

**WESTCHASE  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**FEBRUARY 7, 2023**

## Westchase Community Development District

### Board of Supervisors

Matt Lewis, Chairman  
Gregory Chesney, Vice Chairman  
Christopher Barrett, Assistant Secretary  
James Wimsatt, Assistant Secretary  
VACANT, 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, February 7, 2023 – 4:00 p.m.

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### 1. Roll Call

### 2. Organizational Matters

- A. Consideration of Appointment to Seat 4
  - i. Reggie Gillis
  - ii. Keith Heinemann
  - iii. Forrest Baumhover

### 3. Consent Agenda

- A. Approval of the January 10, 2023 Meeting Minutes with Any Corrections Submitted
- B. Acceptance of Financial Statements

### 4. Audience Comments

### 5. Engineer's Report

### 6. Attorney's Report

- A. Consideration of Cooperative Service Agreement between the District and the US Dept of Agriculture Animal and Plant Health Inspection Service (APHIS) Wildlife Service to disperse and remove black and turkey vultures to prevent property damage and provide for human health and safety
- B. A&B Aquatics Contract Execution
- C. Engineering Services RFP

### 7. Manager's Report

- A. Montague Street Green Usage Guidelines
- B. Check Fraud Issue Update

### 8. Field Manager's Report

### 9. Supervisors' Requests

### 10. Adjournment

\*The next workshop meeting is scheduled for February 21, 2023 and the next regular meeting is scheduled for March 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.**

# REGINALD R. GILLIS

11806 MARBLEHEAD DR. • TAMPA • FLORIDA • 33626

CELL: (813) 431-8241; RRGILLIS@VERIZON.NET

## SUMMARY

**M.S., Program-Project Manager**, with over forty years of demonstrated growth and success in enabling organizations to achieve their operational and productivity initiatives. Breadth of experience encompasses: project methodology development, core business process improvements, achieving performance targets, strategic planning, development of training programs and streamlining operational procedures. Possess a unique ability to determine an organization's operational needs and to define, establish, and deliver value-added solutions. Adept at coaching, motivating, and mentoring others to win support for ambitious program goals and to create high productivity. Demonstrated track record of managing major multi-million dollar projects from concept to completion, including:

- Delivery of high quality, strategic plans
- High Standards of Ethics & Integrity
- Forming & Leveraging Strategic Alliances
- Ensuring Top-notch Operational Performance
- Start-up/Turn-around Situations
- Written, Verbal, & Presentation Skills
- Facilitating Inter-departmental Cooperation
- Multiple Project Management

**Current Security Clearance:** TS/SCI with various additional classified specifications.

## SELECTED ACCOMPLISHMENTS

- Developed strategies for the Chief Executive Officer of the US Army as one of two strategists to implement the first ground up transformation in over 100 years of the over 1.5 million employees and \$100B+ budget of the US Army into an organization capable of integrating advanced technologies, best business practices, and leader development programs for the 21<sup>st</sup> century.
- Started a personnel support company as a sole individual to a multimillion-dollar annual revenue company with daily operations in FL, VA, GA, and TX, and support to federal facilities across the United States and its territories.
- Developed the methodology and led an assessment team at US Special Operations Command for 5 years to measure progress for the Global War on Terrorism for the Department of Defense, results provided to the Secretary of Defense.
- Led the strategic review of defense planning for the State of Kuwait, resulting in a requirement to lead a team of planners and staff to develop a new national defense plan.
- Developed comprehensive plans by leading a world class team of planners to execute US-led coalition combat and non-combat operations of nearly one hundred countries to address the varied and complex challenges associated with terrorist networks and insurgencies within the central countries in the Global War on Terrorism, including the overthrow of the Iraq and Afghanistan governments.
- Planned, scheduled, resourced, prioritized, and integrated project management activities for the air movement of commercial, military and pleasure aircraft in the national airspace system to include all air traffic control and maintenance of navigational aids for the lower half of Alabama, the southwest corner of Georgia, and the panhandle of Florida. Developed and championed through the US government interagency process a compensation system for military employed civilian air traffic controllers that was approved and adopted across the Department of Defense.
- One of four primary US analysts that developed the comprehensive plan to expand the North Atlantic Treaty Organization (NATO) by three countries, adding Poland, Hungary and the Czech Republic. The findings were personally presented to senior US officials of the National Security Council, Departments of Defense and State, Congressional leaders and staff, and the most senior political and military leaders of the affected nations.
- Operated in foreign countries, in multi-national environments, coordinating operations of foreign armies, international governmental and non-governmental organizations, and contractors for over two years. The results of these operations were increased stability, foreign investment, and a marked increase in the ability of local governments to function. Conducted aerial combat missions as a pilot in command.

## **EXPERIENCE**

### **Founder/CEO – Strategic Defense Solutions, LLC**

**2006 to Present**

Founded a company that specializes in providing strategic analytical services in the defense industry, which then expanded into other federal agencies. Primary overall decision maker, director of marketing and personnel decisions, technical writer for proposals and business development officer, quality control officer and standards setter.

**2006**

### **Director of Strategic Defense Planning – iBASEt**

Led teams of analysts in the development of strategy to tasks assessments for national level planning. Specific expertise in development of strategic plans in the Middle East.

### **Chief of Plans, Strategy, Plans and Policy – United States Central Command**

**2002 to 2005**

Managed the development of plans and strategy for the military component of US Government policy in the Middle East and Southeast Asia. Focus of efforts was the integration of the diplomatic, economic, and information with the military elements of the US government to develop a long-term strategy to create a stable and productive region.

### **Strategist/Personnel Assistant – CEO of the US Army**

**2000 to 2001**

One of two strategists on the personal staff of the CEO of the US Army, an organization with 1.5 million employees. Developed strategies, sensitive plans and summaries of complex, multiyear programs for a \$250 billion dollar organization in assets under the CEO for his engagements with the most senior leadership the US and partner nations, including the US President, Congressional leaders, and the Secretary of Defense and other senior members of the Department.

### **Chief Operating Officer/Commander – 1<sup>st</sup> Battalion 11<sup>th</sup> Aviation Regiment – US Army**

**1998 to 2000**

Managed an organization of over 500 employees, with seven direct reporting agencies and an operational staff of 50 people. The organization's charter was to provide air traffic control service for Lower Alabama, Southwest Georgia, and the Panhandle of Florida 24 hours per day, seven days a week. Planned and executed a budget of over \$36 million, to include the management of construction projects, personnel salaries, and maintenance budgets for facilities and equipment valued in excess of \$500 million.

### **Strategist/Senior Analyst – Office of the Secretary of the Defense**

**1996 to 1998**

Developed strategies to support senior policy decision makers as they addressed global issues with military applications. Duties included conducting analysis and briefing political and military leaders of the United States, as well as selected allies. Special emphasis on European matters associated with the North Atlantic Treaty Organization (NATO) required frequent travel and exchanges with political-military leaders of Europe including Presidents and general officers. That specialized expertise also required review and input to the US President's prepared statements, speeches, and policy development on NATO.

### **Senior Aviation Officer, Strategist/War Planner – US Army**

**1990 to 1996**

Flew over 1000 hours in US Army helicopters, primarily as a pilot-in-command and mission leader. Provided strategies for US Army issues in the Middle East and Europe. In both roles, served multiple combat tours. Provided recommended methods to align resources and requirements of US Army assets to support the war fighting commands.

## **EDUCATION, PROFESSIONAL DEVELOPMENT, COMMUNITY SERVICE**

M.S., National Security Strategy, National Defense University, Washington, DC

M.S., Engineering Management, University of Dayton, Dayton, Ohio

Senior Army Aviator, US Army Aviation Center, Ft. Rucker, AL

B.S., General Engineering, United States Military Academy, West Point, NY

Coached Men's Basketball Teams at Army Installations in the US and Europe

Coached Under Armour Flag Football Westchase Division Kindergarten – 8<sup>th</sup> Grade

Westchase Golf Course Men's Golf League Lead Organizer

Member of Omega Psi Phi Fraternity, Local Scholarship Committee Chairman

## **Slaughter, Mona**

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**Subject:** FW: Westchase CDD Vacancy  
**Attachments:** wca 2018.docx

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Andy---I'd like to be considered for the current vacancy.

I am now retired from the USPS, after 18 years, and would have the time to devote to advocating for our community.

I've attached a recent summary of my work. I know this community—been a Voting Member of alternate since 2000. Five terms on the WCA Board. And, once a short term fill in with the CDD prior to the merger of CDD East and the CDD. Just, enough to when an appetite for the operation.

I have a good relationship with both Sonny and Doug on the staff.

Previously, I was not able to run for the CDD, as I was leading the voting precinct/location for the Supervisor of Elections, and could not be on the ballot. But in this opportunity, I'd like to apply.

Time being of the essence, I've attached a brief bio I used in a recent WCA Election.

Thanks for your consideration!

Keith Heinemann here, finishing my fifth year as WCA Board Secretary. Concurrently, I'm also serving as the WCA 'member' (liaison) to the World of Westchase board. I've been privileged to serve with outstanding slates of board members for both groups.

Locally, I've been elected alternate Voting Member for Radcliffe for eleven years, and six years as the VM, plus ten years on the Government Affairs Committee, including one as chairman.

Many of you know me as the Precinct 508 Clerk for the Supervisor of Elections, where I've led that group, since 2002. Or, you may have read some of my regular WOW articles over the years.

Prior to Westchase, I served twenty-eight years in the Air Force, with significant leadership assignments in Transportation & Logistics, including a tour at HQ USAF Transportation at the Pentagon, promoted to full Colonel, and concluded my career here at HQ US Central Command. Along the way, I was awarded a Bronze Star for service during Operation DESERT STORM in 1990/91.

My education includes a B.A. in Economics from St Olaf College, and an MBA specializing in Transportation from the University of Tennessee, plus other graduate programs at Northwestern University and the University of Tennessee.

Finally, I also chaired our Nomination committee for three cycles, leading election night proceedings for our WCA Board in 2013, 2015 and 2017.

**You** have elected top-notch people to look out for Westchase's best interests. I'd be honored to represent you and serve another term on our WCA Board.



## **Third Order of Business**

**3A.**

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: January 10, 2023</p> <p>TIME: 4:00 p.m. - 5:38 p.m.</p> <p>PLACE: Maureen Gauzza Regional Library 11211 Countryway Boulevard Tampa, Florida 33626</p> <p>REPORTED BY: Whitlie Grace Cullipher Notary Public State of Florida at Large</p>	<p style="text-align: right;">Agenda Page #11 Page 3</p> <p style="text-align: center;">INDEX</p> <table> <tr><td>Meeting called to order</td><td>5</td></tr> <tr><td>Roll Call</td><td>5</td></tr> <tr><td>Motion to accept Brian Ross's resignation (Motion passes)</td><td>6</td></tr> <tr><td>Consent agenda</td><td>8</td></tr> <tr><td>Motion to accept (Motion passes)</td><td>8</td></tr> <tr><td>Audience comments</td><td>8</td></tr> <tr><td>Engineer's report</td><td>11</td></tr> <tr><td>Discussion of Mr. Dvorak leaving JMT</td><td>11</td></tr> <tr><td>Motion to accept the assignment and contract for district engineering services from JMT to BDI (Motion passes)</td><td>23</td></tr> <tr><td>Attorney's Report</td><td>26</td></tr> <tr><td>Discussion re: indemnification agreement</td><td>27</td></tr> <tr><td>Manager's Report</td><td>35</td></tr> <tr><td>FASP membership renewal Motion to accept (Motion passes)</td><td>35</td></tr> <tr><td>Update on district banking</td><td>31</td></tr> <tr><td>Motion to accept Truist as new district bank (Motion passes)</td><td>40</td></tr> <tr><td>OLM rebid of landscape maintenance Motion to accept rebid (Motion passes)</td><td>49</td></tr> <tr><td>Phone discussion with Allen Ruiz from Vertex regarding extension</td><td>53</td></tr> </table>	Meeting called to order	5	Roll Call	5	Motion to accept Brian Ross's resignation (Motion passes)	6	Consent agenda	8	Motion to accept (Motion passes)	8	Audience comments	8	Engineer's report	11	Discussion of Mr. Dvorak leaving JMT	11	Motion to accept the assignment and contract for district engineering services from JMT to BDI (Motion passes)	23	Attorney's Report	26	Discussion re: indemnification agreement	27	Manager's Report	35	FASP membership renewal Motion to accept (Motion passes)	35	Update on district banking	31	Motion to accept Truist as new district bank (Motion passes)	40	OLM rebid of landscape maintenance Motion to accept rebid (Motion passes)	49	Phone discussion with Allen Ruiz from Vertex regarding extension	53
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Matthew Lewis, Chairman Greg Chesney, Vice Chairman 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>DISTRICT ATTORNEY:</p> <p>Erin McCormick</p> <p>DISTRICT ENGINEER:</p> <p>Robert Dvorak</p> <p>ALSO PRESENT: Karen Ring</p>	<p style="text-align: right;">Page 4</p> <table> <tr><td>Field Manager's Report</td><td>68</td></tr> <tr><td>Discussion about erosion repair in Glenclyff Park</td><td>69</td></tr> <tr><td>Update on turkey vultures</td><td>74</td></tr> <tr><td>Bell Tower redesign</td><td>85</td></tr> <tr><td>Motion to approve fountain phase two (Motion passes)</td><td>93</td></tr> <tr><td>Supervisor's requests</td><td>95</td></tr> <tr><td>Motion to adjourn (Motion passes)</td><td>96</td></tr> <tr><td>Adjournment</td><td>97</td></tr> </table>	Field Manager's Report	68	Discussion about erosion repair in Glenclyff Park	69	Update on turkey vultures	74	Bell Tower redesign	85	Motion to approve fountain phase two (Motion passes)	93	Supervisor's requests	95	Motion to adjourn (Motion passes)	96	Adjournment	97																		
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<p style="text-align: right;">Page 5</p> <p>1 The transcript of Westchase Community 2 Development District Board Meeting, on the 10th day 3 of January, 2023, 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 * * * * * 9 CHAIRMAN LEWIS: Happy New Year to 10 everybody here. I am going to go ahead and 11 call this meeting to order. This is the 12 Westchase CDD meeting for January 10th, 2023. 13 We are actually in a different room, but I 14 always still make time to do the Pledge of 15 Allegiance, so we'll pretend there's a flag in 16 front of us if you all don't mind indulging me. 17 (The Pledge of Allegiance was recited.) 18 CHAIRMAN LEWIS: Thank you guys. All 19 right. Let the record reflect that four 20 supervisors are here. We actually just got 21 word from our manager, Andy Mendenhall, that 22 Brian Ross has resigned. So -- 23 MR. MENDENHALL: Yeah, procedurally, 24 you'd want to make a motion to accept the 25 resignation.</p>	<p style="text-align: right;">Agenda Page #12 Page 7</p> <p>1 we reach out to the public, usually through the 2 WOW. People send in resumes and I am happy to 3 have -- if the WOW wants to direct them towards 4 me or forward them on, either way works and 5 then I will feed them out to you guys prior to 6 the meeting, and then once we get in the 7 meeting, we will let those folks that have 8 expressed interest know that, you know, they 9 are encouraged to attend and then, of course, 10 at that point, if you guys want to ask any 11 questions or anything like that, you have that 12 opportunity. And then from an appointment 13 perspective, you really have -- and I won't 14 steal Erin's thunder, but you have some leeway 15 towards how you go through that process. I 16 think last time we basically, you know, a 17 motion and then a vote on suggested folks that 18 were chosen, I guess, for lack of better words. 19 CHAIRMAN LEWIS: Okay. Very good. Thank 20 you, Andy. 21 MR. MENDENHALL: Yep. 22 CHAIRMAN LEWIS: Okay. At this point, 23 looking for approval -- motion to approve the 24 consent agenda? 25 MR. WIMSATT: Move to approve the consent</p>
<p style="text-align: right;">Page 6</p> <p>1 CHAIRMAN LEWIS: Okay. I'll make a 2 motion to accept the reservation. 3 MR. WIMSATT: Second. 4 CHAIRMAN LEWIS: All right. Any 5 discussion? 6 (No response.) 7 CHAIRMAN LEWIS: Seeing none, all in 8 favor? 9 (All board members signify in the 10 affirmative.) 11 CHAIRMAN LEWIS: It passes four to zero. 12 (Motion passes.) 13 MR. WIMSATT: Chris had very reluctant 14 three. 15 CHAIRMAN LEWIS: Yeah, that was a big 16 surprise. So -- we will -- no doubt, I guess, 17 get with the WOW Magazine and put out a notice 18 that a position has opened on the board and 19 take -- hopefully, we get some resumes. 20 I know -- I think there was -- actually, 21 you had one opponent there and I'm sure there's 22 other people that are interested. So -- 23 MR. MENDENHALL: Yeah, and the way we've 24 done it in the past, as you are probably well 25 aware of, as I recall, generally, you know,</p>	<p style="text-align: right;">Page 8</p> <p>1 agenda. 2 MR. CHESNEY: So moved. 3 CHAIRMAN LEWIS: Okay. Mr. Wimsatt and 4 seconded by Mr. Chesney. Any discussion? 5 (No response.) 6 CHAIRMAN LEWIS: All right. All in 7 favor? 8 (All board members signify in the 9 affirmative.) 10 CHAIRMAN LEWIS: Motion passes four to 11 zero. 12 (Motion passes.) 13 CHAIRMAN LEWIS: Okay. Moving on to 14 audience comments. I believe we have Mr. -- 15 from A &amp; B Aquatics. Sorry, Bob, looking 16 past you for a second. 17 MR. CONNER: Yes, hi. I am Reid Conner, 18 owner of A &amp; B Aquatics. I know you guys are 19 used to dealing Aaron Jackson. I bought the 20 company from him in June. We're just 21 interested in continuing with excellent 22 service, excellent communication with you guys 23 and open to any criticism or comments you might 24 have. 25 CHAIRMAN LEWIS: Okay. Very good, thank</p>

<p style="text-align: right;">Page 9</p> <p>1 you. Actually, we have some business I think</p> <p>2 that we needed to discuss with him, so we'll</p> <p>3 get to that in just a second, actually, at the</p> <p>4 end.</p> <p>5 Any other comments? Bob, did you --</p> <p>6 MR. ARGUS: Sure, thank you. It recently</p> <p>7 came to my attention that an organization</p> <p>8 called Zillow put out an article and they were</p> <p>9 -- the article was about the best places to</p> <p>10 live in the United States. The first one was a</p> <p>11 suburb of Seattle, Washington; the second one</p> <p>12 was a suburb of Washington D.C.; the third best</p> <p>13 place to live is in a suburb of Phoenix; and</p> <p>14 the fourth place -- best place to live in</p> <p>15 America is a suburb of Tampa called Westchase.</p> <p>16 So I want to commend you all on keeping</p> <p>17 up Westchase and improving on it over the years</p> <p>18 and making us number four for now, and if Chris</p> <p>19 -- if Chris would have continued writing</p> <p>20 articles, I'm sure we would have been number</p> <p>21 three or number two.</p> <p>22 MR. BARRETT: Well, I -- I --</p> <p>23 MR. ARGUS: So thank you.</p> <p>24 MS. RING: Not true, not true.</p> <p>25 MR. BARRETT: I believe the person who's</p>	<p style="text-align: right;">Agenda Page #13 Page 11</p> <p>1 this point, but if there is any questions, I'm</p> <p>2 here to answer those and here in support of</p> <p>3 Andy.</p> <p>4 CHAIRMAN LEWIS: Thank you, nice to see</p> <p>5 you. I think we have that on a agenda, so we</p> <p>6 will get an update on that.</p> <p>7 No, nothing to say? All right. Just</p> <p>8 observing. Okay. And everybody else is on</p> <p>9 staff.</p> <p>10 We'll move into the engineer's report.</p> <p>11 Robert?</p> <p>12 MR. DVORAK: I do have one very exciting</p> <p>13 thing to talk about. You guys have heard</p> <p>14 periodically me mention Stephen Brietic who</p> <p>15 I work with at JMT. He and I just recently</p> <p>16 decided to start our own firm, which would</p> <p>17 focus on CDDs exclusively, providing</p> <p>18 engineering services to CDDs exclusively and</p> <p>19 because Stephen and I were really the only ones</p> <p>20 pursuing this service line at JMT, they are not</p> <p>21 going to pursue or continue pursuing the CDD</p> <p>22 work and will not be continuing to provide</p> <p>23 engineering services to CDDs.</p> <p>24 So this is a -- it's been a very friendly</p> <p>25 parting of the ways. They've kept us on</p>
<p style="text-align: right;">Page 10</p> <p>1 in charge now is a lot smarter than I am. So</p> <p>2 --</p> <p>3 CHAIRMAN LEWIS: Well, thank you for</p> <p>4 that. I had no idea about that article, so</p> <p>5 that's great to hear.</p> <p>6 MR. ARGUS: Yeah, and specifically, Doug</p> <p>7 and --</p> <p>8 MS. WHYTE: Sonny.</p> <p>9 MR. ARGUS: Sonny, yes, sorry.</p> <p>10 MS. WHYTE: It's okay, I got it.</p> <p>11 MR. ARGUS: Yes, it's been a while. It's</p> <p>12 unbelievable what they have done for this</p> <p>13 community.</p> <p>14 CHAIRMAN LEWIS: Yes, absolutely. Thank</p> <p>15 you.</p> <p>16 MR. ARGUS: Thank you to all of you.</p> <p>17 CHAIRMAN LEWIS: Good to see you.</p> <p>18 Chris, anything you want to mention?</p> <p>19 MR. TARASE: No, not -- first real issue</p> <p>20 that I think -- I'm the vice president of</p> <p>21 Inframark, just appreciate the opportunity</p> <p>22 to be here and observe, first and foremost. I</p> <p>23 know there was a -- kind of the banks -- and</p> <p>24 the banking issues in the past, so hopefully --</p> <p>25 I believe most of that has been resolved at</p>	<p style="text-align: right;">Page 12</p> <p>1 through -- into the mid February to help with</p> <p>2 transitioning all of our CDD contracts, however</p> <p>3 that may happen, and there's a lot of different</p> <p>4 scenarios that we've heard about, but the point</p> <p>5 is is that they'll be cooperative in whatever</p> <p>6 it takes and providing whatever it takes to</p> <p>7 make a transition for you guys as easy as</p> <p>8 possible.</p> <p>9 As far as continuing service, we are on</p> <p>10 JMT's payroll or, you know, working for them</p> <p>11 through -- I think the last day is the 10th, so</p> <p>12 you won't be without someone. Doug called me</p> <p>13 or texted me today to come look at something</p> <p>14 and you can continue to do that.</p> <p>15 After the 10th, if we -- if something</p> <p>16 isn't hammered out or guys decide to go for an</p> <p>17 RFP, which takes several months or whatever,</p> <p>18 then we'd have to think about how we would</p> <p>19 handle, I guess, in the interim. We are here</p> <p>20 under JMT, Stephen and I, through February 10th</p> <p>21 and we're very excited. Everyone has been very</p> <p>22 positive in our industry. We work with a</p> <p>23 number of district attorneys, district</p> <p>24 managers, field staff and everyone has been</p> <p>25 very encouraging and excited for us so we feel</p>

<p style="text-align: right;">Page 13</p> <p>1 very good going forward.</p> <p>2 The core group -- you know, Stephen and I</p> <p>3 are, you know -- I may have explained this at</p> <p>4 the last meeting, that 95 percent of the work</p> <p>5 we do is with a CDD. We have a field person,</p> <p>6 Stephen, and I and a junior engineer to help</p> <p>7 with the design, and just to let you know going</p> <p>8 forward, we're going to have -- we have a</p> <p>9 contractor that has done a lot of projects for</p> <p>10 us. He recently left his construction company</p> <p>11 and is going to be doing part of our field work</p> <p>12 on an as-need basis.</p> <p>13 He's going to be semiretired, which is a</p> <p>14 perfect situation for us. Very knowledgeable</p> <p>15 in everything that we do, so he's going to be</p> <p>16 available for that type of work, and we also</p> <p>17 have an engineer that I've worked with for 30</p> <p>18 years that retired, and he's going to be doing</p> <p>19 design work on an as-need basis. He works with</p> <p>20 architects and engineers, so he said he could</p> <p>21 help us out.</p> <p>22 So as far as providing the service, we're</p> <p>23 going to have the core staff available to us,</p> <p>24 and I mentioned to you guys before when it</p> <p>25 came, you know, Sonny needed a survey for the</p>	<p style="text-align: right;">Agenda Page #14 Page 15</p> <p>1 that they are not going to service the CDD</p> <p>2 anymore, you know, would it be similar</p> <p>3 position? I don't --</p> <p>4 MS. McCORMICK: Yeah, so the Consultants</p> <p>5 Competitive Negotiation Act, which I think a</p> <p>6 lot of the board members know about, is the</p> <p>7 competitive selection process that governs</p> <p>8 services like engineering, architecture,</p> <p>9 landscape architecture for the district, and it</p> <p>10 applies in situations where you have a planning</p> <p>11 and study of activity that the district is</p> <p>12 undertaking that exceeds the threshold dollar</p> <p>13 amount, which is \$35,000.</p> <p>14 So I would say the district engineering</p> <p>15 services that the engineer provides would fall</p> <p>16 within that planning and study area. I was</p> <p>17 just looking at our budget for the current year</p> <p>18 for districts engineering and it's, you know, a</p> <p>19 little bit in excess of 50,000. So we would</p> <p>20 exceed that threshold. And I did do some</p> <p>21 research to see, you know, if the CCNA would</p> <p>22 apply in this situation. I think because of</p> <p>23 the fact that, you know, it is going to be a</p> <p>24 new entity that Stephen and Robert are going to</p> <p>25 be affiliated with, that that would be the</p>
<p style="text-align: right;">Page 14</p> <p>1 park. I went to a survey sub that we use all</p> <p>2 the time anyway.</p> <p>3 So there is things that we have like a</p> <p>4 network, the structural sub or the structural</p> <p>5 consultant that looked at the bathroom</p> <p>6 pavilion, and it was someone we knew in our</p> <p>7 network and we were able to get a proposal and</p> <p>8 get them out there and do it. So I have no</p> <p>9 doubt that we'd be able to cover everything you</p> <p>10 guys need if you decide, you know, to stick</p> <p>11 with us. So -- and I know Erin probably has</p> <p>12 some thoughts on how -- what needs to happen or</p> <p>13 what the proper procedure is so that's all I</p> <p>14 have.</p> <p>15 If you guys have any questions, I'd be</p> <p>16 more than glad to answer them.</p> <p>17 CHAIRMAN LEWIS: Yeah, thanks, Robert,</p> <p>18 and in that -- you know, I found that out and I</p> <p>19 talked to Robert very briefly today, so I wish</p> <p>20 you luck and congrats on new venture.</p> <p>21 The things that come across my mind is,</p> <p>22 yes, what -- and I am looking at Erin -- what</p> <p>23 do we do in this situation? I kind of thought</p> <p>24 about it as like what if JMT were going to go</p> <p>25 out of business and they submitted a letter</p>	<p style="text-align: right;">Page 16</p> <p>1 process that the board would undertake.</p> <p>2 So -- but in the interim, I mean, it</p> <p>3 sounds like Robert and Stephen can continue to</p> <p>4 perform services under JMT's umbrella through</p> <p>5 like, you know, the middle of February and then</p> <p>6 it would be an option that we could continue</p> <p>7 with them as engineering or, you know however</p> <p>8 long, as long as those services weren't</p> <p>9 anticipating were going to exceed \$35,000.</p> <p>10 CHAIRMAN LEWIS: Oh, so almost like a</p> <p>11 month-to-month type of agreement?</p> <p>12 MS. McCORMICK: Well, I had another board</p> <p>13 the did it on a yearly basis, but their budget</p> <p>14 was under the \$35,000 and this board is a</p> <p>15 little bit different. So -- I mean, I think,</p> <p>16 you know, if you want to have an agreement for</p> <p>17 district engineering services, that's basically</p> <p>18 continuing ongoing until terminated and then,</p> <p>19 you know, the best process would be -- at some</p> <p>20 point -- say in the next six months or so, that</p> <p>21 we'd undertake that.</p> <p>22 CHAIRMAN LEWIS: So if we choose, as a</p> <p>23 board, we could go that route and we wouldn't</p> <p>24 have -- her CCNA, we would not have to</p> <p>25 advertise?</p>

<p style="text-align: right;">Page 17</p> <p>1 MS. McCORMICK: We would advertise.</p> <p>2 CHAIRMAN LEWIS: Oh, we would. Okay.</p> <p>3 MS. McCORMICK: Yeah, it is a competitive</p> <p>4 selection still. I mean, the way it's</p> <p>5 structured is you do a request for</p> <p>6 qualifications, so it's not based on like the</p> <p>7 hourly rate or the compensation; that it's</p> <p>8 based on other criteria like in the statute --</p> <p>9 MR. MENDENHALL: Like a ranking system,</p> <p>10 basically. (Inaudible.)</p> <p>11 MS. McCORMICK: Yeah.</p> <p>12 MR. MENDENHALL: And just so I</p> <p>13 understand, if there -- if it's \$53,000 budget,</p> <p>14 you could -- we could basically follow along</p> <p>15 and assume that that's -- 35,000 is a little</p> <p>16 bit more than half a year. We have some months</p> <p>17 to kind of line up and prepare for that sort of</p> <p>18 thing?</p> <p>19 MS. McCORMICK: Right, right.</p> <p>20 MR. DVORAK: The other thing that's going</p> <p>21 on, too, just so you -- some food for thought,</p> <p>22 is that a lot of CDDs are just -- are willing</p> <p>23 to accept an assignment of the contract, which</p> <p>24 would mean the CDD and that other engineer and</p> <p>25 us, if we all agree, they can just assign the</p>	<p style="text-align: right;">Agenda Page #15 Page 19</p> <p>1 be the same. We wouldn't be preparing a new</p> <p>2 agreement, we'd just basically be assigning it</p> <p>3 to the district.</p> <p>4 The caveat that I'm making to that is</p> <p>5 that we would only want to do it for a period</p> <p>6 of time where we're anticipating that the total</p> <p>7 fees for district engineering would be less</p> <p>8 than that \$35,000 amount.</p> <p>9 CHAIRMAN LEWIS: Okay. So it would still</p> <p>10 -- we could do that for whatever that'd be.</p> <p>11 Let's just for argument sake, six months, we'd</p> <p>12 still need to put it out for RFP.</p> <p>13 MS. McCORMICK: Right. Yeah, I mean, the</p> <p>14 other option would be, I guess, we could do --</p> <p>15 like on a six-month basis, we could select an</p> <p>16 engineer for a six-month basis. So we could do</p> <p>17 it for six months now with the assignment.</p> <p>18 Then, you could select an engineer for another</p> <p>19 six-month time period. You'd just have to, you</p> <p>20 know, keep going through that process every six</p> <p>21 months as opposed to doing it one time and then</p> <p>22 having an ongoing agreement.</p> <p>23 CHAIRMAN LEWIS: Seems in efficient to</p> <p>24 me, but I'll take suggestions or thoughts, but</p> <p>25 --</p>
<p style="text-align: right;">Page 18</p> <p>1 contract, and I'm only saying that is if you</p> <p>2 still want to go out for RFP, you could, but</p> <p>3 the -- and that could go on and it could take</p> <p>4 three or four months or however many long it</p> <p>5 took; but for right now, that is a very -- it's</p> <p>6 common of a -- you know, what we're</p> <p>7 experiencing right now. We're doing a lot of</p> <p>8 that.</p> <p>9 CHAIRMAN LEWIS: All right.</p> <p>10 Greg.</p> <p>11 MR. CHESNEY: Just something I was going</p> <p>12 to suggest, I mean, isn't there a way we can --</p> <p>13 that was the last professional that we went out</p> <p>14 and solicited for. I mean, you're the least</p> <p>15 person -- I mean, we just got you versus our</p> <p>16 other professionals. I know that when you</p> <p>17 broke away from your firm, I mean, we just</p> <p>18 assumed a new contract.</p> <p>19 MS. McCORMICK: Right, and there is a</p> <p>20 difference between district counsel and</p> <p>21 district engineering because the engineering</p> <p>22 services fall under the Competitive Consultants</p> <p>23 Negotiation Act, but I don't see an issue with</p> <p>24 doing an assignment of the contract in that</p> <p>25 way. The rates and the, you know, scope would</p>	<p style="text-align: right;">Page 20</p> <p>1 (No response.)</p> <p>2 CHAIRMAN LEWIS: Okay. I mean, I -- my</p> <p>3 personal feeling is if we can get away with</p> <p>4 that -- I use that term loosely --</p> <p>5 MR. CHESNEY: Probably not a good choice</p> <p>6 of terms.</p> <p>7 CHAIRMAN LEWIS: Whatever we're doing</p> <p>8 legally, per our attorney's direction here, I</p> <p>9 would say let's do the assignment of contract</p> <p>10 and Andy, maybe we can come up with that time</p> <p>11 limit maybe or --</p> <p>12 MR. MENDENHALL: Yeah, what we can do is</p> <p>13 we can look at the -- your monthly summaries.</p> <p>14 As far as engineering, we can also look at</p> <p>15 previous years and see what -- kind of that</p> <p>16 delineation point for getting it right around</p> <p>17 \$30,000, \$35,000. You're probably right,</p> <p>18 though, it's probably about six months.</p> <p>19 CHAIRMAN LEWIS: Okay.</p> <p>20 MR. BARRETT: Did we hold any RFP</p> <p>21 documentation for when we went out and replaced</p> <p>22 Tonja?</p> <p>23 MS. McCORMICK: We have the RFP that was</p> <p>24 done at that time.</p> <p>25 MR. BARRETT: So we wouldn't be</p>

<p style="text-align: right;">Page 21</p> <p>1 reinventing --</p> <p>2 MS. McCORMICK: No, no, it's really a</p> <p>3 pretty straightforward process.</p> <p>4 MR. MENDENHALL: It's standard and we've</p> <p>5 got -- we have the matrix, we have --</p> <p>6 obviously, you know the process so it would be,</p> <p>7 you know, pretty easy. It's a one-meeting</p> <p>8 thing, unlike when we go through -- well, one-</p> <p>9 meeting thing advertised and then come back and</p> <p>10 compare it with like, for example,</p> <p>11 landscaping where we have to coordinate a whole</p> <p>12 lot of stuff to do; an onsite visit, go over</p> <p>13 the specs. This one is little bit quicker.</p> <p>14 MS. McCORMICK: And my recollection is</p> <p>15 when we did the RFQ, JMT had submitted, you</p> <p>16 know, a statement of qualifications. I don't</p> <p>17 think we had very many engineering companies.</p> <p>18 There may have only been two.</p> <p>19 MR. MENDENHALL: There's really -- in</p> <p>20 this world, there is pretty much four</p> <p>21 engineering firms that are the large ones for</p> <p>22 CDDs and -- you know, and a lot of times,</p> <p>23 depending on where you are regionally -- now,</p> <p>24 you guys, being Westchase and being who you</p> <p>25 are, you probably would get all four -- and you</p>	<p style="text-align: right;">Agenda Page #16 Page 23</p> <p>1 what do we need to do? It --</p> <p>2 MS. McCORMICK: It sounds like at this</p> <p>3 point in time, you'd want to go ahead and</p> <p>4 proceed with assignment of the contract firm,</p> <p>5 JMI, to --</p> <p>6 MR. CHESNEY: JMT.</p> <p>7 MS. McCORMICK: -- BDI, I think is the</p> <p>8 name of --</p> <p>9 MR. CHESNEY: JMT to BDI.</p> <p>10 MS. McCORMICK: Yeah, and then we'll take</p> <p>11 a look at, you know, the projected expenses and</p> <p>12 come back to you.</p> <p>13 MR. CHESNEY: So I'll make that motion</p> <p>14 because we have to do that. Right?</p> <p>15 MS. McCORMICK: Right.</p> <p>16 MR. CHESNEY: So I will make a motion</p> <p>17 that we accept -- I don't know if accept is the</p> <p>18 right word. Why don't you say what I should</p> <p>19 say?</p> <p>20 MS. McCORMICK: That you accept the</p> <p>21 assignment of the contract for district</p> <p>22 engineering services from JMT to BDI. I don't</p> <p>23 know that we've received the formal letter from</p> <p>24 JMT, but maybe once we make this motion --</p> <p>25 MR. DVORAK: I think they were going to</p>
<p style="text-align: right;">Page 22</p> <p>1 might even get a couple more that we don't ever</p> <p>2 see, you know? Just people that come out of</p> <p>3 the woodwork, but there is only a few firms.</p> <p>4 So --</p> <p>5 MR. CHESNEY: I was just -- we have a lot</p> <p>6 to do this year. Just one more thing to add.</p> <p>7 MS. McCORMICK: Yeah, and we can look and</p> <p>8 see if the district engineering fees -- even</p> <p>9 though we know it was budgeted, if we're</p> <p>10 anticipating that they're going to be less than</p> <p>11 35,000 through the year, then --</p> <p>12 MR. MENDENHALL: Well, so right now,</p> <p>13 you're at about \$2,200 a month so far. We are</p> <p>14 going to have expenses to pick up. Obviously,</p> <p>15 would be less than that 35, but I do think that</p> <p>16 you'll get pretty far until you get there.</p> <p>17 Once we start getting into -- like for example,</p> <p>18 the park and stuff like that, then obviously</p> <p>19 fees could pick up.</p> <p>20 MR. CHESNEY: Right.</p> <p>21 CHAIRMAN LEWIS: Okay. Do we need to</p> <p>22 make a motion for that at all or is that a --</p> <p>23 MR. CHESNEY: Yeah.</p> <p>24 CHAIRMAN LEWIS: Okay.</p> <p>25 MR. CHESNEY: No, that's what I mean,</p>	<p style="text-align: right;">Page 24</p> <p>1 issue a letter today basically stating that</p> <p>2 they were willing to do anything that -- you</p> <p>3 know, however each district wanted to pursue or</p> <p>4 deal with this, that they would provide a</p> <p>5 letter of resignation or do an assignment.</p> <p>6 They would be willing to do whatever it took.</p> <p>7 MS. McCORMICK: Okay. So we would accept</p> <p>8 the assignment assuming going to get that</p> <p>9 (inaudible).</p> <p>10 MR. CHESNEY: So moved.</p> <p>11 MR. WIMSATT: Second.</p> <p>12 CHAIRMAN LEWIS: Okay. Seconded by Jim.</p> <p>13 MR. CHESNEY: Do you have a comment?</p> <p>14 MR. MENDENHALL: I just had one comment.</p> <p>15 Just so I understand -- because, obviously,</p> <p>16 when we get to that point, if we are six months</p> <p>17 down the road and for some reason, we're at</p> <p>18 \$30,000, the board at that point -- let's just</p> <p>19 assume we're in middle of a bunch of projects</p> <p>20 that JMT is working on and rather to interrupt</p> <p>21 process, they would be able to potentially have</p> <p>22 a new assignment for additional six months,</p> <p>23 which would kind of start the dollars fresh.</p> <p>24 MS. McCORMICK: Mm-hmm.</p> <p>25 MR. CHESNEY: Okay. So we --</p>



<p style="text-align: right;">Page 25</p> <p>1 MR. MENDENHALL: Okay. So although it 2 would be something that wouldn't be efficient, 3 it would probably plug a gap if you came across 4 it. 5 CHAIRMAN LEWIS: Sure, no, I'm glad you 6 brought that up. 7 Sonny, did you have -- 8 MS. WHYTE: I just looked at the 9 financials of December 20th and we're probably 10 about a quarter way in. 11 CHAIRMAN LEWIS: Okay. 12 MS. WHYTE: Just under ten. I mean, also 13 keep in mind, we're always two months behind. 14 CHAIRMAN LEWIS: Okay. 15 So Robert, you probably need to leave 16 now. I'm just kidding. Just kidding. 17 MR. DVORAK: Oh, man. 18 CHAIRMAN LEWIS: All right. 19 MR. CHESNEY: So we have a motion and a 20 second to accept the assignment. 21 CHAIRMAN LEWIS: Oh, yes, I remember that 22 now. 23 All right. All in favor? 24 (All board members signify in the 25 affirmative.)</p>	<p style="text-align: right;">Agenda Page #17 Page 27</p> <p>1 MS. McCORMICK: Okay. Yeah, let me -- 2 CHAIRMAN LEWIS: So we can get through 3 some other stuff. 4 MS. McCORMICK: I am going to let him 5 know we're going to text him before 5:00. The 6 other thing that I had and that I had sent out 7 to the board members yesterday and I also 8 passed down is a proposed agreement -- a 9 license called harmless and indemnification 10 agreement that I had prepared, and this relates 11 to the issue that we've dealing with for, you 12 know -- it was based on the presentation that 13 was made to us by Matthew Rice from Stonebridge 14 about the issue of driveways and some that, you 15 know, needed to be repaired, including one that 16 was only Bridgeton Drive. So we've had a 17 couple of discussions at the board meetings 18 about that, and I had said that I was going to 19 prepare an agreement and it's similar to what 20 we do with the paver requests that come in to 21 the district, but this would be a process where 22 if somebody wanted to undertake, you know, 23 repairs, repaving or some other activity to 24 their -- the property that is adjacent to their 25 lot, but is actually within the CDD's right of</p>
<p style="text-align: right;">Page 26</p> <p>1 CHAIRMAN LEWIS: All right. Four to 2 zero. Thank you guys. 3 (Motion passes.) 4 CHAIRMAN LEWIS: Thank you for catching 5 me on that one, Greg. 6 All right. Robert, you didn't have 7 anything else? 8 MR. DVORAK: Nope. 9 CHAIRMAN LEWIS: Okay. 10 Moving on to attorney's report. Erin? 11 MS. McCORMICK: So sorry about the texts 12 that have been going on while I've been here. 13 It's been from Allen Ruiz, so he was going to 14 be available today at 5 o'clock, if that's okay 15 with the board. I thought we'd try to get him 16 on the phone at that point in time so that he 17 could join us for the discussion about the 18 requested extension to the lease and option 19 agreement for the north parcel. Does that work 20 for everybody? 21 CHAIRMAN LEWIS: Yeah, if we -- I was 22 going try to get a hard break out of here at -- 23 if -- and I think Greg has something, too. 24 Maybe five or ten minutes before that, if 25 possible.</p>	<p style="text-align: right;">Page 28</p> <p>1 way, that they would come to the district and 2 make a request to undertake that activity. I 3 looked at the process that Hillsborough County 4 has in place, as well as the City of Tampa, and 5 I actually used an agreement that the City of 6 Tampa has for issuing permits for driveway 7 activity within their rights of way. 8 So they have a permit process. This, I 9 want to be clear, would not be a permit 10 process. It would just be somebody making the 11 request to the district and then we would, you 12 know, consider it based on what it is that they 13 are proposing and would issue this license 14 agreement and it basically would require them 15 to hold the district harmless for any of the 16 construction or maintenance activities that are 17 going on on our property and to indemnify the 18 district, and they'd also be agreeing that, you 19 know, they would make any repairs if we noted 20 that something needed to be done within that 21 right of way based on the improvements that 22 they have within that area. 23 So it's not what the HOA representative 24 had been requested, which was for the district 25 to undertake those improvements, but it would</p>

<p style="text-align: right;">Page 29</p> <p>1 be -- you know, the board decided that wasn't</p> <p>2 something that we wanted to undertake.</p> <p>3 CHAIRMAN LEWIS: Okay. And you need an</p> <p>4 action from us?</p> <p>5 MS. McCORMICK: Well, what I would say is</p> <p>6 I prepared this -- I definitely think it would</p> <p>7 be better to have this on the agenda as an item</p> <p>8 and I also wanted to get some feedback about</p> <p>9 whether or not we want to, you know, have any</p> <p>10 outreach to the WCA or to Matt Rice. I think</p> <p>11 I'd like to provide him with a copy of this,</p> <p>12 and I don't know if there is any other outreach</p> <p>13 you'd want to do before we actually adopt this</p> <p>14 new process.</p> <p>15 CHAIRMAN LEWIS: Well, if it's very</p> <p>16 similar to what we do with the brick pavers --</p> <p>17 right -- within CDD gated communities --</p> <p>18 MS. McCORMICK: Yeah, it's just a</p> <p>19 different issue because this is, you know --</p> <p>20 for example, cracks in driveways that people</p> <p>21 are experiencing that, you know, they would</p> <p>22 then be on notice that if they are planning on</p> <p>23 making repairs to that, the CDD wants to know</p> <p>24 what they are doing, and I mean, we would have</p> <p>25 them submit the plans for what it is that they</p>	<p style="text-align: right;">Agenda Page #18 Page 31</p> <p>1 approve it, we read it, you do what you need to</p> <p>2 do and then we authorize the -- we sign off on</p> <p>3 the HOA and approve it from our end letting</p> <p>4 them know that --</p> <p>5 MS. McCORMICK: I don't think that the</p> <p>6 HOA, I mean, I'm not aware anything that would</p> <p>7 require this to be signed off on HOA.</p> <p>8 MR. CHESNEY: Well, but that helps us</p> <p>9 with communication, though, by having them do</p> <p>10 it. That's how they get the form, that's how</p> <p>11 they get -- and it comes back to us for</p> <p>12 recording.</p> <p>13 MS. McCORMICK: Okay. So we would want</p> <p>14 to build that into the process then. Have the</p> <p>15 HOA --</p> <p>16 MS. WHYTE: We have to reach out to</p> <p>17 Debbie and Charlotte and discuss that with them</p> <p>18 on more detail; probably following the same</p> <p>19 process for everything then from here on out.</p> <p>20 MR. CHESNEY: Yeah, send a copy to Dale,</p> <p>21 too.</p> <p>22 MS. WHYTE: Yeah.</p> <p>23 MS. McCORMICK: Okay. So do you want me</p> <p>24 to coordinate with the WCA or do you want to do</p> <p>25 that, Sonny?</p>
<p style="text-align: right;">Page 30</p> <p>1 are proposing to do because if there's some</p> <p>2 infrastructure in there that we need to know</p> <p>3 about, it would give us a chance to look at</p> <p>4 those claims.</p> <p>5 CHAIRMAN LEWIS: Sonny, did you have --</p> <p>6 MS. WHYTE: Well, Doug probably has the</p> <p>7 same question, is this going to be handled the</p> <p>8 same way? Are you going to record it at the</p> <p>9 county?</p> <p>10 MS. McCORMICK: Yes.</p> <p>11 MS. WHYTE: So same process, but we are</p> <p>12 changing -- if they are not putting in pavers,</p> <p>13 which I believe in Stonebridge, they are not</p> <p>14 allowed, it is strictly concrete driveways.</p> <p>15 MS. McCORMICK: Well, not necessary</p> <p>16 trying to pick driveways and this wouldn't be</p> <p>17 only for Stonebridge, this would be any time</p> <p>18 that somebody wanted to do some activity on our</p> <p>19 right of way, so -- you know, whether it's --</p> <p>20 taking down a tree, you know, digging up a pipe</p> <p>21 or something like that, because it's our</p> <p>22 property, we -- they wouldn't come to us and</p> <p>23 request that.</p> <p>24 MS. WHYTE: So do we have to go back then</p> <p>25 through -- well, right now, our process is we</p>	<p style="text-align: right;">Page 32</p> <p>1 MS. WHYTE: That's entirely up to you</p> <p>2 guys. I can let them know and we can -- if you</p> <p>3 want Erin to do it, we can let Erin do it.</p> <p>4 That's fine, you're --</p> <p>5 MR. CHESNEY: Well, you two can figure it</p> <p>6 out, don't you think?</p> <p>7 CHAIRMAN LEWIS: Yeah, sure.</p> <p>8 MS. McCORMICK: Okay.</p> <p>9 CHAIRMAN LEWIS: Yeah, I was going to say</p> <p>10 Erin could develop the agreement, but yeah, I</p> <p>11 like Greg's suggestion.</p> <p>12 MS. McCORMICK: Okay. So we'll work on</p> <p>13 that.</p> <p>14 MR. CHESNEY: We don't need to vote on</p> <p>15 anything yet because --</p> <p>16 MS. McCORMICK: No, we don't need to vote</p> <p>17 and if anyone has any comments, just let me</p> <p>18 know. Andy, if you can just add this to the</p> <p>19 agenda for the next month's meeting.</p> <p>20 MR. MENDENHALL: Yeah, sure.</p> <p>21 MS. WHYTE: I just have one more</p> <p>22 question. This agreement, is it going to be</p> <p>23 standardized, that the pavers and everything --</p> <p>24 are we going to use one agreement or are we</p> <p>25 going to have two different ones?</p>

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<p>1 MS. McCORMICK: It's a different one.  2 MS. WHYTE: Completely different?  3 MS. McCORMICK: Yes.  4 MS. WHYTE: Thank you.  5 CHAIRMAN LEWIS: Okay. Thanks, Sonny.  6 Go ahead, Doug.  7 MR. MAYS: Just wanted to bring to Erin's  8 attention and the board's attention, also, that  9 that one resident that was in here a couple of  10 months ago, I did visit their house and for  11 some reason, they have an odd situation with  12 their apron, the apron of their driveway.  13 There is a manhole covering it.  14 MS. McCORMICK: Oh, yeah. We had talked  15 about that.  16 MR. MAYS: Okay. I didn't know if we  17 talked about it; but yeah, so I'm not sure how  18 you're handle stuff like that when it is some  19 of the community -- our equipment.  20 CHAIRMAN LEWIS: Well, I think that's  21 kind of what Erin was just saying, is that if  22 they do have infrastructure that's CDD owned,  23 then it would give us a chance to -- if we  24 needed to -- you know, Robert or someone to go  25 look at and --</p>	<p>1 MR. MENDENHALL: Yep. Just had a couple  2 items. The first one is we received the  3 renewal for the Florida Association of Special  4 Districts. So anyone that's not aware, you are  5 a member of that organization. They are an  6 advocate for special districts throughout  7 Florida, and that's everything from, you know,  8 legislation to educational opportunities to  9 having various seminars where different  10 districts can get together discuss things. As  11 members, you are able to go any time or send a  12 representative, that sort of thing. I attend  13 quite a few events, as well, just as kind of a  14 secondary person there advocating for you guys  15 and other districts. A lot of the districts in  16 the organization are not community development  17 districts, they are fire districts, water  18 districts, much smaller entities and it's --  19 you know, they do different things, but I think  20 it's good that you guys are a part of it and  21 the other CDDs are because right, quite  22 frankly, I think a lot of legislation that  23 we've seen come down could impact you guys  24 directly and has impacted you. So having --  25 having a -- being part of an organization where</p>
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<p>1 MR. WIMSATT: That's why he wanted this  2 because mostly (inaudible). But large part  3 of them have noticed to us that something is  4 happening so that we could then know about  5 issues like that as CDD property, like the  6 manhole that drained in the back. I think  7 Robert probably looked at it to --  8 MR. DVORAK: Mm-hmm.  9 MR. WIMSATT: -- make sure everything was  10 okay.  11 MR. MAYS: Yeah, almost every driveway in  12 there is cracked so they are trying to come up  13 with a resolution for the community to be able  14 to possibly assess each resident for a new  15 driveway if they need one, but that one just  16 falls a little different. So it's the only one  17 with a manhole cover in it and it is part of  18 the storm drain system.  19 MS. McCORMICK: Mm-hmm.  20 CHAIRMAN LEWIS: Okay. Thanks, Doug.  21 All right. Anything else?  22 MS. McCORMICK: That's all I have right  23 now.  24 CHAIRMAN LEWIS: Okay. Thank you.  25 All right. Andy? Manager's report.</p>	<p>1 you can kind of -- if you need to -- give input  2 or get input is a good thing.  3 However, obviously up to you as a board,  4 if you want to renew, it is \$1,000 to renew.  5 They do it based on your operating budget.  6 They have different levels depending on how big  7 the district is. So --  8 CHAIRMAN LEWIS: Okay. I say we continue  9 on. Would anyone disagree?  10 (No response.)  11 CHAIRMAN LEWIS: All right. We'll stay  12 in.  13 MR. MENDENHALL: All right.  14 CHAIRMAN LEWIS: We do need to vote on  15 that. Right?  16 MR. MENDENHALL: Yeah, if you could take  17 a motion on that --  18 CHAIRMAN LEWIS: Okay. I'll move to stay  19 with the FASD or --  20 MR. CHESNEY: I'll second it.  21 CHAIRMAN LEWIS: Okay.  22 All in favor?  23 (All board members signify in the  24 affirmative.)  25 CHAIRMAN LEWIS: Four to zero.</p>

<p style="text-align: right;">Page 37</p> <p>1 (Motion passes.)</p> <p>2 MR. MENDENHALL: Great. The next item is</p> <p>3 the update on district banking. So I did send</p> <p>4 out an e-mail that gave you a couple of things.</p> <p>5 It gave you kind of a timeline on the series of</p> <p>6 events related to the fraud. In addition,</p> <p>7 also, kind of a summary update of where we're</p> <p>8 at right now and just to kind of recap on that,</p> <p>9 I know we've emailed over this, but basically,</p> <p>10 the large amount, the three ACHs, that has been</p> <p>11 refunded to the district so you've got that</p> <p>12 back. The one thing that's still hanging out</p> <p>13 there is the smaller, but still, fraud amount;</p> <p>14 the check that was for the Aventura Nursery. I</p> <p>15 think it was roughly \$3,600. So they are still</p> <p>16 investigating that. We had asked them as</p> <p>17 recently as yesterday for an update. I haven't</p> <p>18 seen anything since requesting that from the</p> <p>19 bank yesterday.</p> <p>20 Also, I know we had talked about -- at</p> <p>21 least briefly talked about and I know Greg has</p> <p>22 done some additional work on banking options,</p> <p>23 those sorts of things. You know, if there is</p> <p>24 any concerns related to your existing bank --</p> <p>25 yeah, I'll flip it over to you, if you want</p>	<p style="text-align: right;">Agenda Page #20 Page 39</p> <p>1 impressive -- overly impressive amount of</p> <p>2 services they can do. They can literally do</p> <p>3 everything for us.</p> <p>4 So we kind of thought we'd take it a</p> <p>5 little slow as far as really just the checking</p> <p>6 and the money market fund. They have a very</p> <p>7 sophisticated system when it comes to fraud</p> <p>8 prevention and some of those things. You know,</p> <p>9 we obviously want to put all of that in effect.</p> <p>10 I'm not sure where I'm going here with this, I</p> <p>11 lost my train of thought. I apologize.</p> <p>12 So one recommendation is that we accept</p> <p>13 the Truist proposal. The other recommendation</p> <p>14 is that we further review our credit card --</p> <p>15 the credit cards that Doug and Sonny have.</p> <p>16 They currently have \$5,000 limits. I don't</p> <p>17 remember the bank that they're with -- whatever</p> <p>18 they are with. There is two issues there, is</p> <p>19 the \$5,000 limit, at times, is not enough.</p> <p>20 That \$5,000 limit goes -- it matches Doug's</p> <p>21 amount that he is allowed to commit to a</p> <p>22 contract on his own. That was not smart.</p> <p>23 The other thing is we get, I guess,</p> <p>24 rewards certificates. We should probably set</p> <p>25 up either some type of compliance system to</p>
<p style="text-align: right;">Page 38</p> <p>1 to talk about it.</p> <p>2 MR. CHESNEY: Yeah, so Erin, Sonny and I</p> <p>3 have worked on this quite a bit over the last</p> <p>4 four to six weeks. So we're comfortable, I</p> <p>5 think, with the fraud -- and Erin can add to</p> <p>6 that, but Sonny and I spent a lot of time</p> <p>7 reviewing our banking relationship and we have</p> <p>8 two recommendations. We -- how do I put this</p> <p>9 in a polite away? So we don't feel our</p> <p>10 existing bank was the best partner and so we</p> <p>11 have a suggestion for a new banking</p> <p>12 relationship. It's in your packet. I wouldn't</p> <p>13 get too excited. You'll see the pro forma,</p> <p>14 they -- you know, \$109,000 savings, that was</p> <p>15 largely due to the fact that our old bank</p> <p>16 wasn't a very good partner. So I don't -- I</p> <p>17 mean, it will be at least a six-figure savings</p> <p>18 going forward, but that's compared to a bad</p> <p>19 partner; but I think, you know, the</p> <p>20 recommendation was Truist.</p> <p>21 If you remember from the last meeting, we</p> <p>22 decided to focus on banks that are actively in</p> <p>23 Westchase, so they have been a long time.</p> <p>24 They've had a branch in Westchase for an</p> <p>25 exceedingly long time. They had a very</p>	<p style="text-align: right;">Page 40</p> <p>1 track those certificates or go towards a</p> <p>2 different credit card system.</p> <p>3 Truist has some additional ideas, but</p> <p>4 once it got to that level of detail, I really</p> <p>5 thought that we should either approve it and</p> <p>6 allow Sonny and Andy to move forward with what</p> <p>7 their recommendations were.</p> <p>8 So that was a lot of talking without a</p> <p>9 lot of information, so feel free to answer any</p> <p>10 questions, but my recommendation -- my motion</p> <p>11 will be that we accept the Truist proposal</p> <p>12 that's in there. So that is my motion.</p> <p>13 CHAIRMAN LEWIS: I'll go ahead and second</p> <p>14 that --</p> <p>15 MR. CHESNEY: Okay.</p> <p>16 CHAIRMAN LEWIS: -- so we can discuss. I</p> <p>17 think I got lost on the credit card thing. Are</p> <p>18 you saying you'd rather decrease or increase</p> <p>19 his limit?</p> <p>20 MR. CHESNEY: Well, I think there are two</p> <p>21 issues on the credit cards. I think that we</p> <p>22 should increase Doug's limit because 5,000 is</p> <p>23 not adequate in every month. We discovered</p> <p>24 that by -- when we looked through the</p> <p>25 transactions, a lot of times, we hit it, then</p>

<p style="text-align: right;">Page 41</p> <p>1       Inframark has to send an additional payment,  2       which actually costs money. It's just -- it  3       was too unwieldily, so we feel we need to  4       either increase that limit or -- I'm not sure  5       what kind.  6       Like I said, at that point, I really  7       figured we'd kind of let Inframark and Sonny  8       kind of work through it and -- but the other  9       thing is we get these rewards certificates.  10      Like let's say they spend \$10,000 and they get  11      a \$100 certificate. We need to track those,  12      about what happens, if we stay on a similar  13      system. There are other ways where they can  14      get credit. Truist had several ideas on this.  15      It's just a compliance standpoint.  16      The other thing that they made -- they  17      made actually several good suggestions, Truist  18      did. They also suggested that we take our  19      statements out and they were going to give  20      every board member a view-only access to the  21      account. That way, we can still see the  22      transactions like we do, but there is no  23      identifying information. They thought that  24      might have been one of the issues with this --  25      the check --</p>	<p style="text-align: right;">Agenda Page #21 Page 43</p> <p>1       (All board members signify in the  2       affirmative.)  3       CHAIRMAN LEWIS: Four to zero.  4       (Motion passes.)  5       MR. CHESNEY: Okay. And Sonny, you will  6       catch whoever Andy says you need to catch up  7       with?  8       MS. WHYTE: Yes.  9       MR. CHESNEY: They actually already  10      assigned a service person to our account, so I  11      mean it's -- they were very impressive.  12      CHAIRMAN LEWIS: That's good, that's  13      good.  14      All right. Chris, did you have --  15      MR. BARRETT: Just following up with  16      Brian Ross's point, which I think was a valid  17      point in terms of the -- Inframark dropped the  18      performance pay issue and I said like, "Look,"  19      you know, "if we don't get these funds back, I  20      am going to be looking at Inframark," and he  21      actually suggested Inframark should be  22      responsible for any of the bank fees associated  23      with fixing this, as well as Erin's  24      investigatory fees. So I don't know if -- I  25      certainly can't tell you what to do, but where</p>
<p style="text-align: right;">Page 42</p> <p>1       MS. WHYTE: Identity theft.  2       MR. CHESNEY: -- that's still missing.  3       You know, stuff like that. They are -- it was  4       very impressive compared to our last bank.  5       Our last bank, what happened was when  6       they got acquired, they never assigned anyone  7       to us. So we were just kind of lost in the  8       woods and things just -- you know, CDDs came  9       up, they just renewed, it went into a money  10      market fund. There just no -- there was no  11      oversight, there were no controls whatsoever.  12      So --  13      CHAIRMAN LEWIS: Okay.  14      MR. CHESNEY: And we can discuss whose  15      fault that was, but I think the easiest -- it's  16      a lot easier to get rid of your bank than  17      Inframark. So --  18      CHAIRMAN LEWIS: Any other questions or  19      concerns, Chris, Jim?  20      MR. BARRETT: Unrelated to the bank, so I  21      -- it does not have -- it's not relevant to the  22      bank motion.  23      CHAIRMAN LEWIS: Okay. So yeah, if there  24      is no other discussion, we can vote on that.  25      All in favor of taking over with Truist?</p>	<p style="text-align: right;">Page 44</p> <p>1       does the -- I'd be curious to know, is there a  2       --  3       MS. McCORMICK: Well, I mean, I can say  4       that I did get an e-mail from Andy asking to  5       know what my fees were related to -- you know,  6       I had met with the Hillsborough County  7       Sheriff's Office -- Greg had gone with me, also  8       and we filed a complaint and it took a while to  9       get that set up.  10      So -- so yeah, I had told Andy I would  11      send that to him.  12      MR. MENDENHALL: Yeah, which we'll -- we  13      will cover that, and in addition --  14      MR. CHESNEY: I think all the other fees  15      were covered?  16      MR. MENDENHALL: Yeah, all of the other  17      bank fees are being covered by your now  18      previous bank. So they are taking care of that  19      because they -- and, you know, they have gone  20      out and reached out to every vendor that we had  21      issues with who hadn't gotten paid or hadn't  22      gotten paid on time, so we kind of put it on  23      them to make the apologies to the vendors  24      because, you know, checks were bouncing and  25      that sort of thing. So --</p>

<p style="text-align: right;">Page 45</p> <p>1 MR. BARRETT: Thank you.</p> <p>2 MR. MENDENHALL: Yep.</p> <p>3 CHAIRMAN LEWIS: Thanks for bringing that</p> <p>4 up.</p> <p>5 Okay. Andy, what else you got? I think</p> <p>6 we're still on you.</p> <p>7 MR. MENDENHALL: Yeah, the -- so let's</p> <p>8 see -- Robert stole my thunder on talking about</p> <p>9 engineering, so I'll take that off and then the</p> <p>10 final thing I had was the OLM rebid, which</p> <p>11 Sonny had forwarded across to me. So</p> <p>12 basically, you have -- your contract is going</p> <p>13 to be expiring, so this is kind of preliminary</p> <p>14 to that and they have submitted to you a</p> <p>15 proposal to handle the rebid for \$3,000.</p> <p>16 I can tell you that, you know, where we</p> <p>17 have OLM and this sort of thing comes up,</p> <p>18 that's actually a pretty good price compared to</p> <p>19 what I see in other districts who have a</p> <p>20 significantly smaller scope. Doug and Sonny</p> <p>21 both know that, you know, we get a lot of work</p> <p>22 out of them when we go out to bid here because</p> <p>23 it's pretty extensive.</p> <p>24 So in any case, if you're interested in</p> <p>25 staying with the OLM concept, then you pretty</p>	<p style="text-align: right;">Agenda Page #22 Page 47</p> <p>1 MR. MENDENHALL: Yeah, I can tell you</p> <p>2 that at least anecdotally, I've done three</p> <p>3 landscaping bids significantly smaller, you</p> <p>4 know, probably just -- the biggest one was a</p> <p>5 couple hundred thousand, but I mean, we are</p> <p>6 looking at 30 to 40 percent increases.</p> <p>7 MS. WHYTE: Yeah, that's huge.</p> <p>8 MR. MENDENHALL: So just to give you, you</p> <p>9 know, the early sticker shock that may be</p> <p>10 coming.</p> <p>11 MR. BARRETT: Yeah, I agree. We need to</p> <p>12 know this number because it's the biggest</p> <p>13 number in our budget.</p> <p>14 MR. MENDENHALL: Yep.</p> <p>15 MR. CHESNEY: So what you're asking is</p> <p>16 whether or not we use OLM?</p> <p>17 MR. MENDENHALL: Essentially, that's what</p> <p>18 this proposal boils down to. Do you want to</p> <p>19 continue using OLM and if you do, then okay,</p> <p>20 this starts the process for what's coming up.</p> <p>21 CHAIRMAN LEWIS: Anybody have --</p> <p>22 MR. CHESNEY: So what do you think?</p> <p>23 MR. BARRETT: I've been a proponent of</p> <p>24 OLM since --</p> <p>25 MR. CHESNEY: Day one.</p>
<p style="text-align: right;">Page 46</p> <p>1 much have to use them as part of the proposal</p> <p>2 because they are ultimately the contract that</p> <p>3 Erin is going to put together and it includes</p> <p>4 those provisions for OLM and how they do the</p> <p>5 performance payment and that sort of thing.</p> <p>6 So this is, again, kind of step one and</p> <p>7 Sonny, you said it was September that it</p> <p>8 officially ends?</p> <p>9 MS. WHYTE: It ends at the end of</p> <p>10 September, yes.</p> <p>11 MR. MENDENHALL: Yeah, so you've time</p> <p>12 some time to just kind of get it going.</p> <p>13 MR. CHESNEY: Yeah, well, keep in mind,</p> <p>14 September --</p> <p>15 MS. WHYTE: Or is it like the end of</p> <p>16 October?</p> <p>17 MR. CHESNEY: It doesn't matter. My</p> <p>18 point, though, is we -- this year, just to give</p> <p>19 you some timelines is we have to do our</p> <p>20 landscaping, which could be significantly</p> <p>21 complicated. We also have to redo our</p> <p>22 assessments probably this year and it would be</p> <p>23 good to know what our landscape contract is</p> <p>24 going to be before we get the assessments. So</p> <p>25 I was just bringing that up.</p>	<p style="text-align: right;">Page 48</p> <p>1 MR. BARRETT: -- day one, yeah.</p> <p>2 MS. McCORMICK: So -- so would we start</p> <p>3 the RFP process for landscaping and take those</p> <p>4 bids even knowing that we wouldn't be having</p> <p>5 the new landscape maintenance company come</p> <p>6 onboard until October of 2023?</p> <p>7 MR. MENDENHALL: Yeah, I think that's,</p> <p>8 really, you know, a board decision. You can</p> <p>9 determine how far in advance you kind of want</p> <p>10 to get those bids done by. So as an example,</p> <p>11 if you wanted to get all -- like right now,</p> <p>12 we're in January. So typically, it's been --</p> <p>13 and best-case scenario -- probably a two to</p> <p>14 three month process of getting to the point</p> <p>15 where you could make a decision. So that puts</p> <p>16 us out at basically April, May. You know,</p> <p>17 ideally, would you want to do it at that time</p> <p>18 if you had them in and you're ready to make the</p> <p>19 switch, probably not because that's your</p> <p>20 heaviest growing season.</p> <p>21 So depending on how your current</p> <p>22 landscaper is doing, my answer might change on</p> <p>23 that one; but that is your heaviest growing</p> <p>24 season and it's tough to get a new person in</p> <p>25 and have them be successful then. So you might</p>

<p style="text-align: right;">Page 49</p> <p>1 want to say let's get OLM in place, get our  2 specs up-to-date and then you put it out to RFP  3 in one to two months. That would give you  4 closer to an end of the summer, starting for  5 new contractor, which makes it a little bit  6 smoother of a transition and times, more  7 directly with when your contract ends.  8 CHAIRMAN LEWIS: Greg?  9 MR. CHESNEY: So I know from a  10 conversation I had, Doug had some suggestions  11 on some alternatives of splitting the contract  12 out and I'm sure OLM would participate in doing  13 it that way. Did you discuss it with them?  14 MR. MAYS: Yes, yes, I did.  15 MR. CHESNEY: What did he say?  16 MR. MAYS: Some of the things he  17 suggested we can take out would be like the  18 mulch and the tree trimming, those are the  19 things. I talked to him about the annuals. So  20 many different hands be in installs it and then  21 you need somebody to maintain, which the  22 landscape company who ends up ultimately  23 winning the bid would obviously have the  24 control of water, have to control the  25 fertilization, have to control the trimming and</p>	<p style="text-align: right;">Agenda Page #23 Page 51</p> <p>1 trimming -- because you might find that --  2 obviously, you can price it out on the market  3 at the time, but also, you know, if things for  4 some reason got tight one year, you could look  5 at kind of changing the scope of what your  6 mulching is, for example. A lot of districts  7 do that when things come up.  8 MR. CHESNEY: Okay. Cool.  9 CHAIRMAN LEWIS: So do we need any action  10 on OLM?  11 MR. MENDENHALL: So ideally, if you were  12 interested in staying with OLM, what I would  13 recommend is you would make a motion to  14 approval their proposal and then you can -- if  15 you want, you can -- at this time, you can  16 say, "Okay. Well, we want to try to get the  17 RFP together by a certain date," or we could  18 come back next month, I can have OLM put  19 together a timeline that, you know, basically,  20 they can lay it out, look at the timeline and  21 say, "Yep. This makes sense," or let's move it  22 forward or backward.  23 CHAIRMAN LEWIS: Okay.  24 MR. BARRETT: Well, given the -- TRIM  25 notices go out in May -- right -- or June?</p>
<p style="text-align: right;">Page 50</p> <p>1 the weeds that are in the beds. So he does not  2 recommend taking that item out. Those are  3 really the only four items that I would even  4 suggest taking out.  5 MR. CHESNEY: Hold on. Mulch, tree  6 trimming would take out --  7 MR. MAYS: The palms.  8 MR. CHESNEY: And palms and you would  9 keep in irrigation, cut and trim --  10 MR. MAYS: Everything else.  11 MR. CHESNEY: Everything else, basically.  12 MR. MENDENHALL: The ongoing  13 month-to-month maintenance type of thing.  14 Because Doug is right, we've had that where  15 somebody has said, "Oh, well, we can get  16 annuals significantly cheaper because this guy  17 down the street has them," and then they put  18 them in and something goes wrong and your  19 current landscaper is like, "We didn't put them  20 in." So that person now has put them in wrong  21 and the person that put them in says, "Well,  22 your landscaper is not maintaining it  23 correctly," so then it becomes a mess; but that  24 is very common, what Doug is suggesting, where  25 you take those big items, the mulch and tree</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. MENDENHALL: The TRIM notices?  2 MR. BARRETT: Right.  3 MR. MENDENHALL: So they would go out,  4 basically, after you made that first cut of the  5 budget. So that's pretty much --  6 MR. CHESNEY: What month is that?  7 MR. MENDENHALL: Typically May.  8 MR. BARRETT: That's right, thank you.  9 So this is not something that I think we  10 want to dilly-dally on. So I would say  11 expedite it if we're going to approve this OLM  12 contract because we're -- don't we need a base  13 number? You're looking for a base number.  14 MR. CHESNEY: Yeah, but -- so 30 percent,  15 if we take out some of the -- I mean, I guess  16 we need ask OLM some questions about the  17 timetable. Yeah, we're going to spend the  18 money. I mean, it's not like we're going to go  19 broke if we don't get our assessments in. It's  20 just -- you know, we should increase our  21 assessments because our expenses are going up  22 substantially.  23 MR. WIMSATT: Yes.  24 CHAIRMAN LEWIS: So I move to approve  25 OLM's proposal and then have them come back</p>

<p style="text-align: right;">Page 53</p> <p>1 next month with a timeline --</p> <p>2 MR. CHESNEY: Second.</p> <p>3 CHAIRMAN LEWIS: -- and then we can</p> <p>4 discuss what --</p> <p>5 MR. BARRETT: I'll second it.</p> <p>6 CHAIRMAN LEWIS: Who seconded?</p> <p>7 MR. CHESNEY: He did.</p> <p>8 CHAIRMAN LEWIS: All right.</p> <p>9 All in favor?</p> <p>10 (All board members signify in the</p> <p>11 affirmative.)</p> <p>12 CHAIRMAN LEWIS: Four to zero.</p> <p>13 (Motion passes.)</p> <p>14 MR. CHESNEY: Awesome.</p> <p>15 MS. WHYTE: Quick question, do we -- on</p> <p>16 that timeline, as you were saying, in order to</p> <p>17 get the assessments in to evaluate the</p> <p>18 assessments in May, do you want to shorten with</p> <p>19 OLM because we've talked to OLM about that. I</p> <p>20 mean, right now, we're on a four-month process.</p> <p>21 It's been that way for the last three bids,</p> <p>22 four bids we've had.</p> <p>23 Do you want to -- we can shorten it if we</p> <p>24 need them to do the timeline to bring it in by</p> <p>25 March, April for a September or November start,</p>	<p style="text-align: right;">Agenda Page #24 Page 55</p> <p>1 what we're thinking it will be. So --</p> <p>2 MR. CHESNEY: Yeah, you're right.</p> <p>3 MR. MENDENHALL: I think, really, the key</p> <p>4 with all of this, especially from a timing</p> <p>5 perspective and getting feedback from OLM on</p> <p>6 their timeline, is really to have this by the</p> <p>7 time that you guys are setting that high water</p> <p>8 mark to have those dollars and that -- yes, we</p> <p>9 usually do it in May, but if we needed to, we</p> <p>10 could do it in June. You still would have</p> <p>11 enough time, especially with your meetings</p> <p>12 being at the beginning of the month, you know,</p> <p>13 you can always approve it in August if you</p> <p>14 have to. So --</p> <p>15 MR. BARRETT: Yeah, I forgot that you</p> <p>16 could set the high water mark and shoot it</p> <p>17 really high get a lot of angry residents here</p> <p>18 and then say, "Well, we're actually cutting" --</p> <p>19 we're not doing that. So --</p> <p>20 MR. MENDENHALL: Yeah, yeah, and -- you</p> <p>21 know, that's something that we can kind of</p> <p>22 pivot depending on how quick we can get the</p> <p>23 information in. So --</p> <p>24 MR. CHESNEY: Just let me know what</p> <p>25 meeting that's going to be so I miss that one.</p>
<p style="text-align: right;">Page 54</p> <p>1 October start date.</p> <p>2 MR. CHESNEY: Well, I think we just look</p> <p>3 to them for some guidance on what we should</p> <p>4 increase for a reasonable -- because let's say</p> <p>5 it doubled. I don't know that we would take an</p> <p>6 entire million dollar increase all in one year</p> <p>7 anyways. So it would just be useful to</p> <p>8 understand what they think our reasonable</p> <p>9 increase will be, especially with splitting it,</p> <p>10 like Doug has suggested. I don't know. Do you</p> <p>11 have any --</p> <p>12 MR. WIMSATT: No, I think that makes</p> <p>13 sense.</p> <p>14 MR. CHESNEY: Yeah, okay.</p> <p>15 MR. MAYS: I mean, I've already got a</p> <p>16 proposal and a commitment from a vendor that</p> <p>17 does the mulch and does the trees right now and</p> <p>18 it's not a 33 percent increase -- 30 percent</p> <p>19 increase on that line item. So ultimately,</p> <p>20 that's going to help us in the bidding process.</p> <p>21 MR. CHESNEY: Yeah, yeah. I don't know</p> <p>22 that we need to go crazy.</p> <p>23 CHAIRMAN LEWIS: Yeah, and we may be over</p> <p>24 thinking this. You know, I understand how the</p> <p>25 world is working right now, but it may not be</p>	<p style="text-align: right;">Page 56</p> <p>1 CHAIRMAN LEWIS: No, we won't let you</p> <p>2 miss it, Greg.</p> <p>3 All right. Andy, what else you got?</p> <p>4 MS. McCORMICK: Can we call Allen now?</p> <p>5 CHAIRMAN LEWIS: Yeah, I was just --</p> <p>6 MS. McCORMICK: Okay.</p> <p>7 MR. MENDENHALL: That's all I had anyway.</p> <p>8 CHAIRMAN LEWIS: Oh, okay. Perfect</p> <p>9 timing.</p> <p>10 MS. McCORMICK: Let's get him on the</p> <p>11 phone.</p> <p>12 MR. MENDENHALL: Yeah, he was here, but</p> <p>13 he couldn't hear us, so I don't know.</p> <p>14 Technology.</p> <p>15 MR. RUIZ: Hey, Erin.</p> <p>16 MS. McCORMICK: Hey, Allen. So I'm at</p> <p>17 the board meeting. So we've got all of the</p> <p>18 board members here, as well as Andy and I</p> <p>19 appreciate you being available. I know this</p> <p>20 was hard for you to be available this evening.</p> <p>21 So we're just getting ready to talk about the</p> <p>22 requested amendment to the lease and option</p> <p>23 agreement that Vertex has proposed, and</p> <p>24 essentially, the request is to extend the dates</p> <p>25 and the lease and option agreement --</p>



<p style="text-align: right;">Page 57</p> <p>1 MR. RUIZ: Erin, I -- you are breaking up</p> <p>2 tremendously.</p> <p>3 MS. McCORMICK: Okay. Hmm. I don't know</p> <p>4 what to do. We had you on the Teams call, you</p> <p>5 had called in, but you said you couldn't hear</p> <p>6 us.</p> <p>7 MR. CHESNEY: You can try Wifi calling</p> <p>8 since the cell service here is weak. It was</p> <p>9 Chris's joke. I'm giving just giving him the</p> <p>10 full credit. He's the funny one.</p> <p>11 MR. RUIZ: Do you want me to try the</p> <p>12 Teams again?</p> <p>13 MS. McCORMICK: Yeah, try Teams again and</p> <p>14 see if that will work.</p> <p>15 MR. RUIZ: I'll try it again right now.</p> <p>16 MS. McCORMICK: All right. Thanks.</p> <p>17 MR. MENDENHALL: Yeah, the microphone is</p> <p>18 definitely open. So everything is running you</p> <p>19 through this and connected and --</p> <p>20 MR. CHESNEY: What are we waiting for?</p> <p>21 MR. MENDENHALL: Allen, I have a Teams</p> <p>22 call open so he can -- he was connected and</p> <p>23 he's going to reconnect.</p> <p>24 CHAIRMAN LEWIS: All right. Well, I tell</p> <p>25 you what, just so we can keep moving, I had a</p>	<p style="text-align: right;">Agenda Page #25 Page 59</p> <p>1 MR. CHESNEY: You have to sign it.</p> <p>2 MS. McCORMICK: Okay. Let me double</p> <p>3 check on that because I thought that --</p> <p>4 CHAIRMAN LEWIS: Well, I know, but if I</p> <p>5 signed it and then she sent it, I may not have</p> <p>6 been copied.</p> <p>7 MS. WHYTE: No, that was another one.</p> <p>8 CHAIRMAN LEWIS: Okay.</p> <p>9 MS. McCORMICK: All right. Let me check</p> <p>10 on that.</p> <p>11 CHAIRMAN LEWIS: So we'll check on that.</p> <p>12 I just wanted to get to that point before --</p> <p>13 MR. REED: Appreciate it.</p> <p>14 CHAIRMAN LEWIS: Sure.</p> <p>15 Allen, this is Matt. Are you still</p> <p>16 there? Can you hear me?</p> <p>17 MR. RUIZ: Yep. Hey Matt, how are you</p> <p>18 doing?</p> <p>19 CHAIRMAN LEWIS: Great, thanks for</p> <p>20 joining us. Can you hear us better?</p> <p>21 MR. RUIZ: Yeah, much better.</p> <p>22 CHAIRMAN LEWIS: Okay. Go ahead.</p> <p>23 MS. McCORMICK: So Vertex is requesting</p> <p>24 an extension of the lease and option agreement</p> <p>25 to extend out the dates for submittal of the --</p>
<p style="text-align: right;">Page 58</p> <p>1 question for you, Erin, and this is related to</p> <p>2 A &amp; B Aquatics. They're -- apparently, at our</p> <p>3 workshop -- and I talked to Sonny about this.</p> <p>4 I guess -- and correct me if I'm wrong, sir,</p> <p>5 but you guys have not received your executed</p> <p>6 contract?</p> <p>7 MR. REED: Correct.</p> <p>8 CHAIRMAN LEWIS: Okay. So I don't know</p> <p>9 if you could maybe check on that?</p> <p>10 MR. MENDENHALL: Allen is here.</p> <p>11 CHAIRMAN LEWIS: Tell him to give me just</p> <p>12 a second.</p> <p>13 MR. MENDENHALL: Just a second, Allen.</p> <p>14 MR. RUIZ: Yep.</p> <p>15 MS. McCORMICK: Is this the one that we</p> <p>16 corresponded about, Sonny and we --</p> <p>17 MS. WHYTE: Mm-hmm. The one I sent you</p> <p>18 while you were away.</p> <p>19 MS. McCORMICK: Yeah, and then I sent the</p> <p>20 contract to get it --</p> <p>21 MS. WHYTE: I didn't get it.</p> <p>22 CHAIRMAN LEWIS: I don't recall seeing</p> <p>23 anything and not that I necessarily was copied,</p> <p>24 but if you guys were sending stuff, I didn't</p> <p>25 get --</p>	<p style="text-align: right;">Page 60</p> <p>1 all of the government approvals by six months</p> <p>2 and six days. So it would be extended from --</p> <p>3 I think it was October 6th, that was the date,</p> <p>4 through to March 31st and similarly, then it</p> <p>5 would extend the dates for the commencement of</p> <p>6 construction of the cell tower and for</p> <p>7 completion of the construction of the cell</p> <p>8 tower.</p> <p>9 I handed out to the board members a --</p> <p>10 kind of a timeline that Allen had provided</p> <p>11 today that just kind of goes through what</p> <p>12 Vertex has been working on beginning with the</p> <p>13 signing of the ground lease in January of 2021</p> <p>14 through what they are anticipating would be the</p> <p>15 start of construction on June 23rd of 2023. So</p> <p>16 that would be consistent with the requested</p> <p>17 extension that they are requesting, and I'm</p> <p>18 glad that Allen is available because I know</p> <p>19 there were some questions that came up at the</p> <p>20 workshop about, you know, why there's a need</p> <p>21 for such a long extension at this point.</p> <p>22 So -- you know, Allen and I have talked</p> <p>23 and I know that there have been updates to the</p> <p>24 board about the process they've been working</p> <p>25 through with the county on the access agreement</p>

<p style="text-align: right;">Page 61</p> <p>1 and also, you know, some of the other things  2 that have slowed the process down; as far as  3 the whole zoning approval and then review of  4 the site plan and ultimately, the building  5 permit approval process.  6 So if board members have specific  7 questions that they'd like to, you know, ask,  8 Allen's here and available to address that.  9 CHAIRMAN LEWIS: Any questions for now?  10 (No response.)  11 CHAIRMAN LEWIS: Allen, I have --  12 MR. CHESNEY: So moved.  13 CHAIRMAN LEWIS: For the extension?  14 MR. CHESNEY: Sure, I'll make the motion.  15 MS. McCORMICK: Okay. The other thing  16 that has come up is that they are going to be  17 requesting a change to the area where the cell  18 tower is going. So originally in the lease, we  19 had identified that the leased area was going  20 to be 70 feet by 70 feet back when we did  21 either the first or the second amendment. That  22 changed, so the new dimensions now are -- is it  23 30 feet by 80 feet? So 2,400 feet.  24 There is also going to be now an area  25 that is going to be for retention that the</p>	<p style="text-align: right;">Agenda Page #26 Page 63</p> <p>1 diagonal line.  2 Maybe, Allen, you can explain why that  3 changed.  4 MR. RUIZ: Yeah, so in general, if you  5 look at the diagram, there's a dotted line that  6 dissects the compound running from west to east  7 and it almost halves, almost right in half.  8 The bottom half of that is under flood zone X  9 and the northern half of that is flood zone A.  10 Natural resources comments were for storm water  11 management to be handled to contain the runoff  12 from zone A. So what we did was we -- we're  13 going to slope the compound to the south, from  14 north to south, and then once it gets into the  15 flood zone X, slope it to the southeast towards  16 that retention area. That retention area is  17 simply a 30 by 55 foot area that we're going to  18 put a little six-inch berm around and as far as  19 cutting off that northern -- that northeast  20 corner, we did that in order to maintain the  21 same 2,800 square feet that we had before. It  22 doesn't really impact the leased area for the  23 carriers. There is still plenty of space for  24 the carriers to put their land -- I mean their  25 equipment, sorry.</p>
<p style="text-align: right;">Page 62</p> <p>1 county is requiring. That's at the southeast  2 corner of the leased area. That's because of a  3 recent issue that came up with the county where  4 they are requiring that they retain and build a  5 retention area for some of the drainage that's  6 coming out of the north part of the site.  7 So when we do actually get the amendment  8 executed, we would also be, at that time,  9 addressing the revised leased area of the cell  10 tower.  11 CHAIRMAN LEWIS: So this was county --  12 what am I trying to say? This was not  13 something that was born by Vertex, this was  14 more of --  15 MS. McCORMICK: It's mostly a result of  16 the fact that the county is now requiring the  17 retention area and the dimensions of the cell  18 tower site had changed previously, but our  19 lease right now still is providing for the  20 4,900 square feet, so this would make it  21 consistent with that.  22 If you look at this drawing that I passed  23 out, there is also a little piece of -- at the  24 northeast section of the leased area, that had  25 been squared off previously and now, it is a</p>	<p style="text-align: right;">Page 64</p> <p>1 So when you look at the 2,800 square feet  2 of the tower compound and you add in the 1,650  3 square feet of the retention area, we would be  4 totaling out at 4,450 square feet of total  5 leased land, which is still less than the  6 originally contemplated 4,900 square feet.  7 To be perfectly honest with you, I think  8 it's absolutely ridiculous that they're having  9 us do storm water management for the northern  10 half of that compound. When you consider that  11 it's probably -- it's 1,650 square feet, more  12 or less, you know. The same size area as what  13 we're doing the retention for. If it rains,  14 the water that runs off for that wouldn't make  15 the wetlands increase by a tenth of a  16 millimeter even.  17 So -- but, you know, that's storm water  18 doing -- or natural resource's doing their job,  19 you know, it's in a flood zone so the water has  20 to be contained. So it's --  21 CHAIRMAN LEWIS: Hey, hey, Allen --  22 MR. RUIZ: Yes?  23 CHAIRMAN LEWIS: Sorry, let me interrupt  24 you and thanks for that. I did have a question  25 about -- I was trying to remember from the</p>

<p style="text-align: right;">Page 65</p> <p>1 agreement -- and maybe somebody else does. Was</p> <p>2 it a four-month requirement to get -- or a</p> <p>3 four-month window to get the construction done</p> <p>4 of the tower once it commenced?</p> <p>5 MR. RUIZ: Yes.</p> <p>6 CHAIRMAN LEWIS: Okay. So nothing -- you</p> <p>7 know, once that would happen in June, if we</p> <p>8 were to approve -- it would move -- right?</p> <p>9 MS. McCORMICK: Right.</p> <p>10 MR. RUIZ: Yeah, correct.</p> <p>11 CHAIRMAN LEWIS: All right. Do we have a</p> <p>12 second?</p> <p>13 MR. BARRETT: Well, just so I understand</p> <p>14 because I'm -- I wasn't following this before</p> <p>15 as closely. There are no changes here in terms</p> <p>16 of the size or layout of this parcel that were</p> <p>17 to impact the district's ability to access the</p> <p>18 back of that parcel for other uses, will it?</p> <p>19 CHAIRMAN LEWIS: That's my understanding,</p> <p>20 you're correct.</p> <p>21 MR. BARRETT: All right. So I don't want</p> <p>22 to make any changes or approve any changes that</p> <p>23 would potentially, if TECO does not cooperate</p> <p>24 with us, impact our ability to still access</p> <p>25 the back of that parcel for other potential</p>	<p style="text-align: right;">Agenda Page #27 Page 67</p> <p>1 the south. So it should have zero impact on</p> <p>2 accessing any part of the eastern portion of</p> <p>3 the property.</p> <p>4 MR. BARRETT: Okay.</p> <p>5 MS. McCORMICK: I just showed this sketch</p> <p>6 to Robert, too, and he said that he agreed with</p> <p>7 that.</p> <p>8 MR. BARRETT: All right. Thank you.</p> <p>9 MS. McCORMICK: So if the board -- so</p> <p>10 just to clarify the motion then, it would be</p> <p>11 for -- the board would be moving to approve a</p> <p>12 third amendment to the lease and option</p> <p>13 agreement to extend these dates that we've been</p> <p>14 discussing and also to approve the revisions to</p> <p>15 the survey once the survey is completed, that</p> <p>16 we just discussed. So you'd be authorizing the</p> <p>17 Chair to sign that once we have the document</p> <p>18 completed.</p> <p>19 CHAIRMAN LEWIS: Okay. Thank you for</p> <p>20 recapping that, and Greg moved --</p> <p>21 MR. CHESNEY: Yep.</p> <p>22 CHAIRMAN LEWIS: -- and I'll second that.</p> <p>23 Any other discussion?</p> <p>24 (No response.)</p> <p>25 CHAIRMAN LEWIS: All in favor?</p>
<p style="text-align: right;">Page 66</p> <p>1 uses. That's my only concern.</p> <p>2 MS. McCORMICK: What do you mean the back</p> <p>3 of the parcel?</p> <p>4 MR. BARRETT: Sorry, the farther --</p> <p>5 MR. DVORAK: West.</p> <p>6 MR. BARRETT: -- east --</p> <p>7 MR. DVORAK: East, sorry, yes.</p> <p>8 MR. BARRETT: Farthest eastern portion of</p> <p>9 the parcel that someone has talked about for</p> <p>10 different uses --</p> <p>11 MS. McCORMICK: Mm-hmm.</p> <p>12 MR. BARRETT: -- different potential</p> <p>13 uses. So as long as that -- if -- as long as I</p> <p>14 can have confirmation that that's the case --</p> <p>15 MS. McCORMICK: I'm just going to show</p> <p>16 this to Robert real quick.</p> <p>17 MR. RUIZ: Yeah, it seems that --</p> <p>18 (inaudible). If you look at the layout of the</p> <p>19 compound and the retention, they are sandwiched</p> <p>20 in between the northern side of the power</p> <p>21 lines, which is still north of the access road</p> <p>22 that you have in place out there. So none of</p> <p>23 that would be in the way of that access road,</p> <p>24 and it's -- so we're sandwiched in between the</p> <p>25 wetlands to the north and the power lines to</p>	<p style="text-align: right;">Page 68</p> <p>1 (All board members signify in the</p> <p>2 affirmative.)</p> <p>3 CHAIRMAN LEWIS: Passes four to zero.</p> <p>4 (Motion passes.)</p> <p>5 MR. BARRETT: I appreciate the</p> <p>6 clarification.</p> <p>7 CHAIRMAN LEWIS: Allen, you got the</p> <p>8 extension.</p> <p>9 MR. RUIZ: Thanks a lot, guys. I really</p> <p>10 do appreciate it and I do appreciate you guys</p> <p>11 allowing me to jump on by the call on the</p> <p>12 phone.</p> <p>13 CHAIRMAN LEWIS: No, thanks for -- yeah,</p> <p>14 no, thanks for joining and thanks for the info,</p> <p>15 as well, that you've provided.</p> <p>16 MS. McCORMICK: Thank you.</p> <p>17 MR. RUIZ: Yep, my pleasure. All right,</p> <p>18 guys. Have a good rest of the meeting and a</p> <p>19 nice evening. Thank you.</p> <p>20 CHAIRMAN LEWIS: You too, thank you.</p> <p>21 MR. BARRETT: Thank you.</p> <p>22 CHAIRMAN LEWIS: Okay. I think we are at</p> <p>23 Doug's report.</p> <p>24 MR. MAYES: I just have one thing that I'd</p> <p>25 like the board to consider and it's erosion</p>

<p style="text-align: right;">Page 69</p> <p>1 repair at Glenclyff Park. The Glenclyff Park  2 area, we've talked about it a few times through  3 the years with the erosion and issues like  4 that, and we are starting to get -- running out  5 of the shoreline and running into sidewalks and  6 part of the crosswalk bridges, things like  7 that.  8 So I had our vendor that we use for a lot  9 of the erosion repairs out here. Crosscreek  10 Environmental put us a bid together and I think  11 Sonny sent you all pictures, so you should have  12 some pictures. I'll pass them -- the ones that  13 I've got around, if you'd like and you'll see  14 the three different areas -- actually, four  15 different areas that need to be rebuilt,  16 shoreline restoration needs to be rebuilt and  17 the I do have a proposal for \$38,955, and as  18 you can see, it's quite a few square feet --  19 footage that we need to get repaired or we're  20 going to have sidewalks falling in those ponds  21 back there.  22 I think a lot of it is due to -- because  23 we maintain it and instead of leaving it  24 natural because people like to walk by there so  25 we mow it, we cut plant material back, which</p>	<p style="text-align: right;">Agenda Page #28 Page 71</p> <p>1 MR. MAYS: This company's rate, their  2 rate for square foot or per foot is a lot more  3 reasonable than the other two companies that  4 we've tried in the past. Plus, their product  5 is very, very good. I mean, we've used another  6 company that has a different product and they  7 specialize and -- but it's over \$100 a square  8 foot, this one is \$53 a square foot and it is a  9 proven product that is working in other areas  10 we've used it on.  11 MR. BARRETT: Okay.  12 CHAIRMAN LEWIS: Go ahead, Greg.  13 MR. CHESNEY: Well, I was just going to  14 ask, is there a reason why it -- because it's  15 back behind -- it's not on any homes, so we  16 couldn't use like riprap?  17 MR. MAYS: We could use some riprap in  18 some areas, but I don't even know if that would  19 be much cheaper at the cost because of rock and  20 -- nothing is cheap and the location, trying to  21 get it back there. With this, you take your  22 material back there and the guys pretty much  23 use the soil that's in the ground in the pond  24 already. They are restructuring it using the  25 original soil.</p>
<p style="text-align: right;">Page 70</p> <p>1 obviously is going to bring Weed-Eaters through  2 to keep it maintained and a lot of times,  3 that's what causes that -- it helps with that  4 erosion.  5 Erosion is a natural, you know, with the  6 wind and the water and the up and down of the  7 levels. I just -- I don't know, we've seen a  8 quite a bit of it disappear.  9 The main area by the soccer field, Mr.  10 Chesney can probably tell you that at one time,  11 we put a bunch of bottle brush trees in that  12 area and at this time, those bottle brush trees  13 are there, but they all have large indentations  14 around them. So that soil has stayed there  15 thanks to the trees, but we've lost almost a  16 total of -- I would say almost six feet, almost  17 six feet of land around each one of these three  18 ponds.  19 So I'm just requesting that the board  20 authorize the spending of those dollars to get  21 that erosion repair done.  22 CHAIRMAN LEWIS: Yes, Chris?  23 MR. BARRETT: Doug, can you speak to your  24 rationale for not seeking other bids, just  25 going with the one company?</p>	<p style="text-align: right;">Page 72</p> <p>1 If we take rock and we put rock  2 everywhere, you could do it, but it just -- I  3 don't think it would -- I think it would cost  4 possibly more or just as much.  5 MS. McCORMICK: And I just had a question  6 about -- is this company going to be  7 responsible for getting any permits that would  8 be required in order to undertake this?  9 MR. MAYS: Yes, they would.  10 MS. McCORMICK: Okay. So we would  11 probably want to put this into a district  12 format of agreement, if we do this.  13 CHAIRMAN LEWIS: Okay. All right.  14 Do we have a motion to approve?  15 MR. CHESNEY: I mean, I'll be honest, I'd  16 like to see another quote --  17 MR. MAYS: Okay.  18 MR. CHESNEY: -- just for riprap at least  19 or something else.  20 MR. MAYS: Okay.  21 MR. CHESNEY: I mean, it's 40 grand.  22 That's -- 40,000 here, 40,000 there, starts to  23 lose real money.  24 CHAIRMAN LEWIS: Let me ask this:  25 Whoever is -- well, I guess you're going to get</p>

<p style="text-align: right;">Page 73</p> <p>1 another quote, but was the intent to get this  2 done before the rainy season?  3 MR. MAYS: No, no. It is nice to have it  4 done during the low water season, you know,  5 when the water levels are low, but we can push  6 a couple of other companies. I mean, we've got  7 two others that we've used before and --  8 MR. BARRETT: Yeah, if you wouldn't mind,  9 and again, it has nothing to do -- I suspect  10 what you said is going to come out being the  11 case, but it just allows us to then justify it  12 to residents like, "Yeah, we did our due  13 diligence."  14 MR. MAYS: Sure. Well, you've seen the  15 other companies we've used and at one time,  16 that's what we recommended because of the area,  17 what it -- you know, where it was at, the type  18 of erosion we had. This is a different type of  19 erosion and -- but I -- no, I understand,  20 that's your job. I'll get out there in the --  21 me and Sonny will contact a couple of other  22 companies and bring back some more bids next  23 month.  24 MR. BARRETT: Thank you.  25 MR. MAYS: Yes, sir.</p>	<p style="text-align: right;">Agenda Page #29 Page 75</p> <p>1 the board about the vulture situation?  2 MR. MAYS: Okay. I knew we needed to  3 talk about it.  4 MR. BARRETT: Oh, do --  5 CHAIRMAN LEWIS: I was actually going to  6 bring that -- because I think Sonny has some  7 information on that.  8 MR. BARRETT: Okay. If you want to do it  9 at a different time --  10 CHAIRMAN LEWIS: No, now is when I was  11 going to bring it up.  12 MR. BARRETT: Yeah, I was just  13 uncomfortable with the paintball thing. I just  14 -- and it has nothing to do with staff, I just  15 don't think it's wise given the resident  16 reaction and even not-resident reaction to the  17 previous thing, that our staff would be firing  18 projectiles at any --  19 MR. CHESNEY: I saw an air cannon and the  20 laser. I didn't see paint pellets. Where was  21 that?  22 MR. BARRETT: Wasn't that --  23 MR. MAYS: Well, that's basically an air  24 -- it's basically a paint gun. That's what it  25 is.</p>
<p style="text-align: right;">Page 74</p> <p>1 CHAIRMAN LEWIS: Thank you, Doug. What  2 else you got?  3 MR. MAYS: Unless there is any questions,  4 I mean we've pretty much got this -- the tunnel  5 -- we've been dealing with that water problem  6 at the tunnel and I brought the contractor back  7 because one side didn't seem to be properly  8 done. He has already agreed to come back and  9 redo it and put it where it needs to go.  10 MR. BARRETT: Is that the park side?  11 MR. MAYS: Yes.  12 MR. BARRETT: Okay. It was still getting  13 --  14 MR. MAYS: Yes, it still had a little bit  15 of pooling, yes.  16 MR. CHESNEY: It is a lot better, though.  17 MR. BARRETT: It is.  18 MR. MAYS: Yeah, it works, it's just we  19 just got to -- he put it like 12 inches off  20 where it should be. Didn't miss it by much,  21 but -- you know, anyway, but yeah, he's going  22 to correct it.  23 CHAIRMAN LEWIS: Go ahead.  24 MR. BARRETT: Could I follow up with  25 something in your report that was sent out to</p>	<p style="text-align: right;">Page 76</p> <p>1 MS. WHYTE: A paint gun.  2 MS. McCORMICK: Yeah, I also --  3 MR. CHESNEY: Oh, I was thinking it was a  4 big blast of air. It's paint?  5 MR. MAYS: No, it's paint. It's  6 nonlethal paintballs.  7 MR. BARRETT: My second concern is that  8 these are protected -- federally protected  9 wildlife species. It's also -- there are the  10 issues around nesting times and things like  11 that. Who -- do we even know the law about  12 whether we could do such harassment and --  13 MS. McCORMICK: I think that that would  14 be a serious question and I don't think that we  15 have the licensing and the authority to  16 undertake something like that.  17 CHAIRMAN LEWIS: So let me -- yeah, let  18 me let Sonny -- because we had the USDA  19 representative out on last Friday and --  20 MS. WHYTE: Friday morning, Doug and I  21 met with them.  22 CHAIRMAN LEWIS: -- I think that's where  23 the laser kind of came into play with -- and  24 I'll let you speak, Sonny, you've heard -- or  25 Doug, you guys were with him.</p>

<p style="text-align: right;">Page 77</p> <p>1 MR. MAYS: Well, I'll tell you, when I  2 met with him, his recommendations are, "You  3 need as many objects as possible to try to  4 deter these things." He was out there with a  5 laser in one hand and paintball in the other  6 and he's lasering them what it does it -- the  7 laser sends a straight signal, but when it --  8 by the time it gets to them, it looks as big as  9 a baseball coming towards their heads, he said.  10 That's his description, and I know that's not  11 what you want to hear, but it's just very  12 blinding to them. So they did take off, but he  13 says as they are taking off, you need to throw  14 a little paintballs in there and startle them,  15 too, and you have to repeat it morning and  16 night; morning and night.  17 So all I can say, if -- and he also says  18 you should put the ribbon across the roof, the  19 little spikes. He said every resident should  20 want to do that, too. If they don't want to do  21 that, they don't really want to get rid of the  22 problem were his words.  23 MR. CHESNEY: And where do you put the  24 spikes?  25 MR. MAYS: Across the center of the roof.</p>	<p style="text-align: right;">Agenda Page #30 Page 79</p> <p>1 this is going to be a reoccurring problem every  2 year, and we have to weigh this issue of  3 responsibility for responsible spending of our  4 residents' money, in terms of staff time, et  5 cetera, because this will probably be overtime;  6 all of that in conjunction with this mess  7 that's kind of landed in our lap. We're trying  8 to be helpful, but we're not getting a lot of  9 help from the county or these HOAs that are not  10 changing their rules to allow these deterrents  11 to be put on homes.  12 MS. McCORMICK: I mean, the other thought  13 I had is if the USDA doesn't want to continue  14 to address this -- I mean, the HOA can look to  15 see what other entities might be out there that  16 have gone through the licensing or have the  17 appropriate permits in order to undertake  18 vulture deterrents because we don't have that  19 as a district.  20 CHAIRMAN LEWIS: So I actually asked  21 Sonny that question, thinking that if -- you  22 know, if he didn't return our call or he didn't  23 come back, what are our other options and  24 Sonny, I can't remember what you told me.  25 MS. WHYTE: When I did the initial call</p>
<p style="text-align: right;">Page 78</p> <p>1 CHAIRMAN LEWIS: Like the ridge line of  2 it?  3 MR. MAYS: Yes, yes.  4 MR. BARRETT: And if I could speak to  5 that: My concern is that we've been -- the CDD  6 didn't cause this problem. This problem was  7 caused by the dump basically feeding these  8 birds and then a developer disrupting what I  9 suspect was their original nesting habitat, and  10 we have two communities who have come to us and  11 have even cited their residents for actually  12 trying to put up deterrents, which actually all  13 of the recommendations say you have to use  14 these deterrents.  15 So I'm real reluctant to start getting  16 involved with something that could get us afoul  17 of the law because that's why the district  18 hired the USDA to begin with. Especially in  19 light of the fact that the HOA seemed so  20 reluctant to actually do those things that it  21 needs to do to fix the problem because those  22 birds -- until the county does something about  23 that dump or the WCA gets on the county to do  24 something about that dump, this is going to be  25 -- I guarantee it, I will put money on it that</p>	<p style="text-align: right;">Page 80</p> <p>1 last year to the USDA and did a lot of  2 research, there were a lot of people out there,  3 but most of them are for farmers, for -- not  4 community wise oriented. They are more farmer  5 oriented and fields and wildlife and whatever  6 else. So they use different -- I wouldn't say  7 harassments. They would probably do a little  8 bit more lethal because some of them have  9 licenses.  10 The USDA was very clear, the publicity  11 they received last year, as Doug said, went up  12 to Washington and they politely declined to  13 renew their contract with us. So that's not an  14 option for us. What's out there, I'm not sure.  15 I have not found anything else. I mean, this  16 harassment worked with the laser, with the  17 paintball. It is -- it's just a harassment.  18 Keep that in mind.  19 I have fielded more phone calls in the  20 evenings, on my text messaging, at the office,  21 pictures, phone calls from Stonebridge  22 residents. Nobody else, but from Stonebridge.  23 Eric Holt, he's getting the feedback from his  24 residents. They want to come to a solution.  25 CHAIRMAN LEWIS: So I'll say it, I don't</p>

<p style="text-align: right;">Page 81</p> <p>1 have a problem with the lasering. I -- for any  2 deterrent and I guess -- and I'll take your  3 direction, but if that's something that you  4 think --  5 MS. McCORMICK: I don't think we have any  6 clear indication that that wouldn't violate  7 federal law because it -- if it constituted  8 harassment, then --  9 CHAIRMAN LEWIS: Right.  10 MS. McCORMICK: -- you know, if it were  11 reported that we were doing this, I think there  12 could be ramifications for the district. So I  13 wouldn't recommend that. I mean, I'm happy to  14 do some more research about that, but that  15 would be my concern.  16 CHAIRMAN LEWIS: Okay.  17 MS. WHYTE: So what do we do?  18 MR. MAYS: Well, I mean, we're going to  19 continue to get phone calls saying, "The CDD is  20 going to be responsible for my roof."  21 MR. CHESNEY: Yeah, they are active.  22 CHAIRMAN LEWIS: Yeah.  23 MR. CHESNEY: I came home the other day  24 and there was ten or 12 vultures on my roof.  25 CHAIRMAN LEWIS: I think Mr. Barrett had</p>	<p style="text-align: right;">Agenda Page #31 Page 83</p> <p>1 residents who are very vocal and understandably  2 upset. However, we also have a responsibility  3 to hundreds of other homeowners to responsibly  4 spend their money and make sure the policies  5 that we adopt are consistent and don't get out  6 of hand and I think that -- I'm real reluctant  7 to continue further district resources unless I  8 see a commitment from the HOAs to allow  9 deterrents and encourage homeowners to put them  10 on. They are not that expensive. It makes a  11 lot more sense, long term, than us spending  12 hundreds or thousands of dollars in overtime  13 and potentially running into the federal -- the  14 federal wildlife protection laws. That's just  15 -- they are asking us to engage in really  16 unwise behavior.  17 Anyway, that's my two cents on it.  18 CHAIRMAN LEWIS: Yeah, no, that's good --  19 MR. BARRETT: I'm cool with the laser,  20 but again, keep in mind, harassment of  21 protected wildlife. Someone touches a manatee,  22 that counts as harassment of federal wildlife.  23 Can you tell me that a laser used against the  24 bird doesn't --  25 MR. CHESNEY: Oh, I agree. I just didn't</p>
<p style="text-align: right;">Page 82</p> <p>1 a good point about -- and I -- maybe it's been  2 brought up before, but I had forgotten, but the  3 HOA -- and I don't know if, Mr. Barrett, is  4 that something you can take up -- maybe  5 volunteer to take up with the HOA and Mr. Holt  6 about --  7 MR. BARRETT: Would you shoot me whoever  8 the contact is for Stonebridge? Ultimately,  9 this is not going to work without that HOA --  10 the affected HOAs taking responsibility for  11 changing the rules to allow residents to put  12 deterrents on. There's also just the general  13 issue of fairness, you know? I've got a  14 resident -- we get deer that come out of the  15 conservation area, which is owned by the CDD  16 and they cause hundreds of dollars in  17 landscaping damage in like portions of the  18 Bridges every year. All right? There's a  19 guy -- you know, my next-door neighbor just put  20 up a \$10,000 fence, a deterrent, to deal with  21 wildlife that comes out of the CDD's property.  22 So like this precedent of dealing with  23 wildlife issues that genuinely are not our  24 cause, you know, I'm just not sure that is a --  25 it responds effectively to a small group of</p>	<p style="text-align: right;">Page 84</p> <p>1 know if you went on the website and saw the  2 laser because it was cool. It like motion  3 detects it --  4 MR. BARRETT: And there are even  5 residents -- if they land on people's lawns,  6 they can put these scarecrow sprinklers that  7 will blast them off. I have vultures that land  8 on my home, you know, and I just got to deal  9 with it. You know, but anyway --  10 CHAIRMAN LEWIS: Thanks, Chris. I  11 appreciate you sort of volunteering your --  12 MR. BARRETT: Yeah, I just --  13 CHAIRMAN LEWIS: That's your initiation.  14 New to the board.  15 MS. WHYTE: Can I get his phone number?  16 What's the number you want me to send the  17 residents to?  18 MR. BARRETT: I don't set the policy, I  19 am just one voice.  20 CHAIRMAN LEWIS: Sonny, if you could,  21 too -- and I think we have talked about it a  22 little bit, but just ask around or see if you  23 can follow up with any other companies or  24 agencies or something that might be able to  25 help us.</p>

<p style="text-align: right;">Page 85</p> <p>1 MR. MAYS: Yeah, that's what we'll have  2 to do, see if there's any private companies.  3 MS. WHYTE: Okay.  4 MR. MAYS: And we can check the federal  5 law, too, if we have to.  6 CHAIRMAN LEWIS: I'm just taking the  7 direction of the --  8 MR. CHESNEY: I agree with that. Find a  9 contractor with a license is a good way to go,  10 yeah, instead of us doing it.  11 CHAIRMAN LEWIS: Okay. I think we have  12 one more thing on the bell tower redesign that  13 we need to discuss. We had a good workshop  14 with Ivey Clinton and Chris, I know you weren't  15 there, but it was a lot of good discussion  16 about how we can go about doing this and I  17 think at this point, Greg, did you say earlier  18 you wanted to make a motion to --  19 MR. CHESNEY: Well, to me, it looked like  20 -- I mean, so we want to move to the next step  21 so we can figure out exactly what this would  22 cost us and so to do that, we have to decide  23 which fountain we want to get bids on, and  24 that's really the next step on that process.  25 So I'd make a motion, but I don't really</p>	<p style="text-align: right;">Agenda Page #32 Page 87</p> <p>1 CHAIRMAN LEWIS: Right.  2 MR. CHESNEY: -- but she doesn't -- for  3 her to do the next step, which is to create the  4 documents for the bidding, we have to decide  5 what exactly we want.  6 CHAIRMAN LEWIS: And I think -- let me  7 just circle, for the record, I guess, this is  8 -- this upper right -- if that's -- maybe we  9 can pass that around, for lack of an exhibit.  10 MR. WIMSATT: Yep. And that's the one  11 that seemed to make more sense to me just based  12 on both price and maintenance.  13 CHAIRMAN LEWIS: Right.  14 MR. WIMSATT: I mean, I love the concept  15 of the other one, but then when I found out it  16 was twice -- one was 150 and the other was like  17 300, that's twice the cost.  18 MR. CHESNEY: I don't even remember. I  19 knew it was 150 difference.  20 CHAIRMAN LEWIS: Yeah, it would still  21 have the same -- I think this was her design,  22 to have that sort of horseshoe look with that  23 type of --  24 MR. WIMSATT: I think that's what make  25 sense to me.</p>
<p style="text-align: right;">Page 86</p> <p>1 -- I, personally, don't have a strong opinion  2 on which way we go. One is \$150,000 more and  3 would have an increased maintenance cost, but  4 it looks pretty snazzy.  5 CHAIRMAN LEWIS: Yeah. I mean, I think  6 from what I recall at the workshop, I think we  7 all liked the idea of the one that kind of --  8 what I called the Disney fountain, where it's  9 going to shoot across to one another, but there  10 were a lot of cons about why, you know, with  11 maintenance, things get plugged in those little  12 jets and I think you had even mentioned that,  13 if I remember right.  14 MR. MAYS: Mm-hmm.  15 CHAIRMAN LEWIS: You know, to me, I was  16 okay with the bubbly type just personally. So  17 -- you know, I guess we could even maybe just  18 set a dollar amount. Is that kind of what  19 you're thinking, too?  20 MR. CHESNEY: No, I was thinking we need  21 to decide and then continue having her put it  22 out, like because she had come up with -- in  23 the workshop -- different ways to put it out  24 for bid because we were going to reserve some  25 things for Doug and Sonny --</p>	<p style="text-align: right;">Page 88</p> <p>1 MR. CHESNEY: Well, there is three of us.  2 So you haven't said anything, so I think three  3 to one might win anyway.  4 MR. BARRETT: Yeah, I guess I -- it's  5 just not going -- the point is moot. I do want  6 this area to look really nice, like -- and I'm  7 not afraid to spend a little extra money  8 because I think ultimately, we get it back in  9 terms of building that sense of community in  10 making that spot more of a gathering spot and  11 helping businesses that are big taxpayers for  12 us there; but at the same time, you know, if,  13 Doug, your sense is that other fountain is  14 going to be a maintenance nightmare, to pay  15 \$150,000 more for something that's going to be  16 a pain in the butt, I don't know that it makes  17 a whole lot of sense.  18 MR. MAYS: Well, I mean, it's hard to  19 say, really, how much maintenance it's going to  20 be. It just really depends on how well it's  21 designed, but there is always maintenance  22 involved when you have fountains and things  23 like that and electrical stuff, computer stuff.  24 You're always going to have some maintenance  25 with them.</p>



<p style="text-align: right;">Page 89</p> <p>1 CHAIRMAN LEWIS: I think the other thing 2 about that type that I remember hearing is the 3 wind can really affect it, and so depending on 4 how windy it is that day, you may need to turn 5 it off. So -- I mean, there's a chance that, 6 you know, in the springtime, it could be off 7 multiple days in a row. 8 MR. MAYS: That happens even when you've 9 got the one that oscillates out of the ground 10 because we have to turn the one off in West 11 Park Village over by the tot-lot occasionally, 12 too, because it gets so windy out there that it 13 blows half the water out and you're wasting 14 water. But yeah, we've -- we have to turn it 15 off occasionally, so that's going to happen 16 anyway. 17 CHAIRMAN LEWIS: And Chris, I couldn't 18 agree with you more, I think -- and I am sure 19 the other two would agree, that's something we 20 talked about at the workshop, we definitely all 21 want this area to look, you know, refreshed and 22 new and something that -- like you just said -- 23 will attract people to come to and maybe even 24 help some of the businesses there. So yeah, I 25 think we're all on the same page.</p>	<p style="text-align: right;">Agenda Page #33 Page 91</p> <p>1 and back need to be done and -- you know, I'm 2 just waiting on you guys to make a decision; if 3 you want to change it from the brick facade to 4 a stone or do you want to just -- you know, 5 what do you all want to do for a look? What 6 are you looking for? 7 CHAIRMAN LEWIS: Well, I guess the point 8 of what I was saying was we haven't -- that's 9 not even in the cost of what was -- 10 MR. CHESNEY: Yeah, I didn't realize 11 that. 12 CHAIRMAN LEWIS: So again, not to be 13 cheap in any way, but maybe the -- whatever we 14 save on the fountain can go towards the bell 15 tower because we really haven't talked about 16 dollars for that yet. So -- 17 MR. BARRETT: I mean, I think I said in 18 the last meeting when she was here, like it's 19 an iconic feature so I want to update it and 20 make it look nicer, but I also don't want to 21 change it so much that people are like, "What 22 happened to the bell tower?" So like -- and 23 brick being kind of an iconic architectural 24 feature, I think I would be real reluctant to 25 change the brick, but definitely like anything</p>
<p style="text-align: right;">Page 90</p> <p>1 MR. WIMSATT: That's certainly the goal 2 of all of us. 3 CHAIRMAN LEWIS: Yeah. One thing, too, 4 that I -- and I can't recall if I was talking 5 to Sonny or -- it must have been Sonny, you 6 know, we don't have -- we haven't really talked 7 about the bell tower. I think that's something 8 that really wasn't included in the price of 9 Ivey's cost and that's something that we really 10 need to try and find a vendor for to help 11 because that was the whole point of -- 12 MR. CHESNEY: Wasn't there an estimate of 13 it? 14 CHAIRMAN LEWIS: I don't think there was. 15 MR. CHESNEY: Was there not? 16 MS. WHYTE: She couldn't find anybody. 17 CHAIRMAN LEWIS: I don't think she found 18 anybody. 19 MR. MAYS: I've already contacted our 20 contractor and painter and he's talked about 21 the redoing of the Styrofoam around the top and 22 helping with some of the repairs on it. So -- 23 I mean, we can get an estimate to freshen it up 24 and make it look -- and then possibly order a 25 couple of signs because the signs on the front</p>	<p style="text-align: right;">Page 92</p> <p>1 else there that's going to make it look more 2 modern or fresher, I'd be up for. 3 MR. WIMSATT: She talked about repairs 4 and freshening the paint and potentially 5 squaring off the columns, you know, little 6 things like that she said might modernize it 7 without changing the character of it because I 8 agree with you, you know, that it is iconic and 9 that you don't want it to be totality 10 different. 11 MR. BARRETT: Yeah, you don't want to 12 mess with it too much. 13 CHAIRMAN LEWIS: Okay. 14 MR. WIMSATT: All steel bell tower. 15 CHAIRMAN LEWIS: So do we want to -- I'll 16 move to approve the fountain with the bubbly. 17 MR. CHESNEY: The bubbly, yep. 18 MS. McCORMICK: Did the board already 19 approve having them do the second phase of -- 20 MR. CHESNEY: Well, right, that's what I 21 was going to say. So in addition to that, you 22 have to also authorize -- we are authorizing 23 Ivey to go ahead and draft the documents, which 24 there was a charge for that, I think, of 25 \$13,000. Was that in my head?</p>

<p style="text-align: right;">Page 93</p> <p>1 CHAIRMAN LEWIS: We didn't do that yet?</p> <p>2 MR. CHESNEY: We only did the first</p> <p>3 phase.</p> <p>4 MR. MENDENHALL: Yeah, at the last</p> <p>5 meeting, you talked about wanting to see some</p> <p>6 of her renderings prior to making the decision</p> <p>7 to move on to the second phase, so I assume</p> <p>8 that happened at the workshop?</p> <p>9 MR. CHESNEY: That's what happened at the</p> <p>10 workshop.</p> <p>11 CHAIRMAN LEWIS: Yeah, right. Okay.</p> <p>12 Maybe that's what I'm thinking of then. Okay.</p> <p>13 Okay. So what was just said, the</p> <p>14 approval of the fountain for the --</p> <p>15 MR. MENDENHALL: Fountain phase two,</p> <p>16 basically.</p> <p>17 CHAIRMAN LEWIS: Yes, fountain phase two.</p> <p>18 Okay. Do we have a second?</p> <p>19 MR. WIMSATT: I will second it.</p> <p>20 CHAIRMAN LEWIS: Jim. All right.</p> <p>21 All in favor?</p> <p>22 (All board members signify in the</p> <p>23 affirmative.)</p> <p>24 CHAIRMAN LEWIS: Four to zero.</p> <p>25 (Motion passes.)</p>	<p style="text-align: right;">Agenda Page #34 Page 95</p> <p>1 that OLM --</p> <p>2 MR. CHESNEY: Well, I mean, it's the</p> <p>3 10th, meeting is the 4th. That's only three</p> <p>4 weeks until the next meeting, so yeah. I don't</p> <p>5 see how you could really squeeze one in.</p> <p>6 CHAIRMAN LEWIS: Yeah, I think we're</p> <p>7 probably good on a workshop for January.</p> <p>8 MR. WIMSATT: Isn't it scheduled for like</p> <p>9 next week or something?</p> <p>10 CHAIRMAN LEWIS: Yeah, so let's skip</p> <p>11 January workshop and then we'll probably plan</p> <p>12 to have one in February.</p> <p>13 MS. WHYTE: Do you want February -- do</p> <p>14 you want OLM in February?</p> <p>15 MR. CHESNEY: Yeah, the --</p> <p>16 CHAIRMAN LEWIS: Probably, yeah.</p> <p>17 Potentially Ivey, as well.</p> <p>18 Okay. Really quick, not to skip</p> <p>19 procedure here, anything else, Doug or Sonny?</p> <p>20 MR. MAYS: No.</p> <p>21 CHAIRMAN LEWIS: Okay.</p> <p>22 Supervisor's requests. Jim?</p> <p>23 MR. WIMSATT: Nothing.</p> <p>24 CHAIRMAN LEWIS: Chris?</p> <p>25 MR. BARRETT: Just handed out the</p>
<p style="text-align: right;">Page 94</p> <p>1 CHAIRMAN LEWIS: Very good. Three</p> <p>2 minutes over. Go ahead, Sonny.</p> <p>3 MS. WHYTE: Are we breaking this out into</p> <p>4 different aspects of it?</p> <p>5 MR. CHESNEY: Yes.</p> <p>6 MS. WHYTE: Thank you.</p> <p>7 CHAIRMAN LEWIS: Yeah, I think that was</p> <p>8 the --</p> <p>9 MS. WHYTE: That answers the question.</p> <p>10 So there is no final amount, it's just --</p> <p>11 MR. CHESNEY: Yep.</p> <p>12 MS. WHYTE: Okay. Perfect, thank you.</p> <p>13 MR. MENDENHALL: Mr. Chair, did you have</p> <p>14 anything to add -- did you want to have a</p> <p>15 workshop or did --</p> <p>16 CHAIRMAN LEWIS: Yeah, do we want to have</p> <p>17 another workshop? Is there -- do you think</p> <p>18 next month is too soon for her probably to</p> <p>19 continue that?</p> <p>20 MR. CHESNEY: I don't know, but we do --</p> <p>21 we will need one with OLM.</p> <p>22 CHAIRMAN LEWIS: Well, let's plan to have</p> <p>23 -- I mean, do we want to have that before the</p> <p>24 next meeting or do we think that will be after</p> <p>25 the next meeting, in February, that we have</p>	<p style="text-align: right;">Page 96</p> <p>1 Montague Greens usage rules. I don't want to</p> <p>2 keep everyone here, so if you want to just look</p> <p>3 over that and bring your comments back to the</p> <p>4 next meeting and hopefully we can make any</p> <p>5 additions or changes and finalize them.</p> <p>6 CHAIRMAN LEWIS: Okay. Yeah, I</p> <p>7 appreciate you giving me this.</p> <p>8 MR. BARRETT: I meant to get them out</p> <p>9 before Christmas. I just forgot to send it.</p> <p>10 CHAIRMAN LEWIS: No worries.</p> <p>11 Greg, anything?</p> <p>12 MR. CHESNEY: Nope.</p> <p>13 CHAIRMAN LEWIS: I have nothing.</p> <p>14 Just a motion to adjourn?</p> <p>15 MR. CHESNEY: So moved.</p> <p>16 MR. BARRETT: Would you put -- actually,</p> <p>17 Andy, would you put that on the agenda next</p> <p>18 month?</p> <p>19 MR. MENDENHALL: Yes.</p> <p>20 CHAIRMAN LEWIS: I'll second.</p> <p>21 All in favor?</p> <p>22 (All board members signify in the</p> <p>23 affirmative.)</p> <p>24 CHAIRMAN LEWIS: Four to zero.</p> <p>25 (Motion passes.)</p>

1 CHAIRMAN LEWIS: Thank you, everyone, for  
2 coming. We're adjourned.  
3 (At 5:38 p.m., all proceedings were  
4 concluded.)  
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11 Matthew Lewis, Chairman  
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1 REPORTER'S CERTIFICATE  
2

3 STATE OF FLORIDA:  
4 COUNTY OF HILLSBOROUGH:  
5

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

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

16 DATED February 2, 2023.  
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**3B.**

**Westchase  
Community Development District**

*Financial Report  
December 31, 2022*

**Prepared by**



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**Westchase  
Community Development District**

**Financial Statements**

**(Unaudited)**

**December 31, 2022**

**Balance Sheet**  
December 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
<b>ASSETS</b>							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	5,600	-	-	-	-	-	-
Due From Other Funds	5,729,995	397,768	24,617	10,853	53,973	520,079	88,620
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	6,010	-	-	-	-	-	-
Deposits	4,958	667	3,030	20	-	8,120	853
<b>TOTAL ASSETS</b>	<b>\$ 5,746,563</b>	<b>\$ 398,435</b>	<b>\$ 27,647</b>	<b>\$ 10,873</b>	<b>\$ 53,973</b>	<b>\$ 528,199</b>	<b>\$ 89,473</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 250,132	\$ 2,580	\$ -	\$ 2,525	\$ -	\$ 22,117	\$ -
Accrued Expenses	5,239	547	1,839	31	-	5,209	552
Sales Tax Payable	95	-	-	-	-	40	-
Deferred Compensation-Current	3,487	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>258,953</b>	<b>3,127</b>	<b>1,839</b>	<b>2,556</b>	<b>-</b>	<b>27,366</b>	<b>552</b>
<b>FUND BALANCES</b>							
<b>Nonspendable:</b>							
Prepaid Items	6,010	-	-	-	-	-	-
Deposits	4,958	667	3,030	20	-	8,120	853
<b>Restricted for:</b>							
Capital Projects	-	-	-	-	-	-	-
<b>Assigned to:</b>							
Operating Reserves	650,613	9,452	4,371	318	1,278	29,570	3,190
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	123,994	-	7,979	12,733	281,569	42,066
<b>Unassigned:</b>	<b>4,263,998</b>	<b>261,195</b>	<b>18,407</b>	<b>-</b>	<b>39,962</b>	<b>181,574</b>	<b>42,812</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 5,487,610</b>	<b>\$ 395,308</b>	<b>\$ 25,808</b>	<b>\$ 8,317</b>	<b>\$ 53,973</b>	<b>\$ 500,833</b>	<b>\$ 88,921</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 5,746,563</b>	<b>\$ 398,435</b>	<b>\$ 27,647</b>	<b>\$ 10,873</b>	<b>\$ 53,973</b>	<b>\$ 528,199</b>	<b>\$ 89,473</b>



**Balance Sheet**  
December 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324- C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<b>ASSETS</b>						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 932,277	\$ 932,277
Accounts Receivable	-	-	-	-	-	5,600
Due From Other Funds	189,255	27,764	264,578	702,196	-	8,009,698
Investments:						
Money Market Account	-	-	-	-	7,077,421	7,077,421
Prepaid Items	-	-	-	-	-	6,010
Deposits	14,572	765	-	-	-	32,985
<b>TOTAL ASSETS</b>	<b>\$ 203,827</b>	<b>\$ 28,529</b>	<b>\$ 264,578</b>	<b>\$ 702,196</b>	<b>\$ 8,009,698</b>	<b>\$ 16,063,991</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 277,854
Accrued Expenses	10,307	504	-	-	-	24,228
Sales Tax Payable	-	-	-	-	-	135
Deferred Compensation-Current	-	-	-	-	-	3,487
Due To Other Funds	-	-	-	-	8,009,698	8,009,698
<b>TOTAL LIABILITIES</b>	<b>10,307</b>	<b>504</b>	<b>500</b>	<b>-</b>	<b>8,009,698</b>	<b>8,315,402</b>
<b>FUND BALANCES</b>						
<b>Nonspendable:</b>						
Prepaid Items	-	-	-	-	-	6,010
Deposits	14,572	765	-	-	-	32,985
<b>Restricted for:</b>						
Capital Projects	-	-	-	702,196	-	702,196
<b>Assigned to:</b>						
Operating Reserves	26,882	1,289	4,000	-	-	730,963
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	65,713	16,591	125,234	-	-	1,177,910
<b>Unassigned:</b>	<b>86,353</b>	<b>9,380</b>	<b>134,844</b>	<b>-</b>	<b>-</b>	<b>5,038,525</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 193,520</b>	<b>\$ 28,025</b>	<b>\$ 264,078</b>	<b>\$ 702,196</b>	<b>\$ -</b>	<b>\$ 7,748,589</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 203,827</b>	<b>\$ 28,529</b>	<b>\$ 264,578</b>	<b>\$ 702,196</b>	<b>\$ 8,009,698</b>	<b>\$ 16,063,991</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	DEC-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 5,615	\$ 7,019	\$ 6,000	116.98%
Special Assmnts- Tax Collector	1,602,168	2,441,013	2,711,480	90.03%
Special Assmnts- Discounts	(63,696)	(97,471)	(108,459)	89.87%
Other Miscellaneous Revenues	-	467	-	0.00%
Pavilion Rental	1,156	4,040	4,000	101.00%
<b>TOTAL REVENUES</b>	<b>1,545,243</b>	<b>2,355,068</b>	<b>2,613,021</b>	<b>90.13%</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	1,600	4,600	19,000	24.21%
FICA Taxes	122	352	1,454	24.21%
ProfServ-Engineering	2,100	6,900	53,500	12.90%
ProfServ-Legal Services	4,654	13,502	105,000	12.86%
ProfServ-Mgmt Consulting	10,311	30,934	123,734	25.00%
ProfServ-Recording Secretary	1,089	2,805	11,000	25.50%
Auditing Services	1,000	1,000	7,700	12.99%
Postage and Freight	62	130	1,200	10.83%
Insurance - General Liability	-	42,969	40,373	106.43%
Printing and Binding	23	61	300	20.33%
Legal Advertising	-	739	6,500	11.37%
Misc-Assessment Collection Cost	30,769	46,871	46,530	100.73%
Misc-Credit Card Fees	41	140	350	40.00%
Misc-Contingency	79	79	1,600	4.94%
Office Supplies	-	-	50	0.00%
Annual District Filing Fee	-	175	175	100.00%
<b>Total Administration</b>	<b>51,850</b>	<b>151,257</b>	<b>418,466</b>	<b>36.15%</b>

**Flood Control/Stormwater Mgmt**

Contracts-Lake and Wetland	9,833	29,500	118,000	25.00%
Contracts-Fountain	650	2,205	8,100	27.22%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	6,290	6,196	27,280	22.71%
R&M-Fountain	1,600	3,130	6,000	52.17%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>18,373</b>	<b>41,031</b>	<b>174,380</b>	<b>23.53%</b>

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

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	DEC-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Right of Way</u></b>				
Payroll-Salaries	19,372	57,086	237,143	24.07%
Payroll-Benefits	7,372	33,380	95,834	34.83%
Payroll - Overtime	2,883	8,509	17,500	48.62%
Payroll - Bonus	4,500	10,000	35,883	27.87%
FICA Taxes	3,161	8,487	31,196	27.21%
ProfServ-Landscape Architect	2,254	5,103	-	0.00%
Contracts-Police	15,621	38,925	143,000	27.22%
Contracts-Other Services	1,640	4,900	19,560	25.05%
Contracts-Landscape	46,434	139,302	562,608	24.76%
Contracts-Mulch	73,796	73,796	147,592	50.00%
Contracts-Plant Replacement	18,629	37,258	74,515	50.00%
Contracts-Road Cleaning	1,640	3,281	9,843	33.33%
Contracts-Security Alarms	160	160	671	23.89%
Contracts-Pest Control	48	144	576	25.00%
Fuel, Gasoline and Oil	1,190	3,266	13,000	25.12%
Communication - Teleph - Field	424	1,201	5,000	24.02%
Utility - General	1,977	6,669	23,275	28.65%
Utility - Reclaimed Water	423	1,415	10,000	14.15%
Insurance - General Liability	-	4,465	4,195	106.44%
R&M-General	4,565	10,383	42,500	24.43%
R&M-Equipment	245	2,809	8,000	35.11%
R&M-Grounds	32,977	52,459	53,400	98.24%
R&M-Irrigation	2,082	9,159	40,500	22.61%
R&M-Sidewalks	-	-	15,616	0.00%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	3,000	9,077	32,500	27.93%
R&M-Emergency & Disaster Relief	6,120	14,120	-	0.00%
Holiday Decoration	226	10,571	10,000	105.71%
Misc-Taxes (Streetlights)	-	41,132	34,077	120.70%
Misc-Contingency	-	-	5,000	0.00%
Office Supplies	65	213	3,500	6.09%
Cleaning Services	550	1,650	6,600	25.00%
Op Supplies - General	102	102	5,000	2.04%
Op Supplies - Uniforms	-	380	600	63.33%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	1,000	2,111	5,000	42.22%
Conference and Seminars	-	-	1,000	0.00%
Capital Outlay	-	4,895	-	0.00%
<b>Total Right of Way</b>	<b>252,456</b>	<b>596,408</b>	<b>1,701,284</b>	<b>35.06%</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	DEC-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Common Area</u></b>				
R&M-General	1,620	4,027	30,000	13.42%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	3,000	3,000	1,500	200.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	1,357	4,828	4,000	120.70%
Internet Services	612	1,836	7,391	24.84%
Park Improvements	-	5,020	272,700	1.84%
<b>Total Common Area</b>	<b>6,589</b>	<b>18,711</b>	<b>318,891</b>	<b>5.87%</b>
<b>TOTAL EXPENDITURES</b>	<b>329,268</b>	<b>807,407</b>	<b>2,613,021</b>	<b>30.90%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	1,215,975	1,547,661	-	0.00%
Net change in fund balance	<u>\$ 1,215,975</u>	<u>\$ 1,547,661</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>3,939,949</b>	<b>3,939,949</b>	
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 5,487,610</u></b>	<b><u>\$ 3,939,949</u></b>	

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

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	DEC-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 467	\$ 597	\$ 500	119.40%
Special Assmnts- Tax Collector	33,171	50,538	56,138	90.02%
Special Assmnts- Discounts	(1,319)	(2,018)	(2,246)	89.85%
Gate Bar Code/Remotes	-	65	-	0.00%
<b>TOTAL REVENUES</b>	<b>32,319</b>	<b>49,182</b>	<b>54,392</b>	<b>90.42%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	637	970	1,123	86.38%
Misc-Credit Card Fees	-	2	15	13.33%
<b>Total Administration</b>	<b>637</b>	<b>972</b>	<b>1,138</b>	<b>85.41%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	242	820	3,300	24.85%
Electricity - Streetlights	540	1,634	5,500	29.71%
Insurance - General Liability	-	1,999	1,878	106.44%
R&M-General	2,673	5,890	19,700	29.90%
R&M-Gate	889	1,439	5,794	24.84%
Reserve - Roadways	-	-	17,082	0.00%
<b>Total Right of Way</b>	<b>4,344</b>	<b>11,782</b>	<b>53,254</b>	<b>22.12%</b>
<b>TOTAL EXPENDITURES</b>	<b>4,981</b>	<b>12,754</b>	<b>54,392</b>	<b>23.45%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	27,338	36,428	-	0.00%
Net change in fund balance	\$ 27,338	\$ 36,428	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>358,880</b>	<b>358,880</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 395,308</b>	<b>\$ 358,880</b>	

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

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	DEC-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 21	\$ 27	\$ 150	18.00%
Special Assmnts- Tax Collector	10,670	16,256	18,057	90.03%
Special Assmnts- Discounts	(424)	(649)	(722)	89.89%
<b>TOTAL REVENUES</b>	<b>10,267</b>	<b>15,634</b>	<b>17,485</b>	<b>89.41%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	205	312	361	86.43%
<b>Total Administration</b>	<b>205</b>	<b>312</b>	<b>361</b>	<b>86.43%</b>
<b>Right of Way</b>				
R&M-Streetlights	1,839	5,516	17,124	32.21%
<b>Total Right of Way</b>	<b>1,839</b>	<b>5,516</b>	<b>17,124</b>	<b>32.21%</b>
<b>TOTAL EXPENDITURES</b>	<b>2,044</b>	<b>5,828</b>	<b>17,485</b>	<b>33.33%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	8,223	9,806	-	0.00%
Net change in fund balance	\$ 8,223	\$ 9,806	\$ -	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>16,002</b>	<b>16,002</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 25,808</b>	<b>\$ 16,002</b>	

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

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	DEC-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 13	\$ 19	\$ 65	29.23%
Special Assmnts- Tax Collector	3,452	5,259	5,842	90.02%
Special Assmnts- Discounts	(137)	(210)	(234)	89.74%
<b>TOTAL REVENUES</b>	<b>3,328</b>	<b>5,068</b>	<b>5,673</b>	<b>89.34%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	66	101	117	86.32%
Misc-Credit Card Fees	-	-	4	0.00%
<b>Total Administration</b>	<b>66</b>	<b>101</b>	<b>121</b>	<b>83.47%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	155	465	1,800	25.83%
Insurance - General Liability	-	3,291	3,092	106.44%
R&M-General	2,525	2,525	1,500	168.33%
R&M-Gate	-	392	1,500	26.13%
R&M-Streetlights	31	94	360	26.11%
Reserve - Roadways	-	-	2,550	0.00%
<b>Total Right of Way</b>	<b>2,711</b>	<b>6,767</b>	<b>10,802</b>	<b>62.65%</b>
<b>TOTAL EXPENDITURES</b>	<b>2,777</b>	<b>6,868</b>	<b>10,923</b>	<b>62.88%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	551	(1,800)	(5,250)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	-	-	(5,250)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(5,250)</b>	<b>0.00%</b>
Net change in fund balance	\$ 551	\$ (1,800)	\$ (5,250)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>10,117</b>	<b>10,117</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 8,317</b>	<b>\$ 4,867</b>	

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

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	DEC-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 64	\$ 81	\$ 150	54.00%
Special Assmnts- Tax Collector	3,262	4,969	5,520	90.02%
Special Assmnts- Discounts	(130)	(198)	(221)	89.59%
<b>TOTAL REVENUES</b>	<b>3,196</b>	<b>4,852</b>	<b>5,449</b>	<b>89.04%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	63	95	110	86.36%
<b>Total Administration</b>	<b>63</b>	<b>95</b>	<b>110</b>	<b>86.36%</b>
<b>Right of Way</b>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	339	0.00%
<b>Total Right of Way</b>	<b>-</b>	<b>-</b>	<b>5,339</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>63</b>	<b>95</b>	<b>5,449</b>	<b>1.74%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	3,133	4,757	-	0.00%
Net change in fund balance	<u>\$ 3,133</u>	<u>\$ 4,757</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>49,216</b>	<b>49,216</b>	
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 53,973</b></u>	<u><b>\$ 49,216</b></u>	



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

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	DEC-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 413	\$ 529	\$ 500	105.80%
Special Assmnts- Tax Collector	203,374	309,854	344,186	90.03%
Special Assmnts- Discounts	(8,085)	(12,373)	(13,767)	89.87%
Gate Bar Code/Remotes	485	743	-	0.00%
<b>TOTAL REVENUES</b>	<b>196,187</b>	<b>298,753</b>	<b>330,919</b>	<b>90.28%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	3,906	5,950	6,884	86.43%
Misc-Credit Card Fees	18	25	80	31.25%
<b>Total Administration</b>	<b>3,924</b>	<b>5,975</b>	<b>6,964</b>	<b>85.80%</b>
<b>Right of Way</b>				
Contracts-Security Services	18,907	56,614	176,200	32.13%
Contracts-Pest Control	20	60	240	25.00%
Communication - Teleph - Field	167	501	2,100	23.86%
Insurance - General Liability	-	1,116	1,049	106.39%
R&M-General	2,343	31,434	21,760	144.46%
R&M-Gate	1,948	3,925	10,000	39.25%
R&M-Streetlights	5,207	15,624	52,000	30.05%
Reserve - Roadways	-	-	65,945	0.00%
<b>Total Right of Way</b>	<b>28,592</b>	<b>109,274</b>	<b>329,294</b>	<b>33.18%</b>
<b>TOTAL EXPENDITURES</b>	<b>32,516</b>	<b>115,249</b>	<b>336,258</b>	<b>34.27%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	163,671	183,504	(5,339)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	-	-	(5,339)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(5,339)</b>	<b>0.00%</b>
Net change in fund balance	\$ 163,671	\$ 183,504	\$ (5,339)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>317,329</b>	<b>317,329</b>	
<b>FUND BALANCE, ENDING</b>		<b>\$ 500,833</b>	<b>\$ 311,990</b>	

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

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	DEC-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 105	\$ 133	\$ 200	66.50%
Special Assmnts- Tax Collector	9,487	14,454	16,056	90.02%
Special Assmnts- Discounts	(377)	(577)	(642)	89.88%
<b>TOTAL REVENUES</b>	<b>9,215</b>	<b>14,010</b>	<b>15,614</b>	<b>89.73%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	182	278	321	86.60%
Misc-Credit Card Fees	-	-	10	0.00%
<b>Total Administration</b>	<b>182</b>	<b>278</b>	<b>331</b>	<b>83.99%</b>
<b>Right of Way</b>				
Communication - Teleph - Field	121	363	1,500	24.20%
Insurance - General Liability	-	411	386	106.48%
R&M-General	2,800	2,800	1,000	280.00%
R&M-Gate	-	-	3,792	0.00%
R&M-Streetlights	551	1,654	5,650	29.27%
Reserve - Roadways	-	-	2,955	0.00%
<b>Total Right of Way</b>	<b>3,472</b>	<b>5,228</b>	<b>15,283</b>	<b>34.21%</b>
<b>TOTAL EXPENDITURES</b>	<b>3,654</b>	<b>5,506</b>	<b>15,614</b>	<b>35.26%</b>
Excess (deficiency) of revenues Over (under) expenditures	5,561	8,504	-	0.00%
Net change in fund balance	<u>\$ 5,561</u>	<u>\$ 8,504</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>80,417</b>	<b>80,417</b>	
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 88,921</b></u>	<u><b>\$ 80,417</b></u>	

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

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	DEC-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 157	\$ 201	\$ -	0.00%
Special Assmnts- Tax Collector	74,644	113,725	126,326	90.03%
Special Assmnts- Discounts	(2,968)	(4,541)	(5,053)	89.87%
<b>TOTAL REVENUES</b>	<b>71,833</b>	<b>109,385</b>	<b>121,273</b>	<b>90.20%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	1,434	2,184	2,527	86.43%
<b>Total Administration</b>	<b>1,434</b>	<b>2,184</b>	<b>2,527</b>	<b>86.43%</b>
<b>Right of Way</b>				
R&M-General	-	-	2,044	0.00%
R&M-Streetlights	10,290	30,904	105,000	29.43%
Reserve - Roadways	-	3,142	11,702	26.85%
<b>Total Right of Way</b>	<b>10,290</b>	<b>34,046</b>	<b>118,746</b>	<b>28.67%</b>
<b>TOTAL EXPENDITURES</b>	<b>11,724</b>	<b>36,230</b>	<b>121,273</b>	<b>29.87%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	60,109	73,155	-	0.00%
Net change in fund balance	<u>\$ 60,109</u>	<u>\$ 73,155</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>120,365</b>	<b>120,365</b>	
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 193,520</b></u>	<u><b>\$ 120,365</b></u>	

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

For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	DEC-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 30	\$ 38	\$ 90	42.22%
Special Assmnts- Tax Collector	4,596	7,002	7,778	90.02%
Special Assmnts- Discounts	(183)	(280)	(311)	90.03%
<b>TOTAL REVENUES</b>	<b>4,443</b>	<b>6,760</b>	<b>7,557</b>	<b>89.45%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	88	134	156	85.90%
<b>Total Administration</b>	<b>88</b>	<b>134</b>	<b>156</b>	<b>85.90%</b>
<b>Right of Way</b>				
R&M-Streetlights	504	1,513	4,999	30.27%
Reserve - Roadways	-	-	2,402	0.00%
<b>Total Right of Way</b>	<b>504</b>	<b>1,513</b>	<b>7,401</b>	<b>20.44%</b>
<b>TOTAL EXPENDITURES</b>	<b>592</b>	<b>1,647</b>	<b>7,557</b>	<b>21.79%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	3,851	5,113	-	0.00%
Net change in fund balance	<u>\$ 3,851</u>	<u>\$ 5,113</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>22,912</b>	<b>22,912</b>	
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 28,025</b></u>	<u><b>\$ 22,912</b></u>	

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	DEC-22 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ 318	\$ 404	\$ 500	80.80%
Special Assmnts- Tax Collector	15,036	22,909	25,447	90.03%
Special Assmnts- Discounts	(598)	(915)	(1,018)	89.88%
<b>TOTAL REVENUES</b>	<b>14,756</b>	<b>22,398</b>	<b>24,929</b>	<b>89.85%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	289	440	509	86.44%
Misc-Credit Card Fees	-	-	10	0.00%
<b>Total Administration</b>	<b>289</b>	<b>440</b>	<b>519</b>	<b>84.78%</b>
<b>Right of Way</b>				
Insurance - General Liability	-	470	442	106.33%
R&M-General	500	500	4,543	11.01%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	443	835	5,000	16.70%
Internet Services	117	351	1,500	23.40%
Reserve - Roadways	-	-	9,925	0.00%
<b>Total Right of Way</b>	<b>1,060</b>	<b>2,156</b>	<b>24,410</b>	<b>8.83%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,349</b>	<b>2,596</b>	<b>24,929</b>	<b>10.41%</b>
Excess (deficiency) of revenues Over (under) expenditures	13,407	19,802	-	0.00%
Net change in fund balance	<u>\$ 13,407</u>	<u>\$ 19,802</u>	<u>\$ -</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>244,276</b>	<b>244,276</b>	
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 264,078</b></u>	<u><b>\$ 244,276</b></u>	

**Westchase  
Community Development District**

**Supporting Schedules**

**December 31, 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
12/07/22	1,519,355	64,553	31,007	1,614,915	1,320,180	27,333	8,792	2,844
12/14/22	324,949	13,363	6,632	344,944	281,989	5,838	1,878	608
<b>TOTAL</b>	<b>2,809,413</b>	<b>119,231</b>	<b>57,335</b>	<b>2,985,979</b>	<b>2,441,013</b>	<b>50,538</b>	<b>16,256</b>	<b>5,259</b>
% COLLECTED					90%	90%	90%	90%
<b>TOTAL O/S</b>				<b>330,853</b>	<b>270,469</b>	<b>5,600</b>	<b>1,801</b>	<b>583</b>

**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
12/07/22	2,688	167,579	7,817	61,506	3,787	12,390
12/14/22	574	35,795	1,670	13,138	809	2,646
<b>TOTAL</b>	<b>4,969</b>	<b>309,854</b>	<b>14,454</b>	<b>113,725</b>	<b>7,002</b>	<b>22,909</b>
% COLLECTED	90%	90%	90%	90%	90%	90%
<b>TOTAL O/S</b>	<b>551</b>	<b>34,332</b>	<b>1,602</b>	<b>12,601</b>	<b>776</b>	<b>2,538</b>



**Cash & Investment Report**  
**December 31, 2022**

<u>ACCOUNT NAME</u>	<u>DATE OPENED</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>CLEARING FUND</b>					
Public Funds Checking-7247		n/a	South State Bank	n/a	\$ 932,277
Money Market Account	5-07-12	n/a	South State Bank	1.37%	<u>7,077,421</u>
				<b>Total</b>	<u><b>\$ 8,009,698</b></u>

# Westchase CDD

## Bank Reconciliation

Bank Account No. 7247 SouthState Bank  
Statement No. 12-2022  
Statement Date 12/31/2022

G/L Balance (LCY)	932,276.64	Statement Balance	949,823.98
G/L Balance	932,276.64	Outstanding Deposits	212.71
Positive Adjustments	0.00		
		Subtotal	950,036.69
Subtotal	932,276.64	Outstanding Checks	17,760.05
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	932,276.64	Ending Balance	932,276.64
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
10/26/2022	Payment	12556	BRIAN M. ROSS	184.70	0.00	184.70
12/1/2022	Payment	12595	A SUPERIOR	165.00	0.00	165.00
12/8/2022	Payment	12619	DECORATING ELVES INC	6,982.96	0.00	6,982.96
12/15/2022	Payment	12631	BRIAN M. ROSS	184.70	0.00	184.70
12/20/2022	Payment	12636	HARRISON DAVIS	355.55	0.00	355.55
12/20/2022	Payment	12643	A SUPERIOR	165.00	0.00	165.00
12/20/2022	Payment	12646	FLORIDA MUNICIPAL INS. TRUST	6,009.63	0.00	6,009.63
12/20/2022	Payment	12649	MO'ZART DESIGNS	527.81	0.00	527.81
12/20/2022	Payment	12650	PETE'S TREE	3,000.00	0.00	3,000.00
12/30/2022	Payment	12655	BRIAN M. ROSS	184.70	0.00	184.70
<b>Total Outstanding Checks.....</b>				<b>17,760.05</b>		<b>17,760.05</b>
<b>Outstanding Deposits</b>						
12/31/2022		SQUARE	Square Sales 12.30.22 Transactions	G/L 72.52	0.00	72.52
12/31/2022		SQUARE	Square Sales 12.31.22 Transactions	G/L 140.19	0.00	140.19
<b>Total Outstanding Deposits.....</b>				<b>212.71</b>		<b>212.71</b>



## Simplified Cashflow Solutions

Treasury Navigator® helps you oversee and control all of your business funds and transactions all in one place, whether in the office or on the go.

**Reporting Tools | ACH Payments | Wire Transfers**  
**Remote Deposit Capture | eStatements**

Fees may apply. See a banker for details. Member FDIC.

## COMMERCIAL ANALYSIS

### Account Summary

Date	Description	Amount
12/01/2022	<b>Beginning Balance</b>	<b>\$1,693,081.16</b>
	14 Credit(s) This Period	\$1,845,807.86
	84 Debit(s) This Period	\$2,589,065.04
12/30/2022	<b>Ending Balance</b>	<b>\$949,823.98</b>

### Other Credits

Date	Description	Amount
12/07/2022	Square Inc 221207P2 L204317999904	\$212.71
12/07/2022	HLLS TAX LICENS DIST ID602 DN022037	\$1,519,355.29
12/08/2022	Square Inc 221208P2 L204318020768	\$101.35
12/09/2022	Square Inc 221209P2 L204318043205	\$67.67
12/12/2022	Square Inc 221212P2 L204318091141	\$33.68
12/12/2022	Square Inc 221212P2 L204318091142	\$130.48
12/13/2022	Square Inc 221213P2 L204318110921	\$96.80
12/14/2022	HLLS TAX LICENS DIST ID604 DN022037	\$324,949.33
12/15/2022	Square Inc 221215P2 L204318147513	\$145.04
12/20/2022	Square Inc 221220P2 L204318237352	\$96.80
12/21/2022	Square Inc 221221P2 L204318261204	\$299.80
12/22/2022	Square Inc 221222P2 L204318279509	\$145.04
12/28/2022	Square Inc 221228P2 L204318375685	\$101.35
12/29/2022	Square Inc 221229P2 L204318395990	\$72.52
14 item(s) totaling \$1,845,807.86		

### Electronic Debits

Date	Description	Amount
12/01/2022	IRS USATAXPYMT 270273550319744	\$3,764.94
12/02/2022	ADT SECURITY SER ADTPAPACH 295952927	\$160.29
12/02/2022	HILLSBOROUGH COU TAX COLL. 16719499	\$288.24
12/02/2022	HILLSBOROUGH COU TAX COLL. 16719378	\$4,135.48
12/02/2022	HILLSBOROUGH COU TAX COLL. 16718633	\$5,565.14
12/02/2022	HILLSBOROUGH COU TAX COLL. 16718712	\$9,088.66
12/02/2022	HILLSBOROUGH COU TAX COLL. 16718796	\$19,330.09
12/06/2022	TECO/PEOPLE GAS UTILITYBIL 211023040531	\$78.28
12/06/2022	CARD ASSETS PAYMENT 559496225740056	\$3,521.00
12/08/2022	SPECTRUM SPECTRUM 4396213	\$1,613.91
12/08/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$12,454.03
12/09/2022	IRS USATAXPYMT 270274312295412	\$4,050.62
12/13/2022	HC-WATER INTERNET 043000096166298	\$766.11

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

Date	Description	Amount
12/15/2022	IRS USATAXPYMT 270274993272796	\$1,935.92
12/15/2022	VERIZON WIRELESS PAYMENTS 024226654000001	\$1,959.04
12/15/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$3,584.84
12/15/2022	449233 ACCOUNT TRANSFER TO BUS MONEY MARKET 19332653 12:50	\$2,300,000.00
12/21/2022	IRS USATAXPYMT 270275514109542	\$593.30
12/22/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$12,399.43
12/23/2022	IRS USATAXPYMT 270275795637155	\$3,976.42
12/27/2022	FLA DEPT REVENUE C01 28651220	\$101.84
12/27/2022	FLA DEPT REVENUE C01 28646424	\$170.39
12/27/2022	TECO/PEOPLE GAS UTILITYBIL 321000010710	\$20,457.29
12/29/2022	CARD ASSETS CC PAYMENT 043000091773400	\$5,789.33
12/30/2022	FLA DEPT REVENUE C01 28950102	\$15.00
12/30/2022	DECIMAL INC UBIQUITY R	\$28.19
12/30/2022	DECIMAL INC UBIQUITY R	\$31.37
12/30/2022	IRS USATAXPYMT 270276443378026	\$122.40
12/30/2022	Westchase Co7247 PAYROLLJNL -SETT-A455TNAV	\$554.10
		29 item(s) totaling \$2,416,535.65

**Other Debits**

Date	Description	Amount
12/28/2022	12/15/22 A455TNAV SETTL	\$11,965.24
		1 item(s) totaling \$11,965.24

**Checks Cleared**

Check Nbr	Date	Amount	Check Nbr	Date	Amount
12575	12/02/2022	\$184.70	12622	12/23/2022	\$926.57
12594*	12/07/2022	\$2,045.45	12623	12/16/2022	\$736.50
12596*	12/08/2022	\$252.00	12624	12/14/2022	\$18,841.51
12597	12/20/2022	\$141.00	12625	12/13/2022	\$650.00
12598	12/07/2022	\$33.36	12626	12/12/2022	\$3,000.00
12599	12/08/2022	\$379.95	12627	12/21/2022	\$26,574.50
12600	12/07/2022	\$24,685.93	12628	12/19/2022	\$5,870.00
12601	12/20/2022	\$5,984.13	12629	12/19/2022	\$20.00
12602	12/09/2022	\$14.71	12630	12/29/2022	\$40.00
12603	12/06/2022	\$12,019.26	12632*	12/28/2022	\$355.55
12604	12/08/2022	\$1,716.75	12633	12/27/2022	\$355.55
12605	12/07/2022	\$48.00	12634	12/28/2022	\$355.55
12606	12/06/2022	\$2,800.00	12635	12/28/2022	\$355.55
12607	12/09/2022	\$231.61	12637*	12/30/2022	\$355.55
12608	12/21/2022	\$489.00	12638	12/28/2022	\$355.55
12609	12/14/2022	\$2,724.29	12639	12/27/2022	\$355.55
12610	12/23/2022	\$29.00	12640	12/28/2022	\$381.40
12611	12/07/2022	\$110.32	12641	12/27/2022	\$355.55
12612	12/07/2022	\$2,250.00	12642	12/23/2022	\$1,600.00
12613	12/07/2022	\$787.32	12644*	12/28/2022	\$1,356.75
12614	12/08/2022	\$3,142.09	12645	12/28/2022	\$4,895.00
12615	12/12/2022	\$1,195.91	12647*	12/30/2022	\$4,984.35
12616	12/15/2022	\$9,833.33	12648	12/28/2022	\$48.00
12617	12/15/2022	\$3,471.33	12651*	12/28/2022	\$492.00
12618	12/13/2022	\$2,000.00	12652	12/23/2022	\$6,000.00
12620*	12/14/2022	\$855.45	12653	12/27/2022	\$78.28
12621	12/14/2022	\$1,000.00	12654	12/23/2022	\$2,800.00
					54 item(s) totaling \$160,564.15

\* Indicates skipped check number

**Daily Balances**

Date	Amount	Date	Amount	Date	Amount
12/01/2022	\$1,689,316.22	12/07/2022	\$3,121,752.70	12/12/2022	\$3,094,034.30
12/02/2022	\$1,650,563.62	12/08/2022	\$3,102,295.32	12/13/2022	\$3,090,714.99
12/06/2022	\$1,632,145.08	12/09/2022	\$3,098,066.05	12/14/2022	\$3,392,243.07

**COMMERCIAL ANALYSIS****(continued)****Daily Balances (continued)**

<b>Date</b>	<b>Amount</b>	<b>Date</b>	<b>Amount</b>	<b>Date</b>	<b>Amount</b>
12/15/2022	\$1,071,603.65	12/21/2022	\$1,031,591.82	12/28/2022	\$961,671.75
12/16/2022	\$1,070,867.15	12/22/2022	\$1,019,337.43	12/29/2022	\$955,914.94
12/19/2022	\$1,064,977.15	12/23/2022	\$1,004,005.44	12/30/2022	\$949,823.98
12/20/2022	\$1,058,948.82	12/27/2022	\$982,130.99		

**WESTCHASE**

## Community Development District

**Payment Register by Fund**  
**For the Period from 12/1/22 to 12/31/22**  
**(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND (001) - 001</b>								
001	12595	12/01/22	A SUPERIOR	6966	Re-secure Glenclyff Park Lavatory Faucet	R&M-General	546001-57208	\$165.00
001	12596	12/01/22	ARETE INDUSTRIES	CS/2022/8422	Middlebury Dr (2), Keating Dr (1) Street Signs	R&M-General	546001-57208	\$252.00
001	12597	12/01/22	BROWARD COUNTY	127724027 123122	F2017 TAG DGQQ80 Exp 12/31/22	R&M-General	546001-53901	\$141.00
001	12598	12/01/22	CHOO-CHOO LAWN EQUIP INC	355265	CHAIN SPROCKETS	R&M-Equipment	546022-53901	\$33.36
001	12599	12/01/22	CINTAS CORP #074	1903375044	10/01/22-10/31/22 UNIFORMS	Op Supplies - Uniforms	552028-53901	\$379.95
001	12600	12/01/22	DAVEY TREE EXPERT CO	917205629	IRRIG MAINLINE RPRS	R&M-Irrigation	546041-53901	\$2,084.65
001	12600	12/01/22	DAVEY TREE EXPERT CO	917188237	11/01 RPLCD FAULTY IRRIG SO LENOID	R&M-Irrigation	546041-53901	\$590.64
001	12600	12/01/22	DAVEY TREE EXPERT CO	917166087	10/24/22 IRRIG VALVE RPLCMNTS	R&M-Irrigation	546041-53901	\$943.52
001	12600	12/01/22	DAVEY TREE EXPERT CO	917036551	9/12/22 Main Line Rpr on Gretna Green/Glendale	R&M-Irrigation	546041-53901	\$636.42
001	12600	12/01/22	DAVEY TREE EXPERT CO	917123000	10.10.22 Fall Annuals Installed & Irrig Rprs	Contracts-Plant Replacement	534075-53901	\$18,628.75
001	12600	12/01/22	DAVEY TREE EXPERT CO	917123000	10.10.22 Fall Annuals Installed & Irrig Rprs	R&M-Irrigation	546041-53901	\$1,801.95
001	12601	12/01/22	ERIN McCORMICK LAW PA	10624	10/26/22-11/21/22 LEGAL SERVICES	ProfServ-Legal Services	531023-51401	\$5,984.13
001	12602	12/01/22	FED EX	7-917-83452	10/12/22 FedEx (Payroll)	Postage and Freight	541006-51301	\$14.71
001	12603	12/01/22	FLORIDA MUNICIPAL INS. TRUST	110122-FH0754	NOV HEALTH INSURANCE	Payroll-Benefits	512010-53901	\$6,009.63
001	12603	12/01/22	FLORIDA MUNICIPAL INS. TRUST	FH0754 120122	12/01/22-12/31/22 HEALTH INS	Payroll-Benefits	512010-53901	\$6,009.63
001	12604	12/01/22	HILLSBOROUGH COUNTY	CCI-2022-01016	10/01/22-10/31/22 SECURITY	Contracts-Police	534031-53901	\$1,716.75
001	12605	12/01/22	HUGHES EXTERMINATORS INC	49254391	11/22/22 OFFICE PEST & RODENT CONTROL	Contracts-Pest Control	534125-53901	\$48.00
001	12606	12/01/22	JMT	38-201093	09/25/22-10/22/22 ENG SRVCS	ProfServ-Engineering	531013-51501	\$2,800.00
001	12607	12/01/22	LOWE'S	100222-0961	LOWES: 9/9-9/15/22 CC PURCHASES	R&M-General	546001-53901	\$231.61
001	12609	12/01/22	NANCY MILLAN,TAX COLLECTOR	110122 CHECK	2022 STREET LIGHT TAXES - CHECK PAYMENT	Misc-Taxes (Streetlights)	549097-53901	\$2,724.29
001	12610	12/01/22	NETWORK FACTOR INC	113704	NOV 911 SERVICE	Communication - Teleph - Field	541005-53901	\$29.00
001	12611	12/01/22	QUALITY POWER	584495	THROTTLE TRIGGER; PRUNER PP10	R&M-Equipment	546022-53901	\$27.65
001	12611	12/01/22	QUALITY POWER	592536	RPR Hedge trimmer throttle, tune-up	R&M-Equipment	546022-53901	\$82.67
001	12612	12/01/22	RAP ELECTRIC LLC	1011	10/8/22 Rplc Office Parking Lot Light	R&M-General	546001-53901	\$1,500.00
001	12612	12/01/22	RAP ELECTRIC LLC	1012	INSTALL NEW CARRIAGE FIXTURE/APPLEBEES	R&M-General	546001-53901	\$500.00
001	12612	12/01/22	RAP ELECTRIC LLC	1019	RPLC BAD WIRE AT BAND SHELL	R&M-General	546001-53901	\$250.00
001	12613	12/01/22	WESCO TURF, INC.	39185960	Rpr Sentinel satellite/rplc 2 antennas & cables	R&M-Irrigation	546041-53901	\$787.32
001	12615	12/02/22	SUNBELT RENTALS	131030190-0002	VAC PUMP RENTAL 9/26-9/29-22	R&M-Drainage	546019-53801	\$1,289.90
001	12615	12/02/22	SUNBELT RENTALS	131030190-0003	Credit against Inv #131030190-0002	R&M-Drainage	546019-53801	(\$93.99)
001	12616	12/08/22	A & B AQUATICS	20262052591	DEC AQUATIC MAINT	Contracts-Lake and Wetland	534021-53801	\$9,833.33
001	12617	12/08/22	AG OUTSHINES LLC	1385	Pressure Wash Common Area Sidewalks/Monuments	R&M-Walls and Signage	546106-57208	\$3,471.33
001	12618	12/08/22	BECK PIZOR ENGINEERING, PPLC	12598	Glenclyff Park-Structural Eval of Restrooms	glenclyff Park Engineering	531013-51501	\$2,000.00
001	12619	12/08/22	DECORATING ELVES INC	1231822764	HOLIDAY LIGHTING/DECOR-BALANCE	52% Holiday Lighting/Decor	549027-53901	\$3,620.27
001	12621	12/08/22	GRAU & ASSOCIATES	23357	AUDIT FYE 09/30/22	Auditing Services	532002-51301	\$1,000.00
001	12622	12/08/22	PALMDALE OIL COMPANY, INC	1873518	266.4 GALLON FUEL - ACCT #80180172	3.48 per gallon	540004-53901	\$926.57
001	12623	12/08/22	RICHARD LEE REPORTING	9870	11/01/22 WESTCHASE CDD MEETING	ProfServ-Recording Secretary	531036-51301	\$736.50
001	12625	12/08/22	TRIANGLE POOL SERVICE	2890	NOV Actuating Fountain Cleaning	Contracts-Fountain	534023-53801	\$650.00
001	12626	12/08/22	MARK LANE TONNY	120822	balance-Glenclyff Park Restrooms Walls repaired	R&M Walls & Signage	546106-53901	\$1,500.00
001	12626	12/08/22	MARK LANE TONNY	120822	50% deposit for Glenclyff Bathrooms walls repair	R&M Walls & Signage	546106-53901	\$1,500.00
001	12628	12/13/22	AVENTURA NURSERY	48338	Install Crape Myrtles, 45 gal Sycamore & 15' Sabal	R&M-Grounds	546037-53901	\$4,770.00
001	12630	12/13/22	SIMPLE COMMUNICATIONS	19806VZW	DEC Satellite/VZW DATA PLAN 157938	R&M-Irrigation	546041-53901	\$20.00
001	12630	12/13/22	SIMPLE COMMUNICATIONS	19805VZW	DEC Satellite/VZW DATA PLAN 708033	R&M-Irrigation	546041-53901	\$20.00
001	12642	12/20/22	A & B AQUATICS	202620525488	NEW AERATOR & INSTALLATION - DEPOSIT	R&M-Fountain	546032-53801	\$1,600.00
001	12643	12/20/22	A SUPERIOR	6974	Reinstall Bay Bridge Park Lav Faucet (Womens)	R&M-General	546001-57208	\$165.00
001	12644	12/20/22	AG OUTSHINES LLC	1391	PW common area sidewalks/monuments	R&M-Walls and Signage	546106-57208	\$1,356.75
001	12645	12/20/22	DAVID HOWARD	0318	3HP MOTOR & DELUXE CONTROL BOX	Capital Outlay	564043-53901	\$4,895.00
001	12646	12/20/22	FLORIDA MUNICIPAL INS. TRUST	121522	01/01/23-01/31/23 HEALTH INS	Prepaid Items	155000-53901	\$6,009.63
001	12647	12/20/22	HILLSBOROUGH COUNTY	CCI-2022-01121	11/01/22-11/30/22 SECURITY	Contracts-Police	534031-53901	\$1,700.75
001	12647	12/20/22	HILLSBOROUGH COUNTY	CCI-2022-00807	08/01/22-08/31/22 SECURITY	Contracts-Police	534031-53901	\$1,706.35
001	12647	12/20/22	HILLSBOROUGH COUNTY	CCI-2022-00702	07/01/22-07/31/22 SECURITY	Contracts-Police	534031-53901	\$1,577.25
001	12648	12/20/22	HUGHES EXTERMINATORS INC	49724837	12/13/22 OFFICE PEST & RODENT CONTROL	Contracts-Pest Control	534125-53901	\$48.00
001	12650	12/20/22	PETE'S TREE	1226	TRIM/REMOVE/GRIND (common area)	R&M-Grounds	546037-57208	\$3,000.00

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001	12651	12/20/22	ROBERT D. GORDON JR.	4437	12 US FLAGS	R&M-General	546001-53901	\$492.00
001	12652	12/20/22	SITE MASTERS OF FL LLC	121922-2	Baybridge Park/trench drains in ped pathway	R&M-Drainage	546019-53801	\$6,000.00
001	12653	12/20/22	TECO - ACH	112322-0531 CHECK	09/20-11/17/22 9840 W Linebaugh Ave Elec	Utility - General	543001-53901	\$78.28
001	DD6376	12/15/22	VERIZON FLORIDA LLC - ACH	9918872306 ACH	09/24-10/23/22 242266540 & NEW phones	new phones; credit to follow	546022-53901	\$1,639.94
001	DD6376	12/15/22	VERIZON FLORIDA LLC - ACH	9918872306 ACH	09/24-10/23/22 242266540 & NEW phones	Communication - Teleph - Field	541005-53901	\$159.63
001	DD6377	12/14/22	INFRAMARK, LLC - EFT	86074 EFT	NOV MNGT SRVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$10,311.17
001	DD6377	12/14/22	INFRAMARK, LLC - EFT	86074 EFT	NOV MNGT SRVCS	Postage and Freight	541006-51301	\$20.52
001	DD6377	12/14/22	INFRAMARK, LLC - EFT	86074 EFT	NOV MNGT SRVCS	Printing and Binding	547001-51301	\$3.55
001	DD6378	12/14/22	OLM INC - EFT	40473 EFT	11/18/22 Landscape Inspection	Contracts-Other Services	534033-53901	\$1,630.00
001	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	ESRI 10/17/22-10/16/23 renewal	554001-53901	\$1,111.00
001	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	CCleaner Pro-2yr for 5 devices;Kamo VPN	551002-53901	\$109.95
001	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	Rick's donation (in lieu of flowers)approved	546001-53901	\$250.00
001	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	Gaston Debris removal 10/20/22	546037-53901	\$1,200.00
001	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	BJ-Rplc Christmas decor	549027-53901	\$119.97
001	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	WWW.1and1.com	551002-53901	\$26.00
001	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	Dropbox Doug cell	551002-53901	\$11.99
001	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	Dicks Sporting Goods-orangeslam/n	546001-53901	(\$107.48)
001	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	Pro Auto Care-sales tax refund	546001-53901	(\$18.03)
001	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	Pro Auto Care-wheel ABS sensor	546001-53901	\$412.65
001	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	Racetrac-tools gas	540004-53901	\$20.00
001	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	Creative Mailbox-cast box	546001-53901	\$148.50
001	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	Autozone	546001-53901	\$42.57
001	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	Dicks Sporting Goods-orangeslam/n	546001-53901	\$99.98
001	DD6423	12/30/22	CHARTER COMMUNICATIONS - ACH	168980001112122	11/30/22-12/29/22 168980001	OFFICE	541005-53901	\$199.97
001	DD6423	12/30/22	CHARTER COMMUNICATIONS - ACH	168980001112122	11/30/22-12/29/22 168980001	BAYBRIDGE	549031-57208	\$204.00
001	DD6423	12/30/22	CHARTER COMMUNICATIONS - ACH	168980001112122	11/30/22-12/29/22 168980001	GLENCLIFF	549031-57208	\$204.00
001	DD6423	12/30/22	CHARTER COMMUNICATIONS - ACH	168980001112122	11/30/22-12/29/22 168980001	WPV	549031-57208	\$204.00
001	DD6424	12/30/22	DECIMAL, INC. - ACH	123022 ACH	401(k) RETURN FEES DUE TO FRAUD	Misc-Contingency	549900-51301	\$28.19
001	DD6425	12/30/22	TECO - ACH	120622-0710 ACH	10/20/22-11/17/22 ELEC UTILITIES	Utility - General	543001-53901	\$1,386.31
001	DD6425	12/30/22	TECO - ACH	120622-0710 ACH	10/20/22-11/17/22 ELEC UTILITIES	Utility - General	543001-53901	\$108.33
001	DD6426	12/30/22	VERIZON FLORIDA LLC - ACH	9921255968 ACH	10/24/22-11/23/22 242266540-00001	Communication - Teleph - Field	541005-53901	\$159.47
001	DD6457	12/30/22	ADT SECURITY SERVICES INC - ACH	121322-2927 ACH	QTRLY Security Monitoring	Contracts-Security Alarms	534090-53901	\$160.29
001	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	Warehouse garage door	546001-53901	\$1,594.95
001	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	Holiday Decor	549027-53901	\$36.25
001	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	JOanne/Holiday	549027-53901	\$118.00
001	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	Joanne Holiday decor	549027-53901	\$71.43
001	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	Global Special /Snow	546001-53901	\$1,159.65
001	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	gaston Debris Removal	546037-53901	\$1,200.00
001	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	godaddy	552001-53901	\$63.51
001	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	doorking	546034-53901	\$51.95
001	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	ionos	552001-53901	\$26.00
001	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	fuel racetrack	540004-53901	\$21.00
001	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	fuel racetrack	540004-53901	\$65.00
001	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	BJ Warehouse	546001-53901	\$64.95
001	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	dropbox Doug Cell	552001-53901	\$11.99
001	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	insect IQ	546001-53901	\$375.00
001	DD6459	12/30/22	BOCC - ACH WATER	112922-0000 ACH	10/10/22-11/11/22 Water & Reclaimed Water	Utility - General	543001-53901	\$567.43
001	DD6459	12/30/22	BOCC - ACH WATER	112922-0000 ACH	10/10/22-11/11/22 Water & Reclaimed Water	Utility - Reclaimed Water	543028-53901	\$650.04
001	DD6459	12/30/22	BOCC - ACH WATER	112922-0000 ACH	BOCC applied credit before payment	Interest - Investments	361001	(\$491.14)
							<b>Fund Total</b>	<b>\$139,678.03</b>



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<b>GENERAL FUND - HARBOR LINKS (002) - 002</b>								
002	12608	12/01/22	MO'ZART DESIGNS	22-6888	Peabody-Exit gate arm replaced	R&M-Gate	546034-53901	\$465.00
002	12619	12/08/22	DECORATING ELVES INC	I231822764	HOLIDAY LIGHTING/DECOR-BALANCE	HL 26% Holiday Lighting/Decor	546001-53901	\$1,852.70
002	12620	12/08/22	FRONTIER COMM	FLFLP44531022	RPR 12135 CLEAR HARBOR DR DAMAGE	12135 Clear Harbor	546001-53901	\$855.45
002	12649	12/20/22	MO'ZART DESIGNS	22-6998	11/25/22 HL/Peabody phone unit repair	R&M-Gate	546034-53901	\$85.00
002	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	Doorking Peabody	541005-53901	\$41.95
002	DD6422	12/30/22	CARD SERVICES CENTER - ACH	110722-0566 ACH	CC PURCH THRU 11/07/22	Doorking Radcliff	541005-53901	\$51.95
002	DD6423	12/30/22	CHARTER COMMUNICATIONS - ACH	168980001112122	11/30/22-12/29/22 168980001	RADCLIFF	541005-53901	\$121.00
002	DD6423	12/30/22	CHARTER COMMUNICATIONS - ACH	168980001112122	11/30/22-12/29/22 168980001	PEABODY	541005-53901	\$121.00
002	DD6425	12/30/22	TECO - ACH	120622-0710 ACH	10/20/22-11/17/22 ELEC UTILITIES	Electricity - Streetlighting	543013-53901	\$539.88
002	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	doorking	546034-53901	\$41.95
002	DD6458	12/31/22	CARD SERVICES CENTER - ACH	120922-0566 ACH	CC PURCH THRU 12/09/22	garden Lighting HL	546001-53901	\$887.70
<b>Fund Total</b>								<b>\$5,063.58</b>
<b>GENERAL FUND - THE ENCLAVE (003) - 003</b>								
003	DD6425	12/30/22	TECO - ACH	120622-0710 ACH	10/20/22-11/17/22 ELEC UTILITIES	R&M-Streetlights	546095-53901	\$1,838.66
<b>Fund Total</b>								<b>\$1,838.66</b>
<b>GENERAL FUND - SAVILLE ROW (004) - 004</b>								
004	DD6423	12/30/22	CHARTER COMMUNICATIONS - ACH	168980001112122	11/30/22-12/29/22 168980001	SAVILLE ROWE	541005-53901	\$154.97
004	DD6425	12/30/22	TECO - ACH	120622-0710 ACH	10/20/22-11/17/22 ELEC UTILITIES	R&M-Streetlights	546095-53901	\$31.23
<b>Fund Total</b>								<b>\$186.20</b>
<b>GENERAL FUND - THE GREENS (102) - 102</b>								
102	12608	12/01/22	MO'ZART DESIGNS	22-6888 FEES	fraud bank fees	R&M-Gate	546034-53901	\$24.00
102	12619	12/08/22	DECORATING ELVES INC	I231822764	HOLIDAY LIGHTING/DECOR-BALANCE	Grns 22% Holiday Lighting/Decor	546001-53901	\$1,509.99
102	12624	12/08/22	SECURITAS SECURITY	11066208	11/01/22-11/30/22 SECURITY -GREENS	Contracts-Security Services	534037-53901	\$18,841.51
102	12627	12/13/22	ARETE INDUSTRIES	CS/2022/8453	(20) No Thru Traffic DOT Signs	R&M-General	546001-53901	\$2,520.00
102	12627	12/13/22	ARETE INDUSTRIES	CS/2022/8454	VARIOUS BLADES STREET PADDLES	R&M-General	546001-53901	\$6,201.00
102	12627	12/13/22	ARETE INDUSTRIES	CS/2022/8455	STREET SIGNAGE & INSTALLATION-FINAL PYMT	R&M-General	546001-53901	\$4,202.50
102	12627	12/13/22	ARETE INDUSTRIES	CS/2022/8456	NEW STREET SIGNS - FINAL PYMT	R&M-General	546001-53901	\$13,651.00
102	12628	12/13/22	AVENTURA NURSERY	48338	Install Crape Myrtles, 45 gal Sycamore & 15' Sabal	R&M-General	546001-53901	\$1,100.00
102	12629	12/13/22	HUGHES EXTERMINATORS INC	68847C	11/22/22 PEST & RODENT CONTROL - GREENS	Contracts-Pest Control	534125-53901	\$20.00
102	DD6423	12/30/22	CHARTER COMMUNICATIONS - ACH	168980001112122	11/30/22-12/29/22 168980001	THE GREENS	541005-53901	\$167.00
102	DD6425	12/30/22	TECO - ACH	120622-0710 ACH	10/20/22-11/17/22 ELEC UTILITIES	R&M-Streetlights	546095-53901	\$5,206.84
102	DD6459	12/30/22	BOCC - ACH WATER	112922-0000 ACH	10/10/22-11/11/22 Water & Reclaimed Water	nnnnnnnnnnnn	546001-53901	\$39.78
<b>Fund Total</b>								<b>\$53,483.62</b>
<b>GENERAL FUND - STONEBRIDGE (103) - 103</b>								
103	12654	12/20/22	ULTRA UNDERGROUND CONTRACTOR	1071	Bridgeton Irrigation/ROAD BOARING	R&M-General	546001-53901	\$2,800.00
103	DD6423	12/30/22	CHARTER COMMUNICATIONS - ACH	168980001112122	11/30/22-12/29/22 168980001	STONEBRIDGE	541005-53901	\$121.00
103	DD6425	12/30/22	TECO - ACH	120622-0710 ACH	10/20/22-11/17/22 ELEC UTILITIES	R&M-Streetlights	546095-53901	\$551.13
<b>Fund Total</b>								<b>\$3,472.13</b>



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

104	12614	12/02/22	GENEVA SCIENTIFIC, INC.	SORCO75057	SPEED HUMP FOR ALLEYWAY	Reserve - Roadways	568138-53901	\$3,142.09
104	DD6425	12/30/22	TECO - ACH	120622-0710 ACH	10/20/22-11/17/22 ELEC UTILITIES	R&M-Streetlights	546095-53901	\$10,290.45
<b>Fund Total</b>								<b>\$13,432.54</b>

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

105	DD6425	12/30/22	TECO - ACH	120622-0710 ACH	10/20/22-11/17/22 ELEC UTILITIES	R&M-Streetlights	546095-53901	\$504.46
<b>Fund Total</b>								<b>\$504.46</b>

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

106	12649	12/20/22	MO'ZART DESIGNS	22-6994	12/7/22 VINEYARDS GATE REPAIR	R&M-Gate	546034-53901	\$442.81
106	DD6423	12/30/22	CHARTER COMMUNICATIONS - ACH	168980001112122	11/30/22-12/29/22 168980001	VINEYARD	549031-53901	\$116.97
<b>Fund Total</b>								<b>\$559.78</b>

**CLEARING FUND - 800**

800	DD6360	12/08/22	ANDREW J. WILLIAMSON	PAYROLL	December 08, 2022 Payroll Posting			\$410.03
800	DD6361	12/08/22	WALTER MARQUEZ	PAYROLL	December 08, 2022 Payroll Posting			\$375.87
800	DD6362	12/08/22	JOSUE VELASQUEZ	PAYROLL	December 08, 2022 Payroll Posting			\$205.02
800	DD6363	12/08/22	NICHOLAS C. HODGES	PAYROLL	December 08, 2022 Payroll Posting			\$410.03
800	DD6364	12/08/22	BRANDON L. WARD	PAYROLL	December 08, 2022 Payroll Posting			\$410.03
800	DD6365	12/08/22	KRISTIAN GUNDERSEN	PAYROLL	December 08, 2022 Payroll Posting			\$382.36
800	DD6366	12/08/22	PATRICK J. MCLANE	PAYROLL	December 08, 2022 Payroll Posting			\$459.45
800	DD6367	12/08/22	DOUGLAS R. MAYS	PAYROLL	December 08, 2022 Payroll Posting			\$2,434.43
800	DD6368	12/08/22	SONJA WHYTE	PAYROLL	December 08, 2022 Payroll Posting			\$1,665.91
800	DD6369	12/08/22	LIVAN SOTO VIEGO	PAYROLL	December 08, 2022 Payroll Posting			\$1,937.27
800	DD6370	12/08/22	DANIEL P. HAWKINS	PAYROLL	December 08, 2022 Payroll Posting			\$473.77
800	DD6371	12/08/22	DANIEL R. WOOLLEY	PAYROLL	December 08, 2022 Payroll Posting			\$543.11
800	DD6372	12/08/22	CRISTIAN A. GUABA	PAYROLL	December 08, 2022 Payroll Posting			\$1,824.16
800	DD6373	12/08/22	KATHERINE A. LAMB	PAYROLL	December 08, 2022 Payroll Posting			\$153.77
800	DD6374	12/08/22	DANIEL R. HEFFRON	PAYROLL	December 08, 2022 Payroll Posting			\$563.80
800	DD6375	12/08/22	JAMES M. SCHNEIDER	PAYROLL	December 08, 2022 Payroll Posting			\$205.02
800	12631	12/15/22	BRIAN M. ROSS	PAYROLL	December 15, 2022 Payroll Posting			\$184.70
800	DD6380	12/15/22	DOUGLAS R. MAYS	PAYROLL	December 15, 2022 Payroll Posting			\$1,010.25
800	DD6381	12/15/22	SONJA WHYTE	PAYROLL	December 15, 2022 Payroll Posting			\$1,010.25
800	DD6382	12/15/22	LIVAN SOTO VIEGO	PAYROLL	December 15, 2022 Payroll Posting			\$505.12
800	DD6384	12/15/22	GREGORY L. CHESNEY	PAYROLL	December 15, 2022 Payroll Posting			\$184.70
800	DD6383	12/15/22	CRISTIAN A. GUABA	PAYROLL	December 15, 2022 Payroll Posting			\$505.12
800	DD6385	12/15/22	MATTHEW W. LEWIS	PAYROLL	December 15, 2022 Payroll Posting			\$184.70
800	DD6386	12/15/22	JAMES J. WIMSATT	PAYROLL	December 15, 2022 Payroll Posting			\$184.70
800	DD6387	12/22/22	ANDREW J. WILLIAMSON	PAYROLL	December 22, 2022 Payroll Posting			\$307.52
800	DD6388	12/22/22	WALTER MARQUEZ	PAYROLL	December 22, 2022 Payroll Posting			\$598.26

**WESTCHASE**

Community Development District

**Payment Register by Fund  
For the Period from 12/1/22 to 12/31/22  
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
800	DD6389	12/22/22	NICHOLAS C. HODGES	PAYROLL	December 22, 2022 Payroll Posting			\$615.05
800	DD6390	12/22/22	BRANDON L. WARD	PAYROLL	December 22, 2022 Payroll Posting			\$410.03
800	DD6391	12/22/22	JUAN D. ARISTIZABAL	PAYROLL	December 22, 2022 Payroll Posting			\$598.26
800	DD6392	12/22/22	KRISTIAN GUNDERSEN	PAYROLL	December 22, 2022 Payroll Posting			\$199.55
800	DD6393	12/22/22	PATRICK J. MCLANE	PAYROLL	December 22, 2022 Payroll Posting			\$459.45
800	DD6394	12/22/22	DOUGLAS R. MAYS	PAYROLL	December 22, 2022 Payroll Posting			\$2,434.43
800	DD6395	12/22/22	SONJA WHYTE	PAYROLL	December 22, 2022 Payroll Posting			\$1,421.48
800	DD6396	12/22/22	LIVAN SOTO VIEGO	PAYROLL	December 22, 2022 Payroll Posting			\$2,043.14
800	DD6397	12/22/22	DANIEL P. HAWKINS	PAYROLL	December 22, 2022 Payroll Posting			\$136.67
800	DD6398	12/22/22	DANIEL R. WOOLLEY	PAYROLL	December 22, 2022 Payroll Posting			\$572.84
800	DD6399	12/22/22	CRISTIAN A. GUABA	PAYROLL	December 22, 2022 Payroll Posting			\$1,938.72
800	DD6400	12/22/22	KATHERINE A. LAMB	PAYROLL	December 22, 2022 Payroll Posting			\$322.34
800	DD6401	12/22/22	DANIEL R. HEFFRON	PAYROLL	December 22, 2022 Payroll Posting			\$341.69
800	12632	12/20/22	BRANDON L. WARD	PAYROLL	December 20, 2022 Payroll Posting			\$355.55
800	12633	12/20/22	NIKI TEJADA	PAYROLL	December 20, 2022 Payroll Posting			\$355.55
800	12634	12/20/22	DARIUS J. HALIBURTON	PAYROLL	December 20, 2022 Payroll Posting			\$355.55
800	12635	12/20/22	WILLIAM GARNER	PAYROLL	December 20, 2022 Payroll Posting			\$355.55
800	12636	12/20/22	HARRISON DAVIS	PAYROLL	December 20, 2022 Payroll Posting			\$355.55
800	12637	12/20/22	JILLENE CAYDIS	PAYROLL	December 20, 2022 Payroll Posting			\$355.55
800	12638	12/20/22	ANDREA SCHAPPER	PAYROLL	December 20, 2022 Payroll Posting			\$355.55
800	12639	12/20/22	JOSHUA MARTINEZ	PAYROLL	December 20, 2022 Payroll Posting			\$355.55
800	12640	12/20/22	GARRY M. ELSE	PAYROLL	December 20, 2022 Payroll Posting			\$381.40
800	12641	12/20/22	MARLEN R. ASTEASUAINZARRA	PAYROLL	December 20, 2022 Payroll Posting			\$355.55
800	12655	12/30/22	BRIAN M. ROSS	PAYROLL	December 30, 2022 Payroll Posting			\$184.70
800	DD6402	12/30/22	GREGORY L. CHESNEY	PAYROLL	December 30, 2022 Payroll Posting			\$184.70
800	DD6403	12/30/22	MATTHEW W. LEWIS	PAYROLL	December 30, 2022 Payroll Posting			\$184.70
800	DD6404	12/30/22	JAMES J. WIMSATT	PAYROLL	December 30, 2022 Payroll Posting			\$184.70

**Fund Total** **\$32,943.15**

**Total Payments** **\$251,162.15**

## **Seventh Order of Business**

**7A**

## **Westchase Community Development District (CDD) Montague Street Green Usage Guidelines**

Westchase CDD supervisors approved these Montague Street Green Usage Guidelines at their XX meeting. The purpose of the new guidelines is to encourage greater use of the Montague Street Green for community-enhancing events and activities.

**Purpose:** As detailed by Westchase developer representative Jack Rowlett at a February 1998 community meeting at the Westchase Swim and Tennis Center, West Park Village was designed as a neotraditional neighborhood surrounding an active town center, a site for community-building gatherings, celebrations and events. To lessen homeowner impact from activities on the Green, the developer surrounded the Green with apartments and businesses. To enhance safety in the town center, the developer also created narrow, divided roads and permitted street parking to further narrow roads to slow traffic and enhance walking and pedestrian safety.

The following represent acceptable uses of the Montague Street Green.

### **Acceptable Uses**

1. Not for profit organizers (holding a 501(c)3 designation) of events that offer opportunities, entertainment and/or recreational activities for residents. Examples include the Westchase Community Association's Movies in the Park, WOW's Great West Chase 5K/10K Road Races and WOW's Food Truck Rallies.
2. For-profit events that provide a significant service and/or entertainment value to Westchase residents and which enhance community. Examples of such acceptable for-profit events include a free, open yoga class or art festivals, farmers markets and small concerts financed by business sponsorships rather than charging admission. (For-profit single-tent vendors selling items/services outside of a large, organized market event do not constitute an acceptable use.)
3. Exceptions for events outside of these acceptable uses may be considered by the Westchase CDD Board at their monthly meeting.

The following represent usage rules that all entities using the Montague Street Green must agree to:

### **Usage Rules**

1. All organizers/businesses/representatives that use the West Park Village Montague Street Green are subject to financial charges for any damages to district property arising from event use.
2. Event usage of the Montague Street Green will be limited to two major events in any calendar month (except October), with usage rights provided on a first come-first served

basis. In the month of October, three major events may be considered. Additional events beyond this number may be considered by CDD Supervisors.

3. With the exception of the annual WOW road race or a similar, infrequent event, activities/events should be scheduled in the hours between 8 a.m.-10 p.m. with care taken to minimize disruptive noise before 9 a.m. and after 9:30 p.m.
4. Organizers of events expected to produce more than 300 vehicles must provide a web site or social media site providing suggestions for nearby parking options.
5. All event organizers must provide proof of adequate insurance coverage of at least \$300,000 per incident.