

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

MAY 2, 2023

Westchase Community Development District

Board of Supervisors

Matt Lewis, Chairman
Gregory Chesney, Vice Chairman
Christopher Barrett, Assistant Secretary
James Wimsatt, Assistant Secretary
Reggie Gillis, Supervisor

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

Regular Meeting Agenda

Tuesday, May 2, 2023 – 4:00 p.m.

- 1. Roll Call**
- 2. Consent Agenda**
 - A. Approval of the April 4, 2023 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements
 - C. Report on Number of Registered Voters – 8,853
- 3. Audience Comments**
- 4. Engineer's Report**
- 5. Attorney's Report**
- 6. Manager's Report**
 - A. Landscape RFP
 - B. Resolution 2023-2 Approving the FY 2024 Budget and Setting the Public Hearing
- 7. Field Manager's Report**
- 8. Supervisors' Requests**
- 9. Adjournment**

*The next workshop meeting is scheduled for May 16, 2023 and the next regular meeting is scheduled for June 6, 2023

District Office:

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

Meeting Location:

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

Second Order of Business

2A.

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: April 4, 2023</p> <p>TIME: 4:00 p.m. - 5:47 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 5 Page 3</p> <p style="text-align: center;">INDEX</p> <table> <tr><td>Meeting called to order</td><td>5</td></tr> <tr><td>Roll Call</td><td>5</td></tr> <tr><td>Pledge of Allegiance</td><td>6</td></tr> <tr><td>Consent agenda</td><td>6</td></tr> <tr><td>Motion to accept</td><td>6</td></tr> <tr><td>(Motion passes)</td><td>6</td></tr> <tr><td>Audience comments</td><td>6</td></tr> <tr><td>Engineer's report</td><td>7</td></tr> <tr><td>Discussion about manhole in resident's driveway on Bridgeton Drive</td><td>7</td></tr> <tr><td>Cell tower site update</td><td>10</td></tr> <tr><td>Manager's Report</td><td>13</td></tr> <tr><td>Landscape RFP discussion</td><td>13</td></tr> <tr><td>Motion to move forward with the advertisement subject to any changes needed</td><td>25</td></tr> <tr><td>(Motion passes)</td><td>25</td></tr> <tr><td>District records storage project</td><td>26</td></tr> <tr><td>Motion to digitize records</td><td>32</td></tr> <tr><td>(Motion passes)</td><td>32</td></tr> <tr><td>Fiscal year 2024 budget discussion</td><td>33</td></tr> <tr><td>West Park Village project update</td><td>37</td></tr> <tr><td>Attorney's Report</td><td>57</td></tr> <tr><td>Revision to option and lease agreement with Vertex</td><td>57</td></tr> <tr><td>Motion to accept</td><td>58</td></tr> <tr><td>(Motion passes)</td><td>58</td></tr> </table>	Meeting called to order	5	Roll Call	5	Pledge of Allegiance	6	Consent agenda	6	Motion to accept	6	(Motion passes)	6	Audience comments	6	Engineer's report	7	Discussion about manhole in resident's driveway on Bridgeton Drive	7	Cell tower site update	10	Manager's Report	13	Landscape RFP discussion	13	Motion to move forward with the advertisement subject to any changes needed	25	(Motion passes)	25	District records storage project	26	Motion to digitize records	32	(Motion passes)	32	Fiscal year 2024 budget discussion	33	West Park Village project update	37	Attorney's Report	57	Revision to option and lease agreement with Vertex	57	Motion to accept	58	(Motion passes)	58
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES:</p> <p>WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Matthew Lewis, Chairman Greg Chesney, Vice Chairman Jim Wimsatt Christopher Barrett Reggie Gillis</p> <p>ALSO PRESENT:</p> <p>Andy Mendenhall, District Manager</p> <p>Erin McCormick, District Attorney</p> <p>Robert Dvorak, District Engineer</p> <p>WESTCHASE STAFF:</p> <p>Doug Mays Sonny Whyte</p> <p>ALSO PRESENT: Karen Ring</p>	<p style="text-align: right;">Page 4</p> <table> <tr><td>Field Manager's Report</td><td>67</td></tr> <tr><td>Tree removal permit discussion</td><td>67</td></tr> <tr><td>Motion to approve all three requests</td><td>69</td></tr> <tr><td>(Motion rescinded)</td><td>70</td></tr> <tr><td>Motion to approve 10029 Brompton and 12117 Glenclyff Circle tree removals</td><td>71</td></tr> <tr><td>(Motion passes)</td><td>72</td></tr> <tr><td>Discussion of 'Girls On The Run' using parks on Saturdays</td><td>76</td></tr> <tr><td>Supervisor's requests</td><td>93</td></tr> <tr><td>Fund balance discussion</td><td>93</td></tr> <tr><td>Long-term facility planning</td><td>96</td></tr> <tr><td>Pedestrian safety in the Greens</td><td>99</td></tr> <tr><td>Bullnose flower bed discussion</td><td>102</td></tr> <tr><td>Motion to continue landscape RFP, landscape contract and general business to April 18th, 2023</td><td>114</td></tr> <tr><td>(Motion passes)</td><td>114</td></tr> </table>	Field Manager's Report	67	Tree removal permit discussion	67	Motion to approve all three requests	69	(Motion rescinded)	70	Motion to approve 10029 Brompton and 12117 Glenclyff Circle tree removals	71	(Motion passes)	72	Discussion of 'Girls On The Run' using parks on Saturdays	76	Supervisor's requests	93	Fund balance discussion	93	Long-term facility planning	96	Pedestrian safety in the Greens	99	Bullnose flower bed discussion	102	Motion to continue landscape RFP, landscape contract and general business to April 18th, 2023	114	(Motion passes)	114																		
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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 4th day 3 of April, 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 * * * * *</p> <p>9 CHAIRMAN LEWIS: All right. We'll call 10 this Westchase Development District meeting to 11 order. Today is Tuesday, April 4th, 2023. 12 Let the record reflect that all 13 supervisors are present, including staff, 14 engineer, and our attorney is on her way. 15 So with that, we'll do our normal Pledge 16 of Allegiance. 17 (The Pledge of Allegiance was recited.) 18 CHAIRMAN LEWIS: I have a motion on the 19 consent agenda for approval? 20 MR. CHESNEY: So moved. 21 MR. WIMSATT: Moved. 22 MR. CHESNEY: Sorry. 23 MR. WIMSATT: I'll move to approve it. 24 MR. CHESNEY: Second. 25 CHAIRMAN LEWIS: Mr. Wimsatt, seconded by</p>	<p style="text-align: right;">Agenda Page 6 Page 7</p> <p>1 on Bridgeton Drive. Is that it? 2 MR. MAYS: Yes. 3 MR. DVORAK: Yeah, and so we pulled the 4 manhole lid, did a visual inception of the area 5 around the top of the manhole, which is where 6 soil has a tendency to leak into these 7 structures. Didn't see any -- anything that 8 would suggest that anything like that was 9 happening at all. It looks structurally sound, 10 everything looked good. Further down below, 11 you have the pipe connections, which was 12 submerged by water, but to me, the concrete 13 work at the top would suggest that it was all 14 done at the same time. It's -- it's in good 15 shape. 16 The one thing I did notice or we did 17 notice while we were out there is that all of 18 these driveways have the same type of linear 19 cracking from the street, like towards the 20 house. Generally, right down the center of the 21 driveway, which I thought was odd, and the guy 22 that -- whose house we were at had a lot more 23 cracking in his driveway, but he also had a 24 very large oak tree there, and you can tell 25 the roots are lifting the slab up and causing</p>
<p style="text-align: right;">Page 6</p> <p>1 Mr. Chesney. 2 Any comment, discussion? 3 (No response.) 4 CHAIRMAN LEWIS: Seeing none, all in 5 favor? 6 (All board members signify in the 7 affirmative.) 8 CHAIRMAN LEWIS: Passes five to zero. 9 (Motion passes.) 10 CHAIRMAN LEWIS: Audience comments. 11 (No response.) 12 CHAIRMAN LEWIS: All right. Pretty small 13 audience today. So -- all right. We'll move 14 on. 15 Robert, engineer's report. Good 16 afternoon. 17 MR. DVORAK: Good afternoon. 18 CHAIRMAN LEWIS: Yeah, nice new shirt you 19 have there. 20 MR. DVORAK: Yeah. 21 MR. WIMSATT: Oh, yeah, look at that. 22 MR. DVORAK: The follow-up to the last 23 meeting or probably the meeting before that, 24 Doug and I paid a visit to the resident that 25 has the driveway that's cracking by the manhole</p>	<p style="text-align: right;">Page 8</p> <p>1 things to crack due to the tree roots. 2 But anyway, I took pictures of not just 3 his driveway but about five other houses 4 because I wanted to show them to some people 5 that knew more than I did about driveways, and 6 their all -- sort of the consensus was that 7 it's likely either one of -- one or a 8 combination of three things. We dug up -- I 9 dug a hole on the edge of the slab and 10 confirmed that the slabs themselves are only 11 four inches of concrete and their driveway is a 12 standard six inch -- should be six inches. 13 They all said that it could potentially be due 14 to a bad base. In other words, it wasn't 15 compacted. The base material wasn't compacted 16 properly or there were maybe something other 17 than clean fill under there, something like 18 that, and then the -- someone else noticed that 19 when you do like a large area of concrete, 20 you'll have like joints where -- I guess they 21 call them control joints where you can let 22 things expand and move around a little bit, and 23 he just said there was a lack -- generally, you 24 would have more control joints in a slab that 25 size than what they had, which was really only</p>

<p style="text-align: right;">Page 9</p> <p>1 one right at about the sidewalk location.</p> <p>2 So -- I mean, our conclusion -- or my</p> <p>3 conclusion was that there is nothing there that</p> <p>4 the CDD owns with respect to drainage that I</p> <p>5 can see that is causing this driveway failure.</p> <p>6 So -- I mean, while we were out there -- I</p> <p>7 mean, he does need a new driveway, but I think</p> <p>8 like -- I think Doug even said, he goes,</p> <p>9 "Listen, you want to get a new driveway, go get</p> <p>10 an estimate and we'll pay for this square</p> <p>11 footage around the manhole."</p> <p>12 Like, "If you think the manhole is doing</p> <p>13 something, we'll kick in the three-by-three</p> <p>14 square of the driveway," and I mean he was --</p> <p>15 it was -- I mean, it was actually a good idea,</p> <p>16 and if the dude ever wanted to do it, it would</p> <p>17 be an easy way to resolve things, but I don't</p> <p>18 see any way that the manhole is causing any</p> <p>19 kind of problem with this driveway.</p> <p>20 CHAIRMAN LEWIS: Okay. I appreciate that</p> <p>21 report.</p> <p>22 MR. DVORAK: Yep.</p> <p>23 CHAIRMAN LEWIS: Did you have something</p> <p>24 you wanted to say, Doug?</p> <p>25 MR. MAYS: Just want to add to it. I</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 exempt at the Water Management District, but if</p> <p>2 you get this thing permitted as some sort of</p> <p>3 storm water feature -- which I -- you know --</p> <p>4 and the fill gets placed and the tower goes up</p> <p>5 and 20 years from now, Vertex disappears and</p> <p>6 they take their tower down or whatever, the</p> <p>7 CDD's still got a little storm water feature</p> <p>8 they are responsible for.</p> <p>9 So we -- we talked with them. We had a</p> <p>10 little conference call with them and thought</p> <p>11 maybe the best way to do that would be like --</p> <p>12 even the fill that they bring in -- when they</p> <p>13 say -- if they abandon the lease, they are</p> <p>14 required to restore the site, and I just wanted</p> <p>15 it clarified that they would restore it to the</p> <p>16 original grades that we have out there so that</p> <p>17 they would take the fill and the rock and</p> <p>18 everything that we have down and take that with</p> <p>19 them should they ever abandon it and that way,</p> <p>20 we're not sitting here, you know, having to</p> <p>21 maintain a little storm water area kind of</p> <p>22 thing. We can abandon that, as well.</p> <p>23 So Erin's probably got a lot more to talk</p> <p>24 about and I saw your comments. You've got some</p> <p>25 questions on the plans, as well, so she'll</p>
<p style="text-align: right;">Page 10</p> <p>1 didn't -- I said with the board's approval.</p> <p>2 MR. WIMSATT: Uh-huh. Sure.</p> <p>3 MR. DVORAK: Yeah, he did say that.</p> <p>4 CHAIRMAN LEWIS: All right.</p> <p>5 MR. MAYS: I wouldn't just say, "Oh,</p> <p>6 we'll pay for it."</p> <p>7 CHAIRMAN LEWIS: I don't know, Doug.</p> <p>8 MR. MAYS: Got me turning red.</p> <p>9 MR. WIMSATT: You got that reputation.</p> <p>10 MR. MAYS: Turning on me, huh?</p> <p>11 MR. DVORAK: I thought it was a clever</p> <p>12 idea, actually. And then the only other thing</p> <p>13 I had going was, Matt, you know, Erin sent</p> <p>14 around the site plan for the cell tower site.</p> <p>15 They've added a little area -- a very shallow</p> <p>16 area. They amended the legal description to</p> <p>17 include a little area for storm water, and I'm</p> <p>18 going to go out after the meeting and take a</p> <p>19 look where this thing is going to be.</p> <p>20 They also -- I guess the county had them</p> <p>21 -- there's a little drainage way where they had</p> <p>22 them put a culvert in, and I want to take a</p> <p>23 look at that, but -- I mean, one of my concerns</p> <p>24 to Erin was that, you know, if you get this</p> <p>25 thing permitted with the county -- it was</p>	<p style="text-align: right;">Page 12</p> <p>1 probably be able to fill you guys in more, but</p> <p>2 I'm just looking at it from the site -- you</p> <p>3 know, is the site conditions.</p> <p>4 CHAIRMAN LEWIS: So from an operational</p> <p>5 standpoint of anything permitted, like if they</p> <p>6 were to abandon the site, it would -- just</p> <p>7 going in there and flattening it out or</p> <p>8 restoring it to what was before the tower --</p> <p>9 MR. DVORAK: Correct.</p> <p>10 CHAIRMAN LEWIS: That would alleviate any</p> <p>11 permitting --</p> <p>12 MR. DVORAK: Absolutely, yes.</p> <p>13 CHAIRMAN LEWIS: Okay. Yeah, and I did</p> <p>14 -- as Robert said, I did send back -- I don't</p> <p>15 know if you guys got a copy of the plans for</p> <p>16 the cell tower and commented, but I did send</p> <p>17 some back to Robert and to Sonny last night. I</p> <p>18 had some concerns about a few things, and the</p> <p>19 one thing I did notice was that -- what I did</p> <p>20 not get was the actual foundation drawings,</p> <p>21 which I'm sure there are some, but I am not</p> <p>22 sure -- we'll have to ask Erin when she shows</p> <p>23 up. So --</p> <p>24 MR. MENDENHALL: She did mention -- I got</p> <p>25 a text that she was running a little late</p>

<p style="text-align: right;">Page 13</p> <p>1 because of traffic.</p> <p>2 CHAIRMAN LEWIS: Okay.</p> <p>3 MR. MENDENHALL: So just a heads up.</p> <p>4 CHAIRMAN LEWIS: All right.</p> <p>5 MR. DVORAK: And that's all I had.</p> <p>6 CHAIRMAN LEWIS: Okay. Very good,</p> <p>7 Robert. Thank you.</p> <p>8 We'll skip Erin's report for now and move</p> <p>9 to manager's report.</p> <p>10 MR. MENDENHALL: Okay. I had a couple of</p> <p>11 items. So the first one is the landscape</p> <p>12 RFP -- and I know Erin will probably speak to</p> <p>13 this, as well, but just to kind of -- I'll give</p> <p>14 kind of a highlight and she can go into some of</p> <p>15 the deeper details, especially from a legal</p> <p>16 perspective.</p> <p>17 We've had some conversations about the</p> <p>18 timeline and all the details associated with</p> <p>19 that, and the plan, as it is right now, is</p> <p>20 basically we'll be -- after this meeting, we'll</p> <p>21 be looking to issue a request for quality --</p> <p>22 actually, it's a request for bids because</p> <p>23 first, we're requesting qualifications, which</p> <p>24 any bidder would then -- after seeing the</p> <p>25 advertisement, they would send us across the</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 that are -- I won't say clearly qualified</p> <p>2 because, you know, they are obviously -- you</p> <p>3 just never know until you look at it.</p> <p>4 However, generally speaking, we're going</p> <p>5 to see names that we recognize and there is</p> <p>6 going to be probably a couple of bidders who</p> <p>7 are a little bit more questionable, but that</p> <p>8 pool will be the smaller of the folks that</p> <p>9 actually bid.</p> <p>10 So anyway, I was going to -- even Erin</p> <p>11 might have -- I was going to ask Doug if he</p> <p>12 thought that that was good, still trying to do</p> <p>13 it on the 17th at 3:00, and of course, we were</p> <p>14 going to talk to Paul, as well. But that's</p> <p>15 kind of the plan.</p> <p>16 So the outcome today would be for the</p> <p>17 board to have that motion to go to request for</p> <p>18 bids and then we'll get the advertising started</p> <p>19 and just to kind of -- at a high level -- go</p> <p>20 over, you know, this whole process.</p> <p>21 So you may recall, we're going to go</p> <p>22 through a process where we received those</p> <p>23 pre-qualifications as mentioned on the 17th.</p> <p>24 We go over them as a small committee later on</p> <p>25 the 17th. The idea then is that we get our</p>
<p style="text-align: right;">Page 14</p> <p>1 pre-qualification form with their details.</p> <p>2 I think Paul had put out a timeline</p> <p>3 that's been distributed that talked about that</p> <p>4 being due on the 14th of April, but by your</p> <p>5 rules of procedure with the district, there has</p> <p>6 to be more time given to bidders to fill out</p> <p>7 that pre-qualification. So Erin was suggesting</p> <p>8 to have those due on the 17th at 10:00 a.m. We</p> <p>9 were planning on meeting with Paul; myself,</p> <p>10 Doug, Paul and potentially a board member</p> <p>11 meeting on the 17th at, I believe, 3:00 p.m. to</p> <p>12 go through the pre-qualification process. So I</p> <p>13 guess the last piece to tie up was just to make</p> <p>14 sure everybody out of that group had</p> <p>15 availability for the 17th at 3:00 p.m. and if</p> <p>16 there would be enough time to receive those at</p> <p>17 10:00 a.m. and then, obviously, get together</p> <p>18 later that afternoon.</p> <p>19 From my perspective, having done this</p> <p>20 quite a few times, I thought that that probably</p> <p>21 wouldn't be that much of a challenge as far as</p> <p>22 being able to digest everything we receive and</p> <p>23 do that at 3:00 and the main reason is because,</p> <p>24 in my experience, you're going to get -- a bulk</p> <p>25 of the bidders you get are going to be folks</p>	<p style="text-align: right;">Page 16</p> <p>1 recommendation to the board for your meeting,</p> <p>2 which is going to be during your workshop on</p> <p>3 the 18th.</p> <p>4 So another output of today's meeting is</p> <p>5 we're going to want to continue one agenda</p> <p>6 item -- this one, the landscape RFP -- to the</p> <p>7 18th at the time of your workshop. So you'll</p> <p>8 basically open up a session, which will be a</p> <p>9 continuation of this meeting for this agenda</p> <p>10 item at that time certain, and then you guys</p> <p>11 will not only be able to discuss it, hear the</p> <p>12 recommendations, but you'll also be able to</p> <p>13 take action because usually at a workshop, you</p> <p>14 can't take actions and thus, the reason for us</p> <p>15 continuing it, and it -- I think it made the</p> <p>16 most sense to do it on the day of your</p> <p>17 workshop. That way, you don't have to</p> <p>18 advertise another meeting. You were already</p> <p>19 potentially planning to be here, so it kind of</p> <p>20 kills two birds with one stone, so to speak.</p> <p>21 Once you have everybody pre-qualified,</p> <p>22 then you'll go through a process of letting</p> <p>23 those bidders know they are pre-qualified and,</p> <p>24 of course, we'll go through kind of the</p> <p>25 standard protocols that we laid out, which will</p>

<p style="text-align: right;">Page 17</p> <p>1 involve a pre-bid meeting. There'll be a Q and 2 A time period that they'll have to ask all 3 their questions by and then, of course, there 4 will be a due date for them to turn in sealed 5 proposals, which have the dollars associated 6 with it. 7 From that point, we will, you know -- 8 obviously, on the day that the bids are due to 9 be opened, we open them up. We basically just 10 read off the -- the proposal amounts. We put 11 it on a list and then we ultimately bring back 12 and -- and distribute that information to the 13 board, as well as any of the proposal packages 14 in digital form. So you guys will have some 15 time to digest that and hopefully, come at the 16 next meeting, you are ultimately -- because all 17 of these bidders will be pre-qualified, your 18 guidance is to choose the lowest and reasonable 19 and responsive bidder out of those folks. 20 So what that basically means is you're 21 going to pick the lowest priced one unless you 22 have some clear reason to say, "This is not a 23 responsive bid," or, "It's not reasonable," you 24 know, something looks completely off about it 25 and then obviously, you would have the</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 subject, you know, to any adjustments that 2 might be needed in the event that, you know, 3 staff determines that some modification might 4 be necessary, and did you talk about who is 5 going to be on the initial review of the 6 qualifications of -- 7 MR. MENDENHALL: Yeah, so I talked about 8 myself, Doug and Paul and I -- I think we had 9 talked about maybe a board designated person. 10 I don't know if they have -- I wasn't at the 11 last workshop, so I don't know if you all had 12 talked about anybody in particular being 13 involved. 14 CHAIRMAN LEWIS: I don't recall we did, 15 but at this point, I would open it up to see if 16 anybody wants to volunteer. 17 MR. WIMSATT: I'm happy to volunteer to 18 do it. 19 CHAIRMAN LEWIS: You will? Okay. So we 20 will put Jim down. 21 MR. WIMSATT: Yeah. 22 MR. MENDENHALL: Great. 23 CHAIRMAN LEWIS: Thanks, Jim. So we 24 don't need to take any action today then or did 25 you say that earlier?</p>
<p style="text-align: right;">Page 18</p> <p>1 opportunity to discuss that at the meeting and 2 ask any questions, those sorts of things. 3 So Erin is here. 4 MS. McCORMICK: Yep. 5 CHAIRMAN LEWIS: Yeah, let the record 6 reflect our board attorney is here. 7 MR. MENDENHALL: And I was just going 8 over kind of a high level of what we talked 9 about. I was going over the one potential 10 change to the timeline of the 11 pre-qualifications being due on the 17th at 12 10:00 a.m., rather than the 14th, and then 13 obviously, the small group getting together at 14 3 o'clock on the 17th to pre-qualify any of 15 those bidders. 16 MS. McCORMICK: Right, yeah. And I 17 didn't get to talk to Paul Woods after you and 18 I spoke about that, you know, so the caveat 19 here would be to make sure that he's 20 comfortable with the bids or the qualification 21 statements coming in at 10:00 a.m. and then 22 having the review by the committee on that same 23 day at 3:30. 24 So I -- I think probably, if the board 25 approves this timeline, we should just make it</p>	<p style="text-align: right;">Page 20</p> <p>1 MR. MENDENHALL: Yeah, so they'll need to 2 approve -- 3 MS. McCORMICK: Approve the timeline 4 subject to -- yeah. 5 MR. MENDENHALL: (Inaudible.) 6 MS. McCORMICK: Yeah, approve the 7 timeline and the notification of the request 8 for qualifications and the invitation to bid to 9 be published in the newspaper and it will get 10 published this Sunday, and then in that notice, 11 I was going to include the location for the 12 mandatory pre-bid meeting, which is, under 13 the schedule, going to occur on May 5th at -- 14 no, that's not right. It's going to occur on 15 April 24th, and it says it's at the Westchase 16 Community Association Swim and Tennis Center. 17 Is that going to be at the Countryway Boulevard 18 location or at the West Park Village location? 19 MR. MENDENHALL: At the past, it's been 20 at the Countryway location. 21 MS. McCORMICK: Okay. 22 MR. BARRETT: The office building is 23 actually on Parley Drive in West Park Village, 24 that meeting where we used to have our -- that 25 office for our --</p>

<p style="text-align: right;">Page 21</p> <p>1 MS. McCORMICK: Right, that's why I was 2 trying to figure out where -- which location -- 3 MR. MENDENHALL: So let's ask Doug and 4 Sonny. 5 Hey, Doug or Sonny, for our pre-bid 6 meeting, I know in the past, we've done it at 7 the Swim and Tennis Center. Is the idea to do 8 it there again or to do it at the Parley office 9 building? 10 MS. WHYTE: I've already booked the -- 11 the Swim and Tennis Center already -- 12 MS. McCORMICK: Okay. 13 MS. WHYTE: -- but what day was that, the 14 5th? 15 MR. MENDENHALL: 24th of April. 16 MS. McCORMICK: The 24th of April. 17 MS. WHYTE: 24th of April. Oh, we moved 18 it. 19 MS. McCORMICK: At 10:00 a.m. 20 MS. WHYTE: There's a change of date. 21 Well, that's -- 22 MS. McCORMICK: This is for the mandatory 23 pre-bid meeting. 24 MS. WHYTE: I thought it was the -- okay. 25 Whatever date we had last meeting, that's the</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 MS. WHYTE: I will call first thing in 2 the morning. 3 MS. McCORMICK: 10:00 a.m. No, no, 4 that's for the mandatory pre-bid meeting. The 5 meeting that you are going to go to -- 6 MR. WIMSATT: 3:30 on -- 7 MS. McCORMICK: -- is on -- 8 MR. MENDENHALL: The 17th. 9 MS. McCORMICK: -- April 17th at 3:30. 10 Yeah, and then Andy, so the way it's set up 11 right now is the statements of qualification 12 are supposed to be submitted just by e-mail to 13 you, but then the bids themselves are going to 14 get -- they have to be delivered to Inframark's 15 offices on Cypress Ridge Boulevard by 2:00 p.m. 16 and they'll be opened at that time. 17 MR. MENDENHALL: Correct, yes. 18 MS. McCORMICK: And then they also have 19 to submit it to you by e-mail. 20 MR. MENDENHALL: Yeah, have to because I 21 don't want to scan everything. 22 MS. McCORMICK: Okay. 23 MR. MENDENHALL: Not those packages. 24 MS. McCORMICK: Okay. So what this is 25 going to require then, as far as special board</p>
<p style="text-align: right;">Page 22</p> <p>1 date I booked it, but I certainly will call and 2 find out if I can change it to April 24th. 3 CHAIRMAN LEWIS: That's -- 4 MR. MENDENHALL: Yeah, I mean, that's 5 usually a pretty large group, which is why we 6 couldn't do it in the smaller office area. But 7 I mean if absolutely necessary, we've done 8 parking lot pre-bid meetings because really -- 9 really it's for questions and that sort of 10 thing. 11 MS. WHYTE: Yeah, I know. It's just 12 easier. We sit down, Paul goes through 13 everything and sometimes, every contractor 14 brings two to three of their people to make -- 15 MR. MENDENHALL: Oh, yeah. 16 MS. WHYTE: -- that introduction to staff 17 and then -- so you might end up with 20, 30 18 people. We've had 50 at times, depending on 19 how many bids and how many people they bring. 20 MS. McCORMICK: Yeah, so if you can let 21 me know for sure because we've got to include 22 it in the notice. 23 MS. WHYTE: April 24th. 24 MS. McCORMICK: Yeah, if you'll let me 25 know tomorrow.</p>	<p style="text-align: right;">Page 24</p> <p>1 meetings -- you may have already touched on 2 this, but we're going to have -- rather than a 3 workshop on the 18th, it's also going to be a 4 board meeting to review and approve the 5 qualified bidder lists. So we'll need a quorum 6 of board members to be there for that meetings. 7 MR. BARRETT: That's April 18th? 8 MS. McCORMICK: April 18th and then the 9 workshop on May 16th, at that point, you'll 10 have the bids back from the bidders. You won't 11 have awarded the contract, but you'll know what 12 the numbers are so then you can, you know, take 13 that into account in the budget. So you'll 14 have that information when the proposed budget 15 gets approved at the June meeting. 16 MR. MENDENHALL: Yep. Okay. 17 CHAIRMAN LEWIS: So I'll make a motion to 18 move forward with the advertisement in the 19 timeline. Did I say that correctly? 20 MS. McCORMICK: Subject to any changes 21 needed in coordination with staff. 22 CHAIRMAN LEWIS: Subject -- okay. 23 Exactly. 24 MR. GILLIS: Seconded. 25 CHAIRMAN LEWIS: Seconded by Reggie.</p>

<p style="text-align: right;">Page 25</p> <p>1 Any discussions, questions?</p> <p>2 (No response.)</p> <p>3 CHAIRMAN LEWIS: All right. All in</p> <p>4 favor?</p> <p>5 (All board members signify in the</p> <p>6 affirmative.)</p> <p>7 CHAIRMAN LEWIS: Passes five to zero.</p> <p>8 (Motion passes.)</p> <p>9 CHAIRMAN LEWIS: That was a big step.</p> <p>10 Very good.</p> <p>11 All right. Anything else on the</p> <p>12 landscape, Erin, or -- I guess we're on --</p> <p>13 officially on your report. So --</p> <p>14 MR. MENDENHALL: I'm happy to give it</p> <p>15 back to Erin, if she wants.</p> <p>16 CHAIRMAN LEWIS: Well, unless you feel</p> <p>17 like there's something we need to talk about</p> <p>18 with the landscape, then I'll go back to you.</p> <p>19 If not, I will continue with Andy and then come</p> <p>20 back to your report.</p> <p>21 MS. McCORMICK: There is nothing else</p> <p>22 that I have regarding the landscape.</p> <p>23 CHAIRMAN LEWIS: Okay. If you don't</p> <p>24 mind, let's finish Andy's section and then</p> <p>25 we'll come back.</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 files for other districts that have wanted to</p> <p>2 convert them. We basically -- in order to do</p> <p>3 that, it is a -- sorry, losing my screen here.</p> <p>4 It is -- sorry, I had it a second ago, I</p> <p>5 apologize. So it is basically \$15 per box to</p> <p>6 digitize them.</p> <p>7 MR. CHESNEY: What? Are you sure because</p> <p>8 that's what you said what it cost to store it.</p> <p>9 MR. MENDENHALL: Yep, you're right. One</p> <p>10 --</p> <p>11 CHAIRMAN LEWIS: But that's just a</p> <p>12 one-time cost?</p> <p>13 MR. MENDENHALL: Yeah, sorry. I</p> <p>14 apologize.</p> <p>15 CHAIRMAN LEWIS: While you're looking, if</p> <p>16 you don't mind multitasking, Andy, what was the</p> <p>17 requirement for records in --</p> <p>18 MR. MENDENHALL: Well, it depends on the</p> <p>19 type of record it is. There's a state schedule</p> <p>20 that -- so for example, financial records have</p> <p>21 to be kept for a certain time, meeting minutes</p> <p>22 have to be kept for potentially a different</p> <p>23 time. So it really kind of -- there's a pretty</p> <p>24 long list that tells you which -- what each</p> <p>25 type of record needs to be kept for and I can</p>
<p style="text-align: right;">Page 26</p> <p>1 MR. MENDENHALL: Sure, that works for me.</p> <p>2 So the next item I have is the district records</p> <p>3 storage project. It's actually a project for</p> <p>4 us. We're going through all of our district</p> <p>5 records for the different districts we have.</p> <p>6 As you know, you are required -- well, you</p> <p>7 either know or you don't know, you are required</p> <p>8 to keep some records and then there is other</p> <p>9 records that, according to the state laws, they</p> <p>10 can be destroyed at a certain time, that sort</p> <p>11 of thing.</p> <p>12 We currently, for this district, have 28</p> <p>13 boxes that are being stored. So basically,</p> <p>14 it's \$15 a box to store it, which equals \$420</p> <p>15 per month. So I wanted to bring this to your</p> <p>16 attention. Obviously, you can do that, keep</p> <p>17 going that route, keep those hard copies. We</p> <p>18 do have some districts that have been</p> <p>19 digitizing their records.</p> <p>20 And by the way, your records as of a</p> <p>21 couple years ago, they are all digital. These</p> <p>22 are all historical type stuff that you are</p> <p>23 required to keep. Records that, you know,</p> <p>24 never were digitized because they are older.</p> <p>25 So we have been digitizing some of the</p>	<p style="text-align: right;">Page 28</p> <p>1 certainly get that out to the board.</p> <p>2 But again, the items that you currently</p> <p>3 are storing are only those that are required.</p> <p>4 I think a few years back, we had gone around to</p> <p>5 most of our districts, including this one, and</p> <p>6 said do you want us to keep all records or do</p> <p>7 you want us to keep only what is required by</p> <p>8 state and those guidelines. So --</p> <p>9 CHAIRMAN LEWIS: Okay. Yeah, I mean, I</p> <p>10 would be more in favor of digitizing than --</p> <p>11 MR. CHESNEY: We don't know how much it</p> <p>12 is yet. It might be two grand a box.</p> <p>13 CHAIRMAN LEWIS: Yeah, only if it's</p> <p>14 reasonable. So let me just caveat that.</p> <p>15 MR. BARRETT: But that's still like --</p> <p>16 even if it is two grand a box, you would end up</p> <p>17 paying for that over four or five years of</p> <p>18 storage. So --</p> <p>19 CHAIRMAN LEWIS: Yeah.</p> <p>20 MR. CHESNEY: Well, \$15 times 12, that's</p> <p>21 180. I would question your math, but -- okay.</p> <p>22 CHAIRMAN LEWIS: I think if -- if it's</p> <p>23 outrageous, I think we need to look at how much</p> <p>24 longer do we need to keep that certain box or</p> <p>25 that certain record.</p>

<p style="text-align: right;">Page 29</p> <p>1 MR. CHESNEY: Well, yeah. I don't really</p> <p>2 -- what you guys want to do is fine. I will</p> <p>3 say that you probably should keep some of the</p> <p>4 really old stuff because that's how we got</p> <p>5 formed and that was a lot of stuff that like</p> <p>6 real law -- you did --</p> <p>7 MS. McCORMICK: I have -- I have about 30</p> <p>8 boxes and a lot of them are in storage and</p> <p>9 about ten are in my office and I have, you</p> <p>10 know, digitized some of them, but some of them</p> <p>11 -- like plans just would not be easily</p> <p>12 digitized.</p> <p>13 MR. MENDENHALL: All right. And I found</p> <p>14 the correct e-mails. I apologize. It was a</p> <p>15 one-time cost per box of \$250 and an annual fee</p> <p>16 of \$50 to store them electronically after.</p> <p>17 MR. CHESNEY: All of them or \$50 per box</p> <p>18 to store them electronically?</p> <p>19 MR. MENDENHALL: It would be for all of</p> <p>20 them. So --</p> <p>21 MR. CHESNEY: Okay. I have to make up</p> <p>22 numbers in my head now. That sounds right.</p> <p>23 MR. GILLIS: 24 boxes, you said?</p> <p>24 MR. MENDENHALL: I believe it's 28. Let</p> <p>25 me just double check that. Yes, it's 28 boxes.</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 --</p> <p>2 MR. BARRETT: And you obviously backup</p> <p>3 this stuff. Right? It's not just a CD-ROM</p> <p>4 that you shuffle --</p> <p>5 MR. MENDENHALL: No, it's not on a flash</p> <p>6 drive or anything. We actually -- one of the</p> <p>7 -- I think one of the things that make us</p> <p>8 unique is we're a national company and so we</p> <p>9 backup both in Texas and in Pennsylvania. So</p> <p>10 it's kind of a contingency for storms and such.</p> <p>11 MR. BARRETT: That's what I assumed, but</p> <p>12 I didn't want to assume.</p> <p>13 MR. MENDENHALL: Yeah, I would never</p> <p>14 assume that in the management world. I can</p> <p>15 tell you.</p> <p>16 CHAIRMAN LEWIS: DO you need action on</p> <p>17 that or --</p> <p>18 MR. MENDENHALL: I would just need a</p> <p>19 motion for whatever the board's preference is.</p> <p>20 CHAIRMAN LEWIS: Okay. Do we have a</p> <p>21 motion for this?</p> <p>22 MR. BARRETT: Yeah, I'll make a motion to</p> <p>23 digitize it at the cost that you mentioned.</p> <p>24 CHAIRMAN LEWIS: Okay. Second?</p> <p>25 MR. WIMSATT: Seconded.</p>
<p style="text-align: right;">Page 30</p> <p>1 MR. CHESNEY: How much was it to digitize</p> <p>2 them?</p> <p>3 CHAIRMAN LEWIS: 7,000.</p> <p>4 MR. GILLIS: (Inaudible.)</p> <p>5 MR. CHESNEY: Oh yeah, so that's two or</p> <p>6 three years. Yeah.</p> <p>7 CHAIRMAN LEWIS: Yeah.</p> <p>8 MR. GILLIS: Roughly, but yeah.</p> <p>9 MR. CHESNEY: Why didn't you bring this</p> <p>10 to us sooner?</p> <p>11 MR. MENDENHALL: Well, I just had to get</p> <p>12 the e-mail straight first. So --</p> <p>13 CHAIRMAN LEWIS: Is it even worth our</p> <p>14 time to try to -- I'm going to start nickel and</p> <p>15 diming here -- so what I said a minute ago, to</p> <p>16 go through and see if those are even required</p> <p>17 anymore?</p> <p>18 MR. MENDENHALL: Yeah, so the ones that</p> <p>19 are currently there are required. Some of them</p> <p>20 would likely age off, but --</p> <p>21 CHAIRMAN LEWIS: At that point, you'd be</p> <p>22 spending the 50 bucks --</p> <p>23 MR. MENDENHALL: -- you'd have to keep the</p> <p>24 hard copy until they age off and --</p> <p>25 CHAIRMAN LEWIS: Forget it. Yeah, that's</p>	<p style="text-align: right;">Page 32</p> <p>1 CHAIRMAN LEWIS: Okay. Seconded by Jim.</p> <p>2 Any other questions, discussion?</p> <p>3 (No response.)</p> <p>4 CHAIRMAN LEWIS: All right. All in</p> <p>5 favor?</p> <p>6 (All board members signify in the</p> <p>7 affirmative.)</p> <p>8 CHAIRMAN LEWIS: Motion passes five to</p> <p>9 zero.</p> <p>10 (Motion passes.)</p> <p>11 MR. MENDENHALL: Okay. Got that taken</p> <p>12 care of. The next item I had was the</p> <p>13 presentation of the fiscal year 2024 budget.</p> <p>14 There's no specific action item for this</p> <p>15 tonight. This is just a -- you may recall, we</p> <p>16 basically present the budget every year in</p> <p>17 April and so this is just for your digestion,</p> <p>18 to take a look at.</p> <p>19 Obviously, what we try to accomplish at</p> <p>20 this meeting is to just get you, as a board,</p> <p>21 thinking about items that you might want to add</p> <p>22 to the budget, wish-lists, projects, those</p> <p>23 sorts of things. Of course, Sonny, as well as</p> <p>24 Doug in the field there, kind of poring over</p> <p>25 the numbers and making any updates that --</p>

<p style="text-align: right;">Page 33</p> <p>1 MS. WHYTE: It's in the packet?</p> <p>2 MR. MENDENHALL: What's that?</p> <p>3 MS. WHYTE: Is it in the board packet?</p> <p>4 MR. MENDENHALL: I believe it was</p> <p>5 separately, if I remember correctly.</p> <p>6 MS. WHYTE: I haven't seen it yet. Okay.</p> <p>7 I will look for it.</p> <p>8 MR. MENDENHALL: Actually, it was at the</p> <p>9 end of the packet.</p> <p>10 MS. WHYTE: Okay. I'll print it out</p> <p>11 tomorrow morning.</p> <p>12 MR. MENDENHALL: So as a board,</p> <p>13 basically, the only thing that -- you know, the</p> <p>14 things that would jump out, I would say, is, of</p> <p>15 course, we've got our landscaping project that</p> <p>16 -- determining if you're going to have a new</p> <p>17 landscaper, if there is going to be an</p> <p>18 increase, whether it's a new landscaper or your</p> <p>19 current one. So those are things to keep in</p> <p>20 mind, and, as well, there are two villages that</p> <p>21 -- Saville Rowe as well as West Park Village,</p> <p>22 they basically -- so they have fund balance or</p> <p>23 they have had fund balance and last year was</p> <p>24 probably the last opportunity for some -- for</p> <p>25 them to use that fund balance to offset their</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 comes in at, but you could potentially move</p> <p>2 around dollars to still keep things flat, as</p> <p>3 well. You have a couple of project line items</p> <p>4 that we've had over the years that, you know,</p> <p>5 basically give you that flexibility.</p> <p>6 MR. BARRETT: So you guys will track -- I</p> <p>7 trust you guys will track because I won't be</p> <p>8 able to do it. Like all of the items that</p> <p>9 we've pulled out of the budget, we also have to</p> <p>10 make sure that those line items will also be</p> <p>11 like noted like with those changes in the</p> <p>12 budget in addition to the landscaping because</p> <p>13 we wouldn't want to just stick in the</p> <p>14 landscaping and realize we didn't budget for</p> <p>15 trees or mulch or things like that.</p> <p>16 MR. MENDENHALL: Right, we want the whole</p> <p>17 picture. Absolutely.</p> <p>18 MR. BARRETT: Yeah. Sorry.</p> <p>19 MR. MENDENHALL: And we'll have -- you</p> <p>20 know, just as a refresher and we have some new</p> <p>21 board members, this process takes a few months</p> <p>22 and so only do you have your regular meetings,</p> <p>23 you'll have, you know, four of them or -- yeah,</p> <p>24 four, actually. You'll have four regular</p> <p>25 meetings and you will also have an equal amount</p>
<p style="text-align: right;">Page 34</p> <p>1 assessments.</p> <p>2 So I had a conversation with Greg and</p> <p>3 we're going to kind of be looking over that,</p> <p>4 but seeing what their options are; whether it's</p> <p>5 potentially increasing or looking to shift</p> <p>6 things around. So --</p> <p>7 MR. BARRETT: So it doesn't look based on</p> <p>8 -- I just eyeballed the assessments and they</p> <p>9 basically are slated on the draft to go up one</p> <p>10 percent. That does not include the actual --</p> <p>11 like a ballpark figure for landscaping. I'm</p> <p>12 assuming that stuff isn't even in the budget</p> <p>13 yet?</p> <p>14 MR. MENDENHALL: Correct. So generally</p> <p>15 speaking, when we present the budget, we like</p> <p>16 the board to determine whether there would be</p> <p>17 an increase or no increase. So that one</p> <p>18 percent is more mathematical than anything</p> <p>19 else. I would say that the intention there is</p> <p>20 a flat budget until you determine whether you</p> <p>21 want to increase.</p> <p>22 In addition, you do have a few areas</p> <p>23 within your budget that potentially -- at least</p> <p>24 you could move around dollars to -- I mean,</p> <p>25 obviously, it depends on what the landscaping</p>	<p style="text-align: right;">Page 36</p> <p>1 of workshops to kind of go over these numbers</p> <p>2 to finalize things and that sort of thing.</p> <p>3 MR. BARRETT: Well, this is -- I was more</p> <p>4 concerned about the TRIM notice.</p> <p>5 MR. MENDENHALL: Complete understand. I</p> <p>6 was just going to say that the first</p> <p>7 deliverable is the TRIM notice, which is -- has</p> <p>8 to be done by June 15th. So you're looking at</p> <p>9 your June meeting, and really, that's the one</p> <p>10 that we should make sure -- if anything, if we</p> <p>11 need a high water mark, that we have it by that</p> <p>12 point. So --</p> <p>13 MR. BARRETT: So we would just need</p> <p>14 numbers for those items we're pulling out by</p> <p>15 then. I don't know how we want to get them.</p> <p>16 MR. MAYS: We've already started getting</p> <p>17 some numbers.</p> <p>18 MS. WHYTE: We have.</p> <p>19 MR. BARRETT: Oh, awesome. Good for you</p> <p>20 guys. Thank you.</p> <p>21 MR. MENDENHALL: So that's all I had</p> <p>22 regarding the budget, unless there were any</p> <p>23 questions, obviously.</p> <p>24 (No response.)</p> <p>25 MR. MENDENHALL: Okay. The final item I</p>

<p style="text-align: right;">Page 37</p> <p>1 had, this is really just a place-marker. I had 2 discussion of West Park Village. I didn't know 3 if there was any actions or items that you guys 4 wanted to talk about related to that? 5 CHAIRMAN LEWIS: Sonny said that Erin 6 might have some news on that. 7 MS. McCORMICK: Yeah, I talked to Ivey 8 and she sent me an e-mail right before the 9 board meeting of kind of a status update and to 10 get some direction from the board. So on the 11 site design and permitting, she said that BHB 12 is nearing the completion of the 60 percent 13 draft set of construction drawings. These 14 drawings include the site plan, grading and 15 drainage plans, landscape plans, planting plans 16 and all associated details. This draft set 17 will be delivered by a PDF transmittal to Sonny 18 to distribute to the board by end of business 19 next Friday and we can review any comments, 20 questions after the April 18th workshop, and 21 then she said, "These 60 percent documents will 22 be used to submit to Hillsborough County and 23 SWFWMD to facilitate the permitting 24 pre-application meetings. 25 "There isn't anything new or surprising</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 just move forward and have her go ahead with 2 the submittal to the county and to SWFWMD. 3 CHAIRMAN LEWIS: Yeah, I see Jim shaking 4 his head. Any concerns there? 5 MR. BARRETT: No, we need to move so Doug 6 can retire on time. 7 CHAIRMAN LEWIS: That's our benchmark. 8 MR. WIMSATT: That's our real deadline. 9 CHAIRMAN LEWIS: Yeah. 10 MS. McCORMICK: Okay. So I'll tell her 11 that, and then the other issue she and I talked 12 about is specifically related to the fountain 13 design and how that is going to be -- how 14 you're going to go about with proceeding with a 15 contractor, and I guess there is two options. 16 One would be to hire the fountain designer 17 we've been coordinating with to handle design, 18 engineering and permitting. Construction would 19 then be bid out competitively and the fountain 20 designer we have been talking to would need a 21 formal contract for design permitting service 22 and they would only, at this point, be hired to 23 do the design and the permitting. 24 So I just saw this e-mail right as I was 25 getting ready to head out of the office, which</p>
<p style="text-align: right;">Page 38</p> <p>1 in the site plans that is different from the 2 concept that has been presented thus far. 3 "I need to know if the board is okay with 4 me submitting for the pre-applications. The 5 pre-app is nonbinding and there is no fee 6 associated nor does it require any signatures 7 from the owner. 8 "I only bring this up in case it needs a 9 formal vote tonight to proceed into the 10 permitting phase per your bylaws." 11 So when I was talking to her, it sounds 12 like she wants to make sure that the board is 13 ready to pull the trigger on this because when 14 she submits for the pre-app, you know, then 15 it's going to be of record with the county and 16 with SWFWMD; that this is a project that the 17 district is undertaking and the drawings would 18 get submitted to them -- or at least 19 preliminary drawings would get submitted to 20 them to start the permitting process. 21 So I wasn't sure if you guys were ready 22 to proceed with that at this point or if 23 there's -- I didn't know if there was any other 24 questions at this point regarding the design or 25 any outstanding issues or if you're ready to</p>	<p style="text-align: right;">Page 40</p> <p>1 is -- you know, I'm sorry that I was late, but 2 this is part of what I was dealing with. I 3 think in looking at the rules of procedure, 4 even if you were to hire a -- somebody to do a 5 -- well, if you were to hire somebody to do a 6 design build, that would -- you definitely 7 would have competitive bidding requirements, 8 but I think even if you just hired the fountain 9 designer to do the design engineering and 10 permitting at this point and not go forward 11 with the building of the project, because of 12 the total amount of this project, it still 13 might require being competitively bid. 14 So that's something I need to look at a 15 little more closely to coordinate with her, 16 about how that process is going to work; but 17 that's one option, which would be to just hire 18 the company to do the design and the permitting 19 now. The other option would be to do the 20 fountain as a competitive design build. So 21 that means that BHB's documents would be taken 22 by that contractor and they would not only go 23 through the design and permitting process, but 24 then they would also be hired to do the 25 construction of the fountain, so all aspects of</p>

<p style="text-align: right;">Page 41</p> <p>1 this.</p> <p>2 So that's the other option and she -- it</p> <p>3 was her recommendation that -- she said given</p> <p>4 where we were at right now with site design, I</p> <p>5 would suggest pursuing the design build</p> <p>6 process. So I think she's had -- she is saying</p> <p>7 that her recommendation would be to go through</p> <p>8 a competitive bid for the entire process.</p> <p>9 CHAIRMAN LEWIS: So Sonny, weren't you</p> <p>10 talking to that --</p> <p>11 MS. WHYTE: That's what we were talking</p> <p>12 about, whether or not -- that's exactly what --</p> <p>13 what I spoke to you about today is how we'll be</p> <p>14 going forward with -- and I only got this the</p> <p>15 same time as Erin got it, so I was just reading</p> <p>16 it now while Erin was reviewing it. It's</p> <p>17 whether or not we go through the whole design</p> <p>18 process. We can't put it down on its own is</p> <p>19 what Erin is -- or what Ivey is alluding to, is</p> <p>20 we should do it as a complete unit, but you</p> <p>21 guys decide.</p> <p>22 MS. McCORMICK: Yeah, and the one thing</p> <p>23 I'm not sure about yet at this point -- just in</p> <p>24 looking at the rules of procedure -- so if you</p> <p>25 do a design build contract, you have to utilize</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 CHAIRMAN LEWIS: Yeah, I would, too. It</p> <p>2 sounds like it eliminates another step, too, of</p> <p>3 trying to get somebody onboard.</p> <p>4 MS. McCORMICK: I mean, I guess it</p> <p>5 depends on if Robert's company would be able to</p> <p>6 do that.</p> <p>7 MR. DVORAK: Yeah, I'll have to think</p> <p>8 about everything that would have to go in into</p> <p>9 that, but -- and maybe take a look at the --</p> <p>10 you know, take a look at something similar and</p> <p>11 -- it shouldn't be that difficult to figure</p> <p>12 out. I mean, it's basically establishing the</p> <p>13 criteria for your scoring.</p> <p>14 MR. CHESNEY: How close can you get to</p> <p>15 this picture? So I think -- yeah, I think</p> <p>16 you're right about the choice. Just my</p> <p>17 personal opinion.</p> <p>18 MS. McCORMICK: So it sounds like --</p> <p>19 should I tell Ivey that the board is in favor</p> <p>20 of going the design build route rather than</p> <p>21 just --</p> <p>22 MR. CHESNEY: Well, it'll put a little</p> <p>23 quick in it because then we don't have to go</p> <p>24 and get the design and --</p> <p>25 MS. McCORMICK: And then do a separate</p>
<p style="text-align: right;">Page 42</p> <p>1 -- by statute, you have to utilize a design</p> <p>2 criteria professional to do -- to develop the</p> <p>3 design criteria package to evaluate the design</p> <p>4 build proposal, and that design criteria</p> <p>5 professional that puts together the package and</p> <p>6 that evaluates the bids has to be somebody that</p> <p>7 was selected by the board under the Consultants</p> <p>8 Competitive Negotiation Act, a separate</p> <p>9 competitive bidding process for design</p> <p>10 professionals.</p> <p>11 So BHB, we didn't do them. We didn't</p> <p>12 select them that way, which means -- you know,</p> <p>13 we could utilize our district engineer to being</p> <p>14 the one that would put -- that would be</p> <p>15 responsible for the final design criteria</p> <p>16 package that gets bid for this design build</p> <p>17 contract and -- and, you know, you could work</p> <p>18 with BHB, but it would be done under the</p> <p>19 district engineer's offices. That might be</p> <p>20 how to handle it. I haven't talked to Robert</p> <p>21 about that yet.</p> <p>22 MR. CHESNEY: I like that idea. The last</p> <p>23 time we did a design build, we actually used</p> <p>24 Severn Trent or whatever they were called at</p> <p>25 the time. But I like the idea of the engineer.</p>	<p style="text-align: right;">Page 44</p> <p>1 contractor --</p> <p>2 MR. CHESNEY: Right, most pool companies</p> <p>3 design their own stuff anyways.</p> <p>4 CHAIRMAN LEWIS: Yeah, because this guy</p> <p>5 you've been talking to does this. Right?</p> <p>6 MS. WHYTE: (Moves head up and down.)</p> <p>7 CHAIRMAN LEWIS: Okay. And again, I</p> <p>8 think with trying to get another professional</p> <p>9 onboard, I don't --</p> <p>10 MR. CHESNEY: Yeah, it's a pain the butt.</p> <p>11 CHAIRMAN LEWIS: It's another step.</p> <p>12 Chris, Reggie, any --</p> <p>13 MR. BARRETT: I'm good.</p> <p>14 MR. GILLIS: I'm good. It just sounds</p> <p>15 like you had more questions first, initially.</p> <p>16 MS. McCORMICK: No, no, that was just --</p> <p>17 I wanted to get some direction on that.</p> <p>18 So Sonny, did you understand from that</p> <p>19 e-mail that she is going to submit the 60</p> <p>20 percent drawings to the board this Friday or</p> <p>21 next Friday? I wasn't clear on that.</p> <p>22 MS. WHYTE: From what I understand, it's</p> <p>23 by next Friday.</p> <p>24 MS. McCORMICK: Okay. So that would be</p> <p>25 --</p>

<p style="text-align: right;">Page 45</p> <p>1 MS. WHYTE: It might be this week 2 depending on how it's worded. I can check out 3 -- I can check with her in the morning. 4 MS. McCORMICK: So that would be on the 5 14th and then the board workshop is the 18th, 6 and then I guess she is planning on coming on 7 the 18th to discuss any questions or -- 8 MS. WHYTE: She says business next 9 Friday. 10 CHAIRMAN LEWIS: If there is any action 11 to take on the 18th at the workshop, you know, 12 we are going to continue for the landscape. 13 MS. McCORMICK: Right. 14 CHAIRMAN LEWIS: So I don't know if -- so 15 that we can take action that night. I don't 16 know if that's -- 17 MR. BARRETT: Can we -- if we just 18 continued on that topic or does it count as a 19 meeting regardless of what we -- 20 MR. MENDENHALL: We'd have to continue 21 with both. Right? 22 MS. McCORMICK: Yeah, we can continue on 23 both of those items on the agenda and then, you 24 know, if there is no formal action to take on 25 this, then that's fine, but maybe in the</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 MS. McCORMICK: Well, are there any other 2 components of this project that we want to bid 3 right now, also, besides the fountain? 4 MS. WHYTE: I am -- I'm not sure, 5 depending on what we're doing. I mean, Doug 6 has been checking on -- with demo and stuff 7 just to get some ideas. What's out on the 8 market, what we're looking at financially and 9 monetary-wise. 10 MS. McCORMICK: Mm-hmm. 11 MS. WHYTE: Irrigation, I've called a 12 couple of places. I'm still waiting on some 13 quotes about the lighting just to see what that 14 is. We've got our camera guy that works on 15 property anyway giving us a quote for our 16 cameras. All of those are way under -- I would 17 presume way under the spec of what is required 18 for a bid process. Like if the cameras, you 19 know, come in at \$5,000, that's way -- 20 MS. McCORMICK: Yeah. Well, I think the 21 issue I was bringing up last month -- and we 22 had a long discussion about this, but -- you 23 know, the clearing of the site is an integral 24 part of the project, just as the fountain 25 construction is then -- even if we're going to</p>
<p style="text-align: right;">Page 46</p> <p>1 meantime, I can get, you know, some additional 2 information to Robert and for him to review and 3 maybe -- maybe even we'll do a call with Ivey 4 and you and I and Sonny so everybody 5 understands where we're going. 6 CHAIRMAN LEWIS: And just so I'm clear -- 7 and there may be other questions from other 8 supervisors, but now that we're competitively 9 bidding that, it won't just be this fountain 10 guy you've been talking to. Right? 11 MS. WHYTE: That is the gentleman. After 12 that, it has to go out to the market, I guess. 13 CHAIRMAN LEWIS: Yeah, okay. That's what 14 I am -- 15 MR. CHESNEY: He's got the inside track, 16 anyways. 17 CHAIRMAN LEWIS: Well, right. I know, 18 but I just wanted to make sure -- 19 MR. CHESNEY: If he doesn't win, then 20 shame on him. 21 CHAIRMAN LEWIS: Somehow, I got mixed up 22 at the last meeting about where we were going 23 with the landscape, so I just wanted to make 24 sure I'm not sideways a couple of weeks from 25 now.</p>	<p style="text-align: right;">Page 48</p> <p>1 bid it separately, we should still bid it 2 because the cumulative project reaches the 3 threshold amount. 4 CHAIRMAN LEWIS: Chris? 5 MR. BARRETT: Yeah, just -- Sonny, this 6 is just being a little paranoid, but if you're 7 going to work with this guy, just be cautious 8 about numbers you get from him because they 9 would then become a matter of a public records 10 request if we do actually have a bid process 11 and then someone could ask for his numbers in 12 order to have a baseline. So just be cautious 13 that -- maybe not ask him about numbers, per 14 se. 15 MS. WHYTE: Okay. 16 MR. BARRETT: Just so don't mess up any 17 part of the bid process. Does that make sense, 18 or am I being paranoid? 19 MS. McCORMICK: Yeah, that's a very good 20 point. 21 MS. WHYTE: That's a good point. Thank 22 you, Chris. 23 MS. McCORMICK: We want everybody to be 24 on the same playing field when we go through 25 the competitive selection process.</p>

<p style="text-align: right;">Page 49</p> <p>1 MR. BARRETT: Right.</p> <p>2 CHAIRMAN LEWIS: Okay.</p> <p>3 Greg, question?</p> <p>4 MR. CHESNEY: Well, I was just going --</p> <p>5 the question, as I understood it, was -- you</p> <p>6 know, should we start bidding it -- I mean, we</p> <p>7 should get at least some initial feedback from</p> <p>8 the county first. I mean, it's one thing to --</p> <p>9 which will happen in the next -- before our</p> <p>10 next meeting. Right?</p> <p>11 MS. McCORMICK: The pre-app?</p> <p>12 MR. CHESNEY: Well, isn't she going to --</p> <p>13 MS. McCORMICK: She is going to submit</p> <p>14 for the pre-app process for the initial review.</p> <p>15 Usually, it takes -- I don't know what the</p> <p>16 time frame is, I didn't ask her that, but it's</p> <p>17 usually like up to 30 or 60 days time process.</p> <p>18 MR. CHESNEY: Yeah, but doesn't she also</p> <p>19 then have a conversation just to make they're</p> <p>20 not going to have any additional requirements?</p> <p>21 MS. McCORMICK: Maybe, yeah.</p> <p>22 CHAIRMAN LEWIS: Yeah, I think you're on</p> <p>23 the right track.</p> <p>24 MR. CHESNEY: Yeah, so I would not -- so</p> <p>25 my suggestion would be not move further except</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 MS. WHYTE: Yeah, I just want to know,</p> <p>2 you know, is it going to take six to eight</p> <p>3 months from now or are we getting closer? I</p> <p>4 just need to know -- as we get closer and as we</p> <p>5 get more -- whatever -- I just need to block</p> <p>6 off --</p> <p>7 MR. CHESNEY: 30 to 60 days, she said.</p> <p>8 MS. WHYTE: Well --</p> <p>9 MR. WIMSATT: July 1st, block it off.</p> <p>10 CHAIRMAN LEWIS: July 1st.</p> <p>11 MR. CHESNEY: July 1st. After, block it</p> <p>12 off.</p> <p>13 MS. WHYTE: July 1st. Right in the</p> <p>14 middle of rainy season. That's good.</p> <p>15 CHAIRMAN LEWIS: Okay. All right.</p> <p>16 Any other --</p> <p>17 MS. McCORMICK: I don't think -- I don't</p> <p>18 have anything else about that. I guess -- I</p> <p>19 think that Sonny had told her that the board,</p> <p>20 you know, had authorized the second phase of</p> <p>21 the contract with BHB, but I don't think we've</p> <p>22 ever had you sign anything formally on that,</p> <p>23 Matt. So I'm going to get that to you so that</p> <p>24 we have the proper documents because I'm sure</p> <p>25 our auditor is going to want to see the</p>
<p style="text-align: right;">Page 50</p> <p>1 for the fountain.</p> <p>2 MS. WHYTE: Okay. I just -- I can't</p> <p>3 remember who I spoke to. I have a</p> <p>4 pre-commitment with somebody in the park</p> <p>5 already for -- oh, dang -- June. So I just</p> <p>6 need -- you know, as we get closer, I need to</p> <p>7 block off that area as we now have opened it up</p> <p>8 with our new requirements to utilize the area</p> <p>9 more for different events. I just have to</p> <p>10 block it off to know that, hey, remind me, as</p> <p>11 of June 1 or July 1 through -- until the next</p> <p>12 six, eight months, we're not going to be able</p> <p>13 to do anything in this area. I just need -- as</p> <p>14 we get closer, I just need to know when we're</p> <p>15 officially starting.</p> <p>16 MR. BARRETT: (Inaudible.)</p> <p>17 CHAIRMAN LEWIS: I don't see that</p> <p>18 happening before June. I just --</p> <p>19 MS. WHYTE: No, I know, I've got somebody</p> <p>20 booked until June. So nothing can happen</p> <p>21 before June. You can't take anything down, you</p> <p>22 can't take the benches out.</p> <p>23 MR. BARRETT: But don't book anything</p> <p>24 after that.</p> <p>25 CHAIRMAN LEWIS: Yes.</p>	<p style="text-align: right;">Page 52</p> <p>1 authorization for phase two of the BHB</p> <p>2 contract, but I know that the board already</p> <p>3 approved that some time ago.</p> <p>4 CHAIRMAN LEWIS: Okay. I think the only</p> <p>5 other thing we were talking about, Robert</p> <p>6 brought up about our cell tower behind the</p> <p>7 library.</p> <p>8 MS. McCORMICK: Yeah, did you talk about</p> <p>9 that already or --</p> <p>10 CHAIRMAN LEWIS: We did, briefly, just</p> <p>11 about the -- some comments on the construction</p> <p>12 drawings and the -- the little storm water</p> <p>13 facility or --</p> <p>14 MR. DVORAK: Yeah, whatever it is.</p> <p>15 CHAIRMAN LEWIS: -- whatever you want to</p> <p>16 call it.</p> <p>17 MS. McCORMICK: Yeah, so I can probably</p> <p>18 add a little bit to that. So I sent out to all</p> <p>19 of the board members the construction drawings</p> <p>20 that Allen sent to me on Thursday or Friday of</p> <p>21 last week for the tower site, and I -- and</p> <p>22 Reggie, I just sent them to you today because I</p> <p>23 didn't have your e-mail address prior to that,</p> <p>24 so I'm sorry I didn't get them to you earlier.</p> <p>25 But I already got some comments back from</p>

<p style="text-align: right;">Page 53</p> <p>1 Matt, as well as a question because these 2 drawings don't include the foundation for the 3 tower. So I'm going to ask Allen to provide 4 that, as well. 5 Under our option and lease agreement, we 6 have 30 days to review and provide any comments 7 to the construction drawings. So, you know, we 8 won't have another board meeting between now 9 and then and because we've got sort of a short 10 time frame to turn this around, I wanted to 11 make sure, you know, if anybody else has 12 comments besides Matt to these, if you'll make 13 sure that you get them to me as soon as 14 possible because we have the right to, you 15 know, require modifications to the design and 16 then once we give this to them within the 17 30-day time limit, they have to revise the plan 18 and address the comments that we have. 19 So -- and then in taking with Allen, they 20 have submitted for the building plan approval 21 and when he told me, that's how I knew to ask 22 for these construction drawings because we 23 hadn't seen them yet. So they've submitted 24 those to the county and the county formally has 25 a 30-day review time period to (inaudible).</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 him, they did install the silt screens and it 2 didn't require them to have to clear the site 3 at this point. Initially, he had said that, 4 you know, they wanted to record the memorandum 5 of lease agreement now because they were 6 starting construction because they were 7 clearing and installing these silt fences. 8 And I said, well, you know, under the 9 lease agreement, once you start construction, 10 you have to complete it within four months, and 11 so then he said no, you know, this isn't really 12 starting construction, it's just installing the 13 silt screens. 14 What the board had approved, as far as 15 the memorandum of lease agreement, is for that 16 to be recorded at the time that construction 17 commences. He called and left me a message 18 again yesterday and said he's getting a lot of 19 pressure to record the memorandum of lease 20 agreement. I haven't called him back yet, but 21 I mean, right now, the board's position is you 22 would record it at the time that construction 23 commences. 24 My -- you know, my -- I guess the issue 25 that I have with this is that they don't have</p>
<p style="text-align: right;">Page 54</p> <p>1 Which they were required to do under the 2 time frame that we have in our option and lease 3 agreement, so they met that time frame. 4 He said, you know, there is no guarantee 5 that the county is actually going to get back 6 to them within the 30 days, but that's what 7 they are supposed to do by their own 8 regulations and then they still -- they have 9 not gotten the approval yet from the county for 10 the access across the county right of way, so 11 they are working -- you know, they are 12 continuing to work on that, but that's not 13 done. 14 He initially had wanted to -- had said 15 that, you know, they were going to consider -- 16 they have to -- when they submitted the 17 building plans, they had to install like silt 18 screening on the property as part of the 19 submittal requirements, he said, for the 20 building plans. 21 So Doug, did you -- were you out there 22 when they did the silt screening on the site 23 this past week? 24 MR. MAYS: No. 25 MS. McCORMICK: Well, okay. According to</p>	<p style="text-align: right;">Page 56</p> <p>1 the approval from the county for access right 2 now. I mean, we want to make sure that that 3 occurs before putting something on the record 4 that, you know, is an encumbrance on this 5 property. 6 CHAIRMAN LEWIS: Yeah, and honestly, a 7 little silt fence for erosion control, I'm -- 8 I'm not too worried about that, unless anybody 9 else has a different feeling? I wouldn't 10 consider that one and just start it. So -- 11 MS. McCORMICK: Okay. 12 CHAIRMAN LEWIS: But yeah, I would agree. 13 MS. McCORMICK: Okay. So that's kind of 14 the latest on that then. 15 CHAIRMAN LEWIS: Chris? 16 MR. BARRETT: So Robert basically was 17 suggesting that we had to add language to 18 basically protect the district by compelling 19 Vertex to agree to remove the drainage 20 structure. 21 MS. McCORMICK: Yes. 22 MR. BARRETT: Did I miss something or did 23 you say that you were working -- 24 MS. McCORMICK: Yes, no, that's going to 25 be a revision -- and thank you for bringing</p>

<p style="text-align: right;">Page 57</p> <p>1 that up. So that would be a revision to the</p> <p>2 option and lease agreement that Vertex has</p> <p>3 agreed to; that at the time that they remove</p> <p>4 the cell tower, they would restore the area to</p> <p>5 its preexisting condition, and so I would like</p> <p>6 to get approval from the board tonight to</p> <p>7 incorporate that change into the option and</p> <p>8 lease agreement.</p> <p>9 MR. BARRETT: So does Vertex -- is Vertex</p> <p>10 aware of this and have they agreed to do it?</p> <p>11 MS. McCORMICK: Yeah, we talked about it</p> <p>12 with them on Friday and he said that they would</p> <p>13 agree to that.</p> <p>14 MR. BARRETT: So do you need to --</p> <p>15 MS. McCORMICK: Yes.</p> <p>16 MR. BARRETT: I'd like to make the</p> <p>17 motion.</p> <p>18 CHAIRMAN LEWIS: Okay.</p> <p>19 MR. GILLIS: I second.</p> <p>20 CHAIRMAN LEWIS: Okay. Seconded by</p> <p>21 Reggie.</p> <p>22 Any other questions, discussion?</p> <p>23 (No response.)</p> <p>24 CHAIRMAN LEWIS: All right.</p> <p>25 All in favor?</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 Whatever -- I don't know, whichever direction</p> <p>2 we're headed.</p> <p>3 MR. DVORAK: It did get -- it changed</p> <p>4 shape a little bit, didn't it?</p> <p>5 MS. WHYTE: Yeah, it did.</p> <p>6 CHAIRMAN LEWIS: Yeah, I don't know. I</p> <p>7 haven't had a -- between the time I talked to</p> <p>8 Sonny earlier before lunch and now, I didn't</p> <p>9 get a chance to go back through some of the old</p> <p>10 documentation, but it looked like it moved from</p> <p>11 where that substation was further down the</p> <p>12 parcel. Again, I -- probably being paranoid</p> <p>13 and --</p> <p>14 MS. WHYTE: No, I agree with you. That's</p> <p>15 what I said, too, because it looked like it was</p> <p>16 moved to the right, further into the right, and</p> <p>17 my thought was you guys had asked about useable</p> <p>18 space and you could rezone that area. So now,</p> <p>19 you've got -- if it did move over further, it's</p> <p>20 into whatever you wanted to use the length for.</p> <p>21 So that was my concern when I asked you. It</p> <p>22 just generally looks like it's over --</p> <p>23 MR. BARRETT: Yeah, that's kind of really</p> <p>24 important.</p> <p>25 CHAIRMAN LEWIS: Maybe Robert or Erin, if</p>
<p style="text-align: right;">Page 58</p> <p>1 (All board members signify in the</p> <p>2 affirmative.)</p> <p>3 CHAIRMAN LEWIS: Passes five to zero.</p> <p>4 (Motion passes.)</p> <p>5 MS. McCORMICK: And that's all I have</p> <p>6 right now.</p> <p>7 MR. BARRETT: And Robert, again, just a</p> <p>8 stupid question, but this change that they've</p> <p>9 had -- this does not affect access, our access,</p> <p>10 to the property in any way? We would still</p> <p>11 have full access to it.</p> <p>12 MR. DVORAK: Mm-hmm.</p> <p>13 MR. BARRETT: All right. Just if -- if</p> <p>14 you could just flag anything that you would</p> <p>15 have concerns -- like, "Oh, they've made this</p> <p>16 change and now that might complicate our" --</p> <p>17 MR. DVORAK: Well, that's why I'm going</p> <p>18 to go out there after this meeting and just</p> <p>19 look at where they've got this thing situated.</p> <p>20 MR. BARRETT: Okay. Thank you.</p> <p>21 CHAIRMAN LEWIS: I -- while we're on that</p> <p>22 subject, I think I was talking to Sonny earlier</p> <p>23 and I know -- I've been a big part of this cell</p> <p>24 tower stuff, but it felt like that their site</p> <p>25 moved further to the east or to the north.</p>	<p style="text-align: right;">Page 60</p> <p>1 one of you guys could take a look and just let</p> <p>2 Sonny know or let me know?</p> <p>3 MR. DVORAK: Okay.</p> <p>4 CHAIRMAN LEWIS: Again, I might be --</p> <p>5 MR. CHESNEY: Robert would be the right</p> <p>6 choice. Right?</p> <p>7 CHAIRMAN LEWIS: Yeah.</p> <p>8 MS. WHYTE: Maybe it's just the way we --</p> <p>9 what we had in our heads.</p> <p>10 CHAIRMAN LEWIS: Yeah, and it may be as</p> <p>11 simple as literally looking at what was</p> <p>12 previously submitted and -- okay.</p> <p>13 MR. DVORAK: One thing I noticed -- they</p> <p>14 have this fall radius in case the thing were to</p> <p>15 topple over, and I'm sure they need to be a</p> <p>16 certain distance from the power lines and all</p> <p>17 of that kind of stuff. So to me, it looked</p> <p>18 like it changed in -- just the geometry of the</p> <p>19 site changed, but it looks to me like where</p> <p>20 they have this tower is at the very north end,</p> <p>21 so that -- that radius wouldn't affect any of</p> <p>22 the power lines that are out there, you know?</p> <p>23 CHAIRMAN LEWIS: Possibly, yeah.</p> <p>24 MS. McCORMICK: But I think what you're</p> <p>25 asking is going back to the original -- like</p>

<p style="text-align: right;">Page 61</p> <p>1 when we did the proposal -- when we did the 2 request for proposal -- 3 MR. DVORAK: Yeah, it was further down -- 4 MS. McCORMICK: Was -- was it identified 5 as far east or was -- 6 MR. DVORAK: Right. 7 MS. McCORMICK: Because this is certainly 8 the same geographic location as what we had in 9 the original lease and option agreement when we 10 executed it. It's changed dimensions, but it's 11 still in the same location. 12 CHAIRMAN LEWIS: Okay. So in relation to 13 where that little substation is -- 14 MS. McCORMICK: Yeah, yeah. 15 CHAIRMAN LEWIS: Okay. All right. 16 MS. McCORMICK: I would have to go back 17 and look way back at the original documents, 18 though, to see if this was what was -- 19 CHAIRMAN LEWIS: Okay. Maybe it was just 20 the drawing that submitted, it looked like it 21 was -- because I agreed with Sonny, I looked at 22 them -- I looked at them last night and I was 23 thinking, "I don't remember it being that far 24 to the" -- I'm just going to call it northeast. 25 So -- okay. All right. Well, thank you.</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 workshop about the sheriff's contract. Where 2 do we -- did that get -- 3 MS. McCORMICK: Are you talking about for 4 the drains and for Harbor Links? 5 CHAIRMAN LEWIS: Correct. 6 MS. McCORMICK: So we need a new 7 agreement with them. I sent a request just 8 yesterday, I think, Robert, to you to do a new 9 certification, which the county requires for 10 the -- the signage and markings within the 11 community have not changed and they are 12 consistent with the uniform traffic control 13 manual. 14 MR. DVORAK: Mm-hmm. 15 MS. McCORMICK: So as soon as I get that, 16 I'm going to submit -- turn around and submit 17 it to Nancy Takemori and she'll have to get 18 this scheduled for board approval. So that's 19 going to probably be another month or two out 20 before it gets approved. 21 CHAIRMAN LEWIS: And I guess the other 22 thing that came up was about just how that kind 23 of fell off. I think it expired actually 24 almost a year ago and -- 25 MS. McCORMICK: Well, no, it expired in</p>
<p style="text-align: right;">Page 62</p> <p>1 Erin, anything else? 2 MS. McCORMICK: No, not at this time. 3 Thanks for bringing up the lease. 4 CHAIRMAN LEWIS: For sure. 5 All right. Doug? 6 MR. MENDENHALL: Can I -- before we 7 leave, I just wanted to give an update. I did 8 hear back from Paul. He's good with the 17th 9 at 3:30 p.m., and to your question about the -- 10 us not letting you know earlier, because with 11 regard to the records -- 12 MR. CHESNEY: It was a joke. 13 MR. MENDENHALL: I know it was a joke, 14 but I wanted to look into it. The reason is 15 that \$420, the estimate if you were to keep the 16 records in box storage, we had never charged 17 that. 18 MR. CHESNEY: Oh. 19 MR. MENDENHALL: So we were going to a 20 point where we would start charging for it and 21 that's why. 22 MR. CHESNEY: Gotcha. 23 CHAIRMAN LEWIS: Okay. Thanks, Andy. 24 And actually, I'm glad we did go back to you. 25 I had something that was brought up at the</p>	<p style="text-align: right;">Page 64</p> <p>1 March of this year. 2 CHAIRMAN LEWIS: Oh, this year? 3 MS. McCORMICK: Yeah, but it had an 4 option to be renewed for a year, but we would 5 have to notify them 60 days prior to the 6 expiration date of the agreement, which we 7 didn't do, and so now we have to start out with 8 a new agreement with the county. 9 CHAIRMAN LEWIS: Oh, okay. And maybe 10 this is a question for Andy, is that something 11 that's being tracked, and I know -- 12 MS. WHYTE: It is now. 13 MR. MENDENHALL: Yeah, I was about to 14 say -- yeah, we can. I don't remember, 15 specifically. So -- 16 CHAIRMAN LEWIS: Okay. No problem. 17 MR. GILLIS: And my question to that is 18 so it expired, but I live there and they're 19 there all the time. I mean, they go regularly. 20 Inside Harbor Links, as well as in the Greens. 21 MS. McCORMICK: Well, we have -- I mean, 22 we have the off-duty sheriff's patrol that this 23 doesn't affect their ability to patrol within 24 the community at all, but then we have this 25 separate, within the gated communities, a</p>

<p style="text-align: right;">Page 65</p> <p>1 traffic control jurisdiction agreement that</p> <p>2 allows them to give tickets.</p> <p>3 MR. CHESNEY: It allows them to ticket.</p> <p>4 It allows them to write tickets.</p> <p>5 MS. McCORMICK: Yeah.</p> <p>6 MR. GILLIS: Oh.</p> <p>7 MR. CHESNEY: I knew she was going to</p> <p>8 give a real long answer.</p> <p>9 MR. WIMSATT: What it comes down to,</p> <p>10 tickets.</p> <p>11 MR. GILLIS: I mean, they've never slowed</p> <p>12 down. They're in there all the time. I just</p> <p>13 finished talking to them about it because we've</p> <p>14 had some bikes stolen.</p> <p>15 CHAIRMAN LEWIS: Oh, okay.</p> <p>16 MR. GILLIS: They're in there a lot.</p> <p>17 CHAIRMAN LEWIS: Okay. All right. Very</p> <p>18 good. Now --</p> <p>19 MR. MAYS: Can I ask one more question</p> <p>20 about that, too?</p> <p>21 MS. McCORMICK: Yeah.</p> <p>22 MR. MAYS: You say gated communities, is</p> <p>23 Stonebridge, Saville Rowe --</p> <p>24 MS. McCORMICK: It's not part of it.</p> <p>25 This is just for Harbor Links and for the</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 -- I don't think --</p> <p>2 MR. MAYS: So the first address is --</p> <p>3 let's see -- we've got Glenclyff Circle,</p> <p>4 12117 Glenclyff Circle. I went and saw that</p> <p>5 tree and told the residents what to do. That</p> <p>6 is a very rotten tree, so we need to certainly</p> <p>7 let them remove it and replace it. It's a</p> <p>8 small location, but I think we can squeeze a</p> <p>9 Japanese blueberry in there. So that's at</p> <p>10 12117 Glenclyff Circle. The other one is at</p> <p>11 10327 Lightner Bridge. That's down the road</p> <p>12 from Mr. Chesney, so he could probably tell you</p> <p>13 more about that tree. I didn't have a chance</p> <p>14 to look at that one, and then the one at 10029</p> <p>15 Brompton Drive, that's an unhealthy -- I think</p> <p>16 it's a Shumard oak is that is -- it's on</p> <p>17 probably one of the smallest easements we've</p> <p>18 got in here. I don't even think that easement</p> <p>19 is four feet wide. Nothing should have ever</p> <p>20 been put on that easement anyway; but again,</p> <p>21 that's a board decision.</p> <p>22 CHAIRMAN LEWIS: It looks like they</p> <p>23 included pictures from their house, like a</p> <p>24 ligustrum and sycamore, maybe? I don't --</p> <p>25 MR. MAYS: Yeah, they do that when they</p>
<p style="text-align: right;">Page 66</p> <p>1 Greens. When we did this in 2020, we had</p> <p>2 talked about --</p> <p>3 MR. CHESNEY: Road's not that big.</p> <p>4 MR. MAYS: Not too big, yeah.</p> <p>5 MR. GILLIS: Yeah.</p> <p>6 MR. MAYS: We had a light pole knocked</p> <p>7 down a couple of weeks ago in Saville Rowe.</p> <p>8 Somebody was doing something through there</p> <p>9 pretty fast.</p> <p>10 MR. CHESNEY: Really?</p> <p>11 MR. MAYS: Now a cop needs to set up a</p> <p>12 speed trap at the end of Saville Rowe. But,</p> <p>13 you know, just curious.</p> <p>14 CHAIRMAN LEWIS: All right. Well, it's</p> <p>15 your floor now, anyway. Your turn.</p> <p>16 MR. MAYS: Oh, okay. A couple of things.</p> <p>17 We've got three permits that have been</p> <p>18 submitted to the board on tree removal and --</p> <p>19 MS. WHYTE: In your folder.</p> <p>20 MR. BARRETT: In my folder?</p> <p>21 MS. WHYTE: They are in your Dropbox.</p> <p>22 MR. BARRETT: I --</p> <p>23 MS. WHYTE: Remember, we talked about it</p> <p>24 at the workshop?</p> <p>25 MR. BARRETT: Yeah, I do remember, but I</p>	<p style="text-align: right;">Page 68</p> <p>1 apply for the permit to the county so that the</p> <p>2 county can see what other trees they have on</p> <p>3 their property to decide whether they want to</p> <p>4 allow them to remove them or not.</p> <p>5 CHAIRMAN LEWIS: I'll take your word for</p> <p>6 it. So what we need now is just a board</p> <p>7 approval on all three and then are we deciding</p> <p>8 on the tree, as well?</p> <p>9 MR. MAYS: Yeah, and those neighbors,</p> <p>10 they are all -- let's see -- Japanese</p> <p>11 blueberries, since we're not the crape myrtles,</p> <p>12 so they'd all have to be Japanese blueberries</p> <p>13 in those areas because they're all three oak</p> <p>14 tree areas.</p> <p>15 CHAIRMAN LEWIS: Okay. Do we have to</p> <p>16 make -- we don't need to make a motion on this.</p> <p>17 Right?</p> <p>18 MR. CHESNEY: Yeah, that's the idea.</p> <p>19 CHAIRMAN LEWIS: Oh, we do? Okay. I</p> <p>20 thought we were just going to discuss, but --</p> <p>21 okay. I would say -- I would move to approve</p> <p>22 all three permits based on the field manager's</p> <p>23 report.</p> <p>24 MR. CHESNEY: Give me one second.</p> <p>25 MR. MAYS: I'd say based on the pictures.</p>

<p style="text-align: right;">Page 69</p> <p>1 CHAIRMAN LEWIS: Yeah, and the pictures 2 in the application here. 3 MR. CHESNEY: There is no pictures for 4 10327. 5 MS. WHYTE: No, there is none. 6 MR. MAYS: I don't see those, either. 7 That's why it's closer to you, so I don't know 8 for sure what the tree looks like, to be honest 9 with you. 10 MR. CHESNEY: Is there a reason why they 11 want to get rid of it? They said they were 12 going to get rid of the palm tree in their 13 front yard, too. I don't know. 14 MR. BARRETT: Oh, yeah, that was the one 15 I had concerns about most when Sonny was 16 describing these at the workshop because it 17 just sounded like, "Oh, I want to get rid of 18 all the trees in my yard." 19 MR. GILLIS: Is this the Glenclyff one? 20 CHAIRMAN LEWIS: I think that's the 21 Lightner Bridge. 22 Yeah, you know what, I'm going to 23 actually take back my motion, if I could do 24 that, because I didn't see that a minute ago. 25 I did see the live oak.</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 yours to remove it, if you want or we would 2 have -- 3 CHAIRMAN LEWIS: I rescinded mine. 4 MR. BARRETT: Okay. I misunderstood. 5 Sorry. 6 CHAIRMAN LEWIS: That's okay. 7 MR. CHESNEY: I'll make the motion that 8 we approve the tree permits, except for the one 9 on Lightner Bridge Drive. The other two, I 10 don't remember the addresses. 11 MR. GILLIS: I second. 12 CHAIRMAN LEWIS: Okay. So it's 10029 13 Brompton and then 12117 Glenclyff -- 14 MR. MAYS: Circle. 15 CHAIRMAN LEWIS: -- Circle. Those are 16 the two that we would approve. Okay. 17 Any other discussion or questions? 18 (No response.) 19 CHAIRMAN LEWIS: Okay. All in favor? 20 (All board members signify in the 21 affirmative.) 22 CHAIRMAN LEWIS: Five to zero. 23 (Motion passes.) 24 CHAIRMAN LEWIS: Thank you, Doug. 25 MR. CHESNEY: Do -- speaking of trees, I</p>
<p style="text-align: right;">Page 70</p> <p>1 MR. CHESNEY: I mean, I -- I'll just let 2 you know, I am fine with the other two, but the 3 one on Lightner Bridge, I'm going to vote no 4 for. I just looked it up. All the sidewalks 5 in Lightner Bridge have been done. I don't 6 know what they are complaining about, but there 7 is nothing to complain about. 8 MR. BARRETT: What was their rationale? 9 MR. MAYS: Doesn't say anything. Just 10 says, "Remove live oak between sidewalk and 11 street." 12 MR. BARRETT: And that's the one with the 13 palm tree? 14 MR. MAYS: Yeah, it says, "Remove queen 15 palm in front yard." 16 MR. BARRETT: Yeah, I am going to vote 17 against that one, too. 18 CHAIRMAN LEWIS: The one with no picture. 19 Right? 20 MR. MAYS: Yeah, and I just got these 21 handed to me today. So -- 22 MR. BARRETT: So you made a motion -- 23 MR. CHESNEY: No, I didn't make any 24 motion. I was just telling you why I -- 25 MR. BARRETT: So you would have to amend</p>	<p style="text-align: right;">Page 72</p> <p>1 went by your house the other day. It's a 2 little bare right in the front there. 3 MS. WHYTE: No, it's fine. I got my 4 permit about eight years ago. 5 MR. CHESNEY: It was very sunny on my 6 walk. You should have a little bit of shade. 7 MS. WHYTE: Yes, I know, but at night, 8 you have the streetlight there. 9 CHAIRMAN LEWIS: During the meeting and 10 everything, Sonny. Wow. 11 MS. WHYTE: So what do we tell the 12 resident on Lightner Bridge? 13 MR. BARRETT: That we declined it. 14 MS. WHYTE: But they have a county 15 permit. 16 MR. BARRETT: Well, but they can't get 17 modifications approval to remove the tree from 18 the WCA without our approval -- 19 MR. CHESNEY: Right. 20 MS. WHYTE: Yeah. 21 MR. BARRETT: -- and so if they remove 22 the tree, then they would basically be fined 23 \$1,000 from the WCA for removing that tree. So 24 -- 25 MR. CHESNEY: I'll look at it again</p>

<p style="text-align: right;">Page 73</p> <p>1 tomorrow because I just did it on Google Earth, 2 but I am pretty sure I know where -- 3 MR. MAYS: Pretty good chance this 4 gentleman or lady will show up at the next 5 meeting anyway to find out why. 6 MS. McCORMICK: Well, and -- I mean, you 7 could request -- if there is specific 8 information that would, you know, support their 9 removal of the tree, then they can present it 10 at that time. But I mean, we just didn't have 11 that information. 12 MR. MAYS: There is nothing in there that 13 says it. This packet just says they want the 14 tree gone. 15 CHAIRMAN LEWIS: I think we're always 16 open to listening, but unless they provided -- 17 this wasn't one, too. Did you have one last 18 month? Is that what I am thinking? I thought 19 you said there was one -- 20 MR. BARRETT: There was one that we 21 approved last month, but it was clearly dead 22 when I went by to look at it. 23 CHAIRMAN LEWIS: That's the one I was 24 trying to think if this was it, but I couldn't 25 remember if we approved it or not. Okay.</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 vulture, but he thinks that these are -- they 2 live in this area so they don't migrate like 3 the other ones. He thinks the other ones have 4 pushed on and went somewhere else or have 5 started to migrate north, but at this point, he 6 feels like he's done everything he can and if 7 he needs to come out again or some more, he 8 will be glad to. So we will keep an eye on 9 things ourselves, and we have not had any phone 10 calls, Sonny, from Stonebridge or -- 11 MS. WHYTE: Nope, nothing at all. 12 MR. MAYS: So the residents have stopped 13 the phone calls, so that's a clear indication, 14 also, that something is working with what they 15 are doing. So at this point, we're just going 16 to continue to monitor it and so we'll make a 17 phone call back to him if we still see the 18 problem come back. 19 CHAIRMAN LEWIS: Okay. Any other 20 questions? 21 (No response.) 22 CHAIRMAN LEWIS: All right. 23 MR. MAYS: Sonny, you got anything? 24 MS. WHYTE: Oh, yes, I do. You guys got 25 -- in your inbox, under field managers, you've</p>
<p style="text-align: right;">Page 74</p> <p>1 MR. MAYS: No, and I don't know if they 2 attached pictures, but they're none in this 3 paperwork. 4 MS. WHYTE: There is none in my file. 5 MR. MAYS: So without pictures, I can't 6 even tell you because I've seen every tree in 7 this community, it seems like, through the 8 years. So -- 9 CHAIRMAN LEWIS: You're kidding? 10 MR. MAYS: I wish. 11 CHAIRMAN LEWIS: All right. Doug, what 12 else you got? 13 MR. MAYS: I made a phone call to the 14 USDA, Jared, he's the gentleman that has been 15 working with the community for the removal of 16 the turkey vultures and they feel confident at 17 this time that they've done everything that 18 they can at this point. He did make one more 19 trip out on Tuesday -- or Monday morning. It 20 couldn't have been -- it must have been last 21 week, so it was Monday and then Tuesday of last 22 week and then he came out and reviewed -- 23 again, he saw maybe five in the morning, five 24 what he called a black vultures. I don't know 25 what that is, any different than any other</p>	<p style="text-align: right;">Page 76</p> <p>1 got an organization called -- 2 CHAIRMAN LEWIS: The Girls On The Run. 3 MS. WHYTE: -- the Girls On The Run, they 4 would like to use the -- one of the parks for 5 one, two, three, four five, six consecutive 6 Saturday days. This is a 501(c). They have 7 all of their -- you know, it's to motivate the 8 kids. They do activities to bring children at 9 risk together and work with them to mentor and 10 stuff and they feel that an outdoor activity is 11 better than a confined indoor activity. So 12 they would like to use our park and they do 13 have insurance, they do have everything that's 14 required, and they would certainly do that, but 15 I told her I would need to speak to you, as a 16 board, first. 17 CHAIRMAN LEWIS: The questions I had when 18 I saw this is are they -- are they renting a 19 pavilion? 20 MS. WHYTE: They would like to rent a 21 pavilion because they would to have somewhere 22 like for the girls -- like they'll do some 23 activities on the grass, little things, you 24 know, and then they bring them back and they 25 sit down, they have snacks, they talk with</p>

<p style="text-align: right;">Page 77</p> <p>1 them. It's not a camp, per se, but it's a</p> <p>2 mentoring program in the morning that they get</p> <p>3 dropped off and then they work with these --</p> <p>4 with these kids.</p> <p>5 CHAIRMAN LEWIS: Okay. And then I guess</p> <p>6 -- it says up to 23 5th grade girls, but then</p> <p>7 the other question to that is do we have any</p> <p>8 other pavilion rentals for those dates?</p> <p>9 MS. WHYTE: Oh, we have lots. We're</p> <p>10 right now at 100 and -- I just did five this</p> <p>11 afternoon. We're at 112 in three months.</p> <p>12 CHAIRMAN LEWIS: Okay. I mean, I guess</p> <p>13 when I first read this, my first thought was,</p> <p>14 "Oh, my gosh, they're going to take over the</p> <p>15 park and nobody is going to be able to use the</p> <p>16 park," but in rereading what --</p> <p>17 MS. WHYTE: It -- I would collectively</p> <p>18 suggest morning time. That way, they are out,</p> <p>19 but our parks are full -- like March, April and</p> <p>20 most of May has already been booked out.</p> <p>21 CHAIRMAN LEWIS: Okay.</p> <p>22 MS. WHYTE: So -- but these are going</p> <p>23 into -- like earlier on. I mean, I'm going to</p> <p>24 have to double check on her dates. I haven't</p> <p>25 done that yet, but I wanted to make sure that</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 CHAIRMAN LEWIS: Okay. Well, good. That</p> <p>2 gives me more confidence then.</p> <p>3 MR. GILLIS: It does say 9:00 to 1:00 on</p> <p>4 there, too.</p> <p>5 MS. WHYTE: So the other one we have is</p> <p>6 Doug asked me to upload a proposal for the</p> <p>7 basketball courts.</p> <p>8 Doug?</p> <p>9 MR. MAYS: Oh, I'm not ready for that.</p> <p>10 MS. WHYTE: Oh, never mind. Rescind</p> <p>11 that.</p> <p>12 MR. BARRETT: Please tell me you're not</p> <p>13 taking the basketball hoops down?</p> <p>14 MS. WHYTE: No, no, no. We need to</p> <p>15 refurb.</p> <p>16 MR. MAYS: Yeah, trying to get another</p> <p>17 bid.</p> <p>18 MR. BARRETT: I was just kidding.</p> <p>19 MS. WHYTE: And the other thing I have is</p> <p>20 for those who have not seen them, we figured we</p> <p>21 would upload some pictures of our brand new</p> <p>22 baby toy, which is our tractor. It arrived</p> <p>23 finally last week.</p> <p>24 MR. CHESNEY: I didn't see that.</p> <p>25 MS. WHYTE: LaVaughn was very, very</p>
<p style="text-align: right;">Page 78</p> <p>1 it was something that the board would be</p> <p>2 considering doing before I looked at the</p> <p>3 pavilions and see what your feedback is.</p> <p>4 CHAIRMAN LEWIS: I like the idea of it,</p> <p>5 but I don't know. I am obviously open to</p> <p>6 feedback and discussion.</p> <p>7 MR. WIMSATT: 3rd grade organization, I</p> <p>8 would definitely support it.</p> <p>9 MR. BARRETT: My wife is actually one of</p> <p>10 the coaches for it. I don't think she sent --</p> <p>11 she didn't mention it. I don't think --</p> <p>12 MS. WHYTE: (Inaudible.)</p> <p>13 MR. BARRETT: This is not from her.</p> <p>14 Right?</p> <p>15 MS. WHYTE: No, it's not.</p> <p>16 MS. RING: This is the elementary, not</p> <p>17 the middle school.</p> <p>18 MR. BARRETT: Oh, okay. But it really is</p> <p>19 a good program.</p> <p>20 MR. WIMSATT: Yeah.</p> <p>21 MR. BARRETT: And it's not-for-profit.</p> <p>22 None of the coaches get paid.</p> <p>23 MS. WHYTE: No, no, no, that's always my</p> <p>24 first question. "Are you a 501(c)," and she</p> <p>25 said, "Absolutely."</p>	<p style="text-align: right;">Page 80</p> <p>1 happy. It has a little backhoe on it and --</p> <p>2 CHAIRMAN LEWIS: I got to tell you, I</p> <p>3 think that would be a great cover for May on</p> <p>4 the WOW. Have his smiling face. Oh, Chris</p> <p>5 doesn't like that idea.</p> <p>6 MS. WHYTE: When Doug said, "Let's go</p> <p>7 take out this stump, LaVaughn said, "I'll do</p> <p>8 it." So it's -- I put some pictures in there</p> <p>9 for you because it took a long time to get and</p> <p>10 all the equipment is attached and I think even</p> <p>11 the -- what do you call it, Doug -- the</p> <p>12 aeration machine that we had from our</p> <p>13 preexisting could be modified to fit onto that</p> <p>14 tractor.</p> <p>15 CHAIRMAN LEWIS: Cool.</p> <p>16 MS. WHYTE: So -- and I have one last</p> <p>17 thing. I had a call this afternoon from</p> <p>18 Hillsborough County Parks and Recreation and a</p> <p>19 resident sent this to Hillsborough County Parks</p> <p>20 and Recreation to Donna and she said, "Oh, let</p> <p>21 me send it on to Sonny." Somebody is wanting</p> <p>22 to organize a -- it sounded like a camp.</p> <p>23 There's a \$50 charge per child to hold their</p> <p>24 reservation. This e-mail came in, you Venmo</p> <p>25 your \$50, it saves your spot. They have 30</p>

<p style="text-align: right;">Page 81</p> <p>1 spots.</p> <p>2 It's a football -- after speaking to the</p> <p>3 gentleman -- I spoke to Matt and after speaking</p> <p>4 to the gentleman, he was approached last week</p> <p>5 from a couple of parents from the Colts</p> <p>6 Football League to do some motivational</p> <p>7 speaking to quarterbacks, and I don't know all</p> <p>8 of the terminologies -- TRs, BRs, whatever, but</p> <p>9 after speaking to Reggie -- he can enlighten</p> <p>10 you a little bit more. He knows more about it.</p> <p>11 MR. GILLIS: So I got the text earlier</p> <p>12 and I looked at it so I sent it around to some</p> <p>13 of the coaches I coach with. I coach with some</p> <p>14 of these guys and I figured out this is the</p> <p>15 Westchase Colts pulling in a motivational</p> <p>16 speaker and a guy who is the next football</p> <p>17 player.</p> <p>18 Anyway, the bottom line is, clearly, they</p> <p>19 need to do the same thing as everybody else is</p> <p>20 doing to use the parks; to show they have</p> <p>21 insurance and all these other things, and they</p> <p>22 do. It's a 501(c). They have just have not</p> <p>23 done this in the right, in my opinion.</p> <p>24 It's a legitimate request, it's -- and</p> <p>25 I've talked to the guy -- one of the guys who</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 MS. WHYTE: Yeah, basketball courts are</p> <p>2 used all the time for trainings and stuff, but</p> <p>3 on the weekends, we're not here. Reggie is</p> <p>4 correct, we just happen to be getting this</p> <p>5 flyer and he says, "I'm not charging, the Colts</p> <p>6 are." So --</p> <p>7 MR. BARRETT: So how many weekends --</p> <p>8 like my one concern about this -- no offense,</p> <p>9 Reggie, I am not trying to pick on the</p> <p>10 Westchase Colts, but there is no soccer</p> <p>11 organization currently. We don't have the WSA</p> <p>12 using --</p> <p>13 MS. WHYTE: No.</p> <p>14 MR. BARRETT: And I know, Greg, that you</p> <p>15 have had concerns about basically booking these</p> <p>16 fields out with like organized leagues. So --</p> <p>17 and I think that I am more inclined to also</p> <p>18 lean that way, like these parks should be left</p> <p>19 open to anyone who wants to use them and just</p> <p>20 not commit them to an organization for multiple</p> <p>21 weeks. I think that's what kind of got under</p> <p>22 your skin a little bit.</p> <p>23 MR. GILLIS: And I would push back that</p> <p>24 we just approved one.</p> <p>25 MR. CHESNEY: Yeah, but they're taking a</p>
<p style="text-align: right;">Page 82</p> <p>1 actually asked him to come in from the parents</p> <p>2 of the Colts, and, you know, his big complaint</p> <p>3 to me was, "Jeez, this is happening all over</p> <p>4 the county, all over the place, people do this</p> <p>5 all the time," and I have to admit -- and I'll</p> <p>6 talk a little bit later about long time</p> <p>7 facilities and things. I've been out at</p> <p>8 Glenclyff plenty of times. There is Tampa Bay</p> <p>9 Bucs players, there is advanced -- from</p> <p>10 different colleges over there training people,</p> <p>11 doing things and we have no control or any idea</p> <p>12 who's charging what or what they are doing and</p> <p>13 they do it all the time.</p> <p>14 So that was -- his feedback to me is,</p> <p>15 "Hey, we're just trying to advertise this</p> <p>16 thing. You know who we are," and all those</p> <p>17 other things, but they are probably going to</p> <p>18 have to do it the right away; but it is a</p> <p>19 broader issue that these places are used like</p> <p>20 this all the time. It's just if we happen to</p> <p>21 see a flyer. But if you walk over there on a</p> <p>22 Saturday or anything else, you'll see what I'm</p> <p>23 talking about. There is plenty of this spring</p> <p>24 training and it's not all for not profit, like</p> <p>25 these folks are.</p>	<p style="text-align: right;">Page 84</p> <p>1 whole season and this is only a few weeks.</p> <p>2 MR. BARRETT: And that's why -- as long</p> <p>3 as it's like not a full season, but -- like</p> <p>4 this Girls On The Run thing where it's like</p> <p>5 four or five weeks, that, I'm --</p> <p>6 MR. GILLIS: That's what this is.</p> <p>7 MR. BARRETT: All right. That's what I</p> <p>8 wanted to clarify.</p> <p>9 MS. WHYTE: It's more for insurance</p> <p>10 purposes because we're required to have the</p> <p>11 liability insurance. We have to have -- Erin</p> <p>12 has drilled this into me: We have to have the</p> <p>13 liability insurance, we have to know who the</p> <p>14 holder is and you always make sure of</p> <p>15 additional insurance. Those are things that we</p> <p>16 require. That's why I said to him, I would</p> <p>17 call him back tonight at 6:00 -- right after</p> <p>18 our meeting and discuss this with him, what the</p> <p>19 board has come up with. It is one -- it</p> <p>20 happens to be this Saturday coming up, the 8th.</p> <p>21 The question is how do you want -- you know,</p> <p>22 there is -- as you said, there is lots of stuff</p> <p>23 that goes on in the parks that we see all the</p> <p>24 time because they don't ask. They go and they</p> <p>25 wait for forgiveness if they get caught.</p>

<p style="text-align: right;">Page 85</p> <p>1 MR. BARRETT: But I think my -- my 2 feeling is like, look, we know a lot of people 3 run red lights -- right -- but we still ticket 4 those that we're aware of -- right -- that we 5 catch, and so I think that as long as we're 6 trying to do this -- I mean, if we find out 7 something, we do pursue it, and I think that 8 this is smart to kind of cover ourselves. 9 MS. McCORMICK: Yeah, I'm a little 10 confused because I know -- like for example, at 11 Baybridge and Glendiff where we have the 12 pavilions, we have a reservation system. When 13 Westchase Soccer Association was using the 14 fields, we had a specific, you know, very 15 structured agreement with them about exactly 16 when they had use of those ball fields. 17 So I guess the question is are they just 18 asking to be able to use these fields, or do 19 they want like some kind of exclusive use 20 agreement with the district, or are they going 21 to reserve it for specific times? I guess I'm 22 not sure what they're -- 23 MS. WHYTE: This is a one-time deal. In 24 other words, they were told it's used for the 25 residents to use. As we've said, no -- you</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 MR. GILLIS: So I think Erin's getting to 2 the main point that I was trying to -- they 3 didn't specifically ask. This is not like The 4 Girls On The Run. We just happened to find out 5 about a flyer, that they were going to be out 6 there. So this is members of your community 7 that happen to want to go do something and we 8 find out and we try to come back to them and 9 say, "Hey, we have a formal process to ask for 10 this," but this is not the same as an 11 organization asking to go out there to do 12 something. 13 MR. BARRETT: But isn't there a 14 distinction that should be made regarding 15 people who are charging to -- and then using 16 our facility and they're charging? 17 MR. CHESNEY: Well, we do have that 18 distinction. Are they doing that? 19 MR. BARRETT: Well, that was my 20 assumption, that this is a thing -- 21 MS. WHYTE: But we don't rent the fields. 22 CHAIRMAN LEWIS: The Colts were. 23 MR. MENDENHALL: I think our rule of 24 thumb -- and at least similar to other 25 districts -- has always been if it's an</p>
<p style="text-align: right;">Page 86</p> <p>1 know, nothing -- the fields -- we don't rent 2 the fields out unless we have an agreement. 3 But if an organization comes in and wants to 4 use it -- like we've had a couple of high 5 school football teams come out and we told 6 them, "Hey, now that we know, not a problem. 7 We'll make sure" -- "but you need to supply us 8 with proper insurance to make sure that if 9 anything happens, you don't come after the 10 district." 11 MR. BARRETT: And they do know that this 12 is not a reserved field type deal. Right? 13 MS. WHYTE: They do. 14 MR. BARRETT: Okay 15 MS. McCORMICK: Yeah. I mean, I don't -- 16 this would kind of be a departure if we're 17 saying, "You have to provide insurance in order 18 to use our fields," just like any other member 19 of the public would. I mean, if they are not 20 asking for a reservation for exclusive use of 21 that facility and they just want to go out 22 there to the field and, you know, deal with 23 other people that they may have to share the 24 field with, then I don't know if we've ever 25 required insurance in that kind of a situation.</p>	<p style="text-align: right;">Page 88</p> <p>1 organization, a group, a business, a nonprofit 2 as compared with, you know, a one-off coach 3 going to do some one-on-one trainings, it's 4 very informal. So I think that's where we 5 required and asked for the insurance in the 6 past. 7 MS. WHYTE: I just need direction. Let 8 them go, let them do it or -- 9 MR. CHESNEY: I'll make a motion that we 10 let them do whatever it is they want, you know, 11 within reason. 12 MS. WHYTE: Well, there's a reason -- 13 MR. CHESNEY: Whatever they asked for. I 14 think it was four visits? 15 MS. WHYTE: No, this is one visit. 16 MS. McCORMICK: Well, I would -- 17 CHAIRMAN LEWIS: Hang on, I'm sorry. Too 18 many people talking. 19 Go ahead, Erin. 20 MS. McCORMICK: I was going to say that I 21 don't know that the board needs to take formal 22 action on this. 23 MR. GILLIS: That's what I am saying. 24 MS. McCORMICK: I mean, you're not -- you 25 might just let -- you know, let this be the</p>

<p style="text-align: right;">Page 89</p> <p>1 public is using the field and you're not 2 governing how that's occurring. 3 MR. GILLIS: What I would suggest, 4 though, is to just let them know that we have a 5 process for organizations to request using the 6 field. 7 MR. CHESNEY: Exclusive use of the field. 8 MR. GILLIS: Yeah, just let them know 9 that. 10 MR. CHESNEY: Because I mean, a bunch of 11 people could show up ahead of them and they are 12 -- they are out of luck. 13 CHAIRMAN LEWIS: Well, yeah, that's a 14 good point. I guess the other thing I was kind 15 of getting at, just remind them of the parking 16 situation because -- I don't know how -- do you 17 know how many kids are -- 18 MR. GILLIS: No, this is ten, 12 kids 19 for two hours on a Saturday. 20 CHAIRMAN LEWIS: That's it? 21 MR. GILLIS: Yes. 22 CHAIRMAN LEWIS: Oh, okay. 23 MS. WHYTE: It's 30 -- yeah, he says he 24 had room available -- spots for 30 kids. 25 CHAIRMAN LEWIS: I thought the Westchase</p>	<p style="text-align: right;">Agenda Page 27 Page 91</p> <p>1 numerous times. 2 MS. WHYTE: Here is where it went wrong, 3 too. It came from downtown, from Hillsborough 4 County, because a parent who -- apparently 5 there's some stuff on their end going on with 6 renting of fields and not getting enough space 7 to have soccer, football or whatever, they are 8 saying, "Well, how can they do this at this 9 park and yet, you're not allowing us to do it 10 at this park?" It's like tit-for-tat kind of a 11 thing. So she just wanted to bring it our 12 attention because we are governed somewhat 13 under the same rules as they are. So -- 14 MR. BARRETT: Did you -- 15 CHAIRMAN LEWIS: Do you have a question? 16 MR. BARRETT: I don't want to open that 17 can of worms. Did -- 18 CHAIRMAN LEWIS: I'm going to move on if 19 you don't -- 20 MR. BARRETT: Did you get the sense that 21 the county was not -- because do we really want 22 to county breathing down our necks about how 23 we're handling the park? 24 CHAIRMAN LEWIS: Not really. 25 MR. BARRETT: I mean, if we don't take</p>
<p style="text-align: right;">Page 90</p> <p>1 Colts had a lot of different age groups. 2 MR. GILLIS: This is the Colts trying to 3 get some guy to come over there and train some 4 of our kids. 5 CHAIRMAN LEWIS: Oh, okay. 6 MS. McCORMICK: I mean, I think you could 7 just say the board has decided not to take any 8 action on this. 9 MS. WHYTE: But if somebody wants 10 exclusive rights, then they have to bring you 11 -- they have to present to the board the -- 12 MR. CHESNEY: Well, now, we actually have 13 a process. So -- 14 MR. MAYS: Where he went wrong was the 15 Venmo and pay me \$50 and -- 16 MS. WHYTE: Well, he didn't, but the 17 Colts did. 18 MR. GILLIS: Right, right. 19 MR. MAYS: Whoever it was, you know, that 20 is where they went wrong. They should have 21 mentioned it being non-for-profit, you know? 22 When you do something like that, you know, that 23 is when I have to go out there and say 24 something, that you're not allowed to be here 25 if you're charging money. I've had to do that</p>	<p style="text-align: right;">Page 92</p> <p>1 action, are we going to get -- 2 MS. WHYTE: I don't think she is going to 3 call me and say, "Hey, what did your board 4 decide?" I don't even think she will. 5 MR. WIMSATT: No. 6 MR. BARRETT: And I don't even know what 7 right they would have to do that. 8 MS. McCORMICK: I mean, it doesn't seem 9 like they are requesting any exclusive use of 10 the park. Now, you know, how they can charge 11 when they don't really have a lease for use of 12 the park is not -- you know, isn't something 13 that we're being asked to figure out, it 14 doesn't sound like. So -- 15 MR. BARRETT: Okay. As long as you don't 16 think we're potentially creating a bigger 17 problem, that's -- let's just move on. 18 CHAIRMAN LEWIS: Okay. Good question. 19 MS. WHYTE: Okay. Thank you. 20 CHAIRMAN LEWIS: Real quick. I had 21 another note. Harbor Links signs, just a -- 22 MS. WHYTE: I just e-mailed him this 23 afternoon and he just e-mailed me back about an 24 hour ago to say he's going to follow up with 25 his designers in the morning.</p>

<p style="text-align: right;">Page 93</p> <p>1 CHAIRMAN LEWIS: Okay.</p> <p>2 MS. WHYTE: Unfortunately, I didn't have</p> <p>3 an update. I apologize.</p> <p>4 CHAIRMAN LEWIS: That's all right. I</p> <p>5 keep it in my notes.</p> <p>6 MS. WHYTE: Me, too.</p> <p>7 CHAIRMAN LEWIS: All right.</p> <p>8 Anything else, Doug, Sonny?</p> <p>9 MR. MAYS: Nope.</p> <p>10 MS. WHYTE: No.</p> <p>11 CHAIRMAN LEWIS: All right.</p> <p>12 Supervisor's requests.</p> <p>13 Start with Jim.</p> <p>14 MR. WIMSATT: Nothing.</p> <p>15 CHAIRMAN LEWIS: Okay.</p> <p>16 Greg?</p> <p>17 MR. CHESNEY: So I've looked through the</p> <p>18 Saville Rowe and West Park Village funds --</p> <p>19 fund accounting, whatever, lack of a better</p> <p>20 term.</p> <p>21 So on Saville Rowe, if you could provide</p> <p>22 the ledger -- like I don't understand why</p> <p>23 that's continuously over. There is also some</p> <p>24 stuff in here like do we normally charge them a</p> <p>25 separate GL insurance policy and why would we?</p>	<p style="text-align: right;">Agenda Page 28 Page 95</p> <p>1 would be very useful.</p> <p>2 MR. MENDENHALL: Yep.</p> <p>3 MS. WHYTE: Can you CC me in on that?</p> <p>4 MR. MENDENHALL: Absolutely.</p> <p>5 MR. CHESNEY: That's my main request, but</p> <p>6 the May board meeting, I don't think I'm going</p> <p>7 to be here and I'll be frank -- Chris and Andy</p> <p>8 know what I am talking about. We used to have</p> <p>9 a board member that would call in. It's one</p> <p>10 thing calling in on a workshop. It's another</p> <p>11 thing to call in on a board meeting, and so I'm</p> <p>12 going to decline to call in, even though I'll</p> <p>13 be around. If you need to call me, you can,</p> <p>14 but I don't want to come back down here for --</p> <p>15 I'm going to a music concert that weekend</p> <p>16 before. So --</p> <p>17 CHAIRMAN LEWIS: Understood.</p> <p>18 MR. CHESNEY: Okay. And I don't want to</p> <p>19 start that whole calling in thing for votes.</p> <p>20 CHAIRMAN LEWIS: You're not referring to</p> <p>21 me, are you?</p> <p>22 MR. CHESNEY: Well, you're the chairman,</p> <p>23 so you're kind of like the boss. So I'm</p> <p>24 looking at you --</p> <p>25 MR. BARRETT: He is referring to a former</p>
<p style="text-align: right;">Page 94</p> <p>1 But if you could get the ledger for that before</p> <p>2 the next -- whenever we need to do the budget</p> <p>3 and you can send it to me in advance. And then</p> <p>4 on West Park Village, it looks to me like just</p> <p>5 the streetlights got -- the price went up.</p> <p>6 MS. WHYTE: I haven't --</p> <p>7 MR. CHESNEY: So if you could confirm</p> <p>8 that, that would be useful in figuring out why</p> <p>9 West Park Village needs an increase because</p> <p>10 that's one we're usually into. Saville Rowe --</p> <p>11 MS. WHYTE: Didn't we do -- aren't we</p> <p>12 just in the process of paying off the signage</p> <p>13 and everything? That may be what they are</p> <p>14 looking at because the signs were --</p> <p>15 MR. CHESNEY: Well, that's what I</p> <p>16 thought, but I didn't see it.</p> <p>17 MS. WHYTE: I had a resident who called</p> <p>18 me on that yesterday.</p> <p>19 MR. CHESNEY: Well, I didn't even see the</p> <p>20 signs in there because that's what I thought at</p> <p>21 first.</p> <p>22 MS. WHYTE: We've broken it down over</p> <p>23 three years or something.</p> <p>24 MR. CHESNEY: So if you provide the whole</p> <p>25 ledger for those for the last few years, that</p>	<p style="text-align: right;">Page 96</p> <p>1 supervisor.</p> <p>2 CHAIRMAN LEWIS: Oh, okay. Yeah, I have</p> <p>3 called in from trips and such.</p> <p>4 MR. CHESNEY: No, no, it's okay. I</p> <p>5 planned on doing it more regularly.</p> <p>6 MR. BARRETT: There was someone who was</p> <p>7 like -- for like a full year.</p> <p>8 CHAIRMAN LEWIS: Okay. Fair, fair.</p> <p>9 All right. Reggie?</p> <p>10 MR. GILLIS: Yes, I would like to -- I</p> <p>11 know we have lots on the agendas, but one of</p> <p>12 these upcoming workshops, I would like to put</p> <p>13 on the agenda long-term facility planning and</p> <p>14 use the golf course as a case study, and I am</p> <p>15 being specific about facilities long term. I'm</p> <p>16 not trying to run a session on Westchase 20, 35</p> <p>17 or 40 or those things because you start</p> <p>18 bringing in a lot of things; homeowners</p> <p>19 association, long-term things, but repeatedly</p> <p>20 what I'm hearing and seeing is when -- like the</p> <p>21 budget, for example. For me, the budget should</p> <p>22 be tied to something much longer. There is</p> <p>23 things that if we -- if we continue to fix the</p> <p>24 alternator, we'll never buy a new car, you</p> <p>25 know, those types of things. And there is</p>

<p style="text-align: right;">Page 97</p> <p>1 specifically some things associated with the 2 golf course that I think would come to light in 3 the workshop, longer term. 4 CHAIRMAN LEWIS: Okay. If you don't mind 5 me asking specifically, like another bite at 6 the apple on trying to purchase the golf course 7 or -- 8 MR. GILLIS: No. Well, just broadly, for 9 example, golf courses in the area, if you look 10 at the rounds per year, how much you utilize -- 11 how much our golf course is being utilized, 12 where the money that's put back in those golf 13 courses are, the money this golf course is 14 making, the fact that it is not being 15 reinvested, and the greens have not been redone 16 in over ten years. None of those things are 17 relevant to other golf courses close to us yet. 18 We have boatloads of people flying into Tampa, 19 TIA and driving to our golf course to play and 20 most of the residents are not even aware of 21 when it goes down, up. 22 Over the years, it kind of moves back and 23 forth and we may not -- we care less long term, 24 but we probably should, I think. But -- and 25 until you look at the numbers and talk through</p>	<p style="text-align: right;">Agenda Page 29 Page 99</p> <p>1 responsibility on him. 2 CHAIRMAN LEWIS: Yeah, that's what I'm 3 getting. Okay. 4 Is that all you got, Reggie? 5 MR. GILLIS: Yeah. 6 CHAIRMAN LEWIS: All right. 7 Mr. Barrett? 8 MR. BARRETT: Two items. I had a 9 resident flag me and raise -- this is the 10 second time I've heard it in like -- once at 11 this meeting and I don't remember, but 12 pedestrians safety just inside -- like going 13 through the Greens. Like people go through the 14 Greens gate and they miss -- because they're 15 focused on the gate. It's like boom, out of 16 the gate and there are a number of incidents 17 where pedestrians crossing -- especially like I 18 think the side road where they whip around to 19 the left. So if there is anything -- we may 20 have done it already, but if there is anything 21 to just kind of bring awareness to someone who 22 is waiting for the gate to come up to say like, 23 "Look, pause, watch for pedestrians once you" 24 -- "once you clear the gatehouse so that people 25 don't get hit."</p>
<p style="text-align: right;">Page 98</p> <p>1 some of those things, I don't think you'll -- I 2 think things will stay the same and nothing 3 will change without looking at it a little 4 longer term. 5 MR. CHESNEY: So you think like the main 6 workshop or -- 7 MR. GILLIS: I can do it when you're not 8 here. 9 MR. CHESNEY: I will be gone during the 10 May one. 11 MR. GILLIS: I can -- I can do it as soon 12 as there is time, but I have a feeling it will 13 -- at least 20 or 30 minutes of discussion when 14 you start looking through some of those things. 15 CHAIRMAN LEWIS: Okay. 16 MR. GILLIS: So -- 17 MR. CHESNEY: Because we're doing a 18 continuation to the workshop for April. Right? 19 MR. WIMSATT: Yeah, correct. 20 MR. CHESNEY: May will be -- 21 CHAIRMAN LEWIS: So you will be around 22 for the workshop, you just won't be around for 23 the meeting? 24 MR. CHESNEY: Yeah. 25 MR. WIMSATT: He just wants no</p>	<p style="text-align: right;">Page 100</p> <p>1 Just -- I don't know if there's a nice 2 way to do it that doesn't -- that would 3 actually work and just wouldn't be just window 4 dressing, but if you could think about that. 5 Like I thought a sign on the bar at the top, 6 but then I thought, no, that can't work because 7 it would come down on the car and it would 8 damage the cars, so that's not -- so there 9 might be just another way we can just -- as 10 reminder, just like once you get through this 11 gate, just look at the pedestrians crossing. 12 MR. MAYS: Throw another speed bump down. 13 CHAIRMAN LEWIS: What about -- and this 14 is just an idea, this is -- what about while 15 they are sitting there to get -- it's not just 16 people checking in, though. It's -- 17 MR. BARRETT: It's actually -- yeah, it 18 sounded like he was talking more about the 19 people with the automated clickers. 20 CHAIRMAN LEWIS: Oh, okay. 21 MR. CHESNEY: And they take a left -- 22 isn't there a way you can make the crosswalk 23 more visible somehow? 24 CHAIRMAN LEWIS: Yeah, you can, but -- 25 MR. GILLIS: But like I practice my</p>

<p style="text-align: right;">Page 101</p> <p>1 football kids right where he's talking about</p> <p>2 and we turn left into there. The crosswalk is</p> <p>3 past where you turn left.</p> <p>4 MR. CHESNEY: Oh.</p> <p>5 MR. BARRETT: Yeah, so it just -- and I</p> <p>6 know it is a little bit -- because I've</p> <p>7 actually crossed there myself and I'm like, oh,</p> <p>8 you have to really kind of watch. So if there</p> <p>9 is any way that we can kind of just make it a</p> <p>10 little better. I don't have a suggestion,</p> <p>11 though. I'm just hoping someone smarter than</p> <p>12 me does.</p> <p>13 MR. WIMSATT: I run back there all the</p> <p>14 time. It's always a little bit scary.</p> <p>15 MR. GILLIS: You know, I will tell you, I</p> <p>16 heard earlier someone asked about putting</p> <p>17 something different in Harbor Links because of</p> <p>18 the golf course guys. That's the most</p> <p>19 dangerous place for golfers by far, the</p> <p>20 entrance to the Greens. I've literally stopped</p> <p>21 and had cars go by me at least 40 miles an hour</p> <p>22 coming the other way.</p> <p>23 MR. CHESNEY: Really? Oh, the other way.</p> <p>24 Yeah.</p> <p>25 MR. GILLIS: Going the other way. It is</p>	<p style="text-align: right;">Agenda Page 30 Page 103</p> <p>1 too. I think what you have down Countryway</p> <p>2 actually looks really nice. I don't know if</p> <p>3 that's kind of what you're getting at, but --</p> <p>4 MR. BARRETT: I'll have to go down that</p> <p>5 way.</p> <p>6 CHAIRMAN LEWIS: They are just bigger. I</p> <p>7 mean, I don't know if Doug wants to chime in or</p> <p>8 not, but they are not really the annuals so</p> <p>9 much, but they -- they do have more perennials,</p> <p>10 I think, in there.</p> <p>11 MR. MAYS: In some areas.</p> <p>12 MS. McCORMICK: Are you talking about</p> <p>13 changing the like dimensions of the bullnoses</p> <p>14 or just what's planted in them?</p> <p>15 MR. BARRETT: Just the areas with the</p> <p>16 narrow strip of flowers at the very edge. They</p> <p>17 used to be fuller when I first moved in and I</p> <p>18 think we can do something nicer with that. It</p> <p>19 doesn't have to be flowers. It can be a mix.</p> <p>20 I'm open to any ideas, but I just -- like the</p> <p>21 narrow strip of flowers with the grass, it just</p> <p>22 -- I really don't like it. I don't think it --</p> <p>23 I don't think it's kind of the level where we</p> <p>24 need to be as a home where like the cheapest</p> <p>25 homes, single-family homes, are over a half</p>
<p style="text-align: right;">Page 102</p> <p>1 definitely the most dangerous place associated</p> <p>2 with crossing and the golf course.</p> <p>3 MS. WHYTE: We can talk to our engineer.</p> <p>4 MR. BARRETT: Yeah. Robert, if you</p> <p>5 wouldn't mind taking a look at that and seeing</p> <p>6 --</p> <p>7 MR. DVORAK: Mm-hmm.</p> <p>8 MR. BARRETT: And my second thing is I --</p> <p>9 I really appreciate all you've tried to do with</p> <p>10 the bullnoses. I really do, and Davey and</p> <p>11 getting on Davey, but I would like for us -- if</p> <p>12 there is support on the board -- to talk to</p> <p>13 some type of planner that could put together</p> <p>14 kind of a nice design for how we can make those</p> <p>15 bullnoses nicer like within financial reason.</p> <p>16 I don't know if we want to put that on a</p> <p>17 discussion for like a workshop and figure out</p> <p>18 how to do it. I don't know if -- does Ivey do</p> <p>19 that type of work?</p> <p>20 MR. CHESNEY: Well, she's a park</p> <p>21 designer. You would need a landscaper.</p> <p>22 MR. BARRETT: Okay. I would just like to</p> <p>23 formally look at hiring someone to give us some</p> <p>24 ideas with them.</p> <p>25 CHAIRMAN LEWIS: I would support that,</p>	<p style="text-align: right;">Page 104</p> <p>1 million dollars. No, I think we can do better.</p> <p>2 So again, I don't want to break the bank. I</p> <p>3 think actually if we come up with a good</p> <p>4 landscape --</p> <p>5 MR. CHESNEY: A lot of the money in the</p> <p>6 bank.</p> <p>7 MR. BARRETT: Well, right. But I think</p> <p>8 if we actually get a good landscape planner,</p> <p>9 they may come up with something that kind of</p> <p>10 incorporates fewer flowers but just makes it</p> <p>11 prettier and we'll end up saving money in the</p> <p>12 long run and just kind of have a nicer look.</p> <p>13 Do you know what -- does everyone know what I</p> <p>14 am talking about?</p> <p>15 MR. CHESNEY: Are you suggesting we --</p> <p>16 because in the past, we've used Davey's</p> <p>17 landscape with mixed results; but I mean, are</p> <p>18 you suggesting we put out a proposal to get</p> <p>19 another one, or what are you proposing?</p> <p>20 MR. BARRETT: Why not? They can put in</p> <p>21 for it and -- you know, I just kind of want to</p> <p>22 see what --</p> <p>23 MR. CHESNEY: You want nicer bullnoses.</p> <p>24 MR. BARRETT: Yeah, yeah.</p> <p>25 MS. WHYTE: We just had somebody contact</p>

<p style="text-align: right;">Page 105</p> <p>1 us the other say and he's a landscape 2 architect. He used to work with TruGreen. 3 He's now out of Orlando, I believe, and I had a 4 nice conversation with him the other day. He 5 used to work here at Westchase with TruGreen 6 and now, he's a landscape architect for a very 7 large company. 8 MR. BARRETT: And again, I don't even 9 know what this kind of work would even cost. I 10 don't if it's within like -- this is something 11 we would have to bid out. Maybe you have some 12 contacts. Do you know of some -- 13 MR. MENDENHALL: Yeah. I mean, we've 14 used landscape architects to varying degrees in 15 different places. Typically, what you would 16 want to do is probably have it as a workshop 17 item to say, "Okay. Bullnose, definite," but 18 maybe incorporate some other areas so that you 19 can say you made it worth your while, but if 20 you're going to go to the point of hiring a 21 landscape architect, preferably, you're going 22 to want them to come and look, I would say, at 23 several different areas to give you kind of a 24 more comprehensive plan and then depending on 25 the cost of that -- and Erin can speak to the</p>	<p style="text-align: right;">Agenda Page 31 Page 107</p> <p>1 to your landscaper and other landscapers if you 2 want to price out, you know, flowers or 3 whatever the -- 4 CHAIRMAN LEWIS: Let me -- hold on just a 5 second. 6 MR. WIMSATT: Sure. 7 CHAIRMAN LEWIS: I mean, not to take away 8 from what you're thinking and what we're 9 talking about here, but -- I mean, Doug, is 10 that something you could even throw together, 11 like a little plan of particular flowers or 12 plants that could be put in there to expand it? 13 MR. MAYS: Well, my idea -- if you wanted 14 them in larger beds, you're just going to have 15 to increase the budget on the plants. I mean, 16 for instance, right now, I think our budget is 17 -- what is it, Sonny? 15,000 per -- 18 MS. WHYTE: 18,000 per rotation. 19 MR. MAYS: So you just increase that, we 20 will widen the beds, make them bigger, make 21 them longer, however you want to do it. It's 22 not that difficult. 23 CHAIRMAN LEWIS: But I don't think it 24 comes -- 25 MR. MAYS: You'll have to increase the</p>
<p style="text-align: right;">Page 106</p> <p>1 legal -- but you might have to do a request for 2 qualifications and that sort of thing. 3 MS. McCORMICK: If it's over -- if the 4 estimated cost is projected to be more than 5 \$35,000, then you definitely would -- I mean, 6 you may want to advertise an RFP. 7 MR. BARRETT: And my goal is to have a 8 plan and that way, we can actually hand it to 9 people who are going to plan it and say, "This 10 is how we want it to look all the time." 11 MR. MENDENHALL: So, you know, typically 12 when we've done this -- and we've done some 13 pretty big-scale ones for communities that are 14 aged, you know, they have old landscaping and 15 they're looking to do something different. You 16 know, usually the architect will come in. 17 Obviously, you're going to tell them the areas, 18 they're going to have a look, but they'll kind 19 of solicit the board -- usually in a workshop 20 format -- for ideas to kind of then take that 21 away and generate something. And ultimately, 22 they do typically put together the plans, this 23 is the final product, hand it off to either 24 your landscaper to do it or in some cases, they 25 give you that final product, which you can go</p>	<p style="text-align: right;">Page 108</p> <p>1 plant counts. 2 CHAIRMAN LEWIS: Yeah. I mean, I'm not 3 hearing, though, that you want to stick with 4 the same plant. I'm hearing that you -- 5 MR. MAYS: Well, the plants go by 6 rotation. You got certain plants that work in 7 the summer, certain ones that work in the 8 winter. I don't think it's about the plants, I 9 think it's more about width of the plants or 10 the size of the beds. 11 MR. BARRETT: Well, what I'm trying to do 12 is also -- like I am aware -- I don't want to 13 like spend twice as much on flowers that we're 14 swapping out four times a year. I want to find 15 a way to make the area -- that we can still 16 have like flowers that go -- but maybe in a 17 smaller, more compact area framed with other 18 more permanent plants and so -- 19 MR. MAYS: Okay. So what you do is you 20 -- you pick your flowers, trees, plants. 21 ixora, blue daze, different types of plants 22 that you want. You run a row right down the 23 middle of those or a couple of rows of those 24 and then you can outline the edges with your 25 annuals, keeping them the same cost. You're</p>

<p style="text-align: right;">Page 109</p> <p>1 just basically putting in permanent plants in 2 the center. 3 MR. BARRETT: Right, so do you see where 4 -- 5 MR. MAYS: Yes. 6 MR. BARRETT: I am just trying to get a 7 nicer look that fills the bullnose a little bit 8 more, but without going and like blowing up the 9 budget on flowers. 10 CHAIRMAN LEWIS: Yeah, and that's why -- 11 I know you still had a question, but that's why 12 I was saying maybe Doug could put that together 13 and if you want to come up with like each -- 14 MR. BARRETT: Not to -- I'm sure Doug 15 could. 16 MR. MAYS: I don't think Chris wants me 17 to. 18 MR. BARRETT: No, it's -- my goal is -- I 19 think one way that we can make sure that our 20 vendor does a good job is to actually have a 21 plan and say, "This is what the landscape" -- 22 you know, so if Davey is going to do it or 23 whoever is going to do it, this is what needs 24 to be done as opposed to just, "Well, let's 25 feel our way through this until we land on</p>	<p style="text-align: right;">Agenda Page 32 Page 111</p> <p>1 and say, "Man, they're going to redo this 2 again?" Like this is the seventh time. 3 MR. MAYS: Again? 4 MR. GILLIS: I don't know if that's ever 5 happened -- 6 MR. MAYS: It hasn't been done in years. 7 MR. GILLIS: So I asked them how many 8 times and they had no idea. 9 MR. MENDENHALL: So probably a good 10 workshop item since it seems like a fair amount 11 of discussion. 12 CHAIRMAN LEWIS: Okay. Yeah, that's a 13 good one. It will be a really good workshop in 14 May. 15 MR. CHESNEY: So I'll -- I was going to 16 say the exact same thing that Jim was. It's 17 just that we just need to get a list of all 18 these locations. 19 MR. BARRETT: Well, and maybe you can 20 help us with that. Like if there are areas 21 like, "Hey, let's throw this in here and see 22 what they" -- because like the nicest -- 23 actually, the areas that Davey did out in the 24 front, they look really nice. I really liked 25 the eastern entrance of Westchase and so if</p>
<p style="text-align: right;">Page 110</p> <p>1 something that we like." 2 CHAIRMAN LEWIS: Yeah, I wasn't -- I 3 wasn't saying to take it in that light. I 4 figured Doug could actually kind of sketch out 5 what he was just saying a minute ago was my 6 thought. Just to not break the bank and -- so 7 let's go back to Jim. 8 MR. WIMSATT: Well, I was going to say if 9 we do end up doing kind of a landscape 10 architect route and we're looking at more than 11 just the bullnoses, we might as well look at 12 the entrances at some of the neighborhoods, too 13 because --something like the Greens is great, 14 but if you look at like Radcliff is looking 15 pretty bad right now. So the other ones are 16 just not looking as nice, so if we're doing a 17 landscape architect to look at that, then we 18 can look at the entrances, as well, and kind of 19 tie everything together. 20 CHAIRMAN LEWIS: Right. 21 MR. GILLIS: I agree. I mean, that's 22 what I'm thinking. That field there at the 23 Greens where you turn left, it's going to close 24 here soon. They're going to redo it. I had a 25 couple of residents come up to me last night</p>	<p style="text-align: right;">Page 112</p> <p>1 there are other ones that you're like, "All 2 right," well, maybe it's time to come up with a 3 different plan here. 4 MS. WHYTE: Just keep in mind there's a 5 line of site issues with corners with 6 bullnoses. We have a gentleman who keeps 7 calling almost weekly on Countryway. 8 CHAIRMAN LEWIS: Which may actually 9 reinforce -- I obviously threw you out there 10 because I thought you could do it, but it 11 reinforces maybe having a plan, as Chris was 12 saying, from a professional LA. 13 I guess I'll just say this: This ties 14 into -- I think I had brought up about the 15 signs being updated at some point a while back, 16 and I know that's a big ticket item, but that 17 could play into entrances and anything else 18 that we look to plan on and do. So -- okay. 19 All right. I got to get going. 20 Any other things for you? 21 MR. BARRETT: No, thank you. 22 CHAIRMAN LEWIS: Okay. I have no -- 23 well, I guess I just said my request. 24 MR. CHESNEY: Have we continued it? 25 CHAIRMAN LEWIS: That's what I was --</p>

<p style="text-align: right;">Page 113</p> <p>1 MR. MENDENHALL: We need to make a motion 2 to continue for your two agenda items. 3 MR. CHESNEY: Okay. So what were the two 4 agenda items? 5 MR. MENDENHALL: It was the landscape RFP 6 and the landscape contract. 7 MR. CHESNEY: Okay. I'd like to make a 8 motion that we continue those two items to the 9 workshop, which is on April -- 10 MS. McCORMICK: Yeah, you're not 11 continuing it to the workshop. You're just 12 continuing this meeting until April 18th here 13 at the library, and why don't you just throw on 14 a third item, general business of the district, 15 too, in case there is anything else that comes 16 up. 17 MR. CHESNEY: Okay. I'd like to make a 18 motion that we continue -- forgot the two 19 agenda items again -- landscaping, West Park 20 Village RFP and general business to the April 21 q8th meeting. Need a second. 22 MR. BARRETT: Second. 23 CHAIRMAN LEWIS: Seconded by Mr. Barrett. 24 All in favor? 25 (All board members signify in the</p>	<p style="text-align: right;">Agenda Page 33 Page 115</p> <p>1 REPORTER'S CERTIFICATE 2 3 STATE OF FLORIDA: 4 COUNTY OF HILLSBOROUGH: 5 6 I, Whitlie Grace Cullipher, certify that I 7 was authorized to and did stenographically report 8 the foregoing proceedings and that the transcript is 9 a true and complete record of my stenographic notes. 10 I further certify that I am not a relative, 11 employee, attorney or counsel of any of the 12 parties, nor am I a relative or employee of any of 13 the parties' attorney or counsel connected with the 14 action, nor am I financially interested in the 15 action. 16 DATED April 24, 2023. 17 18 19 20 21 22 23 24 25</p>
<p style="text-align: right;">Page 114</p> <p>1 affirmative.) 2 CHAIRMAN LEWIS: Five to zero. 3 (Motion passes.) 4 MR. CHESNEY: Okay. Now, I need a motion 5 to adjourn. 6 MR. MENDENHALL: You can't adjourn. 7 MS. McCORMICK: Yeah, you can't adjourn. 8 MR. CHESNEY: Oh, okay. Great. 9 CHAIRMAN LEWIS: Thank you guys. It's 10 continued. 11 (At 5:47 p.m., all proceedings were 12 concluded.) 13 14 15 16 17 18 19 20 21 22 23 24 25</p>	<p>Matthew Lewis, Chairman</p>

2B.

**Westchase
Community Development District**

Financial Report

March 31, 2023

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

March 31, 2023

Balance Sheet

March 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
ASSETS							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lease Receivable	501,464	-	-	-	-	-	-
Interest/Dividend Receivables	2,510	-	-	-	-	-	-
Due From Other Funds	5,080,478	392,854	19,829	6,088	54,744	442,428	84,845
Investments:							
Money Market Account	-	-	-	-	-	-	-
Deposits	4,095	667	3,030	20	-	8,120	853
TOTAL ASSETS	\$ 5,588,547	\$ 393,521	\$ 22,859	\$ 6,108	\$ 54,744	\$ 450,548	\$ 85,698
LIABILITIES							
Accounts Payable	\$ 49,108	\$ 2,246	\$ 2,004	\$ 313	\$ -	\$ 8,318	\$ 1,968
Sales Tax Payable	78	-	-	-	-	16	-
Deferred Revenue	518,981	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	568,167	2,246	2,004	313	-	8,334	1,968
FUND BALANCES							
Nonspendable:							
Deposits	4,095	667	3,030	20	-	8,120	853
Restricted for:							
Capital Projects	-	-	-	-	-	-	-
Assigned to:							
Operating Reserves	650,613	9,452	4,371	2,110	1,278	29,570	3,190
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	123,994	-	7,979	12,733	281,569	42,066
Unassigned:	3,803,641	257,162	13,454	(4,314)	40,733	122,955	37,621
TOTAL FUND BALANCES	\$ 5,020,380	\$ 391,275	\$ 20,855	\$ 5,795	\$ 54,744	\$ 442,214	\$ 83,730
TOTAL LIABILITIES & FUND BALANCES	\$ 5,588,547	\$ 393,521	\$ 22,859	\$ 6,108	\$ 54,744	\$ 450,548	\$ 85,698

Balance Sheet

March 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
ASSETS						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 808,472	\$ 808,472
Lease Receivable	-	-	-	-	-	501,464
Interest/Dividend Receivables	-	-	-	-	-	2,510
Due From Other Funds	163,540	26,783	264,309	702,196	-	7,238,094
Investments:						
Money Market Account	-	-	-	-	6,429,622	6,429,622
Deposits	14,572	765	-	-	-	32,122
TOTAL ASSETS	\$ 178,112	\$ 27,548	\$ 264,309	\$ 702,196	\$ 7,238,094	\$ 15,012,284
LIABILITIES						
Accounts Payable	\$ 11,378	\$ 547	\$ 117	\$ -	\$ -	\$ 75,999
Sales Tax Payable	-	-	-	-	-	94
Deferred Revenue	-	-	-	-	-	518,981
Due To Other Funds	-	-	-	-	7,238,094	7,238,094
TOTAL LIABILITIES	11,378	547	117	-	7,238,094	7,833,168
FUND BALANCES						
Nonspendable:						
Deposits	14,572	765	-	-	-	32,122
Restricted for:						
Capital Projects	-	-	-	702,196	-	702,196
Assigned to:						
Operating Reserves	26,882	1,289	4,000	-	-	732,755
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	65,713	16,591	125,234	-	-	1,177,910
Unassigned:	59,567	8,356	134,958	-	-	4,474,133
TOTAL FUND BALANCES	\$ 166,734	\$ 27,001	\$ 264,192	\$ 702,196	\$ -	\$ 7,179,116
TOTAL LIABILITIES & FUND BALANCES	\$ 178,112	\$ 27,548	\$ 264,309	\$ 702,196	\$ 7,238,094	\$ 15,012,284

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	MAR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 13,197	\$ 46,905	\$ 6,000	781.75%
Interest - Tax Collector	-	1,232	-	0.00%
Special Assmnts- Tax Collector	23,670	2,581,864	2,711,480	95.22%
Special Assmnts- Discounts	(249)	(100,884)	(108,459)	93.02%
Other Miscellaneous Revenues	1,800	2,768	-	0.00%
Pavilion Rental	1,872	10,690	4,000	267.25%
TOTAL REVENUES	40,290	2,542,575	2,613,021	97.30%
EXPENDITURES				
Administration				
P/R-Board of Supervisors	2,000	9,400	19,000	49.47%
FICA Taxes	153	719	1,454	49.45%
ProfServ-Engineering	4,790	16,090	53,500	30.07%
ProfServ-Legal Services	8,245	33,923	105,000	32.31%
ProfServ-Mgmt Consulting	10,311	61,867	123,734	50.00%
ProfServ-Recording Secretary	783	5,665	11,000	51.50%
Auditing Services	-	7,800	7,700	101.30%
Postage and Freight	65	320	1,200	26.67%
Insurance - General Liability	-	42,969	40,373	106.43%
Printing and Binding	36	157	300	52.33%
Legal Advertising	-	739	6,500	11.37%
Misc-Assessment Collection Cost	468	49,620	46,530	106.64%
Misc-Credit Card Fees	64	370	350	105.71%
Misc-Contingency	148	2,109	1,600	131.81%
Office Supplies	-	-	50	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	27,063	231,923	418,466	55.42%
Flood Control/Stormwater Mgmt				
Contracts-Lake and Wetland	9,833	59,000	118,000	50.00%
Contracts-Fountain	650	4,410	8,100	54.44%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	14,364	20,560	27,280	75.37%
R&M-Fountain	1,887	6,782	6,000	113.03%
Total Flood Control/Stormwater Mgmt	26,734	90,752	174,380	52.04%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	MAR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	28,436	123,436	237,143	52.05%
Payroll-Benefits	44,246	92,908	95,834	96.95%
Payroll - Overtime	3,358	16,686	17,500	95.35%
Payroll - Bonus	-	10,000	35,883	27.87%
FICA Taxes	3,650	17,037	31,196	54.61%
ProfServ-Landscape Architect	2,148	9,119	-	0.00%
Contracts-Police	17,385	78,478	143,000	54.88%
Contracts-Other Services	1,630	9,780	19,560	50.00%
Contracts-Landscape	46,434	278,604	562,608	49.52%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	18,629	55,886	74,515	75.00%
Contracts-Road Cleaning	1,640	6,562	9,843	66.67%
Contracts-Security Alarms	62	222	671	33.08%
Contracts-Pest Control	49	289	576	50.17%
Fuel, Gasoline and Oil	1,926	6,879	13,000	52.92%
Communication - Teleph - Field	394	2,167	5,000	43.34%
Utility - General	2,998	13,769	23,275	59.16%
Utility - Reclaimed Water	1,760	3,615	10,000	36.15%
Insurance - General Liability	-	4,465	4,195	106.44%
R&M-General	2,664	17,253	42,500	40.60%
R&M-Equipment	206	4,543	8,000	56.79%
R&M-Grounds	4,540	58,370	53,400	109.31%
R&M-Irrigation	5,539	21,130	40,500	52.17%
R&M-Sidewalks	-	3,530	15,616	22.61%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	4,392	19,590	32,500	60.28%
R&M-Emergency & Disaster Relief	-	14,120	-	0.00%
Holiday Decoration	-	10,571	10,000	105.71%
Misc-Taxes (Streetlights)	-	41,039	34,077	120.43%
Misc-Contingency	3,558	8,453	5,000	169.06%
Office Supplies	38	303	3,500	8.66%
Cleaning Services	1,126	3,326	6,600	50.39%
Op Supplies - General	132	323	5,000	6.46%
Op Supplies - Uniforms	-	449	600	74.83%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	50	2,185	5,000	43.70%
Conference and Seminars	-	-	1,000	0.00%
Capital Outlay	68,069	68,069	-	0.00%
Total Right of Way	265,059	1,076,952	1,701,284	63.30%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	MAR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Common Area				
R&M-General	3,987	10,487	30,000	34.96%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	6,000	15,000	1,500	1000.00%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	13,331	4,000	333.28%
Internet Services	612	3,672	7,391	49.68%
Park Improvements	-	5,020	272,700	1.84%
Total Common Area	10,599	47,510	318,891	14.90%
TOTAL EXPENDITURES	329,455	1,447,137	2,613,021	55.38%
Excess (deficiency) of revenues				
Over (under) expenditures	(289,165)	1,095,438	-	0.00%
Net change in fund balance	<u>\$ (289,165)</u>	<u>\$ 1,095,438</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		3,924,942	3,924,942	
FUND BALANCE, ENDING		<u>\$ 5,020,380</u>	<u>\$ 3,924,942</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	MAR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1,192	\$ 4,220	\$ 500	844.00%
Special Assmnts- Tax Collector	490	53,454	56,138	95.22%
Special Assmnts- Discounts	(5)	(2,089)	(2,246)	93.01%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	1,677	55,650	54,392	102.31%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	10	1,027	1,123	91.45%
Misc-Credit Card Fees	-	2	15	13.33%
Total Administration	10	1,029	1,138	90.42%
Right of Way				
Communication - Teleph - Field	336	1,838	3,300	55.70%
Electricity - Streetlights	566	3,530	5,500	64.18%
Insurance - General Liability	-	1,999	1,878	106.44%
R&M-General	69	10,643	19,700	54.03%
R&M-Gate	2,777	4,216	5,794	72.76%
Reserve - Roadways	-	-	17,082	0.00%
Total Right of Way	3,748	22,226	53,254	41.74%
TOTAL EXPENDITURES	3,758	23,255	54,392	42.75%
Excess (deficiency) of revenues Over (under) expenditures	(2,081)	32,395	-	0.00%
Net change in fund balance	\$ (2,081)	\$ 32,395	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		358,880	358,880	
FUND BALANCE, ENDING		\$ 391,275	\$ 358,880	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	MAR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 53	\$ 188	\$ 150	125.33%
Special Assmnts- Tax Collector	158	17,194	18,057	95.22%
Special Assmnts- Discounts	(2)	(672)	(722)	93.07%
TOTAL REVENUES	209	16,710	17,485	95.57%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	3	330	361	91.41%
Total Administration	3	330	361	91.41%
Right of Way				
R&M-Streetlights	2,004	11,527	17,124	67.31%
Total Right of Way	2,004	11,527	17,124	67.31%
TOTAL EXPENDITURES	2,007	11,857	17,485	67.81%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,798)	4,853	-	0.00%
Net change in fund balance	\$ (1,798)	\$ 4,853	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		16,002	16,002	
FUND BALANCE, ENDING		\$ 20,855	\$ 16,002	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	MAR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 34	\$ 121	\$ 65	186.15%
Special Assmnts- Tax Collector	51	5,563	5,842	95.22%
Special Assmnts- Discounts	(1)	(217)	(234)	92.74%
TOTAL REVENUES	84	5,467	5,673	96.37%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	1	107	117	91.45%
Misc-Credit Card Fees	-	-	4	0.00%
Total Administration	1	107	121	88.43%
Right of Way				
Communication - Teleph - Field	155	930	1,800	51.67%
Insurance - General Liability	-	3,291	3,092	106.44%
R&M-General	125	2,650	1,500	176.67%
R&M-Gate	2,217	2,610	1,500	174.00%
R&M-Streetlights	33	201	360	55.83%
Reserve - Roadways	-	-	2,550	0.00%
Total Right of Way	2,530	9,682	10,802	89.63%
TOTAL EXPENDITURES	2,531	9,789	10,923	89.62%
Excess (deficiency) of revenues				
Over (under) expenditures	(2,447)	(4,322)	(5,250)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(5,250)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(5,250)	0.00%
Net change in fund balance	\$ (2,447)	\$ (4,322)	\$ (5,250)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		10,117	10,117	
FUND BALANCE, ENDING		\$ 5,795	\$ 4,867	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	MAR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 164	\$ 578	\$ 150	385.33%
Special Assmnts- Tax Collector	48	5,256	5,520	95.22%
Special Assmnts- Discounts	(1)	(205)	(221)	92.76%
TOTAL REVENUES	211	5,629	5,449	103.30%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	1	101	110	91.82%
Total Administration	1	101	110	91.82%
Right of Way				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	339	0.00%
Total Right of Way	-	-	5,339	0.00%
TOTAL EXPENDITURES	1	101	5,449	1.85%
Excess (deficiency) of revenues				
Over (under) expenditures	210	5,528	-	0.00%
Net change in fund balance	\$ 210	\$ 5,528	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		49,216	49,216	
FUND BALANCE, ENDING		\$ 54,744	\$ 49,216	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	MAR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1,054	\$ 3,732	\$ 500	746.40%
Special Assmnts- Tax Collector	3,005	327,733	344,186	95.22%
Special Assmnts- Discounts	(32)	(12,806)	(13,767)	93.02%
Gate Bar Code/Remotes	474	1,767	-	0.00%
TOTAL REVENUES	4,501	320,426	330,919	96.83%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	59	6,299	6,884	91.50%
Misc-Credit Card Fees	18	63	80	78.75%
Total Administration	77	6,362	6,964	91.36%
Right of Way				
Contracts-Security Services	17,038	92,970	176,200	52.76%
Contracts-Pest Control	40	120	240	50.00%
Communication - Teleph - Field	167	1,002	2,100	47.71%
Insurance - General Liability	-	1,116	1,049	106.39%
R&M-General	3,345	47,473	21,760	218.17%
R&M-Gate	4,163	13,739	10,000	137.39%
R&M-Streetlights	5,691	32,759	52,000	63.00%
Reserve - Roadways	-	-	65,945	0.00%
Total Right of Way	30,444	189,179	329,294	57.45%
TOTAL EXPENDITURES	30,521	195,541	336,258	58.15%
Excess (deficiency) of revenues Over (under) expenditures	(26,020)	124,885	(5,339)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(5,339)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(5,339)	0.00%
Net change in fund balance	\$ (26,020)	\$ 124,885	\$ (5,339)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		317,329	317,329	
FUND BALANCE, ENDING		\$ 442,214	\$ 311,990	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	MAR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 267	\$ 945	\$ 200	472.50%
Special Assmnts- Tax Collector	140	15,288	16,056	95.22%
Special Assmnts- Discounts	(1)	(597)	(642)	92.99%
TOTAL REVENUES	406	15,636	15,614	100.14%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	3	294	321	91.59%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	3	294	331	88.82%
Right of Way				
Communication - Teleph - Field	121	726	1,500	48.40%
Insurance - General Liability	-	411	386	106.48%
R&M-General	1,762	6,987	1,000	698.70%
R&M-Gate	400	400	3,792	10.55%
R&M-Streetlights	622	3,505	5,650	62.04%
Reserve - Roadways	-	-	2,955	0.00%
Total Right of Way	2,905	12,029	15,283	78.71%
TOTAL EXPENDITURES	2,908	12,323	15,614	78.92%
Excess (deficiency) of revenues				
Over (under) expenditures	(2,502)	3,313	-	0.00%
Net change in fund balance	\$ (2,502)	\$ 3,313	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		80,417	80,417	
FUND BALANCE, ENDING		\$ 83,730	\$ 80,417	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	MAR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 400	\$ 1,416	\$ -	0.00%
Special Assmnts- Tax Collector	1,103	120,287	126,326	95.22%
Special Assmnts- Discounts	(12)	(4,700)	(5,053)	93.01%
TOTAL REVENUES	1,491	117,003	121,273	96.48%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	22	2,312	2,527	91.49%
Total Administration	22	2,312	2,527	91.49%
Right of Way				
R&M-General	-	-	2,044	0.00%
R&M-Streetlights	11,378	65,180	105,000	62.08%
Reserve - Roadways	-	3,142	11,702	26.85%
Total Right of Way	11,378	68,322	118,746	57.54%
TOTAL EXPENDITURES	11,400	70,634	121,273	58.24%
Excess (deficiency) of revenues				
Over (under) expenditures	(9,909)	46,369	-	0.00%
Net change in fund balance	\$ (9,909)	\$ 46,369	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		120,365	120,365	
FUND BALANCE, ENDING		\$ 166,734	\$ 120,365	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	MAR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 76	\$ 269	\$ 90	298.89%
Special Assmnts- Tax Collector	68	7,406	7,778	95.22%
Special Assmnts- Discounts	(1)	(289)	(311)	92.93%
TOTAL REVENUES	143	7,386	7,557	97.74%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	1	142	156	91.03%
Total Administration	1	142	156	91.03%
Right of Way				
R&M-Streetlights	547	3,155	4,999	63.11%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	547	3,155	7,401	42.63%
TOTAL EXPENDITURES	548	3,297	7,557	43.63%
Excess (deficiency) of revenues				
Over (under) expenditures	(405)	4,089	-	0.00%
Net change in fund balance	\$ (405)	\$ 4,089	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		22,912	22,912	
FUND BALANCE, ENDING		\$ 27,001	\$ 22,912	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	MAR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 812	\$ 2,871	\$ 500	574.20%
Special Assmnts- Tax Collector	222	24,231	25,447	95.22%
Special Assmnts- Discounts	(2)	(947)	(1,018)	93.03%
TOTAL REVENUES	1,032	26,155	24,929	104.92%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4	466	509	91.55%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	4	466	519	89.79%
Right of Way				
Insurance - General Liability	-	470	442	106.33%
R&M-General	-	500	4,543	11.01%
R&M-Drainage	-	-	3,000	0.00%
R&M-Gate	2,924	3,950	5,000	79.00%
Internet Services	117	853	1,500	56.87%
Reserve - Roadways	-	-	9,925	0.00%
Total Right of Way	3,041	5,773	24,410	23.65%
TOTAL EXPENDITURES	3,045	6,239	24,929	25.03%
Excess (deficiency) of revenues				
Over (under) expenditures	(2,013)	19,916	-	0.00%
Net change in fund balance	\$ (2,013)	\$ 19,916	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		244,276	244,276	
FUND BALANCE, ENDING		\$ 264,192	\$ 244,276	

**Westchase
Community Development District**

Supporting Schedules

March 31, 2023

**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
01/04/23	80,369	2,630	1,640	84,639	69,191	1,433	461	149
02/06/23	56,315	1,241	1,149	58,705	47,991	994	320	103
03/03/23	28,077	304	573	28,954	23,670	490	158	51
TOTAL	2,974,173	123,406	60,697	3,158,277	2,581,864	53,454	17,194	5,563
% COLLECTED					95%	95%	95%	95%
TOTAL O/S					158,555	129,618	2,684	863
								279

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

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
01/04/23	141	8,783	410	3,224	198	649
02/06/23	98	6,092	284	2,236	138	450
03/03/23	48	3,005	140	1,103	68	222
TOTAL	5,256	327,733	15,288	120,287	7,406	24,231
% COLLECTED	95%	95%	95%	95%	95%	95%
TOTAL O/S	264	16,453	768	6,039	372	1,216

2C.



April 21, 2023

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2023, listed below.

Community Development District	Number of Registered Electors
Westchase	8853

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Senior Candidate Services Manager



Sixth Order of Business

6B.

WESTCHASE
Community Development District

Annual Operating Budget
Fiscal Year 2024

Version 3 - Proposed Budget
(Modified 4/27/23)

Prepared by:



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Westchase
Community Development District

Operating Budget
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU MAR-2023	APR- SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 9,391	\$ 6,650	\$ 6,000	\$ 46,905	\$ 46,905	\$ 93,810	\$ 26,000
Interest - Tax Collector	93	23	-	1,232	-	1,232	-
Lease Revenue	-	3,483	-	-	-	-	-
Special Assmnts- Tax Collector	2,617,206	2,695,263	2,711,480	2,581,864	129,616	2,711,480	2,709,311
Special Assmnts- Discounts	(97,599)	(100,243)	(108,459)	(100,884)	-	(100,884)	(108,372)
Other Miscellaneous Revenues	3,920	8,611	-	2,768	-	2,768	-
Pavilion Rental	5,454	13,428	4,000	10,615	5,000	15,615	4,000
Insurance Reimbursements	-	18,467	-	-	-	-	-
TOTAL REVENUES	2,538,465	2,645,682	2,613,021	2,542,500	181,521	2,724,021	2,630,939
EXPENDITURES							
Administrative							
P/R-Board of Supervisors	12,200	16,800	19,000	9,400	6,000	15,400	19,000
FICA Taxes	1,056	1,285	1,454	719	459	1,178	1,454
ProfServ-Dissemination Agent	2,000	-	-	-	-	-	-
ProfServ-Engineering	68,687	84,868	53,500	16,090	22,526	38,616	53,500
ProfServ-Legal Services	127,255	77,868	105,000	33,923	33,923	67,846	105,000
ProfServ-Mgmt Consulting Serv	116,858	120,130	123,734	61,867	61,868	123,734	123,734
ProfServ-Recording Secretary	7,836	10,938	11,000	5,665	5,665	11,330	11,000
Auditing Services	7,500	7,700	7,700	7,800	-	7,800	7,900
Postage and Freight	1,271	600	1,200	320	720	1,040	600
Insurance - General Liability	39,182	40,157	40,373	42,969	-	42,969	42,969
Printing and Binding	236	262	300	157	143	300	300
Legal Advertising	8,802	6,092	6,500	739	5,761	6,500	6,500
Misc-Assessmnt Collection Cost	29,832	31,559	46,530	49,620	2,592	52,212	51,686
Misc-Credit Card Fees	193	468	350	368	368	736	750
Misc-Contingency	-	1,500	1,600	2,109	100	2,209	1,600
Office Supplies	-	-	50	-	50	50	25
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	423,083	400,402	418,466	231,921	140,175	372,095	426,193
Flood Control/Stormwater							
Contracts-Lake and Wetland	118,000	118,000	118,000	59,000	59,000	118,000	118,000
Contracts-Fountain	7,020	7,710	8,100	4,410	4,410	8,820	8,820
R&M-Aquascaping	15,043	26,445	15,000	-	15,000	15,000	15,000
R&M-Drainage	33,026	25,937	27,280	20,560	6,720	27,280	26,560
R&M-Fountain	30,183	7,294	6,000	6,782	6,782	13,564	6,000
R&M-Lake Erosion	-	-	-	-	-	-	-
Total Flood Control/Stormwater	203,272	185,386	174,380	90,752	91,912	182,664	174,380

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU MAR-2023	APR- SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
Right of Way							
Payroll-Salaries	229,542	225,740	237,143	123,436	123,007	246,443	246,443
Payroll-Benefits	90,878	132,603	95,834	92,908	45,793	138,701	95,834
Payroll - Overtime	23,946	25,667	17,500	16,686	16,686	33,372	17,500
Payroll - Bonus	11,000	9,500	35,883	10,000	25,883	35,883	35,883
FICA Taxes	30,073	30,650	31,196	17,037	13,786	30,823	31,908
Prof-Landscape Architect	-	4,007	-	9,119	-	9,119	-
Contracts-Police	142,222	153,731	143,000	78,478	72,598	151,076	143,000
Contracts-Other Services	19,560	17,930	19,560	9,780	9,780	19,560	19,560
Contracts-Landscape	569,101	557,208	562,608	278,604	278,604	557,208	557,208
Contracts-Mulch	147,592	147,592	147,592	73,796	73,796	147,592	147,592
Contracts-Plant Replacement	55,799	74,515	74,515	55,886	18,629	74,515	74,515
Contracts-Road Cleaning	8,749	7,556	9,843	6,562	3,281	9,843	9,843
Contracts-Security Alarms	673	668	671	222	321	543	671
Contracts-Pest Control	576	576	576	289	287	576	576
Fuel, Gasoline and Oil	12,560	15,492	13,000	6,879	8,879	15,758	13,000
Communication - Teleph - Field	5,078	4,923	5,000	2,167	2,167	4,334	5,000
Utility - General	24,766	27,067	23,275	13,769	12,396	26,165	23,275
Utility - Reclaimed Water	7,725	5,438	10,000	3,615	6,385	10,000	10,000
Insurance - General Liability	3,722	3,814	4,195	4,465	-	4,465	4,912
R&M-General	26,252	41,623	42,500	17,253	25,247	42,500	42,500
R&M-Equipment	11,236	7,990	8,000	4,543	3,457	8,000	8,000
R&M-Grounds	125,837	127,421	53,400	58,370	58,370	116,740	52,150
R&M-Irrigation	39,754	37,292	40,500	21,130	25,130	46,260	40,500
R&M-Sidewalks	7,819	7,467	15,616	3,530	12,086	15,616	15,616
R&M-Signage	3,175	1,180	6,000	-	6,000	6,000	6,000
R&M-Walls and Signage	22,344	39,972	32,500	19,590	22,590	42,180	32,500
R&M-Emergency & Disaster Relief	-	-	-	14,120	-	14,120	-
Misc-Holiday Decor	17,177	3,702	10,000	10,571	-	10,571	10,000
Misc-Taxes (Streetlights)	34,076	34,076	34,077	41,039	-	41,039	41,039
Misc-Contingency	1,354	3,114	5,000	8,453	3,000	11,453	5,000
Office Supplies	2,398	3,639	3,500	303	3,197	3,500	3,500
Cleaning Services	6,804	6,618	6,600	3,326	3,300	6,626	6,600
Op Supplies - General	2,138	4,074	5,000	323	4,677	5,000	5,000
Op Supplies - Uniforms	315	339	600	449	151	600	600
Supplies - Misc.	-	429	600	-	600	600	600
Subscriptions and Memberships	3,195	4,484	5,000	2,185	2,299	4,484	5,000
Conference and Seminars	-	-	1,000	-	1,000	1,000	1,000
Cap Outlay	-	-	-	68,069	-	68,069	-
Total Right of Way	1,687,436	1,768,097	1,701,284	1,076,952	883,381	1,960,333	1,712,325

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU MAR-2023	APR- SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
Common Area							
R&M-General	28,596	56,443	30,000	10,487	15,230	25,717	30,000
R&M-Boardwalks	-	-	700	-	700	700	700
R&M-Brick Pavers	-	-	1,200	-	1,200	1,200	1,200
R&M-Grounds	2,212	-	1,500	15,000	15,000	30,000	1,500
R&M-Signage	-	-	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	1,468	2,975	4,000	13,331	5,000	18,331	4,000
Misc-Internet Services	7,345	7,354	7,391	3,672	3,673	7,345	7,391
Impr - Park	-	-	272,700	5,020	-	5,020	271,850
Impr - Landscape	55,590	-	-	-	-	-	-
Total Common Area	95,211	66,772	318,891	47,510	42,203	89,713	318,041
TOTAL EXPENDITURES	2,409,002	2,420,657	2,613,021	1,447,135	1,157,671	2,604,805	2,630,939
Excess (deficiency) of revenues							
Over (under) expenditures	129,463	225,025	-	1,095,365	(976,150)	119,216	-
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	129,462	225,025	-	1,095,365	(976,150)	119,216	-
FUND BALANCE, BEGINNING	3,570,455	3,699,917	3,924,942	3,924,942	-	3,924,942	4,044,158
FUND BALANCE, ENDING	\$ 3,699,917	\$ 3,924,942	\$ 3,924,942	\$ 5,020,307	\$ (976,150)	\$ 4,044,158	\$ 4,044,158

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 4,044,158
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/24	4,044,158

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

Deposits	\$ 4,095
Subtotal	<u>4,095</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	657,735 ⁽¹⁾
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	<u>502,031</u>
Subtotal	<u>1,219,766</u>

Total Allocation of Available Funds	1,223,861
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Total Unassigned (undesignated) Cash	<u>\$ 2,820,297</u>
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(1) Represents approximately 3 months of budgeted expenditures.

Budget Narrative
Fiscal Year 2024

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their money market account.

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

Pavilion Rental

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

EXPENDITURES

Administrative

P/R-Board of Supervisors

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

Professional Services-Engineering

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

Professional Services-Legal Services

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

Professional Services-Management Consulting Services

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

Professional Services-Recording Secretary

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

Auditing Services

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

Postage and Freight

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

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Administrative** (continued)**Insurance-General Liability**

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

Printing and Binding

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

Legal Advertising

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

Miscellaneous-Assessment Collection Costs

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

Miscellaneous-Credit Card Fees

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

Miscellaneous-Contingency

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

Office Supplies

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

Annual District Filing Fee

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

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

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

Contracts-Fountain

Triangle Pool Service contract is \$650 per month. This category is intended to cover the cost of operating and maintaining the three decorative fountains and lighted entry signs that are within the Town Center on Montague Drive. The inter-active fountain has state requirements to have a state certified pool attendant perform tests every other day and report to the state monthly tests results. The District has a contract with *Fountain Design Group, Inc.* for \$255 per quarter to maintain the cascade fountain.

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Flood Control/Stormwater Management** (continued)**R&M-Aquascaping**

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

R&M-Drainage

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

R&M-Fountain

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

Right of Way**Payroll-Salaries**

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

Payroll-Benefits

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

Payroll-Overtime

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

Payroll-Bonus

Annual bonuses given to field staff.

FICA Taxes

Taxes for the regular payroll, overtime and bonus.

Contracts-Police

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

Contracts-Other Services

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

Contracts-Landscape

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

Contracts-Mulch

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

Contracts-Plant Replacement

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

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Right of Way** (continued)**Contracts-Road Cleaning**

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

Contracts-Security Alarms

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

Contracts-Pest Control

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

Fuel, Gasoline & Oil

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

Communication-Telephone

Includes the cost for Network Factor (office telephone); Charter Communications (office internet); and Verizon (cellular phones).

Utility-General

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

Utility-Reclaimed Water

Hillsborough County (BOCC) reclaimed water.

Insurance-General Liability

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

R&M-General

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

R&M-Equipment

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

R&M-Grounds

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

R&M-Irrigation

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

R&M-Sidewalks

Planned repairs for the District sidewalks.

R&M-Signage

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

Budget Narrative
Fiscal Year 2024**EXPENDITURES****Right of Way** (continued)**R&M-Walls**

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

Miscellaneous-Holiday Decor

Seasonal decorations for the field property.

Miscellaneous-Taxes (Street Lights)

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

Miscellaneous-Contingency

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

Office Supplies

General office supplies that are needed for field operation.

Cleaning Services

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

Operating Supplies - General

Supplies needed for District operation.

Operating Supplies - Uniforms

Uniforms for field employees.

Supplies - Miscellaneous

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

Subscriptions and Memberships

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

Conferences and Seminars

Training for field staff.

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

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

R&M-Boardwalks

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

Budget Narrative
Fiscal Year 2024

EXPENDITURES

Common Area (Park & Recreation) (continued)

R&M-Brick Pavers

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

R&M-Grounds

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

R&M-Signage

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

R&M-Walls

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

Miscellaneous-Internet Services

Charter Communications business internet services for Glencliff, Baybridge and West Park Village.

Impr - Park

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 919	\$ 321	\$ 500	\$ 4,220	\$ 4,220	\$ 8,440	\$ 500
Special Assmnts- Tax Collector	56,138	56,138	56,138	53,454	2,684	56,138	56,137
Special Assmnts- Discounts	(2,093)	(2,088)	(2,246)	(2,089)	-	(2,089)	(2,245)
Gate Bar Code/Remotes	258	196	-	65	-	65	-
TOTAL REVENUES	55,222	54,567	54,392	55,650	6,904	62,554	54,392
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	640	657	1,123	1,027	54	1,081	1,123
Misc-Credit Card Fees	10	6	15	2	-	2	15
Total Administrative	650	663	1,138	1,029	54	1,083	1,138
<i>Right of Way</i>							
Communication - Teleph - Field	3,050	3,958	3,300	1,838	2,016	3,854	3,300
Electricity - Streetlighting	5,403	9,423	5,500	3,530	3,396	6,926	5,500
Insurance - General Liability	1,665	1,707	1,878	1,999	-	1,999	2,198
R&M-General	21,299	29,213	19,700	10,643	12,877	23,520	19,700
R&M-Gate	5,566	13,717	5,794	4,216	1,578	5,794	5,794
Reserve - Roadways	-	-	17,082	-	-	-	16,762
Total Right of Way	36,983	58,018	53,254	22,226	19,867	42,093	53,254
TOTAL EXPENDITURES	37,633	58,681	54,392	23,255	19,921	43,176	54,392
Excess (deficiency) of revenues							
Over (under) expenditures	17,589	(4,114)	-	32,395	(13,017)	19,378	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	17,589	(4,114)	-	32,395	(13,017)	19,378	-
FUND BALANCE, BEGINNING	345,405	362,994	358,880	358,880	-	358,880	378,258
FUND BALANCE, ENDING	\$ 362,994	\$ 358,880	\$ 358,880	\$ 391,275	\$ (13,017)	\$ 378,258	\$ 378,258

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 378,258
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	16,762
Total Funds Available (Estimated) - 9/30/24	395,021

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

Deposits	\$ 667
Subtotal	<u>667</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating	9,407 ⁽¹⁾
Reserves - Roadways Prior Years	123,994
Reserves - Roadways FY 2023	17,082
Reserves - Roadways FY 2024	16,762
Subtotal	<u>157,838</u>

Total Allocation of Available Funds	167,912
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Total Unassigned (undesignated) Cash	<u>\$ 227,109</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2026	2 Years Remaining
Anticipated Replacement Costs	\$ 168,000.00	
Anticipated Reserve	\$ 168,000.00	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 58	\$ 19	\$ 150	\$ 188	188	\$ 376	\$ 150
Special Assmnts- Tax Collector	18,057	18,057	18,057	17,194	863	18,057	18,057
Special Assmnts- Discounts	(673)	(672)	(722)	(672)	-	(672)	(722)
TOTAL REVENUES	17,442	17,404	17,485	16,710	1,051	17,761	17,485
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	206	211	361	330	17	347	361
Total Administrative	206	211	361	330	17	347	361
<i>Right of Way</i>							
R&M-Streetlights	18,228	22,157	17,124	11,527	12,024	23,551	17,124
Total Right of Way	18,228	22,157	17,124	11,527	12,024	23,551	17,124
TOTAL EXPENDITURES	18,434	22,368	17,485	11,857	12,041	23,898	17,485
Excess (deficiency) of revenues							
Over (under) expenditures	(992)	(4,964)	-	4,853	(10,990)	(6,137)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(992)	(4,964)	-	4,853	(10,990)	(6,137)	-
FUND BALANCE, BEGINNING	21,958	20,966	16,002	16,002	-	16,002	9,865
FUND BALANCE, ENDING	\$ 20,966	\$ 16,002	\$ 16,002	\$ 20,855	\$ (10,990)	\$ 9,865	\$ 9,865

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 9,865
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/24	9,865

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

Deposits	\$ 3,030
Subtotal	<u>3,030</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	4,371 ⁽¹⁾
Subtotal	<u>4,371</u>

Total Allocation of Available Funds	<u>7,401</u>
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Total Unassigned (undesignated) Cash	<u><u>\$ 2,463</u></u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 65	\$ 15	\$ 65	\$ 121	\$ 121	\$ 242	\$ 80
Special Assmnts- Tax Collector	5,842	5,842	5,842	5,563	279	5,842	9,047
Special Assmnts- Discounts	(218)	(217)	(234)	(217)	-	(217)	(362)
Gate Bar Code/Remotes	65	-	-	-	-	-	-
TOTAL REVENUES	5,754	5,640	5,673	5,467	400	5,867	8,765
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	67	68	117	107	6	113	181
Misc-Credit Card Fees	2	-	4	-	-	-	4
Total Administrative	69	68	121	107	6	113	185
<i>Right of Way</i>							
Communication - Teleph - Field	1,799	1,827	1,800	930	900	1,830	1,800
Insurance - General Liability	2,743	2,811	3,092	3,291	-	3,291	3,420
R&M-General	-	3,566	1,500	2,650	2,615	5,265	1,500
R&M-Gate	1,655	4,381	1,500	2,610	1,000	3,610	1,500
R&M-Streetlights	289	364	360	201	180	381	360
Capital Outlay	6,185	-	-	-	-	-	-
Reserve - Roadways	-	-	2,550	-	-	-	-
Total Right of Way	12,671	12,949	10,802	9,682	4,695	14,377	8,580
TOTAL EXPENDITURES	12,740	13,017	10,923	9,789	4,701	14,490	8,765
Excess (deficiency) of revenues							
Over (under) expenditures	(6,986)	(7,377)	(5,250)	(4,322)	(4,301)	(8,623)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(5,250)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(5,250)	-	-	-	-
Net change in fund balance	(6,986)	(7,377)	(5,250)	(4,322)	(4,301)	(8,623)	-
FUND BALANCE, BEGINNING	24,480	17,494	10,117	10,117	-	10,117	1,494
FUND BALANCE, ENDING	\$ 17,494	\$ 10,117	\$ 4,867	\$ 5,795	\$ (4,301)	\$ 1,494	\$ 1,494

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 1,494
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/24	1,494

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	\$ 20
Subtotal	<u>20</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	- (1)
Reserves - Roadways Prior Years	-
Reserves - Roadways FY 2023	-
Reserves - Roadways FY 2024	-
Subtotal	<u>-</u>

Total Allocation of Available Funds	<u>20</u>
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Total Unassigned (undesignated) Cash	<u>\$ 1,474</u>
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Notes

(1) Should represent approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2035	5 years remaining
Anticipated Replacement Costs	\$ 30,890.40	
Anticipated Reserve Balance	\$ 30,890.40	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 99	\$ 39	\$ 150	\$ 578	\$ 578	\$ 1,156	\$ 150
Special Assmnts- Tax Collector	6,807	5,520	5,520	5,256	264	5,520	5,520
Special Assmnts- Discounts	(254)	(205)	(221)	(205)	-	(205)	(221)
TOTAL REVENUES	6,652	5,354	5,449	5,629	842	6,471	5,449
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	78	65	110	101	5	106	110
Total Administrative	78	65	110	101	5	106	110
<i>Right of Way</i>							
R&M - General	-	-	5,000	-	5,000	5,000	5,000
Reserve - Roadways	-	-	339	-	-	-	339
Total Right of Way	-	-	5,339	-	5,000	5,000	5,339
TOTAL EXPENDITURES	78	65	5,449	101	5,005	5,106	5,449
Excess (deficiency) of revenues							
Over (under) expenditures	6,574	5,289	-	5,528	(4,163)	1,365	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	6,574	5,289	-	5,528	(4,163)	1,365	-
FUND BALANCE, BEGINNING	37,353	43,927	49,216	49,216	-	49,216	50,581
FUND BALANCE, ENDING	\$ 43,927	\$ 49,216	\$ 49,216	\$ 54,744	\$ (4,163)	\$ 50,581	\$ 50,581

Exhibit "E"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 50,581
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	339
Total Funds Available (Estimated) - 9/30/24	50,920

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

Operating Reserves - First Quarter Operating Capital	\$ 1,278 ⁽¹⁾
Reserves - Roadways Prior Years	12,733
Reserves - Roadways FY 2023	339
Reserves - Roadways FY 2024	339
Subtotal	<u>13,411</u>
Total Allocation of Available Funds	14,689

Total Unassigned (undesignated) Cash	<u>\$ 36,231</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2032	8 Years Remaining
Anticipated Replacement Costs balance	\$ 15,780.00	
Current Budgeted Reserve Balance	\$ 15,780.00	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 957	\$ 291	\$ 500	\$ 3,732	\$ 3,732	\$ 7,464	\$ 700
Special Assmnts- Tax Collector	300,625	344,186	344,186	327,733	16,453	344,186	357,970
Special Assmnts- Discounts	(11,211)	(12,801)	(13,767)	(12,806)	-	(12,806)	(14,319)
Gate Bar Code/Remotes	2,912	3,078	-	1,767	-	1,767	-
Insurance Reimbursements	-	13,290	-	-	-	-	-
TOTAL REVENUES	293,283	348,044	330,919	320,426	20,185	340,611	344,352
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	3,427	4,030	6,884	6,299	329	6,628	7,159
Misc-Credit Card Fees	103	115	80	63	42	105	80
Total Administrative	3,530	4,145	6,964	6,362	371	6,733	7,239
<i>Right of Way</i>							
Contracts-Security Services	190,671	221,851	176,200	92,970	102,000	194,970	195,000
Contracts-Pest Control	240	240	240	120	120	240	240
Communication - Teleph - Field	2,108	2,096	2,100	1,002	1,098	2,100	2,100
Insurance - General Liability	931	954	1,049	1,116	-	1,116	1,273
R&M-General	43,021	56,175	21,760	47,473	7,600	55,073	20,000
R&M-Gate	17,028	15,054	10,000	13,739	2,000	15,739	10,000
R&M-Streetlights	51,470	60,037	52,000	32,759	34,200	66,959	66,000
Reserve - Roadways	-	-	43,000	-	-	-	42,500
Total Right of Way	305,469	356,407	306,349	189,179	147,018	336,197	337,113
TOTAL EXPENDITURES	308,999	360,552	313,313	195,541	147,389	342,930	344,352
Excess (deficiency) of revenues Over (under) expenditures	(15,716)	(12,508)	17,606	124,885	(127,204)	(2,319)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	17,606	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	17,606	-	-	-	-
Net change in fund balance	(15,716)	(12,508)	17,606	124,885	(127,204)	(2,319)	-
FUND BALANCE, BEGINNING	345,553	329,837	317,329	317,329	-	317,329	315,010
FUND BALANCE, ENDING	\$ 329,837	\$ 317,329	\$ 334,935	\$ 442,214	\$ (127,204)	\$ 315,010	\$ 315,010

Exhibit "F"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 315,010
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	42,500
Total Funds Available (Estimated) - 9/30/24	357,510

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

Deposits	\$ 8,120
Subtotal	<u>8,120</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	75,463 ⁽¹⁾
Reserves - Roadways Prior Years	281,569
Reserves - Roadways FY 2023	43,000
Reserves - Roadways FY 2024	42,500
Subtotal	<u>367,069</u>

Total Allocation of Available Funds	450,651
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Total Unassigned (undesignated) Cash	<u>\$ (93,141)</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2033	10 years remaining
Anticipated Replacement Costs	\$ 1,044,939.60	
Anticipated Reserve Balance	\$ 1,044,939.60	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 184	\$ 67	\$ 200	\$ 945	\$ 945	\$ 1,890	\$ 200
Special Assmnts- Tax Collector	16,152	16,056	16,056	15,288	768	16,056	16,056
Special Assmnts- Discounts	(602)	(597)	(642)	(597)	-	(597)	(642)
Gate Bar Code/Remotes	266	65	-	-	-	-	-
TOTAL REVENUES	16,000	15,591	15,614	15,636	1,713	17,349	15,614
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	184	188	321	294	15	309	321
Misc-Credit Card Fees	7	-	10	-	-	-	10
Total Administrative	191	188	331	294	15	309	331
<i>Right of Way</i>							
Communication - Teleph - Field	1,505	1,499	1,500	726	726	1,452	1,500
Insurance - General Liability	343	351	386	411	-	411	386
R&M-General	415	-	1,000	6,987	1,000	7,987	1,000
R&M-Gate	837	3,163	3,792	400	3,792	4,192	3,792
R&M-Streetlights	5,405	6,342	5,650	3,505	3,732	7,237	5,650
Reserve - Roadways	-	-	2,955	-	-	-	2,955
Total Right of Way	8,505	11,355	15,283	12,029	9,250	21,279	15,283
TOTAL EXPENDITURES	8,696	11,543	15,614	12,323	9,265	21,588	15,614
Excess (deficiency) of revenues Over (under) expenditures	7,304	4,048	-	3,313	(7,552)	(4,239)	-
Net change in fund balance	7,304	4,048	-	3,313	(7,552)	(4,239)	-
FUND BALANCE, BEGINNING	69,065	76,369	80,417	80,417	-	80,417	76,178
FUND BALANCE, ENDING	\$ 76,369	\$ 80,417	\$ 80,417	\$ 83,730	\$ (7,552)	\$ 76,178	\$ 76,178

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 76,178
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	2,955
Total Funds Available (Estimated) - 9/30/24	79,133

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

Deposits	\$ 853
Subtotal	853

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	3,165 ⁽¹⁾
Reserves - Roadways Prior Years	42,066
Reserves - Roadways FY 2023	2,955
Reserves - Roadways FY 2024	2,955
Subtotal	47,976

Total Allocation of Available Funds	51,994
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Total Unassigned (undesignated) Cash	\$ 27,139
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2031	7 years remaining
Anticipated Replacement Costs	\$ 65,704.80	
Anticipated Reserve Balance	\$ 65,704.80	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Interest - Investments	\$ 3	\$ 108	\$ -	\$ 1,416	\$ 1,416	\$ 2,832	\$ -
Special Assmnts- Tax Collector	235,000	126,326	126,326	120,287	6,039	126,326	126,326
Special Assmnts- Discounts	(8,763)	(4,698)	(5,053)	(4,700)	-	(4,700)	(5,053)
TOTAL REVENUES	226,240	121,736	121,273	117,003	7,455	124,458	121,273
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	2,679	1,479	2,527	2,312	121	2,433	2,527
Total Administrative	2,679	1,479	2,527	2,312	121	2,433	2,527
<i>Right of Way</i>							
R&M-General	-	-	2,044	-	2,044	2,044	2,044
R&M-Streetlights	102,880	122,641	105,000	65,180	68,826	134,006	105,000
Reserve - Roadways	-	-	11,702	3,142	-	3,142	11,702
Total Right of Way	102,880	122,641	118,746	68,322	70,870	139,192	118,746
TOTAL EXPENDITURES	105,559	124,120	121,273	70,634	70,991	141,625	121,273
Excess (deficiency) of revenues							
Over (under) expenditures	120,681	(2,384)	-	46,369	(63,536)	(17,167)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	120,681	(2,384)	-	46,369	(63,536)	(17,167)	-
FUND BALANCE, BEGINNING	2,068	122,749	120,365	120,365	-	120,365	103,198
FUND BALANCE, ENDING	\$ 122,749	\$ 120,365	\$ 120,365	\$ 166,734	\$ (63,536)	\$ 103,198	\$ 103,198

Exhibit "H"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 103,198
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	11,702
Total Funds Available (Estimated) - 9/30/24	114,900

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	\$ 14,572
Subtotal	14,572

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	14,354 ⁽¹⁾
Reserves - Roadways FY Prior Year	65,713
Reserves - Roadways FY 2023	8,560
Reserves - Roadways FY 2024	11,702
Subtotal	85,974

Total Allocation of Available Funds	114,901
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Total Unassigned (undesigned) Cash	\$ -
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Notes

(1) Represents approximately 1 month of budgeted expenditures.

Anticipated Replacement Year	2029	5 years remaining
Anticipated Replacement Costs	\$ 148,189.20	
Anticipated Reserve Balance	\$ 148,189.20	

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 48	\$ 18	\$ 90	\$ 269	\$ 269	\$ 538	\$ 90
Special Assmnts- Tax Collector	7,778	7,778	7,778	7,406	372	7,778	7,778
Special Assmnts- Discounts	(290)	(289)	(311)	(289)	-	(289)	(311)
TOTAL REVENUES	7,536	7,507	7,557	7,386	641	8,027	7,557
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	89	91	156	142	7	149	156
Total Administrative	89	91	156	142	7	149	156
<i>Right of Way</i>							
R&M-Streetlights	5,012	5,044	4,999	3,155	3,282	6,437	4,999
Reserve - Roadways	-	-	2,402	-	-	-	2,402
Total Right of Way	5,012	5,044	7,401	3,155	3,282	6,437	7,401
TOTAL EXPENDITURES	5,101	5,135	7,557	3,297	3,289	6,586	7,557
Excess (deficiency) of revenues Over (under) expenditures	2,435	2,372	-	4,089	(2,648)	1,441	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	2,435	2,372	-	4,089	(2,648)	1,441	-
FUND BALANCE, BEGINNING	18,105	20,540	22,912	22,912	-	22,912	24,353
FUND BALANCE, ENDING	\$ 20,540	\$ 22,912	\$ 22,912	\$ 27,001	\$ (2,648)	\$ 24,353	\$ 24,353

Exhibit "I"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 24,353
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	2,402
Total Funds Available (Estimated) - 9/30/24	26,755

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

Deposits	\$ 765
Subtotal	<u>765</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	1,289 ⁽¹⁾
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Reserves - Roadways Prior Years	16,591
Reserves - Roadways FY 2023	2,402
Reserves - Roadways FY 2024	2,402
Subtotal	<u>21,395</u>

Total Allocation of Available Funds	23,449
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Total Unassigned (undesignated) Cash	<u>\$ 3,306</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

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

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 563	\$ 199	\$ 500	\$ 2,871	\$ 2,871	\$ 5,742	\$ 500
Special Assmnts- Tax Collector	25,926	25,447	25,447	24,231	1,216	25,447	25,447
Special Assmnts- Discounts	(967)	(946)	(1,018)	(947)	-	(947)	(1,018)
Gate Bar Code/Remotes	226	226	-	-	-	-	-
TOTAL REVENUES	25,748	24,926	24,929	26,155	4,087	30,242	24,929
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	296	298	509	466	24	490	509
Misc-Credit Card Fees	4	1	10	-	-	-	10
Total Administrative	300	299	519	466	24	490	519
<i>Right of Way</i>							
Insurance - General Liability	392	402	442	470	-	470	517
R&M-General	-	2,674	4,543	500	4,043	4,543	4,543
R&M-Drainage	1,805	-	3,000	-	3,000	3,000	2,625
R&M-Gate	6,326	2,989	5,000	3,950	1,050	5,000	5,000
Misc-Internet Services	1,453	1,438	1,500	853	853	1,706	1,800
Reserve - Roadways	-	-	9,925	-	-	-	9,925
Total Right of Way	9,976	7,503	24,410	5,773	8,946	14,719	24,410
TOTAL EXPENDITURES	10,276	7,802	24,929	6,239	8,970	15,209	24,929
Excess (deficiency) of revenues Over (under) expenditures	15,472	17,124	-	19,916	(4,883)	15,033	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	15,472	17,124	-	19,916	(4,883)	15,033	-
FUND BALANCE, BEGINNING	211,680	227,152	244,276	244,276	-	244,276	259,309
FUND BALANCE, ENDING	\$ 227,152	\$ 244,276	\$ 244,276	\$ 264,192	\$ (4,883)	\$ 259,309	\$ 259,309

Westchase Community Development District

Exhibit "J" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 259,309
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	9,925
Total Funds Available (Estimated) - 9/30/24	269,234

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	\$ 3,751 ⁽¹⁾
Reserves - Roadways Prior Years	125,234
Reserves - Roadways FY 2023	9,925
Reserves - Roadways FY 2024	9,925
Subtotal	145,084
Total Allocation of Available Funds	148,835

Total Unassigned (undesignated) Cash	\$ 120,399
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2033	9 Years remaining
Anticipated Replacement Costs	\$ 214,509.60	
Anticipated Reserve Balance	\$ 214,509.60	

Westchase

Community Development District

Supporting Budget Schedules

Fiscal Year 2024

Comparison of Assessment Rates

Fiscal Year 2024 vs. Fiscal Year 2023

Section	Name	Units	General Fund		Percent Change
			FY 2024	FY 2023	
104	Wycliffe	30	\$483.24	\$483.85	-0.12%
110	Bennington	108	\$483.24	\$483.85	-0.12%
110	Woodbay	163	\$483.24	\$483.85	-0.12%
111	Berkley Square	122	\$343.12	\$343.12	0.00%
115	Glenfield	101	\$483.24	\$483.85	-0.12%
117	Keswick Forest	64	\$483.24	\$483.85	-0.12%
121	Shopping Center	9.9	\$14,952.56	\$14,956.79	-0.03%
122	Shopping Center	7.24	\$14,952.56	\$14,956.79	-0.03%
201	Glenclyff	48	\$483.24	\$483.85	-0.12%
203	Harbor Links	109	\$483.24	\$483.85	-0.12%
205	Harbor Links Estates	63	\$483.24	\$483.85	-0.12%
211	The Enclave	108	\$483.24	\$483.85	-0.12%
214	Saville Rowe	36	\$483.24	\$483.85	-0.12%
225	Ayshire	49	\$483.24	\$483.85	-0.12%
227	Cheshire	81	\$483.24	\$483.85	-0.12%
229	Derbyshire	105	\$483.24	\$483.85	-0.12%
123/125	Epic Properties	400	\$343.12	\$343.12	0.00%
221/223	Radcliffe	154	\$483.24	\$483.85	-0.12%
231a	7/11	1.17	\$14,952.56	\$14,956.79	-0.03%
231b	Primrose	1.27	\$14,952.56	\$14,956.79	-0.03%
231c	Professional Center	1.82	\$14,952.56	\$14,956.79	-0.03%
235/240	Professional Center	5.54	\$14,952.56	\$14,956.79	-0.03%
Remax Real Estate	Remax Real Estate	0.53	\$14,952.56	\$14,956.79	-0.03%
Golf Course	Golf Course	58	\$91.40	\$90.55	0.94%

Comparison of Assessment Rates

Fiscal Year 2024 vs. Fiscal Year 2023

Section	Name	Units	General Fund		Percent Change
			FY 2024	FY 2023	
302	Greensprings	60	\$483.24	\$483.85	-0.12%
303	Greencrest	54	\$483.24	\$483.85	-0.12%
304	Greenhedges	53	\$483.24	\$483.85	-0.12%
305	Greenmont	41	\$483.24	\$483.85	-0.12%
306	Greendale	59	\$483.24	\$483.85	-0.12%
307	Greenpoint	153	\$483.24	\$483.85	-0.12%
322	Village Green	10	\$483.24	\$483.85	-0.12%
322	Village Green	67	\$483.24	\$483.85	-0.12%
322	Village Green	13	\$483.24	\$483.85	-0.12%
323	Westpark Village	77	\$483.24	\$483.85	-0.12%
323	Westpark Village	10	\$483.24	\$483.85	-0.12%
323	Westpark Village	38	\$483.24	\$483.85	-0.12%
323	Westpark Village	37	\$483.24	\$483.85	-0.12%
324	Westpark Village	22	\$483.24	\$483.85	-0.12%
324	Westpark Village	22	\$483.24	\$483.85	-0.12%
324	Westpark Village	24	\$483.24	\$483.85	-0.12%
324	Westpark Village	40	\$483.24	\$483.85	-0.12%
324	Westpark Village	6	\$483.24	\$483.85	-0.12%
325A	Westpark Village	50	\$483.24	\$483.85	-0.12%
326	Westpark Village	22	\$483.24	\$483.85	-0.12%
326	Westpark Village	30	\$483.24	\$483.85	-0.12%
326	Westpark Village	17	\$483.24	\$483.85	-0.12%
326	David Weekly Homes	36	\$483.24	\$483.85	-0.12%
Westchase Station	Westpark Village	38	\$483.24	\$483.85	-0.12%
370	Castleford	69	\$483.24	\$483.85	-0.12%
371	Stamford	61	\$483.24	\$483.85	-0.12%
372	Baybridge	102	\$483.24	\$483.85	-0.12%
373	Wakesbridge	86	\$483.24	\$483.85	-0.12%
374	Abbotsford	40	\$483.24	\$483.85	-0.12%
375	Chelmsford	100	\$483.24	\$483.85	-0.12%
376	Brentford	85	\$483.24	\$483.85	-0.12%
377	Kingsford	132	\$483.24	\$483.85	-0.12%
378	Stockbridge	68	\$483.24	\$483.85	-0.12%
411	Sturbridge	47	\$483.24	\$483.85	-0.12%
412	Stonebridge	66	\$483.24	\$483.85	-0.12%
414	Woodbridge	40	\$483.24	\$483.85	-0.12%
430	Vineyards	120	\$483.24	\$483.85	-0.12%

Comparison of Assessment Rates

Fiscal Year 2024 vs. Fiscal Year 2023

Section	Name	Units	General Fund		Percent Change
			FY 2024	FY 2023	
Cavendish	Cavendish	90	\$483.24	\$483.85	-0.12%
Gables Residential III	Gables Residential III	615	\$343.12	\$343.12	0.00%
Arlington Park Condos	Arlington Park Condos	76	\$343.12	\$343.12	0.00%
Gables Commercial	<i>Gables Commercial</i>	0.94	\$14,952.56	\$14,956.79	-0.03%
419	<i>Kids R Kids</i>	1.73	\$14,952.56	\$14,956.79	-0.03%
446/1	<i>CVS</i>	1.42	\$14,952.56	\$14,956.79	-0.03%
446/2	<i>Applebees</i>	1.04	\$14,952.56	\$14,956.79	-0.03%
446/3	<i>Burger King</i>	1.69	\$14,952.56	\$14,956.79	-0.03%
446/4	<i>Office</i>	2	\$14,952.56	\$14,956.79	-0.03%
324C-5	Residential	51	\$483.24	\$483.85	-0.12%
324C-6	Ave @ Westchase	1.74	\$14,952.56	\$14,956.79	-0.03%
326D-3	Ave @ Westchase	0.57	\$14,952.56	\$14,956.79	-0.03%
326D-4	Ave @ Westchase	3.24	\$14,952.56	\$14,956.79	-0.03%
332	Morton Plant Mease	2.74	\$14,952.56	\$14,956.79	-0.03%

Comparison of Assessment Rates

Fiscal Year 2024 vs. Fiscal Year 2023

Section	Name	Special Funds			Total Assessments per Unit		
		FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change
104	Wycliffe	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
110	Bennington	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
110	Woodbay	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
111	Berkley Square	\$0.00	\$0.00	n/a	\$343.12	\$343.12	0.00%
115	Glenfield	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
117	Keswick Forest	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
121	Shopping Center	\$0.00	\$0.00	n/a	\$14,952.56	\$14,956.79	-0.03%
122	Shopping Center	\$0.00	\$0.00	n/a	\$14,952.56	\$14,956.79	-0.03%
201	Glenclyff	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
203	Harbor Links	\$326.38	\$326.38	0.00%	\$809.62	\$810.23	-0.08%
205	Harbor Links Estates	\$326.38	\$326.38	0.00%	\$809.62	\$810.23	-0.08%
211	The Enclave	\$167.19	\$167.19	0.00%	\$650.44	\$651.04	-0.09%
214	Saville Rowe	\$251.30	\$162.27	54.87%	\$734.55	\$646.11	13.69%
225	Ayshire	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
227	Cheshire	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
229	Derbyshire	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
123/125	Epic Properties	\$0.00	\$0.00	n/a	\$343.12	\$343.12	0.00%
221/223	Radcliffe	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
231a	7/11	\$1,295.77	\$1,295.68	0.01%	\$16,248.33	\$16,252.47	-0.03%
231b	Primrose	\$1,295.77	\$1,295.68	0.01%	\$16,248.33	\$16,252.47	-0.03%
231c	Professional Center	\$1,295.77	\$1,295.68	0.01%	\$16,248.33	\$16,252.47	-0.03%
235/240	Professional Center	\$0.00	\$0.00	n/a	\$14,952.56	\$14,956.79	-0.03%
Remax Real Estate	Remax Real Estate	\$0.00	\$0.00	n/a	\$14,952.56	\$14,956.79	-0.03%
Golf Course	Golf Course	\$0.00	\$0.00	n/a	\$91.40	\$90.55	0.94%

Comparison of Assessment Rates

Fiscal Year 2024 vs. Fiscal Year 2023

Section	Name	Special Funds			Total Assessments per Unit		
		FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change
302	Greensprings	\$701.90	\$674.87	4.00%	\$1,185.14	\$1,158.72	2.28%
303	Greencrest	\$701.90	\$674.87	4.00%	\$1,185.14	\$1,158.72	2.28%
304	Greenhedges	\$701.90	\$674.87	4.00%	\$1,185.14	\$1,158.72	2.28%
305	Greenmont	\$701.90	\$674.87	4.00%	\$1,185.14	\$1,158.72	2.28%
306	Greendale	\$701.90	\$674.87	4.00%	\$1,185.14	\$1,158.72	2.28%
307	Greenpoint	\$701.90	\$674.87	4.00%	\$1,185.14	\$1,158.72	2.28%
322	Village Green	\$701.90	\$674.87	4.00%	\$1,185.14	\$1,158.72	2.28%
322	Village Green	\$701.90	\$674.87	4.00%	\$1,185.14	\$1,158.72	2.28%
322	Village Green	\$701.90	\$674.87	4.00%	\$1,185.14	\$1,158.72	2.28%
323	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
323	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
323	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
323	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
324	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
324	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
324	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
324	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
324	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
324	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
325A	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
326	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
326	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
326	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
326	David Weekly Homes	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
Westchase Station	Westpark Village	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
370	Castleford	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
371	Stamford	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
372	Baybridge	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
373	Wakesbridge	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
374	Abbotsford	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
375	Chelmsford	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
376	Brentford	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
377	Kingsford	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
378	Stockbridge	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
411	Sturbridge	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
412	Stonebridge	\$243.28	\$243.28	0.00%	\$726.52	\$727.13	-0.08%
414	Woodbridge	\$0.00	\$0.00	n/a	\$483.24	\$483.85	-0.12%
430	Vineyards	\$212.06	\$212.06	0.00%	\$695.30	\$695.91	-0.09%

Comparison of Assessment Rates

Fiscal Year 2024 vs. Fiscal Year 2023

Section	Name	Special Funds			Total Assessments per Unit		
		FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change
Cavendish	Cavendish	\$225.98	\$225.98	0.00%	\$709.23	\$709.83	-0.09%
Gables Residential III	Gables Residential III	\$0.00	\$0.00	n/a	\$343.12	\$343.12	0.00%
Arlington Park Condos	Arlington Park Condos	\$0.00	\$0.00	n/a	\$343.12	\$343.12	0.00%
Gables Commercial	<i>Gables Commercial</i>	\$0.00	\$0.00	n/a	\$14,952.56	\$14,956.79	-0.03%
419	<i>Kids R Kids</i>	\$0.00	\$0.00	n/a	\$14,952.56	\$14,956.79	-0.03%
446/1	<i>CVS</i>	\$0.00	\$0.00	n/a	\$14,952.56	\$14,956.79	-0.03%
446/2	<i>Applebees</i>	\$0.00	\$0.00	n/a	\$14,952.56	\$14,956.79	-0.03%
446/3	<i>Burger King</i>	\$0.00	\$0.00	n/a	\$14,952.56	\$14,956.79	-0.03%
446/4	<i>Office</i>	\$0.00	\$0.00	n/a	\$14,952.56	\$14,956.79	-0.03%
324C-5	Residential	\$152.50	\$152.50	0.00%	\$635.75	\$636.35	-0.09%
324C-6	Ave @ Westchase	\$0.00	\$0.00	n/a	\$14,952.56	\$14,956.79	-0.03%
326D-3	Ave @ Westchase	\$0.00	\$0.00	n/a	\$14,952.56	\$14,956.79	-0.03%
326D-4	Ave @ Westchase	\$0.00	\$0.00	n/a	\$14,952.56	\$14,956.79	-0.03%
332	Morton Plant Mease	\$0.00	\$0.00	n/a	\$14,952.56	\$14,956.79	-0.03%

RESOLUTION 2023-2

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT APPROVING THE BUDGET FOR FISCAL
YEAR 2023/2024 AND SETTING A PUBLIC HEARING
THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2023/2024; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

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

1. The budget proposed by the District Manager for Fiscal Year 2023/2024 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: August 1, 2023

Hour: 4:00 p.m.

Place: Maureen Guazza Regional Library
Community Room A
11211 Countryway Boulevard
Tampa, Florida 33626

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

Adopted this 2nd day of May 2023.

Matt Lewis
Chairman

Andrew P. Mendenhall, PMP
Secretary