don't even 4 look near as good as some of the ones like the 5 front of the Greens or the medians in front of 6 Radcliff. 7 So -- but we are and Davey is really 8 interested in working on it with us. So -- so 9 we'll see what we can do. 10 CHAIRMAN LEWIS: Brian, I know you raised 11 your hand. Real quick, though, I know like in 12 front of my neighborhood, it looked like they 13 had torn out everything, and I know you had 14 mentioned this several months ago, they're 15 already starting down the Countryway Villages 16 -- 17 MR. MAYS: Yes. 18 CHAIRMAN LEWIS: -- and kind of redoing 19 the entrances there. I mean, would it be 20 possible to -- for them to present something? 21 I know Brian has brought this up many times in 22 the past about sort of a refresh of -- you 23 know, maybe not the bullnoses, but just other 24 entrances to the subvillages. You know, maybe 25 that's an opportunity for them -- like Chris</p>	<p style="text-align: right;">Page 64</p> <p>1 tearing all these entrances up that they were 2 going to redo those annual beds anyway. 3 CHAIRMAN LEWIS: Okay. 4 Brian, did you have a comment? 5 MR. ROSS: I was going to state what I 6 hope is the obvious, that the answer to Chris's 7 question is, yes, we can do more. If we want 8 to, we can do it. 9 What I would add to that is two points: 10 One, my experience is somewhat similar so what 11 Doug's reported. I don't hear a lot of people 12 complaining about the flower beds. I -- I'm 13 not saying it's not a problem, but I'm just 14 saying I don't hear a lot of complaints about 15 it. And number two, it's healthy for us to 16 periodically reevaluate things, and so I 17 couldn't tell you the last time we had a 18 full-blown discussion about those plant beds. 19 I know we've talked about it many times, but -- 20 like at a workshop where someone said, "This is 21 the cost, this is what it -- you're paying 22 for," and blah, blah, blah. Let's just have a 23 workshop and lay it all out there and maybe 24 we'll hear something that will cause us to say, 25 "Yeah, let's do the super-duper X, Y, Z</p>

<p style="text-align: right;">Page 65</p> <p>1 bullnose project." It may be out there and we 2 just haven't talked about it. 3 So -- I think, yeah, we can do more and 4 yeah, we can do the workshop; but let's just 5 keep in mind that for the most part, I think 6 the community is pretty happy with the flower 7 beds. 8 CHAIRMAN LEWIS: Sure, okay. 9 MS. WHYTE: Can I just add on to 10 something to Doug? 11 CHAIRMAN LEWIS: Go ahead. 12 MS. WHYTE: I had a resident e-mail this 13 afternoon that him and his wife purchased a -- 14 they have a business in West Park Village 15 called the Protein Monkey. I am not familiar 16 with it, but -- 17 MR. WIMSATT: They sell protein shakes. 18 MS. WHYTE: Okay. So he had contacted me 19 a couple of months back and introduced himself 20 and all of that. So he wrote me today saying, 21 "I'm writing this e-mail because I spoke with 22 Sonny about a possible putting together of a 23 community event in the field located in West 24 Park Village. The idea consists of putting 25 together an outdoor boot camp, which we would</p>	<p style="text-align: right;">Agenda Page #21 Page 67</p> <p>1 MR. CHESNEY: I will say, so since I was 2 the only one here that was for the whole 3 for-profit, that came because at the very 4 beginning, we kind of let a lot of people have 5 events there and the residents just complained 6 a lot. So it was just kind of an arbitrary way 7 to limit the events and the space. 8 Now, no one is using it, so I would 9 support -- I think we should have more events 10 out there. 11 MR. WIMSATT: Yeah, I think we should, 12 too. I think we need to use it. 13 MS. WHYTE: The problem is parking and 14 road closures. So if you're hosting an event, 15 what is our liability to allowing them to 16 utilize the field? Like at the WOW, when you 17 do your run, you close -- well, not you 18 anymore, but when the WOW does it, they close 19 the roads. Right? So my concern has always 20 been safety factors. 21 They had -- in the past, they've had a 22 couple of kids who would run between -- from 23 the apartment complex -- from the park over to 24 that -- it's why we put a fence around the 25 playground when we redid that, for safety</p>
<p style="text-align: right;">Page 66</p> <p>1 be partnering with F45 Westchase" -- which I'm 2 not sure what that is. 3 CHAIRMAN LEWIS: It's like Orange Theory. 4 MS. WHYTE: Okay. "F45 Westchase to 5 promote staying active and healthy. I believe 6 it would be a great way to kick off the start 7 of the New Year and it would be free to all the 8 residents." 9 Just wanted to know if it was something 10 that was doable and something that they could 11 utilize the field for. I said I would bring it 12 to you for discussion and for feedback. 13 CHAIRMAN LEWIS: So Sonny had mentioned 14 this to me earlier today. I didn't really have 15 a problem with it off the cuff, but she did 16 remind me that we haven't typically done 17 anything like that for for-profit businesses if 18 it's a -- I know, Chris, in the past and with 19 the WOW, I think the food truck rally. That 20 went -- in my mind, those are for-profit and we 21 allowed them, but that was because of a 22 charitable event or something like the 23 Westchase -- the Great Westchase. 24 So -- I'm not sure if you guys have any 25 thought on it or --</p>	<p style="text-align: right;">Page 68</p> <p>1 reasons. That's the only thing I have concerns 2 with and a lot of the residents do have 3 concerns, but it's up to you guys. That's why 4 I said, you know, in the past, I've had 5 direction not to. 6 MR. BARRETT: Yeah, I support it. You 7 know, again, not to -- not to harp on the, "Oh, 8 when I first moved in here," but when that 9 first was -- when that whole new park area, as 10 it was called, was first introduced, they 11 talked about that being this vibrant -- it 12 could be where lots of activities would happen 13 and it did. It started out and then I think 14 the thing that killed it was that big carnival. 15 MR. CHESNEY: The carnival. 16 MR. BARRETT: And that technically was 17 for the Boy Scouts, so it was not-for-profit. 18 So it had an interesting kind of impact in that 19 -- like I think that we can creatively use that 20 space to build community -- I get the safety 21 issue, but that's also a safety -- like those 22 safety issues still exist for all sorts of 23 community events, and the thing is we can let 24 that fear get in the away of actually using 25 these things to build -- like we don't -- the</p>

<p style="text-align: right;">Page 69</p> <p>1 WOW -- I shouldn't say we -- WOW doesn't shut 2 down that street for the food trucks and that 3 has been a really positive community building 4 thing, like you just referred to and I think 5 that that's how like you keep the vibrancy of a 6 strong community. 7 And so I think as long as it's free -- 8 right -- and as long as they are insured 9 properly, I'm okay with it. 10 MR. CHESNEY: Yes. 11 CHAIRMAN LEWIS: Yes. 12 Brian, go ahead. 13 MR. ROSS: I think we need to put some 14 meat on the bones. Obviously, insurance jumps 15 out in all of our minds, but are there other 16 things that should be there? Do they need to 17 be talking to traffic control, police? Do they 18 need to be looking at who's looking at ingress 19 and egress in terms of strangers having the 20 opportunity to bully kids or something. I -- 21 I'm speaking off the top of my head, but I 22 think it's more than just saying, "Sure, go 23 ahead and do it." I think we need to think 24 about everything we are talking about. 25 Today, it's going to be F45 and Protein</p>	<p style="text-align: right;">Agenda Page #22 Page 71</p> <p>1 MR. BARRETT: Well, it was deigned 2 purposely that way to slow down traffic, so -- 3 to make kids like playing in that area or 4 events being held there be safer so cars aren't 5 speeding by there very quickly. So that was 6 actually purposeful when they designed it. 7 I would agree, we need like outlines for 8 behavior, but here is my concern: When the WCA 9 started outlining all sorts of rules and 10 regulations for use of their facility, it ended 11 up killing the use of their facility. 12 So I think that if we really want that 13 area to be used, we have to acknowledge it's a 14 park space. All right? It's a park space and 15 we can use it for community stuff without 16 basically creating like rules and regulations 17 that end up essentially -- not intentionally, 18 but essentially killing the use of that space, 19 which is what we've done, and one of things I 20 ran on was trying to undo that a little bit. 21 CHAIRMAN LEWIS: Okay. Brian? 22 MR. ROSS: I think Chris and I are saying 23 the same thing. Let's just put some thought 24 into it, craft a smart policy, guidelines, 25 whatever. Some stupid things are going to be</p>
<p style="text-align: right;">Page 70</p> <p>1 Monkey and tomorrow, it's going to be community 2 theater and the next day, it's going to be 3 somebody else. Let's just craft some 4 guidelines or something or have -- I'm sure 5 they are out there for community projects and 6 community endeavors and let's just adopt it. 7 MR. BARRETT: I think -- 8 CHAIRMAN LEWIS: I like -- I'm sorry, 9 Chris, I like -- I like your idea about some 10 guidelines. I don't know if I agree with 11 everything you just said. I mean, I think 12 there is dangers in, you know, potential child 13 predators anywhere you go, but -- and traffic, 14 I think maybe we could tell them, "Hey, don't 15 invite necessarily people to come and park down 16 here," but at some point, too, I think the 17 driver has to have their own accountability to 18 park wherever it's legal. If not, they'll have 19 to deal with it, but I do like the idea of 20 maybe drafting up some guidelines for them. 21 MS. WHYTE: The feedback I get a lot of 22 times from the residents in that area is, of 23 course, the lack of space because you park on 24 both sides. So you can barely get a car 25 through there.</p>	<p style="text-align: right;">Page 72</p> <p>1 said, such as whatever I just said may have 2 been stupid, but -- but that's why you sit down 3 and talk it through and say, "Hey, that was a 4 bad idea. That was a great idea. Let's put it 5 in writing. Let's all kick it around, make 6 sure we feel comfortable with it. Let's make 7 sure we're not killing vibrancy within the 8 community. Let's make sure we're achieving the 9 purpose of the -- of the program," and then 10 go forward. It's not that complicated. 11 CHAIRMAN LEWIS: When was the event? 12 MS. WHYTE: He didn't specify, he just 13 wanted to know if it was it doable. Can I ask, 14 possibly, to restrict it to Westchase residents 15 or Westchase whatever because once we open 16 it -- 17 MR. CHESNEY: Or Westchase businesses. 18 MS. WHYTE: Westchase businesses is what 19 I'm getting at in potential of keeping it 20 within our Westchase because what happens is 21 people want to come in and they want to do this 22 event and they want to do this fundraiser and 23 they want to have that -- I get calls all the 24 time. 25 CHAIRMAN LEWIS: Yeah, I would agree with</p>

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<p>1 that. I mean, I --</p> <p>2 MR. BARRETT: You mean use requests? Is</p> <p>3 that what you're --</p> <p>4 MS. WHYTE: Yeah. Strictly, you have to</p> <p>5 have a Westchase residency in order to utilize</p> <p>6 the space or if you are a business owner within</p> <p>7 the establishment or something like that. That</p> <p>8 would be, again, a workshop discussion if we</p> <p>9 could sit down and maybe everybody give it some</p> <p>10 thoughts and put points down and then come back</p> <p>11 and we can discuss it as to what potentially</p> <p>12 you could see for the future of the area.</p> <p>13 MR. BARRETT: Well, I still would like,</p> <p>14 though -- like we actually turned down once a</p> <p>15 farmer's market and I think that would've been</p> <p>16 an awesome thing to have there once a month,</p> <p>17 and so that could end up -- that rule could end</p> <p>18 up kind of inadvertently saying, "All right.</p> <p>19 We're like an annual art festival and so we're"</p> <p>20 --</p> <p>21 MR. CHESNEY: Why did we turn down the</p> <p>22 farmer -- I do remember that.</p> <p>23 MR. BARRETT: Because it was for profit.</p> <p>24 MR. CHESNEY: Oh, that's right.</p> <p>25 MS. WHYTE: Right, and they are now over</p>	<p>1 you could have a safety valve of the board, you</p> <p>2 know, could always approve otherwise for</p> <p>3 something, but like a community theater or a</p> <p>4 farmer's market or something like that, we</p> <p>5 could have like an override that that's</p> <p>6 something we're allowed to do.</p> <p>7 MS. WHYTE: I mean, the HOA uses it for</p> <p>8 Movies in the Park. They do hold concerts in</p> <p>9 the park. The apartment complex uses it for</p> <p>10 certain events, not very often, not as -- they</p> <p>11 also have a new property manager, which I</p> <p>12 haven't had a chance to talk to them, but they</p> <p>13 use that area for a fair amount of things and</p> <p>14 the WOW, of course, uses it.</p> <p>15 So -- the problem is that people complain</p> <p>16 that it's always -- as you had indicated, it's</p> <p>17 always busy, there's always something going on,</p> <p>18 there's a lot of traffic. They always have to</p> <p>19 watch out for cars, there is no parking. The</p> <p>20 WOW -- the HOA is working on restricting some</p> <p>21 of the areas because of safety issues for a</p> <p>22 lack of visibility and -- you know, because</p> <p>23 cars are parking on the corners. They are</p> <p>24 working right now on redoing that.</p> <p>25 So -- there's a lot going on in West</p>
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<p>1 by Irish -- by the breakfast place.</p> <p>2 MS. RING: Maloneys.</p> <p>3 MS. WHYTE: Yeah, Maloneys, and they have</p> <p>4 a lot of open spaces for parking, we don't.</p> <p>5 MR. BARRETT: So is there a way that we</p> <p>6 can kind of -- like I get what you're saying</p> <p>7 because we don't want like just a private</p> <p>8 business, just one coming in and -- but is</p> <p>9 there a way we can craft a rule that gives us</p> <p>10 that flexibility that says -- I don't know,</p> <p>11 something for like a really neat event.</p> <p>12 MR. CHESNEY: I think at the beginning,</p> <p>13 it was mostly utilized by the businesses that</p> <p>14 were in Westchase. So I don't see why that</p> <p>15 wouldn't be a -- an easy add-on.</p> <p>16 MR. BARRETT: Right.</p> <p>17 MR. CHESNEY: Currently, the rule is it</p> <p>18 has to be a nonprofit event and they have to</p> <p>19 have a million dollars of insurance and that's</p> <p>20 literally all it is and nobody uses the</p> <p>21 facility.</p> <p>22 MR. WIMSATT: Yeah, I mean, I got to</p> <p>23 agree with Chris in that I don't want to create</p> <p>24 too many rules, but I am saying we should kind</p> <p>25 of have some sort of structure set up. I mean,</p>	<p>1 Park. It's very condensed, very narrow and</p> <p>2 very -- you know, some people like it, some</p> <p>3 people don't, kind of a thing; but if you guys</p> <p>4 could come back with some ideas and some notes</p> <p>5 and maybe it's something we could discuss at a</p> <p>6 workshop.</p> <p>7 CHAIRMAN LEWIS: Okay.</p> <p>8 Brian, I did not mean to imply that you</p> <p>9 said anything stupid, so I didn't mean that, if</p> <p>10 I came across that way. I apologize.</p> <p>11 MS. WHYTE: Could I give him the idea</p> <p>12 that it's potentially possible in the spring?</p> <p>13 CHAIRMAN LEWIS: Yes.</p> <p>14 MR. CHESNEY: Yes.</p> <p>15 MS. WHYTE: Yes.</p> <p>16 CHAIRMAN LEWIS: Can we get a Kleenex for</p> <p>17 Mr. Ross?</p> <p>18 MR. ROSS: Don't call on me ever again.</p> <p>19 MR. MAYS: How do you write down cry on</p> <p>20 there?</p> <p>21 CHAIRMAN LEWIS: I think it should be</p> <p>22 like an emoji. Just put an emoji in there.</p> <p>23 MR. ROSS: Strike that from the record.</p> <p>24 MR. MAYS: "Brian Ross cries."</p> <p>25 CHAIRMAN LEWIS: I don't get thrown off</p>

<p style="text-align: right;">Page 77</p> <p>1 too much, but I am actually forgetting where we 2 were. 3 All right. Field manager's report. 4 Anything else, Chris or -- or Brian? 5 MR. BARRETT: No. 6 MR. ROSS: No. 7 CHAIRMAN LEWIS: Okay. Anything from 8 you, Doug? 9 MR. MAYS: That was it. 10 CHAIRMAN LEWIS: All right. The other 11 thing that was on the agenda was the Arborist 12 Abroad tree inventory. I know that that 13 agreement had been executed. Do we have an 14 update from them that that had been done? 15 MS. WHYTE: No. 16 MR. MAYS: I don't have an update. 17 CHAIRMAN LEWIS: Okay. 18 MS. WHYTE: The new contract? 19 CHAIRMAN LEWIS: Yeah, the newer one. I 20 think there were like 500 trees or something 21 that were -- 22 MS. WHYTE: Yeah, but did you sign that? 23 CHAIRMAN LEWIS: Mm-hmm. 24 MS. WHYTE: Oh, okay. I didn't know 25 that. Okay. I wasn't here. Sorry.</p>	<p style="text-align: right;">Agenda Page #24 Page 79</p> <p>1 Those will be used during the permitting 2 process and then the permitting process itself 3 can -- can kick off kind of from this point 4 forward. 5 I won't spend any time going over the 6 existing conditions and kind of why we're here, 7 why we're considering remodeling, but this is 8 the concept development. So after we talked at 9 the workshop at the end of October, we refined 10 the concept, and what this concept achieves is 11 really opening up the plaza and allowing the -- 12 the tower to be a part of the plaza, to be a 13 very active part of the feature and that there 14 is kind of a nice view all the way down through 15 some permeability so that it connects from both 16 sides of the plaza instead of kind of having a 17 front and a back. This kind of allows for 18 movement to come through the tower, all the way 19 through. 20 By pushing -- so this looks at removing 21 all the trees. A lot of the trees are at the 22 end of their useable lifespan and they're 23 mature. This looks at replacing them. I think 24 the species are appropriate and certainly hold 25 to the character to the rest of your community;</p>
<p style="text-align: right;">Page 78</p> <p>1 CHAIRMAN LEWIS: Okay. 2 MS. WHYTE: But no, I don't have an 3 update on that yet. 4 CHAIRMAN LEWIS: The other thing that we 5 have on here is the -- I probably need to move 6 this back down to supervisor's requests, but 7 bell tower redesign and Ivy, you've waited very 8 patiently and I appreciate that very much. 9 MS. CLINTON: Thank you. 10 CHAIRMAN LEWIS: I'll turn it over to 11 you. 12 MS. CLINTON: So I am going to just give 13 a little update on where we are in the process 14 for the plaza renovation. So you can see a 15 timeline here. We've gone through the existing 16 conditions, concept development and the -- you 17 know, we've talked about a couple of concepts 18 and moved forward one. 19 So that concept has been refined and 20 we're in the process of preparing an opinion of 21 probable cost. So a couple of things are going 22 on as far as the communal probable cost. We 23 want to get some weigh-in from a fountain 24 consultant that we're working with and get some 25 surveying done and an arborist report done.</p>	<p style="text-align: right;">Page 80</p> <p>1 but by pushing the trees -- this is a better 2 one for the planting. By pushing the trees 3 kind of out a bit and creating kind of a street 4 furnishing zone where you've got your shade 5 trees and a nice paver grade system that really 6 minimizes the surface level, you know, 7 disturbance of a tree well and then having your 8 benches in line, having your light fixtures in 9 line. So creating a whole kind of zone along 10 the edge that really allows the center space to 11 open up and become the more flexible space to 12 allow for, A, visibility to the new fountains, 13 to the tower; but also usability in that you've 14 got a nice clear zone of about 40 feet across 15 and 70 feet in length. So that can -- that can 16 support a number of functions. 17 Looking at the fountain, two options are 18 being pursued. One is kind of an arching 19 feature where the jets go across and create an 20 arch, and the other is a more traditional jet 21 sprays. So both of those options are being 22 looked at for feasibility and pricing. This is 23 kind of a street furnishing or sight furnishing 24 zone and then having a nice clear, wider 25 walkway along the edges and a wider landscape</p>

<p style="text-align: right;">Page 81</p> <p>1 strip along the edges. So even though we are 2 creating a wider walkway and a wider landscape 3 strip, because we're taking out that double row 4 of crape myrtles in the center, you're still 5 ending up with more overall useable space. 6 This would, also, of course regrade the 7 plaza, introduce some surface drains in there 8 so you don't end up with more drainage issues. 9 We'd look at repairing and maybe repainting the 10 tower and replacing your pedestrian ramps 11 throughout. Keeping with the character of the 12 community with your patterns and your benches 13 that are found elsewhere along this kind of 14 public realm corridor. 15 So I'll pause there if anybody has -- 16 MR. ROSS: You said the space would be 40 17 by 70, approximately, and yet that would be 18 larger than what we presently have. What do we 19 presently have? 20 MS. CLINTON: I don't know the dimensions 21 off the top of my head, but if you will recall, 22 there is an inner row of crape myrtles that -- 23 you know, just looking at the scale of it, my 24 recollection -- I'm going to say it's probably 25 25 to 30 feet between that inner row, and if</p>	<p style="text-align: right;">Agenda Page #25 Page 83</p> <p>1 reason, we were to use it more often and we 2 were to come up with appropriate activities, 3 then are we going to end up losing that much 4 space when we add benches, trash cans, blah 5 blah, blah, blah? 6 MS. CLINTON: So the clear space -- the 7 40-foot width is actually clear of the trees 8 and the benches and everything. So that's kind 9 of your clear open space that you would end up 10 with, and I think by creating a larger open 11 space, it could open you up to some of the 12 functions that have been mentioned tonight. 13 Like a small artist -- you know, art fair. 14 Now you've got enough room to have circulation 15 around the exterior and rows of tents on either 16 side, kind of in line with the fountains, plus 17 circulation through the middle. 18 So you end up creating a blank canvas. 19 It serves a purpose in that it really opens up 20 the view to the fountain and to the tower 21 beyond, just as a focal point to your community 22 -- to this entrance into the community, but it 23 also creates a wider space like -- I don't know 24 if there would be any interest, but like a mini 25 ice skating rink in the winter.</p>
<p style="text-align: right;">Page 82</p> <p>1 you'll recall -- actually, I can call up -- 2 here is that image of the existing conditions. 3 So not only are there the crape myrtles 4 that are closer together, but there's also the 5 planter bed, which ends up being elevated or 6 raised by utilizing a paver grade system. 7 Basically, the opening is, you know, a one-foot 8 opening for the tree itself and then the 9 support -- you know, there's still like a four 10 by eight tree well underneath, but there is 11 like a tray and the pavers go and set into it. 12 So it's good for a couple of things. 13 One, it helps permeability, so that helps with 14 your drainage issues. Some of the water can be 15 just directed to these tree wells. It also 16 helps with space, you know, allowing more space 17 use kind of right up to the trunk of the tree, 18 essentially, and eliminates kind of some 19 tripping hazards that you might have in a 20 traditional tree well situation. 21 MR. ROSS: Well, the reason I ask is I 22 don't feel like we use that space that much at 23 present and I'm trying to evaluate what's the 24 benefit of going to a larger space, and I'm 25 putting that in the context of if, for some</p>	<p style="text-align: right;">Page 84</p> <p>1 MR. ROSS: Square dancing. 2 MS. CLINTON: Square dancing, sure. It 3 just opens up just the ability to support 4 different functions that right now, the plaza 5 is a little bit -- right now, the plaza is 6 really designed to sit in on the perimeter and 7 then view the fountain, you know? 8 MR. ROSS: One last point. I know you're 9 going through your studies and evaluations and 10 all this kind of stuff. One thing that I've 11 learned is that today's generation is very into 12 photos. Photo ops, photo ops. In my mind, the 13 fountain -- the one second down on the left, 14 that's the kind of thing that my kids are going 15 to say, "Yeah, that's awesome. I am going to 16 get my picture in front of that and send it to 17 my friend in Georgia," or wherever else. 18 MR. CHESNEY: Are you supposed to 19 walk through that? 20 MS. CLINTON: The idea would be that the 21 jets would go across. 22 MR. CHESNEY: That sounds like a lot of 23 maintenance. 24 MR. ROSS: And they could walk under it. 25 MS. CLINTON: Well, like I said, we're</p>

<p style="text-align: right;">Page 85</p> <p>1 exploring these two options. One is more 2 traditional and then the other is the idea of 3 an arching fountain with a designer to see 4 really what is -- you know, what's the cost 5 going in, what is the long-term maintenance; 6 like what are the pros and cons, you know, with 7 the fountain like this where you've got thinner 8 sprays. Is wind going to be an issue where it 9 has to turn off when the wind is, you know, 10 beyond a breeze, you know? We're going to look 11 through all of that and we can kind of present 12 the findings. 13 CHAIRMAN LEWIS: I know this is getting 14 probably in the -- and I'm going to use Brian's 15 marathon analogy -- but probably around mile 16 20, just Doug and I were actually just 17 whispering, you know, you can totally put 18 conduit receptacles -- power receptacles around 19 a low point for tree lighting or anything like 20 that. 21 MS. CLINTON: So what I would 22 recommend -- so one part of opening it up is 23 pushing the -- the existing plaza has not 24 only the inner row of trees, but also some 25 pedestrian lighting. There's some light poles.</p>	<p style="text-align: right;">Agenda Page #26 Page 87</p> <p>1 MR. BARRETT: Rockefeller Center. 2 MR. CHESNEY: What? 3 MR. BARRETT: Rockefeller Center. 4 MS. CLINTON: You might have a 40-foot- 5 wide tree by the time you are done. 6 CHAIRMAN LEWIS: And -- I'm sorry, I'm 7 not -- if you have more, please keep going. I 8 was just going to bring up some more about the 9 budget and the next step. 10 MS. CLINTON: So -- so I'll be handing 11 over this concept. This is kind of the draft 12 of the refined concept for you all to have a 13 comment period on to get any feedback to me 14 because following this, I'll be putting all the 15 quantities into a spreadsheet and starting to 16 tabulate what that cost is, getting the cost 17 from the fountain designer, from the company 18 that might do the restoration on the tower, if 19 that needs to be part of this project or if it 20 needs to be a stand-alone; but that will be the 21 next -- the next step. 22 So I would like to leave these with you 23 and I'll send them digitally, as well, and we 24 can have a period of a couple of weeks at least 25 to see --</p>
<p style="text-align: right;">Page 86</p> <p>1 I would propose that we push those to that 2 zone, that 40-foot clear zone, that street 3 furnishing, have receptacles in the base, 4 walking receptacles in the base of all of the 5 light holes, introducing new street lighting 6 that complements the street lighting that's 7 across the street, across Montague on either 8 side, having -- having receptacles in that and 9 then strategically looking at where we might 10 need to have additional receptacles, like -- 11 you know, back in this area where you've got 12 the wall you could easily tuck something 13 behind -- 14 CHAIRMAN LEWIS: Right. 15 MS. CLINTON: -- so that you've got 16 plenty of power throughout the whole park. 17 MS. WHYTE: Keep in mind, we do the setup 18 right at the park. We usually just put the 19 tree at the front, but with this open space, we 20 could utilize the center and put the receptacle 21 in the middle somewhere so that they could -- 22 we could strap it down or somehow, you know, 23 get a bigger tree and we don't have to smooch 24 it up in the front. They have to resod every 25 time.</p>	<p style="text-align: right;">Page 88</p> <p>1 CHAIRMAN LEWIS: Okay. 2 MR. BARRETT: So you're not recommending 3 any design element, enhancements or updates for 4 the tower itself? 5 MS. CLINTON: So that -- we haven't 6 talked about the tower being specifically in 7 this budget or if it's a separate thing, but we 8 have talked about do we clad the columns, do we 9 replace the roof and the colors with something 10 a little more modern, a little more 11 streamlined. So that's all up for discussion. 12 MR. CHESNEY: What would you clad them 13 with, if that's a suggestion? 14 MS. CLINTON: Well, you know, you could 15 clad them with -- basically, to make them 16 square, you know, if you wanted to have them 17 like a square column instead of round. 18 Certainly, you get into -- depending on the 19 extent of renovations that you wanted to do, 20 you could take those columns out altogether and 21 do different supports, but I think that's 22 engaging a company that would be doing the 23 repairs to talk about what the options are. 24 CHAIRMAN LEWIS: I think if we're going 25 to go this far and redo this whole area and I</p>

<p style="text-align: right;">Page 89</p> <p>1 think -- honestly, I think that was kind of the</p> <p>2 center point of the whole thing was to focus on</p> <p>3 the bell tower. I would like to see that we --</p> <p>4 we do it -- at very minimum and maybe even more</p> <p>5 -- but the roof, paint job, maybe -- you know,</p> <p>6 just spruce it up a bit. I don't know if</p> <p>7 that's kind of where you were going.</p> <p>8 MR. BARRETT: Well, again, I just know</p> <p>9 when I see something and I like it -- like I'm</p> <p>10 a terrible to go to for like, "Oh, what would</p> <p>11 you like to" -- no, that's why I trust smarter</p> <p>12 people than me, but I just wondered, you</p> <p>13 know, if the rest of the area is dated and when</p> <p>14 I see this concept and I see how it currently</p> <p>15 looks, I'm like, "Oh, yeah, that really is</p> <p>16 dated." So my concern was, well, are we going</p> <p>17 to put all this effort into -- and then kind of</p> <p>18 -- and part of me is also like it's also an</p> <p>19 iconic thing, so I don't want to change it way</p> <p>20 too much because then there could be backlash</p> <p>21 to that, but at the same time, I do want to</p> <p>22 keep it like up-to-date. I don't want it to</p> <p>23 start looking really dated.</p> <p>24 MS. CLINTON: So I don't think the</p> <p>25 structure itself overall -- I think the color</p>	<p style="text-align: right;">Agenda Page #27 Page 91</p> <p>1 more work.</p> <p>2 MS. CLINTON: Well, we might want to</p> <p>3 consider --</p> <p>4 CHAIRMAN LEWIS: Sorry.</p> <p>5 MS. CLINTON: -- as we move forward, what</p> <p>6 helps kind of make the decisions, you know,</p> <p>7 sell it if it needs to be, you know, presented</p> <p>8 to a larger audience or published in the WOW,</p> <p>9 all those kinds of things.</p> <p>10 CHAIRMAN LEWIS: Okay. So we did --</p> <p>11 Sonny handed me a scope for some survey just</p> <p>12 before the meeting. This wasn't in the agenda</p> <p>13 package.</p> <p>14 MS. WHYTE: No, it wasn't in the agenda</p> <p>15 package because I wasn't sure where we were</p> <p>16 going from here on it. JMT provided us with an</p> <p>17 engineering cost.</p> <p>18 MR. DVORAK: Well, that was the -- the</p> <p>19 same surveyor that did our cell tower parcel</p> <p>20 and all the wetland boundary, I had him give us</p> <p>21 a proposal for the design survey.</p> <p>22 CHAIRMAN LEWIS: Okay.</p> <p>23 MS. WHYTE: And one of the other things</p> <p>24 that I --</p> <p>25 MR. CHESNEY: You guys don't do this?</p>
<p style="text-align: right;">Page 90</p> <p>1 palette is really what's dating this because</p> <p>2 it's still a traditional form of architecture</p> <p>3 and the community is all -- you know, based on</p> <p>4 that traditional, kind of timeless form of</p> <p>5 architecture.</p> <p>6 So I don't think that the structure</p> <p>7 itself needs to be necessarily remodeled and</p> <p>8 demoed and do anything drastic to it, but I do</p> <p>9 think a more up-to-date color palette would</p> <p>10 help it kind of step into current times a</p> <p>11 little more.</p> <p>12 CHAIRMAN LEWIS: Is there a way to</p> <p>13 possibly do a rendering to show square columns</p> <p>14 or anything like that on there? I don't want</p> <p>15 to make you go too deep into this.</p> <p>16 MS. CLINTON: I can absolutely -- I mean,</p> <p>17 we have all the 3D modeling capabilities, so I</p> <p>18 think -- you know, if we wanted to look at this</p> <p>19 whole plaza, fountains and all, you know, we</p> <p>20 definitely have the capability in house to</p> <p>21 produce that type of graphic.</p> <p>22 That's not currently in our contract, so</p> <p>23 -- and that's one of next things we'll need to</p> <p>24 talk about, just kind of what -- when do we --</p> <p>25 MR. CHESNEY: It's these engineers making</p>	<p style="text-align: right;">Page 92</p> <p>1 MS. CLINTON: We can do surveying.</p> <p>2 MS. WHYTE: (Inaudible.)</p> <p>3 MR. CHESNEY: Oh, gotcha. Okay.</p> <p>4 MS. CLINTON: So kind of the next</p> <p>5 steps -- now, we're able to move -- we have a</p> <p>6 concept -- we've got comment period and that</p> <p>7 will be refined as it moves into construction</p> <p>8 documentation, and from this point forward, we</p> <p>9 can start having conversations with the</p> <p>10 permitting agencies. We can utilize the</p> <p>11 concept as it is now to have conversations with</p> <p>12 both Hillsborough County and SwiftMud or the</p> <p>13 Southwest Florida Water Management District,</p> <p>14 and those initial conversations, what we'd like</p> <p>15 to see and what we are hopeful to see is that</p> <p>16 we can do an exemption with SwiftMud because,</p> <p>17 really, you're not changing dramatically the</p> <p>18 plaza. Right? You're just trying to restore</p> <p>19 it to a level of functionality. We're not</p> <p>20 increasing the impervious area and that's what</p> <p>21 SwiftMud would look at, is are you sending more</p> <p>22 water in a different direction than it</p> <p>23 currently is, and so we can answer no to both</p> <p>24 of those questions.</p> <p>25 So we're hopeful that in talking to</p>

<p style="text-align: right;">Page 93</p> <p>1 SwiftMud that we can go through an exemption 2 process, which is kind of a shorter process. 3 Even if we were to go through minor 4 modification, it's still not really a painful 5 process to go through. We would just need to 6 have our survey, need to have our construction 7 documentation and our drainage system to be 8 able to submit to them for approval for them to 9 say, "Okay. Yes, you aren't changing things 10 dramatically. This qualifies for a minor 11 modification. You are allowed to go forward," 12 and then same with Hillsborough County, you 13 know, because this is really refreshing or 14 we're replacing, in kind and just bringing it 15 to a current level of usability, I think we can 16 justify that this might be able to go through a 17 shorter process of permitting with Hillsborough 18 County. 19 Now, both of those would start with just 20 a conversation with them to see what track they 21 are going to require us to be on and then we 22 can go through a formal preop, if we want to. 23 Another one of the conversations that I 24 need to have with both SwiftMud and 25 Hillsborough County is if they will allow me,</p>	<p style="text-align: right;">Agenda Page #28 Page 95</p> <p>1 it is first. When are you going to produce -- 2 I'm assuming you're going to leave here and 3 before our next meeting, you're going to create 4 an estimate? That's usually what happens. 5 MS. CLINTON: Yep. Correct. 6 MR. CHESNEY: Okay. I think that will 7 make it apparent on how the bidding should 8 work, wouldn't you agree? 9 MS. CLINTON: Well, I think that -- the 10 way Sonny's explained it, I think that the 11 level of bidding -- 12 MR. CHESNEY: Our level of bidding is 13 fairly high right now, and also, it depends on 14 how you -- I guess my point to you is depending 15 on what you bring back is maybe how it can be 16 divided up. It all depends on what it is you 17 bring back, on how the bidding works. 18 MS. CLINTON: Okay. So you could break 19 it into multiple packages. Like the bell tower 20 could be kind of its own stand-alone -- 21 MR. CHESNEY: Well, or maybe we choose to 22 do something in house, but I guess my point is 23 don't worry about the bidding; just do your 24 magic. 25 MS. CLINTON: Okay.</p>
<p style="text-align: right;">Page 94</p> <p>1 as a landscape architect, to submit all of 2 these plans and go through the process or if it 3 will require a civil engineer's stamp for some 4 portion of the application. 5 If we do need the civil engineer, then, 6 of course, we could engage your civil engineer 7 to kind of back-check the work and help with 8 the process. 9 CHAIRMAN LEWIS: Okay. 10 MS. CLINTON: And so -- you know, with 11 that, we can talk about bidding and kind of the 12 process of going through construction 13 documentation and then permitting and then 14 bidding, and that's where it would go out to 15 multiple contractors. You know, Sonny's told 16 me a little bit about bylaws, about how it has 17 to go out to multiple contractors, and right 18 now in the contract, I had not included kind of 19 managing that bidding process for you. 20 So we'd need to know, I guess from 21 Erin, probably, if you all have -- if you all 22 would be managing the bidding, the front-end 23 specifications and all of that stuff or if you 24 would need VHB to manage that process for you. 25 MR. CHESNEY: Well, why don't we see what</p>	<p style="text-align: right;">Page 96</p> <p>1 CHAIRMAN LEWIS: Do you need 2 authorization from us for the survey at this 3 point to get that going? 4 MS. CLINTON: So the survey would be 5 separate. That does need to be authorized for 6 them to move forward. I would need the survey 7 to complete construction plans and to actually 8 submit for the permitting. 9 CHAIRMAN LEWIS: Right. 10 MS. CLINTON: So that does need to happen 11 on a relatively short order. 12 CHAIRMAN LEWIS: Okay. 13 MR. CHESNEY: So I'll make a motion to 14 approve the survey as present -- or survey 15 proposal as presented in the amount of \$3,000. 16 CHAIRMAN LEWIS: Okay. 17 MR. WIMSATT: Seconded. 18 CHAIRMAN LEWIS: Seconded by Jim. 19 MR. ROSS: Discussion? 20 CHAIRMAN LEWIS: Sure. 21 MR. ROSS: Are you stating that you 22 cannot give us even a ballpark figure until you 23 have the survey done? 24 MS. CLINTON: No, no, no. After -- so 25 I'm going to leave these concepts with you and</p>

<p style="text-align: right;">Page 97</p> <p>1 you guys will have some comments maybe, but I'm</p> <p>2 already compiling an opinion of probable costs.</p> <p>3 So that's based on all of the bids that I've</p> <p>4 gotten recently on projects, the square footage</p> <p>5 of things on this project and kind of our best</p> <p>6 understanding of the market as it is now.</p> <p>7 I'll turn that over with the final</p> <p>8 concept and say, "Okay. Here is the final</p> <p>9 concept for the conceptual design phase. Here</p> <p>10 is how much this concept should cost in today's</p> <p>11 market," and then from there, it goes into the</p> <p>12 design and engineering part where I'm putting</p> <p>13 construction documents together. You know, the</p> <p>14 part that the contractor takes out in the field</p> <p>15 and bids.</p> <p>16 MR. ROSS: So have you put together a</p> <p>17 general, broad estimated minimum number and</p> <p>18 maximum number? I'm just being frank, but why</p> <p>19 would we authorize any work when we haven't</p> <p>20 even heard any number from you? If you're</p> <p>21 going to come back and say, "This is a five</p> <p>22 million dollar project," I think we're barking</p> <p>23 up the wrong tree or up the wrong fountain or</p> <p>24 whatever you want to say. I mean, it just</p> <p>25 would make no sense.</p>	<p style="text-align: right;">Agenda Page #29 Page 99</p> <p>1 So we'll need to work on that with Sonny</p> <p>2 to get them engaged, and then as far as the</p> <p>3 site work goes, I would think that that's</p> <p>4 probably --- you know, 250 for demo, all the</p> <p>5 tree replacement, replanting, all the brick</p> <p>6 walls and replacing the caps, the light</p> <p>7 fixtures and all of that.</p> <p>8 So from this point, I can start actually</p> <p>9 pulling in the quantities and everything from</p> <p>10 this concept.</p> <p>11 MR. ROSS: So -- and I'm not going to</p> <p>12 hold you to this, but doing the quick math,</p> <p>13 \$750,000 was the high number that I heard, and</p> <p>14 I'm sure there's more caveats and ifs and</p> <p>15 contingencies and all that kind of stuff. So</p> <p>16 we're talking about approximately 750,000 to a</p> <p>17 million bucks?</p> <p>18 MS. CLINTON: I would somewhere -- it'll</p> <p>19 be somewhere in that ballpark with the bell</p> <p>20 tower restoration.</p> <p>21 MR. ROSS: Okay. What I would say to my</p> <p>22 fellow supervisors is I have personally no</p> <p>23 objection to us continuing to explore the</p> <p>24 wisdom of working on this area, but what I have</p> <p>25 no interest in doing is what I would call a</p>
<p style="text-align: right;">Page 98</p> <p>1 If, on the other hand, you said it's a</p> <p>2 \$5,800 project, then sure, yeah, let's go</p> <p>3 forward and we'll gather more information.</p> <p>4 MS. CLINTON: So -- I mean, I think a lot</p> <p>5 of it lies in the fountain. So understanding</p> <p>6 what the fountain costs are going to be, so</p> <p>7 we're working on that; but fountains are -- you</p> <p>8 know, something of this, I would expect it to</p> <p>9 be between 300 and 500 and then --</p> <p>10 CHAIRMAN LEWIS: 300 -- is that thousand</p> <p>11 or 300 and \$500?</p> <p>12 MS. CLINTON: Thousand.</p> <p>13 CHAIRMAN LEWIS: I just want to make sure</p> <p>14 we're clear. I'm not trying to be sarcastic at</p> <p>15 all.</p> <p>16 MS. CLINTON: Yeah, so three to 500,000</p> <p>17 for a fountain of that scale and kind of that</p> <p>18 -- that design. Depending on level of</p> <p>19 finishes, you know, whether it's going to be</p> <p>20 brick clad or -- or stone capped. So working</p> <p>21 with the fountain designer on that and then the</p> <p>22 bell tower renovations, that's really out of my</p> <p>23 realm of expertise, so I'll rely heavily on the</p> <p>24 -- on the architectural repair company to</p> <p>25 provide an estimate for that.</p>	<p style="text-align: right;">Page 100</p> <p>1 piecemeal approach where we break it up because</p> <p>2 the temptation is, at some point, to say,</p> <p>3 "Let's put the halt on phase three or phase</p> <p>4 four," or whatever it is, and that's where you</p> <p>5 have residents come in -- rightfully -- saying,</p> <p>6 "Oh, it's like you didn't finish the project,"</p> <p>7 or, "Why did you spend the money on X and Y but</p> <p>8 not Z? That makes no sense," and so I would be</p> <p>9 looking for an affirmation by this board that</p> <p>10 we're going to either do it all or we're not</p> <p>11 going to do anything particularly. That's what</p> <p>12 makes sense to me.</p> <p>13 MR. CHESNEY: I don't know if -- if your</p> <p>14 comment is directed at my previous comment</p> <p>15 about the bidding. Just because I -- I agree</p> <p>16 with you, we should -- I mean, to me it's a</p> <p>17 single project. I mean, there is no pieces to</p> <p>18 it. I just meant like the last time we had the</p> <p>19 parks -- and I pointed to Doug there, you know,</p> <p>20 and I said we had a landscape architect, such</p> <p>21 as Ivy, come in and give us -- I forget what it</p> <p>22 was -- three million dollars and by the time</p> <p>23 Doug was done bidding it out, it came in at</p> <p>24 2.2. So -- I mean, you know, that's all I</p> <p>25 meant is don't get broken up about we have to</p>

<p style="text-align: right;">Page 101</p> <p>1 bid the whole thing at one piece.</p> <p>2 MR. ROSS: There is nothing you said that</p> <p>3 spurred my comment. It was rather by -- by Ivy</p> <p>4 that I -- I don't want to put words in your</p> <p>5 mouth, but I heard her, in essence, saying, "If</p> <p>6 you all want to get going on this, you need to</p> <p>7 approve the work authorizing the survey," when</p> <p>8 at the same time, as I was stating, I don't</p> <p>9 even know what ballpark number we're talking</p> <p>10 about, and so I stand by my approach. I don't</p> <p>11 want us to say, "Okay. Let's get so far down</p> <p>12 the road," and we're still waiting on numbers</p> <p>13 on either the bell tower or the fountain or the</p> <p>14 trees or the benches or the aesthetics or</p> <p>15 whatever it may be. I would rather have an</p> <p>16 understanding that, "This is the number for the</p> <p>17 project. Are we going forward with it or not,"</p> <p>18 and if we want to pull out pieces, we can of</p> <p>19 course do that and then that's the new project.</p> <p>20 But what I would not want to do is say,</p> <p>21 "We're planning on doing this entire area and</p> <p>22 we're going to go ahead and start work on part</p> <p>23 A and part B and we'll deal with part C six</p> <p>24 months from now." That just doesn't make sense</p> <p>25 to me.</p>	<p style="text-align: right;">Agenda Page #30 Page 103</p> <p>1 doing the actual construction plan preparation,</p> <p>2 I have that in hand.</p> <p>3 CHAIRMAN LEWIS: Okay. And then -- oh,</p> <p>4 sorry, Chris. Go ahead.</p> <p>5 MR. BARRETT: No, no, you can finish.</p> <p>6 CHAIRMAN LEWIS: Well, I guess my next</p> <p>7 question was, is the intent to have a cost</p> <p>8 estimate before the next meeting or for our</p> <p>9 next meeting?</p> <p>10 MS. CLINTON: My hope was that -- so we</p> <p>11 would have the comment period, I'm going to go</p> <p>12 ahead and have a draft of the cost estimate and</p> <p>13 pulling that up and working on it in the next</p> <p>14 two weeks during that comment period, and I</p> <p>15 would take any comments that you all have, work</p> <p>16 them into both the plan and the cost estimate</p> <p>17 and then turn the whole thing over, but that</p> <p>18 would be -- that would be in advance of your</p> <p>19 next meeting.</p> <p>20 CHAIRMAN LEWIS: Okay. In terms of that</p> <p>21 comment period, I mean, this isn't really --</p> <p>22 this is really just for our board and</p> <p>23 supervisors. Right? I mean, is there any</p> <p>24 objection to having that, you know, maybe by</p> <p>25 the 16th? I don't want to put too much</p>
<p style="text-align: right;">Page 102</p> <p>1 CHAIRMAN LEWIS: Yeah, let me just</p> <p>2 clarify, too, then, just for my own</p> <p>3 edification. So the 3,000 for the survey, if</p> <p>4 we were to approve that tonight, that gets you</p> <p>5 going, but that allows you to then go talk the</p> <p>6 permitting agency and to the county for</p> <p>7 permitting, as well?</p> <p>8 MS. CLINTON: So I can go ahead and talk</p> <p>9 with them and find out kind of what permitting</p> <p>10 track they are going to require this to be on</p> <p>11 to actually submit the plans.</p> <p>12 CHAIRMAN LEWIS: But you don't need the</p> <p>13 survey to do that, to have that discussion?</p> <p>14 MS. CLINTON: I don't need the survey to</p> <p>15 have the conversation. I can turn around</p> <p>16 tomorrow and call them up and start having</p> <p>17 those conversations. The survey -- typically,</p> <p>18 it's going to take a couple weeks to get on</p> <p>19 their schedule, and then it takes a couple of</p> <p>20 weeks for them to turn around and produce</p> <p>21 something, so it's kind of looking out ahead.</p> <p>22 If I need to have plans or anything to submit</p> <p>23 for permitting in six weeks, two months or</p> <p>24 whatever the survey kind of needs to get going</p> <p>25 on its track so that when I'm ready to start</p>	<p style="text-align: right;">Page 104</p> <p>1 pressure on anybody. I just don't want to let</p> <p>2 it linger out there any longer.</p> <p>3 MR. CHESNEY: No, I don't have any more</p> <p>4 questions. To me, it looks great.</p> <p>5 CHAIRMAN LEWIS: I agree -- I agree with</p> <p>6 what Greg is saying. Okay. Then maybe we</p> <p>7 will just close that until the 16th.</p> <p>8 Yes, Chris?</p> <p>9 MR. BARRETT: I want to reassure you, I'm</p> <p>10 with you. Like if we're going to do it, we</p> <p>11 just need to do it. All right? My great fear</p> <p>12 is I've sat here for 20 years and I saw a board</p> <p>13 get paralyzed over the cost of a fountain in</p> <p>14 this area before, and it's just like fountains</p> <p>15 aren't cheap, but at the same time, like this</p> <p>16 is the most dynamic, important part of our</p> <p>17 community, and if there's a place to actually</p> <p>18 spend some money that ultimately will come back</p> <p>19 to the community in terms of like enhancing</p> <p>20 businesses in that area and ensuring they</p> <p>21 survive, this is the place to do it and so like</p> <p>22 -- I just don't want to really do a great job</p> <p>23 with that whole area and then suddenly go cheap</p> <p>24 on the fountain. All right? That's my one --</p> <p>25 like I just don't want to go -- if we're going</p>

<p style="text-align: right;">Page 105</p> <p>1 to go down that route -- I don't want another 2 Mark Ragusa moment -- all right -- where we are 3 going to basically end up having a 4 nonfunctional children's fountain because no 5 one wanted to spend a hundred grand on a 6 functional splash fountain and then we wait 20 7 years and we -- 8 MR. CHESNEY: I don't know why you're 9 looking at me. I was wanting to spend the 10 hundred thousand back then. 11 MR. BARRETT: I just think that like this 12 -- if there is one place to invest some 13 money in Westchase, it's the parks and this 14 place. 15 CHAIRMAN LEWIS: Any other questions, 16 comments? 17 MR. ROSS: He said it way better than 18 what I was trying to say. Thank you. 19 CHAIRMAN LEWIS: All right. I think 20 we're in general agreement. 21 So we do have a motion on the floor for 22 approving the survey. 23 All in favor? 24 (All board members signify in the 25 affirmative.)</p>	<p style="text-align: right;">Agenda Page #31 Page 107</p> <p>1 building or something where there's more space 2 and then -- you know, if there's a potential -- 3 -- if you decide you wanted to change them 4 completely. That was his concern. He doesn't 5 know how well they will be -- it will cost 6 more, he says, to take them out and try to 7 replant them and then potentially, they may not 8 do well. 9 MS. CLINTON: So plant new, but then you 10 might be able to sell the old? 11 MS. WHYTE: The old, correct. 12 CHAIRMAN LEWIS: Okay. Very good. 13 MS. WHYTE: So if that's something you 14 guys want me to keep an eye on, we certainly 15 can do that when we're at that stage. 16 CHAIRMAN LEWIS: Good to know. Okay. 17 Ivy, was there anything else? 18 MS. CLINTON: So the last thing is -- and 19 maybe this needs to be deferred to the next 20 meeting -- is the -- my contract, BHP's 21 contract was authorized up to the point of 22 completing the conceptual design. It has not 23 been fully authorized to go forward into the 24 permitting conversations and starting to refine 25 the design. So that -- that's one thing that</p>
<p style="text-align: right;">Page 106</p> <p>1 CHAIRMAN LEWIS: Motion passes five to 2 zero. 3 (Motion passes.) 4 MS. WHYTE: Just FYI, I spoke to the 5 Arborist Abroad when he reviewed all the 6 plant materials and trees and stuff, and he was 7 kind enough to share with me, if we are going 8 to replace those palms -- because they have 9 aged to a certain degree, but they won't mature 10 with the rest of the plant material, he did 11 give me a vendor who we could contact and he 12 said he's pretty sure he will take them off of 13 our hands for a reasonable price. 14 So -- that's something, when the time 15 comes, if you want me to explore, I have his 16 number and I'll reach out to him and see what 17 his offer is. He said they take them out and 18 it's one less thing we'd have to dispose of. 19 MS. CLINTON: So he assessed their 20 condition? 21 MS. WHYTE: He said they are still okay, 22 but on your locations, they won't match and he 23 says it will be too hard to move them, plant 24 them, what we're doing, but he says they can 25 be taken to a shopping mall or a big office</p>	<p style="text-align: right;">Page 108</p> <p>1 will need to be authorized at some point. 2 CHAIRMAN LEWIS: Do you have an estimate 3 or a scope of cost for that or -- 4 MS. WHYTE: It was in the contract. 5 CHAIRMAN LEWIS: It was? Okay. I 6 totally missed it. 7 MS. CLINTON: Yeah, so the remaining 8 would've come out. So that's the landscape 9 construction, site permitting, the meetings and 10 everything will go on during that phase and 11 then construction administration, so that's 12 actually coming out and observing that the 13 contractor is actually installing per the 14 plans. The remaining amount is 24,520. So 15 what has already been authorized is 8,980 and 16 so that's for this concept phase. 17 CHAIRMAN LEWIS: Okay. Do we have a 18 motion to authorize that? 19 MR. CHESNEY: Do we need to do that now, 20 though? 21 MS. CLINTON: And that can -- like I 22 said, that can defer to the next meeting, the 23 -- the authorization to move forward into the 24 design phase and permitting and -- 25 MR. CHESNEY: Well, we're still going to</p>

<p style="text-align: right;">Page 109</p> <p>1 get your best estimate of the cost of the whole 2 project? 3 MS. CLINTON: Yes. 4 MR. CHESNEY: I would -- just as a matter 5 of procedure, I would prefer, personally, to 6 wait until we get that. 7 MR. WIMSATT: That makes sense. 8 CHAIRMAN LEWIS: Okay. That's a good 9 point. Any other objection to that? 10 (No response.) 11 CHAIRMAN LEWIS: Okay. 12 MR. ROSS: I would just add that I hope 13 it's clear by comments such as mine that I am 14 not being critical, but rather I'm pleased with 15 the work that you are doing, the information 16 you are giving and I'm just asking for more. 17 I'm not saying less. 18 MS. CLINTON: And you will have that 19 by -- you know, I always say that you'd have to 20 go through this whole process and -- yeah, I 21 wish I could tell you the magic number right 22 here today, but -- 23 MR. ROSS: I'm just saying I am not 24 unhappy. 25 MS. CLINTON: -- I'm pulling it together</p>	<p style="text-align: right;">Agenda Page #32 Page 111</p> <p>1 CHAIRMAN LEWIS: I know what he's talking 2 about. I guess I haven't really paid attention 3 to it. 4 MR. BARRETT: All right. Then just look 5 at it as you're driving past it next time. 6 CHAIRMAN LEWIS: I am not saying I am 7 against it or not for supporting it, I just 8 need to take a look at it. 9 MR. WIMSATT: Hold on, where is it? 10 MR. BARRETT: Going down Linebaugh 11 Avenue, it's on the right just -- is it after 12 the medical center? 13 MR. MAYS: Yes. 14 MR. BARRETT: They just put in white 15 river rock, which is technically a WCA 16 violation. I know we're not governed by it, 17 but to me, it's just like we can be good 18 neighbors and -- 19 CHAIRMAN LEWIS: Is that something that 20 requires them -- something in advance -- what 21 am I trying to say? I don't know. Okay. 22 Yeah, let me take a look at it. 23 MR. BARRETT: All right. 24 CHAIRMAN LEWIS: I will let you know. 25 Anything else?</p>
<p style="text-align: right;">Page 110</p> <p>1 for you and you will have this concept package 2 to have in your hands and review and then the 3 estimate will come along in a few weeks. 4 CHAIRMAN LEWIS: Exciting stuff. Thank 5 you very much then. 6 MS. CLINTON: Sure, thank you. 7 CHAIRMAN LEWIS: All right. I guess that 8 does it for -- that's actually under field 9 manager's report. 10 Supervisor's requests. Jim? 11 MR. WIMSATT: Nothing. 12 CHAIRMAN LEWIS: Brian? 13 MR. ROSS: Nope. 14 CHAIRMAN LEWIS: Chris? 15 MR. BARRETT: Is there any other 16 supervisor support for potentially looking at 17 pulling those white rocks out of Doug Mays Park 18 and replacing them with a darker river rock? 19 Because technically, those white rocks are in 20 violation of the HOA regulations and they've 21 always bugged me, but I don't want to do it if 22 I'm only one bugged by it. 23 CHAIRMAN LEWIS: I -- 24 MR. ROSS: I don't know what you're 25 talking about.</p>	<p style="text-align: right;">Page 112</p> <p>1 MR. BARRETT: Nope. 2 CHAIRMAN LEWIS: Okay. I don't have 3 anything tonight. Greg? 4 MR. CHESNEY: Nope. 5 CHAIRMAN LEWIS: Okay. 6 MR. CHESNEY: Motion to adjourn? 7 CHAIRMAN LEWIS: Yes, motion to adjourn. 8 MR. CHESNEY: Second. 9 MR. MAYS: Second. 10 MR. WIMSATT: Happy holidays. 11 CHAIRMAN LEWIS: Absolutely. 12 MR. CHESNEY: We will see each other 13 before. Right? The workshop. 14 CHAIRMAN LEWIS: Right. Happy holidays, 15 everyone. We are adjourned. 16 (At 5:55 p.m., the proceedings were 17 adjourned.) 18 19 20 21 22 23 24 25</p>

1 REPORTER'S CERTIFICATE

2
3 STATE OF FLORIDA:

4 COUNTY OF HILLSBOROUGH:

5
6 I, Whitlie Grace Cullipher, certify that I
7 was authorized to and did stenographically report
8 the foregoing proceedings and that the transcript is
9 a true and complete record of my stenographic notes.10 I further certify that I am not a relative,
11 employee, attorney or counsel of any of the
12 parties, nor am I a relative or employee of any of
13 the parties' attorney or counsel connected with the
14 action, nor am I financially interested in the
15 action.16 DATED January 3, 2023.
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24
25

Matthew Lewis, Chairman

2B.

**Westchase
Community Development District**

Financial Report

November 30, 2022

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

November 30, 2022

Balance Sheet
November 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)
<u>ASSETS</u>							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	5,600	-	-	-	-	-	-
Due From Other Funds	4,403,354	371,207	16,394	7,777	50,840	381,270	83,060
Investments:							
Money Market Account	-	-	-	-	-	-	-
Deposits	4,958	667	3,030	20	-	8,120	853
TOTAL ASSETS	\$ 4,413,912	\$ 371,874	\$ 19,424	\$ 7,797	\$ 50,840	\$ 389,390	\$ 83,913
<u>LIABILITIES</u>							
Accounts Payable	\$ 86,903	\$ 3,352	\$ -	\$ -	\$ -	\$ 47,010	\$ -
Accrued Expenses	51,522	547	1,839	31	-	5,209	552
Accrued Taxes Payable	3,765	-	-	-	-	-	-
Sales Tax Payable	88	5	-	-	-	8	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	142,278	3,904	1,839	31	-	52,227	552
<u>FUND BALANCES</u>							
Nonspendable:							
Deposits	4,958	667	3,030	20	-	8,120	853
Restricted for:							
Capital Projects	-	-	-	-	-	-	-
Assigned to:							
Operating Reserves	650,613	9,452	4,371	-	1,278	29,570	3,190
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	123,994	-	7,746	12,733	281,569	42,066
Unassigned:	3,054,032	233,857	10,184	-	36,829	17,904	37,252
TOTAL FUND BALANCES	\$ 4,271,634	\$ 367,970	\$ 17,585	\$ 7,766	\$ 50,840	\$ 337,163	\$ 83,361
TOTAL LIABILITIES & FUND BALANCES	\$ 4,413,912	\$ 371,874	\$ 19,424	\$ 7,797	\$ 50,840	\$ 389,390	\$ 83,913

Balance Sheet
November 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
<u>ASSETS</u>						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 1,652,259	\$ 1,652,259
Accounts Receivable	-	-	-	-	-	5,600
Due From Other Funds	132,288	23,914	250,670	702,197	-	6,422,971
Investments:						
Money Market Account	-	-	-	-	4,770,712	4,770,712
Deposits	14,572	765	-	-	-	32,985
TOTAL ASSETS	\$ 146,860	\$ 24,679	\$ 250,670	\$ 702,197	\$ 6,422,971	\$ 12,884,527
<u>LIABILITIES</u>						
Accounts Payable	\$ 3,142	\$ -	\$ -	\$ -	\$ -	\$ 140,407
Accrued Expenses	10,307	504	-	-	-	70,511
Accrued Taxes Payable	-	-	-	-	-	3,765
Sales Tax Payable	-	-	-	-	-	101
Due To Other Funds	-	-	-	-	6,422,971	6,422,971
TOTAL LIABILITIES	13,449	504	-	-	6,422,971	6,637,755
<u>FUND BALANCES</u>						
Nonspendable:						
Deposits	14,572	765	-	-	-	32,985
Restricted for:						
Capital Projects	-	-	-	702,197	-	702,197
Assigned to:						
Operating Reserves	26,882	1,289	4,000	-	-	730,645
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	65,713	16,591	125,234	-	-	1,177,677
Unassigned:	26,244	5,530	121,436	-	-	3,543,268
TOTAL FUND BALANCES	\$ 133,411	\$ 24,175	\$ 250,670	\$ 702,197	\$ -	\$ 6,246,772
TOTAL LIABILITIES & FUND BALANCES	\$ 146,860	\$ 24,679	\$ 250,670	\$ 702,197	\$ 6,422,971	\$ 12,884,527

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	NOV-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 898	\$ 1,403	\$ 6,000	23.38%
Special Assmnts- Tax Collector	838,844	838,844	2,711,480	30.94%
Special Assmnts- Discounts	(33,775)	(33,775)	(108,459)	31.14%
Other Miscellaneous Revenues	-	467	-	0.00%
Pavilion Rental	1,037	2,884	4,000	72.10%
TOTAL REVENUES	807,004	809,823	2,613,021	30.99%
EXPENDITURES				
Administration				
P/R-Board of Supervisors	1,000	3,000	19,000	15.79%
FICA Taxes	77	230	1,454	15.82%
ProfServ-Engineering	4,800	4,800	53,500	8.97%
ProfServ-Legal Services	5,984	8,848	105,000	8.43%
ProfServ-Mgmt Consulting	10,311	20,622	123,734	16.67%
ProfServ-Recording Secretary	737	1,716	11,000	15.60%
Auditing Services	-	-	7,700	0.00%
Postage and Freight	21	68	1,200	5.67%
Insurance - General Liability	-	42,969	40,373	106.43%
Printing and Binding	4	38	300	12.67%
Legal Advertising	-	739	6,500	11.37%
Misc-Assessment Collection Cost	16,101	16,101	46,530	34.60%
Misc-Credit Card Fees	37	99	350	28.29%
Misc-Contingency	-	-	1,600	0.00%
Office Supplies	-	-	50	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	39,072	99,405	418,466	23.75%
Flood Control/Stormwater Mgmt				
Contracts-Lake and Wetland	9,833	19,667	118,000	16.67%
Contracts-Fountain	905	1,555	8,100	19.20%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	-	-	27,280	0.00%
R&M-Fountain	1,436	1,436	6,000	23.93%
Total Flood Control/Stormwater Mgmt	12,174	22,658	174,380	12.99%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	NOV-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Right of Way				
Payroll-Salaries	18,957	37,714	237,143	15.90%
Payroll-Benefits	7,352	26,008	95,834	27.14%
Payroll - Overtime	2,963	5,626	17,500	32.15%
Payroll - Bonus	-	5,500	35,883	15.33%
FICA Taxes	2,512	5,327	31,196	17.08%
ProfServ-Landscape Architect	-	2,849	-	0.00%
Contracts-Police	13,888	23,304	143,000	16.30%
Contracts-Other Services	1,630	3,260	19,560	16.67%
Contracts-Landscape	46,434	92,868	562,608	16.51%
Contracts-Mulch	-	-	147,592	0.00%
Contracts-Plant Replacement	18,629	18,629	74,515	25.00%
Contracts-Road Cleaning	-	1,640	9,843	16.66%
Contracts-Security Alarms	-	-	671	0.00%
Contracts-Pest Control	48	96	576	16.67%
Fuel, Gasoline and Oil	947	2,076	13,000	15.97%
Communication - Teleph - Field	388	777	5,000	15.54%
Utility - General	2,284	4,692	23,275	20.16%
Utility - Reclaimed Water	650	992	10,000	9.92%
Insurance - General Liability	-	4,465	4,195	106.44%
R&M-General	3,570	5,818	42,500	13.69%
R&M-Equipment	33	2,564	8,000	32.05%
R&M-Grounds	16,482	19,482	53,400	36.48%
R&M-Irrigation	6,885	7,078	40,500	17.48%
R&M-Sidewalks	-	-	15,616	0.00%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	-	6,077	32,500	18.70%
R&M-Emergency & Disaster Relief	-	8,000	-	0.00%
Holiday Decoration	10,345	10,345	10,000	103.45%
Misc-Taxes (Streetlights)	41,132	41,132	34,077	120.70%
Misc-Contingency	-	-	5,000	0.00%
Office Supplies	148	148	3,500	4.23%
Cleaning Services	550	1,100	6,600	16.67%
Op Supplies - General	-	-	5,000	0.00%
Op Supplies - Uniforms	380	380	600	63.33%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	1,111	1,111	5,000	22.22%
Conference and Seminars	-	-	1,000	0.00%
Capital Outlay	4,895	4,895	-	0.00%
Total Right of Way	202,213	343,953	1,701,284	20.22%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	NOV-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Common Area				
R&M-General	1,412	2,407	30,000	8.02%
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	3,471	3,471	4,000	86.78%
Internet Services	612	1,224	7,391	16.56%
Park Improvements	-	5,020	272,700	1.84%
Total Common Area	5,495	12,122	318,891	3.80%
TOTAL EXPENDITURES	258,954	478,138	2,613,021	18.30%
Excess (deficiency) of revenues				
Over (under) expenditures	548,050	331,685	-	0.00%
Net change in fund balance	<u>\$ 548,050</u>	<u>\$ 331,685</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		3,939,949	3,939,949	
FUND BALANCE, ENDING		<u>\$ 4,271,634</u>	<u>\$ 3,939,949</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	NOV-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 82	\$ 130	\$ 500	26.00%
Special Assmnts- Tax Collector	17,367	17,367	56,138	30.94%
Special Assmnts- Discounts	(699)	(699)	(2,246)	31.12%
Gate Bar Code/Remotes	65	65	-	0.00%
TOTAL REVENUES	16,815	16,863	54,392	31.00%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	333	333	1,123	29.65%
Misc-Credit Card Fees	2	2	15	13.33%
Total Administration	335	335	1,138	29.44%
Right of Way				
Communication - Teleph - Field	336	578	3,300	17.52%
Electricity - Streetlights	547	1,094	5,500	19.89%
Insurance - General Liability	-	1,999	1,878	106.44%
R&M-General	3,217	3,217	19,700	16.33%
R&M-Gate	85	550	5,794	9.49%
Reserve - Roadways	-	-	17,082	0.00%
Total Right of Way	4,185	7,438	53,254	13.97%
TOTAL EXPENDITURES	4,520	7,773	54,392	14.29%
Excess (deficiency) of revenues				
Over (under) expenditures	12,295	9,090	-	0.00%
Net change in fund balance	\$ 12,295	\$ 9,090	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		358,880	358,880	
FUND BALANCE, ENDING		\$ 367,970	\$ 358,880	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	NOV-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 4	\$ 6	\$ 150	4.00%
Special Assmnts- Tax Collector	5,586	5,586	18,057	30.94%
Special Assmnts- Discounts	(225)	(225)	(722)	31.16%
TOTAL REVENUES	5,365	5,367	17,485	30.69%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	107	107	361	29.64%
Total Administration	107	107	361	29.64%
Right of Way				
R&M-Streetlights	1,839	3,677	17,124	21.47%
Total Right of Way	1,839	3,677	17,124	21.47%
TOTAL EXPENDITURES	1,946	3,784	17,485	21.64%
Excess (deficiency) of revenues				
Over (under) expenditures	3,419	1,583	-	0.00%
Net change in fund balance	<u>\$ 3,419</u>	<u>\$ 1,583</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		16,002	16,002	
FUND BALANCE, ENDING		<u>\$ 17,585</u>	<u>\$ 16,002</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	NOV-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 2	\$ 6	\$ 65	9.23%
Special Assmnts- Tax Collector	1,807	1,807	5,842	30.93%
Special Assmnts- Discounts	(73)	(73)	(234)	31.20%
TOTAL REVENUES	1,736	1,740	5,673	30.67%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	35	35	117	29.91%
Misc-Credit Card Fees	-	-	4	0.00%
Total Administration	35	35	121	28.93%
Right of Way				
Communication - Teleph - Field	155	310	1,800	17.22%
Insurance - General Liability	-	3,291	3,092	106.44%
R&M-General	-	-	1,500	0.00%
R&M-Gate	392	392	1,500	26.13%
R&M-Streetlights	31	63	360	17.50%
Reserve - Roadways	-	-	2,550	0.00%
Total Right of Way	578	4,056	10,802	37.55%
TOTAL EXPENDITURES	613	4,091	10,923	37.45%
Excess (deficiency) of revenues				
Over (under) expenditures	1,123	(2,351)	(5,250)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(5,250)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(5,250)	0.00%
Net change in fund balance	\$ 1,123	\$ (2,351)	\$ (5,250)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		10,117	10,117	
FUND BALANCE, ENDING		\$ 7,766	\$ 4,867	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	NOV-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 11	\$ 18	\$ 150	12.00%
Special Assmnts- Tax Collector	1,708	1,708	5,520	30.94%
Special Assmnts- Discounts	(69)	(69)	(221)	31.22%
TOTAL REVENUES	1,650	1,657	5,449	30.41%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	33	33	110	30.00%
Total Administration	33	33	110	30.00%
Right of Way				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	339	0.00%
Total Right of Way	-	-	5,339	0.00%
TOTAL EXPENDITURES	33	33	5,449	0.61%
Excess (deficiency) of revenues				
Over (under) expenditures	1,617	1,624	-	0.00%
Net change in fund balance	\$ 1,617	\$ 1,624	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		49,216	49,216	
FUND BALANCE, ENDING		\$ 50,840	\$ 49,216	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	NOV-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 72	\$ 117	\$ 500	23.40%
Special Assmnts- Tax Collector	106,480	106,480	344,186	30.94%
Special Assmnts- Discounts	(4,287)	(4,287)	(13,767)	31.14%
Gate Bar Code/Remotes	97	258	-	0.00%
TOTAL REVENUES	102,362	102,568	330,919	30.99%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	2,044	2,044	6,884	29.69%
Misc-Credit Card Fees	4	6	80	7.50%
Total Administration	2,048	2,050	6,964	29.44%
Right of Way				
Contracts-Security Services	18,842	37,708	176,200	21.40%
Contracts-Pest Control	20	40	240	16.67%
Communication - Teleph - Field	167	334	2,100	15.90%
Insurance - General Liability	-	1,116	1,049	106.39%
R&M-General	28,956	29,092	21,760	133.69%
R&M-Gate	1,902	1,977	10,000	19.77%
R&M-Streetlights	5,209	10,417	52,000	20.03%
Reserve - Roadways	-	-	65,945	0.00%
Total Right of Way	55,096	80,684	329,294	24.50%
TOTAL EXPENDITURES	57,144	82,734	336,258	24.60%
Excess (deficiency) of revenues Over (under) expenditures	45,218	19,834	(5,339)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(5,339)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(5,339)	0.00%
Net change in fund balance	\$ 45,218	\$ 19,834	\$ (5,339)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		317,329	317,329	
FUND BALANCE, ENDING		\$ 337,163	\$ 311,990	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	NOV-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 18	\$ 28	\$ 200	14.00%
Special Assmnts- Tax Collector	4,967	4,967	16,056	30.94%
Special Assmnts- Discounts	(200)	(200)	(642)	31.15%
TOTAL REVENUES	4,785	4,795	15,614	30.71%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	95	95	321	29.60%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	95	95	331	28.70%
Right of Way				
Communication - Teleph - Field	121	242	1,500	16.13%
Insurance - General Liability	-	411	386	106.48%
R&M-General	-	-	1,000	0.00%
R&M-Gate	-	-	3,792	0.00%
R&M-Streetlights	552	1,103	5,650	19.52%
Reserve - Roadways	-	-	2,955	0.00%
Total Right of Way	673	1,756	15,283	11.49%
TOTAL EXPENDITURES	768	1,851	15,614	11.85%
Excess (deficiency) of revenues				
Over (under) expenditures	4,017	2,944	-	0.00%
Net change in fund balance	\$ 4,017	\$ 2,944	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		80,417	80,417	
FUND BALANCE, ENDING		\$ 83,361	\$ 80,417	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	NOV-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 27	\$ 44	\$ -	0.00%
Special Assmnts- Tax Collector	39,081	39,081	126,326	30.94%
Special Assmnts- Discounts	(1,574)	(1,574)	(5,053)	31.15%
TOTAL REVENUES	37,534	37,551	121,273	30.96%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	750	750	2,527	29.68%
Total Administration	750	750	2,527	29.68%
Right of Way				
R&M-General	-	-	2,044	0.00%
R&M-Streetlights	10,307	20,613	105,000	19.63%
Reserve - Roadways	3,142	3,142	11,702	26.85%
Total Right of Way	13,449	23,755	118,746	20.00%
TOTAL EXPENDITURES	14,199	24,505	121,273	20.21%
Excess (deficiency) of revenues				
Over (under) expenditures	23,335	13,046	-	0.00%
Net change in fund balance	\$ 23,335	\$ 13,046	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		120,365	120,365	
FUND BALANCE, ENDING		\$ 133,411	\$ 120,365	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	NOV-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 5	\$ 9	\$ 90	10.00%
Special Assmnts- Tax Collector	2,406	2,406	7,778	30.93%
Special Assmnts- Discounts	(97)	(97)	(311)	31.19%
TOTAL REVENUES	2,314	2,318	7,557	30.67%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	46	46	156	29.49%
Total Administration	46	46	156	29.49%
Right of Way				
R&M-Streetlights	504	1,009	4,999	20.18%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	504	1,009	7,401	13.63%
TOTAL EXPENDITURES	550	1,055	7,557	13.96%
Excess (deficiency) of revenues				
Over (under) expenditures	1,764	1,263	-	0.00%
Net change in fund balance	\$ 1,764	\$ 1,263	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		22,912	22,912	
FUND BALANCE, ENDING		\$ 24,175	\$ 22,912	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2022

ACCOUNT DESCRIPTION	NOV-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 56	\$ 86	\$ 500	17.20%
Special Assmnts- Tax Collector	7,872	7,872	25,447	30.93%
Special Assmnts- Discounts	(317)	(317)	(1,018)	31.14%
TOTAL REVENUES	7,611	7,641	24,929	30.65%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	151	151	509	29.67%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	151	151	519	29.09%
Right of Way				
Insurance - General Liability	-	470	442	106.33%
R&M-General	-	-	4,543	0.00%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	392	392	5,000	7.84%
Internet Services	117	234	1,500	15.60%
Reserve - Roadways	-	-	9,925	0.00%
Total Right of Way	509	1,096	24,410	4.49%
TOTAL EXPENDITURES	660	1,247	24,929	5.00%
Excess (deficiency) of revenues				
Over (under) expenditures	6,951	6,394	-	0.00%
Net change in fund balance	<u>\$ 6,951</u>	<u>\$ 6,394</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		244,276	244,276	
FUND BALANCE, ENDING		<u>\$ 250,670</u>	<u>\$ 244,276</u>	

**Westchase
Community Development District**

Supporting Schedules

November 30, 2022

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Interest/Discount Amount	Collection Costs	Gross Amount Received	001 General Fund Assessments	002 Harbor Links Fund Assessments	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments
Assessments Levied				\$ 3,316,832 100%	\$ 2,711,482 81.75%	\$ 56,138 1.69%	\$ 18,057 0.54%	\$ 5,842 0.18%
11/03/22	\$ 31,779	\$ 1,651	\$ 649	\$ 34,078	\$ 27,859	\$ 577	\$ 186	\$ 60
11/17/22	251,491	10,692	5,132	267,315	218,528	4,524	1,455	471
11/21/22	287,501	12,207	5,867	305,575	249,805	5,172	1,664	538
11/29/22	394,338	16,766	8,048	419,152	342,653	7,094	2,282	738
TOTAL	965,109	41,315	19,696	1,026,120	838,844	17,367	5,586	1,807
% COLLECTED					31%	31%	31%	31%
TOTAL O/S				2,290,712	1,872,638	38,771	12,471	4,035

**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 10.38%	\$ 16,056 0.48%	\$ 126,326 3.81%	\$ 7,778 0.23%	\$ 25,447 0.77%
11/03/22	\$ 57	\$ 3,536	\$ 165	\$ 1,298	\$ 80	\$ 261
11/17/22	445	27,739	1,294	10,181	627	2,051
11/21/22	509	31,709	1,479	11,638	717	2,344
11/29/22	698	43,495	2,029	15,964	983	3,216
TOTAL	1,708	106,480	4,967	39,081	2,406	7,872
% COLLECTED	31%	31%	31%	31%	31%	31%
TOTAL O/S	3,812	237,706	11,089	87,245	5,372	17,575

Cash & Investment Report
November 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	\$ 1,652,259 (1)
Money Market Account	5-07-12	n/a	South State Bank	0.30%	<u>4,770,712</u>
				Total	<u><u>\$ 6,422,971</u></u>

(1) Excess funds were moved to the Money Market Account on 12/15/22.

Westchase CDD

Bank Reconciliation

Bank Account No. 7247 SouthState Bank
Statement No. 11-2022
Statement Date 11/30/2022

G/L Balance (LCY)	1,652,258.70	Statement Balance	1,693,081.16
G/L Balance	1,652,258.70	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	1,693,081.16
Subtotal	1,652,258.70	Outstanding Checks	40,822.46
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,652,258.70	Ending Balance	1,652,258.70
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
10/26/2022	Payment	12556	BRIAN M. ROSS	184.70	0.00	184.70
11/4/2022	Payment	12575	BRIAN M. ROSS	184.70	0.00	184.70
11/29/2022	Payment	12594	VALERIE HELLER ROMAS	2,045.45	0.00	2,045.45
11/30/2022	Payment	DD6358	Payment of Invoice 025983 Hillsborough Cty Tax Collector (Streetlight Taxes Pd 12/2/22)	38,407.61	0.00	38,407.61
Total Outstanding Checks.....				40,822.46		40,822.46



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COMMERCIAL ANALYSIS

Account Summary

Date	Description	Amount
11/01/2022	Beginning Balance	\$941,928.17
	13 Credit(s) This Period	\$1,026,175.51
	41 Debit(s) This Period	\$275,022.52
11/30/2022	Ending Balance	\$1,693,081.16

Deposits

Date	Description	Amount
11/14/2022	Final Credit	\$59,809.80
		1 item(s) totaling \$59,809.80

Other Credits

Date	Description	Amount
11/03/2022	HLLS TAX LICENS DIST ID595 DN022037	\$31,778.84
11/15/2022	Square Inc 221115P2 L204317545177	\$140.19
11/16/2022	Square Inc 221116P2 L204317563925	\$411.16
11/17/2022	Square Inc 221117P2 L204317585479	\$96.49
11/17/2022	HLLS TAX LICENS DIST ID598 DN022037	\$251,490.72
11/18/2022	Square Inc 221118P2 L204317606662	\$72.52
11/22/2022	Square Inc 221122P2 L204317707609	\$193.60
11/22/2022	HLLS TAX LICENS DIST ID599 DN022037	\$287,500.70
11/23/2022	Square Inc 221123P2 L204317725119	\$67.67
11/28/2022	Square Inc 221124P2 L204317744886	\$178.72
11/29/2022	Square Inc 221128P2 L204317795088	\$96.80
11/29/2022	HLLS TAX LICENS DIST ID600 DN022037	\$394,338.30
		12 item(s) totaling \$966,365.71

Electronic Debits

Date	Description	Amount
11/01/2022	WESTCHASE CO1160 PAYMENTJNL -SETT-A455TNAV	\$12,049.59
11/03/2022	HC-WATER INTERNET 043000098183124	\$1,146.16
11/04/2022	IRS USATAXPYMT 270270884392857	\$153.00
11/04/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$738.80
11/07/2022	CARD ASSETS PAYMENT 559496225740056	\$4,808.14
11/08/2022	SPECTRUM SPECTRUM 6935506	\$1,613.91
11/23/2022	WESTCHASE CDD 401K 07C692Z3	\$1,722.56
11/23/2022	IRS USATAXPYMT 270272771601189	\$4,244.13
11/23/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$13,073.84

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

Date	Description	Amount
11/29/2022	WESTCHASE CDD 401K 07C692Z3	\$1,682.36
		10 item(s) totaling \$41,232.49

Other Debits

Date	Description	Amount
11/09/2022	Westchase Co7247 PAYMENTJNL -SETT-A455TNAV	\$12,008.18
11/10/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$11,757.18
11/18/2022	Westchase Co7247 PAYMENTJNL -SETT-A455TNAV	\$1.00
11/21/2022	Westchase Co7247 PAYMENTJNL -SETT-A455TNAV	\$54,720.00
11/22/2022	TECO/PEOPLE GAS UTILITYBIL 321000010710	\$20,627.32
		5 item(s) totaling \$99,113.68

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
12557	11/01/2022	\$46,434.01	12580	11/15/2022	\$2,305.40
12560*	11/01/2022	\$1,640.43	12581	11/15/2022	\$18,866.20
12562*	11/07/2022	\$5,020.00	12582	11/16/2022	\$1,645.00
12563	11/07/2022	\$2,863.63	12583	11/16/2022	\$2,179.65
12565*	11/07/2022	\$1,499.25	12584	11/23/2022	\$9,833.33
12566	11/08/2022	\$48.00	12586*	11/28/2022	\$347.59
12568*	11/07/2022	\$1,129.59	12587	11/29/2022	\$356.90
12569	11/08/2022	\$3,000.00	12588	11/25/2022	\$40.00
12571*	11/30/2022	\$979.50	12589	11/23/2022	\$2,848.56
12572	11/08/2022	\$23.72	12590	11/23/2022	\$2,980.51
12574*	11/08/2022	\$1,645.00	12591	11/30/2022	\$9,833.33
12578*	11/16/2022	\$15,281.75	12592	11/29/2022	\$3,600.00
12579	11/16/2022	\$20.00	12593	11/29/2022	\$255.00

* Indicates skipped check number

26 item(s) totaling \$134,676.35

Daily Balances

Date	Amount	Date	Amount	Date	Amount
11/01/2022	\$881,804.14	11/14/2022	\$925,938.22	11/23/2022	\$1,315,562.02
11/03/2022	\$912,436.82	11/15/2022	\$904,906.81	11/25/2022	\$1,315,522.02
11/04/2022	\$911,545.02	11/16/2022	\$886,191.57	11/28/2022	\$1,315,353.15
11/07/2022	\$896,224.41	11/17/2022	\$1,137,778.78	11/29/2022	\$1,703,893.99
11/08/2022	\$889,893.78	11/18/2022	\$1,137,850.30	11/30/2022	\$1,693,081.16
11/09/2022	\$877,885.60	11/21/2022	\$1,083,130.30		
11/10/2022	\$866,128.42	11/22/2022	\$1,350,197.28		

WESTCHASE

Community Development District

**Payment Register by Fund
For the Period from 11/1/22 to 11/30/22
(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	12562	11/01/22	ARETE INDUSTRIES	CS/2022/8344	(10) 60" Teak Vineyard Benches-Brown	Impr - Park	563004-57208	\$5,020.00
001	12563	11/01/22	ERIN McCORMICK LAW PA	10617	9/21/22-10/24/22 LEGAL SERVICES	ProfServ-Legal Services	531023-51401	\$2,863.63
001	12565	11/01/22	HILLSBOROUGH COUNTY	CCI-2022-00906	09/01/22-09/30/22 SECURITY	Contracts-Police	534031-53901	\$1,499.25
001	12566	11/01/22	HUGHES EXTERMINATORS INC	48892154	Office Pest & Rodent Control	Contracts-Pest Control	534125-53901	\$48.00
001	12568	11/01/22	PALMDALE OIL COMPANY, INC	1851633	326.3 GALLON FUEL - ACCT #8018	3.46 per gallon	540004-53901	\$1,129.59
001	12569	11/01/22	PETE'S TREE	1224	OCT TRIM/REMOVE/GRIND TREES	R&M-Grounds	546037-53901	\$3,000.00
001	12571	11/01/22	RICHARD LEE REPORTING	9752	10/04/22 WESTCHASE CDD MEETING	ProfServ-Recording Secretary	531036-51301	\$979.50
001	12572	11/01/22	SITE ONE LANDSCAPE SUPPLY	124722496-001	GLUE; PIPE DAUBERS	discount	546041-53901	(\$0.48)
001	12572	11/01/22	SITE ONE LANDSCAPE SUPPLY	124722496-001	GLUE; PIPE DAUBERS	R&M-Irrigation	546041-53901	\$24.20
001	12574	11/01/22	TKOT ENTERPRISES, LLC	188395	10/01/22-10/31/22 CLEANING SRVCS	Restroom CLeaning Parks	546001-57208	\$995.00
001	12574	11/01/22	TKOT ENTERPRISES, LLC	188395	10/01/22-10/31/22 CLEANING SRVCS	shop and office	551008-53901	\$550.00
001	12578	11/08/22	AVENTURA NURSERY	48163	Install multiple plants throughout neighborhoods	R&M-Grounds	546037-53901	\$15,281.75
001	12582	11/08/22	TKOT ENTERPRISES, LLC	188992	11/01/22-11/30/22 JANITORIAL SRVCS	Restroom CLeaning Parks	546001-57208	\$995.00
001	12582	11/08/22	TKOT ENTERPRISES, LLC	188992	11/01/22-11/30/22 JANITORIAL SRVCS	shop and office	551008-53901	\$550.00
001	12583	11/08/22	TRIANGLE POOL SERVICE	1678	OCT Actuating Fountain Cleaning	Contracts-Fountain	534023-53801	\$650.00
001	12583	11/08/22	TRIANGLE POOL SERVICE	113171	INSTALL NEW SPLASH PAD MOTOR	R&M-Fountain	546032-53801	\$1,529.65
001	12584	11/17/22	A & B AQUATICS	20262052574	OCT 2022 AQUATIC SVC	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	12586	11/17/22	CHOO-CHOO LAWN EQUIP INC	343913	NEW CHAINSAW	R&M-Equipment	546022-53901	\$347.59
001	12588	11/17/22	SIMPLE COMMUNICATIONS TECH	19253VZW	NOV Satellite/VZW DATA PLAN 157938	R&M-Irrigation	546041-53901	\$20.00
001	12588	11/17/22	SIMPLE COMMUNICATIONS TECH	1925VZW	NOV Satellite/VZW DATA PLAN 708033	R&M-Irrigation	546041-53901	\$20.00
001	12589	11/17/22	VANASSE HANGEN BRUSTLIN, INC.	0390830	10/02/22-10/29/22 Landscape Architect Svc	3rd installment plan for Ivy's service	531022-53901	\$2,848.56
001	12590	11/18/22	AG OUTSHINES LLC	1379	PRESSURE WASHING	GREENS	546106-53901	\$699.40
001	12590	11/18/22	AG OUTSHINES LLC	1379	PRESSURE WASHING	Linebaugh Ave.	546106-53901	\$2,281.11
001	12591	11/22/22	A & B AQUATICS	20261480	NOV 2022 AQUATIC SVC	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	12592	11/22/22	AVENTURA NURSERY	47116A	RPLCMNT FOR FRAUD CHECK #12378	R&M-Grounds	546037-53901	\$3,600.00
001	12593	11/22/22	FOUNTAIN DESIGN GROUP INC	28536A	NOV-JAN QTRLY FOUNTAIN CLEANING	Contracts-Fountain	534023-53801	\$255.00
001	12594	11/29/22	VALERIE HELLER ROMAS	1038	HOLIDAY WREATH FINAL	Misc-Holiday Decor	549027-53901	\$2,045.45
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	Gaston Tree	546037-53901	\$1,200.00
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	leatherogy	551002-53901	\$166.63
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	amazon squeegee	546001-57208	\$18.98
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	50% deposit welcome home design	546085-53901	\$1,179.83
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	Battery back up for computer	551002-53901	\$239.00
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	USB-USBC	551002-53901	\$13.98
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	1and1.com	551002-53901	\$26.00
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	dropbox renewal	551002-53901	\$119.88
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	Racetrac for tools	540004-53901	\$240.00
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	oil change for F250	546001-53901	\$128.95
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	fuel tools	540004-53901	\$25.00
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	fuel for F250	540004-53901	\$58.50
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	fuel for F250	540004-53901	\$1.00
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	D. Johnson/stump grinding	546037-53901	\$975.00
001	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	drop box	552001-53901	\$11.99
001	DD6335	11/09/22	INFRAMARK, LLC - EFT	84693 EFT	OCT MNGT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$10,311.17
001	DD6335	11/09/22	INFRAMARK, LLC - EFT	84693 EFT	OCT MNGT SRVCS	Postage and Freight	541006-51301	\$33.06
001	DD6335	11/09/22	INFRAMARK, LLC - EFT	84693 EFT	OCT MNGT SRVCS	Printing and Binding	547001-51301	\$33.95
001	DD6336	11/09/22	OLM INC - EFT	40333 EFT	10/27/22 landscape inspection	Contracts-Other Services	534033-53901	\$1,630.00
001	DD6337	11/10/22	BOCC - ACH WATER	102122-0000 ACH	09/09/22-10/14/22 Water & Reclaimed Water	Utility - General	543001-53901	\$768.65
001	DD6337	11/10/22	BOCC - ACH WATER	102122-0000 ACH	09/09/22-10/14/22 Water & Reclaimed Water	Utility - Reclaimed Water	543028-53901	\$341.72
001	DD6339	11/17/22	DECIMAL, INC. - ACH	110822 ACH	ACH PD 11/10/22	Deferred Compensation-Current	235000	\$1,682.36
001	DD6341	11/21/22	EGIS INSURANCE ADVISORS - EFT	17083	10/01/22-10/01/23 INS #100122756	Insurance - General Liability	545002-51301	\$54,721.00
001	DD6357	11/30/22	DECIMAL, INC. - ACH	112222 ACH	ACH PD 11/23/22	Deferred Compensation-Current	235000	\$1,722.56
001	DD6358	11/30/22	NANCY MILLAN,TAX COLLECTOR	110122 ACH	2022 STREET LIGHT TAXES - ACH Pymt	Misc-Taxes (Streetlights)	549097-53901	\$38,407.61

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001	DD6359	11/30/22	TECO - ACH	110322-0531 ACH	09/21/22-10/19/22 Electric Utilities	Utility - General	543001-53901	\$1,531.55
001	DD6359	11/30/22	TECO - ACH	110322-0531 ACH	09/21/22-10/19/22 Electric Utilities	Utility - General	543001-53901	\$107.10
001	DD6379	11/30/22	CHARTER COMMUNICATIONS	168980001102122 ACH	10/30/22-11/29/22 168980001	OFFICE	541005-53901	\$199.97
001	DD6379	11/30/22	CHARTER COMMUNICATIONS	168980001102122 ACH	10/30/22-11/29/22 168980001	BAYBRIDGE	549031-57208	\$204.00
001	DD6379	11/30/22	CHARTER COMMUNICATIONS	168980001102122 ACH	10/30/22-11/29/22 168980001	GLENCLIFF	549031-57208	\$204.00
001	DD6379	11/30/22	CHARTER COMMUNICATIONS	168980001102122 ACH	10/30/22-11/29/22 168980001	WPV	549031-57208	\$204.00
Fund Total								\$183,406.30

GENERAL FUND - HARBOR LINKS (002) - 002

002	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	Doorking Radcliff	541005-53901	\$41.95
002	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	Doorking Peabody	541005-53901	\$41.95
002	DD6359	11/30/22	TECO - ACH	110322-0531 ACH	09/21/22-10/19/22 Electric Utilities	Electricity - Streetlighting	543013-53901	\$547.09
002	DD6379	11/30/22	CHARTER COMMUNICATIONS	168980001102122 ACH	10/30/22-11/29/22 168980001	RADCLIFF	541005-53901	\$121.00
002	DD6379	11/30/22	CHARTER COMMUNICATIONS	168980001102122 ACH	10/30/22-11/29/22 168980001	PEABODY	541005-53901	\$121.00
Fund Total								\$872.99

GENERAL FUND - THE ENCLAVE (003) - 003

003	DD6359	11/30/22	TECO - ACH	110322-0531 ACH	09/21/22-10/19/22 Electric Utilities	R&M-Streetlights	546095-53901	\$1,838.66
Fund Total								\$1,838.66

GENERAL FUND - SAVILLE ROW (004) - 004

004	12580	11/08/22	MO'ZART DESIGNS	22-6895	Saville Rowe / 10 TRANSMITTERS	R&M-Gate	546034-53901	\$392.40
004	DD6359	11/30/22	TECO - ACH	110322-0531 ACH	09/21/22-10/19/22 Electric Utilities	R&M-Streetlights	546095-53901	\$31.49
004	DD6379	11/30/22	CHARTER COMMUNICATIONS	168980001102122 ACH	10/30/22-11/29/22 168980001	SAVILLE ROWE	541005-53901	\$154.97
Fund Total								\$578.86

GENERAL FUND - THE GREENS (102) - 102

102	12574	11/01/22	TKOT ENTERPRISES, LLC	188395	10/01/22-10/31/22 CLEANING SRVCS	Guard House	546001-53901	\$100.00
102	12579	11/08/22	HUGHES EXTERMINATORS INC	67462C	10/19 PEST and RODENT CONTROL-GREENS	Contracts-Pest Control	534125-53901	\$20.00
102	12580	11/08/22	MO'ZART DESIGNS	22-6898	Greens/Mega Arm gear box assmly & drive belt	R&M-Gate	546034-53901	\$1,520.60
102	12581	11/08/22	SECURITAS SECURITY	11027758	10/01/22-10/31/22 SECURITY-THE GREENS	Contracts-Security Services	534037-53901	\$18,866.20
102	12582	11/08/22	TKOT ENTERPRISES, LLC	188992	11/01/22-11/30/22 JANITORIAL SRVCS	Guard House	546001-53901	\$100.00
102	12587	11/17/22	MO'ZART DESIGNS	22-6899	10 GREENS GATE TRANSMITTERS	R&M-Gate	546034-53901	\$356.90
102	DD6337	11/10/22	BOCC - ACH WATER	102122-0000 ACH	09/09/22-10/14/22 Water & Reclaimed Water	R&M-General	546001-53901	\$35.79
102	DD6359	11/30/22	TECO - ACH	110322-0531 ACH	09/21/22-10/19/22 Electric Utilities	R&M-Streetlights	546095-53901	\$5,208.70
102	DD6379	11/30/22	CHARTER COMMUNICATIONS	168980001102122 ACH	10/30/22-11/29/22 168980001	THE GREENS	541005-53901	\$167.00
Fund Total								\$26,375.19

GENERAL FUND - STONEBRIDGE (103) - 103

103	DD6359	11/30/22	TECO - ACH	110322-0531 ACH	09/21/22-10/19/22 Electric Utilities	R&M-Streetlights	546095-53901	\$551.59
103	DD6379	11/30/22	CHARTER COMMUNICATIONS	168980001102122 ACH	10/30/22-11/29/22 168980001	STONEBRIDGE	541005-53901	\$121.00
Fund Total								\$672.59

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GENERAL FUND -WEST PARK VILLAGE (323,4,5A,6) (104) - 104								
104	DD6359	11/30/22	TECO - ACH	110322-0531 ACH	09/21/22-10/19/22 Electric Utilities	R&M-Streetlights	546095-53901	\$10,306.68
Fund Total								\$10,306.68

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

105	DD6359	11/30/22	TECO - ACH	110322-0531 ACH	09/21/22-10/19/22 Electric Utilities	R&M-Streetlights	546095-53901	\$504.46
Fund Total								\$504.46

GENERAL FUND - VINEYARDS (106) - 106

106	12580	11/08/22	MO'ZART DESIGNS	22-6894	VINEYARDS/10 TRANSMITTERS	R&M-Gate	546034-53901	\$392.40
106	DD6315	11/10/22	CARD SERVICES CENTER	101022-0566 ACH	CC purch thru10/10/22	Knox Switch replacement	546001-53901	\$319.50
106	DD6379	11/30/22	CHARTER COMMUNICATIONS	168980001102122 ACH	10/30/22-11/29/22 168980001	VINEYARD	549031-53901	\$116.97
Fund Total								\$828.87

CLEARING FUND - 800

800	12575	11/04/22	BRIAN M. ROSS	PAYROLL	November 04, 2022 Payroll Posting			\$184.70
800	DD6318	11/04/22	GREGORY L. CHESNEY	PAYROLL	November 04, 2022 Payroll Posting			\$184.70
800	DD6319	11/04/22	MATTHEW W. LEWIS	PAYROLL	November 04, 2022 Payroll Posting			\$184.70
800	DD6320	11/04/22	FORREST D. BAUMHOVER	PAYROLL	November 04, 2022 Payroll Posting			\$184.70
800	DD6321	11/04/22	JAMES J. WIMSATT	PAYROLL	November 04, 2022 Payroll Posting			\$184.70
800	DD6322	11/10/22	ANDREW J. WILLIAMSON	PAYROLL	November 10, 2022 Payroll Posting			\$205.02
800	DD6323	11/10/22	WALTER MARQUEZ	PAYROLL	November 10, 2022 Payroll Posting			\$750.61
800	DD6334	11/10/22	NICHOLAS C. HODGES	PAYROLL	November 10, 2022 Payroll Posting			\$615.05
800	DD6333	11/10/22	BRANDON L. WARD	PAYROLL	November 10, 2022 Payroll Posting			\$410.03
800	DD6324	11/10/22	PATRICK J. MCLANE	PAYROLL	November 10, 2022 Payroll Posting			\$273.36
800	DD6325	11/10/22	DOUGLAS R. MAYS	PAYROLL	November 10, 2022 Payroll Posting			\$2,434.43
800	DD6326	11/10/22	SONJA WHYTE	PAYROLL	November 10, 2022 Payroll Posting			\$1,421.48
800	DD6327	11/10/22	LIVAN SOTO VIEGO	PAYROLL	November 10, 2022 Payroll Posting			\$1,910.80
800	DD6328	11/10/22	DANIEL P. HAWKINS	PAYROLL	November 10, 2022 Payroll Posting			\$771.22
800	DD6329	11/10/22	CRISTIAN A. GUABA	PAYROLL	November 10, 2022 Payroll Posting			\$1,735.08
800	DD6330	11/10/22	DANIEL R. HEFFRON	PAYROLL	November 10, 2022 Payroll Posting			\$683.39
800	DD6331	11/10/22	JAMES M. SCHNEIDER	PAYROLL	November 10, 2022 Payroll Posting			\$341.69
800	DD6332	11/10/22	MICHAEL R. MILILLO	PAYROLL	November 10, 2022 Payroll Posting			\$205.02
800	DD6342	11/23/22	ANDREW J. WILLIAMSON	PAYROLL	November 23, 2022 Payroll Posting			\$410.03
800	DD6343	11/23/22	WALTER MARQUEZ	PAYROLL	November 23, 2022 Payroll Posting			\$410.03
800	DD6344	11/23/22	NICHOLAS C. HODGES	PAYROLL	November 23, 2022 Payroll Posting			\$853.31
800	DD6345	11/23/22	BRANDON L. WARD	PAYROLL	November 23, 2022 Payroll Posting			\$615.05
800	DD6346	11/23/22	KRISTIAN GUNDERSEN	PAYROLL	November 23, 2022 Payroll Posting			\$199.55
800	DD6347	11/23/22	PATRICK J. MCLANE	PAYROLL	November 23, 2022 Payroll Posting			\$307.10
800	DD6348	11/23/22	DOUGLAS R. MAYS	PAYROLL	November 23, 2022 Payroll Posting			\$2,434.43
800	DD6349	11/23/22	SONJA WHYTE	PAYROLL	November 23, 2022 Payroll Posting			\$1,421.48

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800	DD6350	11/23/22	LIVAN SOTO VIEGO	PAYROLL	November 23, 2022 Payroll Posting			\$2,215.16
800	DD6351	11/23/22	DANIEL P. HAWKINS	PAYROLL	November 23, 2022 Payroll Posting			\$652.30
800	DD6352	11/23/22	DANIEL R. WOOLLEY	PAYROLL	November 23, 2022 Payroll Posting			\$1,048.51
800	DD6353	11/23/22	CRISTIAN A. GUABA	PAYROLL	November 23, 2022 Payroll Posting			\$1,926.00
800	DD6354	11/23/22	KATHERINE A. LAMB	PAYROLL	November 23, 2022 Payroll Posting			\$170.85
800	DD6355	11/23/22	DANIEL R. HEFFRON	PAYROLL	November 23, 2022 Payroll Posting			\$205.02
800	DD6356	11/23/22	JAMES M. SCHNEIDER	PAYROLL	November 23, 2022 Payroll Posting			\$205.02
Fund Total								\$25,754.52
Total Payments								\$251,139.12

Sixth Order of Business

6D.



January 5, 2023

Sonny Whyte
WESTCHASE CDD
9515 W. Linebaugh Avenue
Tampa, FL 33626

Re: Re-bidding of landscape maintenance for Westchase CDD

Dear Sonny:

This letter agreement authorizes OLM, Inc. to rebid the landscape maintenance for the Westchase CDD.

OLM will modify and update the current specifications as needed and will coordinate the bid process, conducting an on-site prebid meeting. Bids will be submitted to the District Office and OLM will receive bids via email from the bidding contractors. OLM will then verify accuracy, evaluate bids, and provide a bid summary package with detailed pricing backup.

After final dollar amounts are agreed upon, OLM will assist in the preparation of final contracts ready for execution. The fee for this will be \$3,000.

Please sign below authorizing us to begin and return via email to office@olminc.com.

Do not hesitate to call if you have any questions.

Sincerely,

Paul Woods

Paul Woods
Florida Regional Consultant

Seventh Order of Business

FIELD OFFICE REPORT 01/10/23

Mulching property has started should be completed by next week

Palm tree trimming has been completed.

Drainage:

1. Drainage, at Baybridge and Glenclyff Park Tunnel has been completed (needs some tweaking)
2. We had some drainage issues off Montague with the heavy rains, we have placed a Call to Florida Jet (Keep you posted)
3. Attached in the agenda package a proposal for Crosscreek for the board to consider.

Bird Issue

1. Doug met with the USDA to inspect the island, his recommendation is to purchase A Laser gun and a paintball gun both we could do the daily harassment in house I have priced a laser the same one he has at \$1395.00 and I'm working on getting Pricing for a paintball gun!
Due to the bad publicity of us" going to kill birds" as per the media they will not renew our Contract it went all the way to the top of the organization (Washington) they politely declined