

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

JUNE 6, 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, June 6, 2023 – 4:00 p.m.

- 1. Roll Call**
- 2. Consent Agenda**
 - A. Approval of the April 18, 2023 Continued and May 2, 2023 Meeting Minutes with Any Corrections Submitted
 - B. Acceptance of Financial Statements
- 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
 - C. Egis Endorsement, Premium Audit
 - D. Notice of Rezoning Hearing
- 7. Field Manager's Report**
- 8. Supervisors' Requests**
- 9. Adjournment**

*The next workshop meeting is scheduled for June 20, 2023 and the next regular meeting is scheduled for July 11, 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.

<div>Page 1</div> <div>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</div> <hr/> <div>TRANSCRIPT OF: BOARD MEETING</div> <div>DATE: April 18, 2023</div> <div>TIME: 4:05 p.m. - 4:39 p.m.</div> <div>PLACE: Maureen Gauzza Regional Library Community Room A 11211 Countryway Boulevard Tampa, FL 33626</div> <div>REPORTED BY: Sarah Parker Notary Public State of Florida at Large</div>	<div>Agenda Page #5 Page 3</div> <div>I N D E X</div> <div>PAGE</div> <div>Meeting called to order 4</div> <div>Roll Call 4</div> <div>Landscape RFP 4</div> <div>Motion to start RFP process over (Motion passes) 4 12</div> <div>Motion to restart the request for Qualifications 14</div> <div>(Motion passes) 14</div> <div>Staff Report 17</div> <div>Westpark Village 17</div> <div>Sprinklers spraying in the road 18</div> <div>Westpark Village 22</div> <div>Palm tree relocation 24</div> <div>Discussion about the green space 28</div> <div>Motion to adjourn 34</div> <div>(Motion passes) 35</div> <div>Adjournment 35</div>
<div>Page 2</div> <div>APPEARANCES:</div> <div>WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</div> <div>Matthew Lewis, Chairman Greg Chesney, Vice Chairman Jim Wimsatt Christopher Barrett Reggie Gillis, via telephone</div> <div>ALSO PRESENT:</div> <div>INFRAMARK:</div> <div>Andy Mendenhall, District Manager Jayna Cooper</div> <div>DISTRICT ATTORNEY: Erin McCormick, via telephone</div> <div>WESTCHASE STAFF:</div> <div>Doug Mays Sonny Whyte</div> <div>DAVEY TREE:</div> <div>Jeremy Tibbetts</div> <div>WOW:</div> <div>Sarah Temple</div> <div>ALSO PRESENT: Paul Woods, via telephone</div>	<div>Page 4</div> <div>1 The transcript of Westchase Community</div> <div>2 Development District Board Meeting on the 18th day of</div> <div>3 April, 2023, at the Maureen Gauzza Regional Library,</div> <div>4 11211 Countryway Boulevard, Community Room A, Tampa,</div> <div>5 Florida, beginning at 4:05 p.m., reported by Sarah</div> <div>6 Parker, Notary Public in and for the State of Florida</div> <div>7 at Large.</div> <div>8 * * * * *</div> <div>9 CHAIRMAN LEWIS: Good afternoon, everybody.</div> <div>10 I'm going to go ahead and call the meeting to</div> <div>11 order. Again, a reminder, this is a</div> <div>12 continuation of the April 4th meeting of 2023,</div> <div>13 so that we can continue our discussion on the</div> <div>14 landscape RFP process. And I think I'm going to</div> <div>15 kind of go ahead and start this off the bat.</div> <div>16 Actually, I guess, let the record reflect,</div> <div>17 I forget we're here for a workshop/continuation</div> <div>18 meeting. All supervisors are present except for</div> <div>19 Mr. Barrett, including staff; our attorney; and</div> <div>20 Andy, our manager.</div> <div>21 So I'm going to go ahead and sort of start</div> <div>22 this off with a motion based on a conversation I</div> <div>23 had with Doug today, as well as Andy, that I'd</div> <div>24 like to move to sort of start the RFP process</div> <div>25 over for the landscaping, based on some</div>

<p style="text-align: right;">Page 5</p> <p>1 inconsistencies and incompleteness in some of</p> <p>2 our RFP qualification packages.</p> <p>3 MR. CHESNEY: I second.</p> <p>4 CHAIRMAN LEWIS: Is that a second? So I</p> <p>5 guess if we have any discussion, at this</p> <p>6 point -- and really, I think I'd maybe talk to</p> <p>7 Paul and have his input on the schedule and how</p> <p>8 that would go forward in setting new date</p> <p>9 deadlines.</p> <p>10 MR. MAYS: He said he was going to call in.</p> <p>11 CHAIRMAN LEWIS: He's on.</p> <p>12 MR. MAYS: He's there, okay.</p> <p>13 MR. MENDENHALL: The floor is yours, Paul.</p> <p>14 MR. WOODS: Thanks, good afternoon. So the</p> <p>15 board did issue out ten requests for</p> <p>16 information; it received six responses. As Matt</p> <p>17 indicated, there was some omissions across all</p> <p>18 of them. So yesterday afternoon, Andy, Sonny,</p> <p>19 Doug, and Jim met and reviewed them all.</p> <p>20 And restarting the timeline is not going</p> <p>21 to, I think, damage the process, because there</p> <p>22 was some time built into the timeline compared</p> <p>23 to when the project was last bid. I know the</p> <p>24 board is interested in knowing who's coming to</p> <p>25 work for them, and it looked like some of the</p>	<p style="text-align: right;">Agenda Page #6 Page 7</p> <p>1 upcoming bid.</p> <p>2 CHAIRMAN LEWIS: Let me just interrupt real</p> <p>3 quick. Thank you, Paul.</p> <p>4 Let the record reflect Mr. Barrett is in</p> <p>5 the room now.</p> <p>6 Just so you know, bring you up to speed, I</p> <p>7 made a motion off the bat to reset and start</p> <p>8 over on the RFP process, in the best interest of</p> <p>9 the board and community, due to some</p> <p>10 incompleteness and omissions in the bids that we</p> <p>11 got. So it was seconded by Mr. Chesney and</p> <p>12 we're just in discussions at this point.</p> <p>13 MR. BARRETT: All right.</p> <p>14 MR. MENDENHALL: So just to touch on a</p> <p>15 couple points, and Paul brought up some of them;</p> <p>16 so obviously, there was some issues with pretty</p> <p>17 much all the prequalifications, different types</p> <p>18 of things, mostly, and the one consistent thing,</p> <p>19 or the most frequent item was we had a few that</p> <p>20 didn't turn in their financial statements.</p> <p>21 And so -- and Paul alluded to it a little</p> <p>22 bit, I would actually recommend, because we do</p> <p>23 require information about their largest clients</p> <p>24 as well as their revenues over the past three</p> <p>25 years, it might be good to remove that</p>
<p style="text-align: right;">Page 6</p> <p>1 responses -- one I couldn't speak to is where</p> <p>2 the company historically has not issued out</p> <p>3 their financial documents.</p> <p>4 It's a private company, and they feel as</p> <p>5 though putting their financial -- they have</p> <p>6 stated -- their general manager has stated to me</p> <p>7 in the past, putting their financial information</p> <p>8 out into the wind out for anybody and everybody</p> <p>9 to request is problematic for that company.</p> <p>10 So it is amazing to me that sometimes folks</p> <p>11 can't answer simple questions, or can complicate</p> <p>12 what is otherwise a "yes" or "no" question, but</p> <p>13 I think resetting the timeline, trying to</p> <p>14 achieve some of the dates that you all have</p> <p>15 asked for, one of which you wanted to see</p> <p>16 preliminary budget numbers.</p> <p>17 In June, I think Andy has indicated that</p> <p>18 that can be worked around. I'm happy to reset</p> <p>19 the timeline, allow the district to republish.</p> <p>20 I think simplicity has value and if there is any</p> <p>21 corrections or changes in the RFQ, that would</p> <p>22 solicit a greater response. I'm more than happy</p> <p>23 to work with district staff to achieve that goal</p> <p>24 so that we get the most responsive respondents</p> <p>25 possible to get the best turnout for your</p>	<p style="text-align: right;">Page 8</p> <p>1 requirement of having that financial statement</p> <p>2 in there. That way -- unfortunately, some will</p> <p>3 not turn it in, so they would likely be</p> <p>4 disqualified and you'll miss out on some</p> <p>5 bidders.</p> <p>6 So I obviously wanted to get your thoughts.</p> <p>7 That's my recommendation from the process. And</p> <p>8 having been through this process before where</p> <p>9 we've had similar concerns from the vendors.</p> <p>10 CHAIRMAN LEWIS: Any thoughts?</p> <p>11 Go ahead, Greg.</p> <p>12 MR. CHESNEY: Is there another way to</p> <p>13 ascertain their financial capabilities? Like</p> <p>14 can we look at -- are these bonding contractors?</p> <p>15 Can we look at their bond limit or something?</p> <p>16 MR. MENDENHALL: So we ask them some</p> <p>17 similar questions related to bonding. We also</p> <p>18 asked them about their revenue streams, we asked</p> <p>19 them about their largest clients and value of</p> <p>20 clients; so indirectly you can get some of that</p> <p>21 information.</p> <p>22 I would also say, just having been through</p> <p>23 this process, especially this one particularly,</p> <p>24 generally speaking, we're getting companies that</p> <p>25 we're pretty familiar with. So I don't want to</p>

<p style="text-align: right;">Page 9</p> <p>1 say it's a known quantity, but in a lot of</p> <p>2 cases, we're pretty familiar with them.</p> <p>3 And you can tell if the company is</p> <p>4 reporting, you know, tens of millions of</p> <p>5 dollars, generally speaking. Sure, I guess they</p> <p>6 could have bad debt and stuff like that, but if</p> <p>7 we've known them in the industry for 10 to</p> <p>8 20 years, you can make some assumptions</p> <p>9 probably.</p> <p>10 MR. WIMSATT: And looking through them</p> <p>11 yesterday, too, there's a good amount of</p> <p>12 financial information on that statement and</p> <p>13 there tends to be a list of equipment and things</p> <p>14 like that that they have, which give a good feel</p> <p>15 of what they're equipped to do. If I have one</p> <p>16 Ford F-250 and that's all I have and somebody</p> <p>17 has a fleet of 22 of them, you kind of get a</p> <p>18 feel of what the situation is.</p> <p>19 MR. MENDENHALL: And to Paul's point about</p> <p>20 the original June timeline, the objective there</p> <p>21 was to try to get some ballpark numbers, or some</p> <p>22 ideas of what a high-water mark would be,</p> <p>23 because that's, of course, when we would try to</p> <p>24 get our budget in and get the high-water mark to</p> <p>25 the county.</p>	<p style="text-align: right;">Agenda Page #7 Page 11</p> <p>1 determine otherwise.</p> <p>2 CHAIRMAN LEWIS: Okay.</p> <p>3 MR. CHESNEY: And I concur with Andy's</p> <p>4 opinion. I mean, there is no need to be</p> <p>5 concerned. I mean, our fund balance is such</p> <p>6 that, you know, we can handle an increase if we</p> <p>7 think one comes.</p> <p>8 MR. MENDENHALL: It's nice to have if we</p> <p>9 have a number, but it's not a necessity.</p> <p>10 MR. BARRETT: No.</p> <p>11 CHAIRMAN LEWIS: Okay.</p> <p>12 MR. CHESNEY: So we have one motion, it</p> <p>13 sounds like we need another one afterwards,</p> <p>14 right?</p> <p>15 MR. MENDENHALL: Yeah, do you want to take</p> <p>16 a vote on this one, and then we would need to</p> <p>17 probably take a secondary motion on going back</p> <p>18 out to RFP with the prequalification and that</p> <p>19 sort of thing.</p> <p>20 CHAIRMAN LEWIS: Okay. All right. All in</p> <p>21 favor?</p> <p>22 MR. BARRETT: So to clarify, this motion is</p> <p>23 to pull the financial requirement?</p> <p>24 MR. CHESNEY: The motion was to restart the</p> <p>25 process.</p>
<p style="text-align: right;">Page 10</p> <p>1 However, as I talked about, I think at the</p> <p>2 previous meeting when we were discussing this,</p> <p>3 you do have some flexibility in your budget, you</p> <p>4 do have some funds in there that you are</p> <p>5 protected. For example, if your landscaping</p> <p>6 does go up by, you know, X percent, 10 percent,</p> <p>7 something like that, you have some built-in</p> <p>8 protection space based on some of your line</p> <p>9 items that we have as a safety net.</p> <p>10 In addition, you have undesignated fund</p> <p>11 balance to further protect you, and then</p> <p>12 finally, as a last safety measure, you could</p> <p>13 also even arbitrarily say, "Hey, we're going to</p> <p>14 boost our budget by X percent just in case</p> <p>15 landscaping comes in and we aren't prepared."</p> <p>16 I don't think you would need to do that</p> <p>17 based upon your past position and how you have</p> <p>18 your funds set up. But again, that's just my</p> <p>19 opinion, and where you've been the past couple</p> <p>20 years.</p> <p>21 CHAIRMAN LEWIS: Okay. Everybody okay with</p> <p>22 leaving that off?</p> <p>23 MR. WIMSATT: Yeah, I mean, looking through</p> <p>24 those packets yesterday, it didn't give me a</p> <p>25 whole lot more information that I could kind of</p>	<p style="text-align: right;">Page 12</p> <p>1 MR. BARRETT: Okay.</p> <p>2 MR. MENDENHALL: To your point, Chris, I'm</p> <p>3 just looking for general direction on that.</p> <p>4 Obviously, if there was a disagreement and we</p> <p>5 were split, I would say take it to a vote, but</p> <p>6 if there is general consensus, I think, you</p> <p>7 know, we can just have Paul remove that.</p> <p>8 CHAIRMAN LEWIS: All in favor?</p> <p>9 (All board members signify in the</p> <p>10 affirmative.)</p> <p>11 CHAIRMAN LEWIS: Reggie is raising his</p> <p>12 hand?</p> <p>13 MR. MENDENHALL: His hand is up. Thank</p> <p>14 you, Reggie.</p> <p>15 CHAIRMAN LEWIS: Motion passes five to</p> <p>16 zero.</p> <p>17 (Motion passes.)</p> <p>18 CHAIRMAN LEWIS: Okay. So as Andy said, we</p> <p>19 now at this point need a motion to reset the</p> <p>20 dates and restart.</p> <p>21 MR. MENDENHALL: Yeah, I was going to say</p> <p>22 Erin is on the line, so let's ask her just so we</p> <p>23 make sure legal says we're doing it the right</p> <p>24 way.</p> <p>25 Erin, are we looking to basically have the</p>

<p style="text-align: right;">Page 13</p> <p>1 board motion to go back out to RFP, do the 2 qualification statement again, do we need to, in 3 any aspect, set the timeline or dates, or can we 4 do that through the advertising process? 5 Because I'm waiting to hear back how quickly we 6 can get it advertised in the newspaper, which, 7 of course, sets when things are due and that 8 sort of thing. 9 MS. MCCORMICK: Right. Yeah, I think that 10 we can have the board approve restarting the 11 process with the dates to, you know, be 12 determined, in conjunction with the share to be 13 set as quickly as possible. And, of course, 14 we'll provide notice of those in the notice that 15 gets published in the newspaper. 16 The only thing that we need to, you know, 17 be definitively determined would be if we were 18 having a meeting between now and the May 19 meeting, but it doesn't sound like there would 20 be any reason that we would be having the board 21 meet between now and the May meeting. 22 CHAIRMAN LEWIS: No, I don't believe we 23 are, Erin. 24 MS. MCCORMICK: Okay. Yeah, it sounds like 25 the board is, you know, considering approving</p>	<p style="text-align: right;">Agenda Page #8 Page 15</p> <p>1 republishing in the newspaper, but I think it 2 makes sense also for you to direct staff to, you 3 know, reach out to those who submitted 4 statements of qualification, just to make sure 5 that they're aware of the timelines, as well, 6 once those are set. 7 MR. MENDENHALL: Erin, would it be 8 appropriate to reach out to all firms that 9 initially asked for the prequalification 10 questionnaire, or only -- I would assume reach 11 out to all of them? 12 MS. MCCORMICK: Yeah, I would say let's be 13 as inclusive as possible and let them know. 14 MR. MENDENHALL: Okay. Got it. Thank you. 15 MR. BARRETT: I was going to suggest that, 16 provided it was appropriate; so hearing it from 17 the lawyer -- 18 MR. MENDENHALL: Yeah, always helps. 19 CHAIRMAN LEWIS: All right. I think with 20 that, I don't know if there is anymore 21 discussion on landscaping at this point, right? 22 At this point, Erin, do we now adjourn the 23 meeting and continue with the workshop, or can 24 we just continue at the meeting? 25 MR. MENDENHALL: We had our other items.</p>
<p style="text-align: right;">Page 14</p> <p>1 this based on all of the factors that have just 2 been discussed and making a determination that 3 it's in the best interest of the district to 4 restart the request for qualifications and then 5 the submittal of the bids following that. 6 CHAIRMAN LEWIS: Correct. 7 MR. MENDENHALL: Okay. So would anybody 8 like to make the motion as Erin just stated? 9 MR. WIMSATT: I will so move. 10 CHAIRMAN LEWIS: Second? 11 UNIDENTIFIED SPEAKER: I'll second. 12 CHAIRMAN LEWIS: Any other discussion? 13 (No response.) 14 CHAIRMAN LEWIS: Nothing? All right. 15 All those in favor. 16 (All board members signify in the 17 affirmative.) 18 CHAIRMAN LEWIS: Motion passes five to 19 zero. 20 (Motion passes.) 21 MR. MENDENHALL: Thank you, Erin. 22 MS. MCCORMICK: And can I just say one 23 other thing, because we did have a number of 24 companies that had responded to the request for 25 qualifications, and I know we're going to be</p>	<p style="text-align: right;">Page 16</p> <p>1 We had general matters of the district and we 2 had Westpark Village, and Sonny might have an 3 update from Ivy. They were actually added as 4 agenda items to be discussed. So basically, you 5 can run it as the continuation of the meeting, 6 and when you're done, you're done. 7 CHAIRMAN LEWIS: Okay, I'll do that. We 8 already have everybody here. I'd hate for you 9 to just show up for ten minutes. 10 Who is that? Is that Paul? 11 MR. MENDENHALL: Yes, Paul, go right ahead. 12 MR. WOODS: Yeah, thanks again. I got the 13 directions. I just want to be clear that, Andy, 14 I can just review with you, send you out target 15 dates. Is there a date that the board would 16 prefer that we could leave this process by? I 17 know it looks like your July meeting is 18 July 4th; so it would get pushed to, what, 19 July 10th or 11th. So I'd like to start with 20 when does the board need to know these things 21 and then work backwards from there. 22 CHAIRMAN LEWIS: Most likely it's on 23 July 11th is the scheduled meeting for that 24 month. I don't think that's too late, right? I 25 think we can -- that can now be our target,</p>

<p style="text-align: right;">Page 17</p> <p>1 instead of the June meeting.</p> <p>2 MR. MENDENHALL: And that will get us a</p> <p>3 little bit of a buffer to kind of get everything</p> <p>4 done with the prequalification and whatnot.</p> <p>5 MR. WOODS: Great. I'll start on it this</p> <p>6 afternoon.</p> <p>7 MR. MENDENHALL: Thanks, Paul.</p> <p>8 CHAIRMAN LEWIS: Thank you, Paul.</p> <p>9 Moving on to -- I think Westpark Village</p> <p>10 was the other item on the agenda.</p> <p>11 MS. WHYTE: I spoke to Ivy this morning,</p> <p>12 and she sent me the 60 percent completion. It's</p> <p>13 in your Dropbox to review. What she was hoping</p> <p>14 to have today to go forward, it won't cost</p> <p>15 anything, it's already part of it, but if the</p> <p>16 board agrees, she would like to do the pre-op</p> <p>17 with the county by submitting a site plan,</p> <p>18 SWFWMD, and, of course, the county to just to</p> <p>19 see where they're at, see what kind of process</p> <p>20 they're going to need.</p> <p>21 And she would like to start that. I told</p> <p>22 her I would ask you guys if that's okay to go</p> <p>23 forward with on this project.</p> <p>24 MR. GILLIS: Are we talking about something</p> <p>25 past -- is this a new topic? Because I think I</p>	<p style="text-align: right;">Agenda Page #9 Page 19</p> <p>1 had a big shindig on Sunday. Last Friday we had</p> <p>2 a pretty large event not associated with golf,</p> <p>3 but a lot of folks in that apparatus. And just</p> <p>4 a topic came up, and I listened to residents how</p> <p>5 visceral they are about the idea that you cannot</p> <p>6 drive down Linebaugh after 10:00.</p> <p>7 Like, for example, gentlemen in</p> <p>8 convertibles without getting sprayed. You can't</p> <p>9 drive through the gate at Harbor Links after</p> <p>10 about 10:30 without getting water sprayed on you</p> <p>11 or the car. My question was: Is there anything</p> <p>12 in there that could be more specific than just</p> <p>13 simply say, "Minimize overspraying the road"?</p> <p>14 It is much more despised than I ever thought,</p> <p>15 from listening to people talk about it.</p> <p>16 CHAIRMAN LEWIS: Reggie, I think this has</p> <p>17 come up before in conversations before you were</p> <p>18 on the board, but, you know, Doug's here, and</p> <p>19 actually, Jeremy, right --</p> <p>20 MR. TIBBETS: Yes.</p> <p>21 CHAIRMAN LEWIS: -- from Davey is here, and</p> <p>22 maybe they can speak to that real quick. I know</p> <p>23 there has been discussion about timelines,</p> <p>24 people getting hit while they're walking, things</p> <p>25 like that.</p>
<p style="text-align: right;">Page 18</p> <p>1 couldn't get in before I asked a question.</p> <p>2 CHAIRMAN LEWIS: Oh, Reggie, yes, we moved</p> <p>3 on from landscaping, but if you had a question</p> <p>4 about that, we can go back.</p> <p>5 MR. GILLIS: Yeah, I do. Can you hear me</p> <p>6 now?</p> <p>7 MR. MENDENHALL: Hear you great.</p> <p>8 MR. GILLIS: I just want to make sure.</p> <p>9 So my understanding is the requirement that</p> <p>10 was set and everything, that's not going to</p> <p>11 change. It's just about the timeline of the</p> <p>12 process. And the reason I'm asking that</p> <p>13 question, it seems that we're past that now; is</p> <p>14 that correct?</p> <p>15 The length of requirements inside the</p> <p>16 contract itself, that's all one. And the reason</p> <p>17 I'm asking that question: I raised and brought</p> <p>18 up a point about the sprinklers, and I was</p> <p>19 thinking this was just about me, you know, my</p> <p>20 thoughts or desires, but in the last week and a</p> <p>21 half, I've been inundated once people found out</p> <p>22 that we were working this landscape contract</p> <p>23 again.</p> <p>24 To that point, we had our annual Westchase</p> <p>25 golf tournament, a lot of people involved, we</p>	<p style="text-align: right;">Page 20</p> <p>1 Do you guys want to comment on that?</p> <p>2 MR. MAYES: About all I can say on it would</p> <p>3 be that the only thing we can could do is</p> <p>4 because it takes 10:00 to 5:00 in the morning</p> <p>5 just to irrigate half this property. So it</p> <p>6 takes us two days to do the complete irrigation</p> <p>7 of the whole property.</p> <p>8 So it might be possible that by the gates,</p> <p>9 we can change the time on the clock to not so</p> <p>10 say, 10:00 it comes on, we'll start looking at</p> <p>11 better areas that we can do it during those</p> <p>12 times of the day, but I guarantee you, if we did</p> <p>13 move it to the road, somebody on the road is</p> <p>14 going to be unhappy; if we move it to the gate,</p> <p>15 leave it at the gate, somebody is going to be</p> <p>16 unhappy there too.</p> <p>17 But I will get with Jeremy. He's here, as</p> <p>18 you were told, and we will talk about seeing if</p> <p>19 we can make sure we do -- seeing if we can get</p> <p>20 more zone checks done so we can make sure it's</p> <p>21 not hitting the road and it's staying in the</p> <p>22 beds. But on windy days, it's difficult, but</p> <p>23 that's pretty much the best we can probably do,</p> <p>24 is try to change the timelines on those certain</p> <p>25 areas.</p>

<p style="text-align: right;">Page 21</p> <p>1 CHAIRMAN LEWIS: Does that help, Reggie?</p> <p>2 Does that suffice?</p> <p>3 MR. GILLIS: It does, but I guess I push</p> <p>4 back on that. I don't -- look, that gate at</p> <p>5 Harbor Links, yeah, I understand what they're</p> <p>6 saying with the timing and all that, but there</p> <p>7 are an awful lot of communities that don't have</p> <p>8 water sprayed to reach over to try to get</p> <p>9 through the gate, and that's what happens daily</p> <p>10 right now.</p> <p>11 And again, what I'm saying is it's a lot</p> <p>12 more not liked by the community than I even</p> <p>13 thought. Listening to people just go on and on</p> <p>14 how ridiculous it is that you get sprayed every</p> <p>15 day if you were to come home that way, or let's</p> <p>16 say if you had a convertible, and you literally</p> <p>17 would have to try to stay away or have your top</p> <p>18 up not to have recycled water sprayed on you.</p> <p>19 So yeah, I hear it, but I guess I've always</p> <p>20 been -- there are solutions that might not have</p> <p>21 been workable in the past. I just feel like</p> <p>22 listening to people talk about it, it seems like</p> <p>23 we should try much harder to move away from</p> <p>24 that. We're not the only community that has the</p> <p>25 same issue, and you can drive through an awful</p>	<p style="text-align: right;">Agenda Page #10 Page 23</p> <p>1 you.</p> <p>2 CHAIRMAN LEWIS: Moving back to Westpark</p> <p>3 Village, 60 percent plan is in the Dropbox.</p> <p>4 Remind me, what was the --</p> <p>5 MS. WHYTE: Ivy would like to have</p> <p>6 permission from the board to go to the next</p> <p>7 step, which is taking it down to the county,</p> <p>8 which I believe she's mentioned a couple of</p> <p>9 times when we are at this stage. And there is</p> <p>10 no cost, of course, to anything. If the</p> <p>11 community is moving forward with this project,</p> <p>12 she would like to take that initiative to find</p> <p>13 out what's entailed and where the county is</p> <p>14 going to push.</p> <p>15 MR. CHESNEY: I think we did it last</p> <p>16 meeting.</p> <p>17 CHAIRMAN LEWIS: Yeah, I thought Greg was</p> <p>18 the one that brought it up.</p> <p>19 MR. CHESNEY: It didn't get to her, then?</p> <p>20 MS. WHYTE: No, it did not.</p> <p>21 MR. CHESNEY: She's supposed to be doing</p> <p>22 that, yeah.</p> <p>23 MS. WHYTE: Okay. I will call her in the</p> <p>24 morning and get that process started. Now,</p> <p>25 there's a couple of big palm trees in that area.</p>
<p style="text-align: right;">Page 22</p> <p>1 lot of places and not have as much overspray in</p> <p>2 our roads, even across two lanes, sometimes on a</p> <p>3 daily basis.</p> <p>4 CHAIRMAN LEWIS: Yeah. I mean, I guess I</p> <p>5 would say maybe, Doug, if you guys want to get</p> <p>6 together and maybe get with Reggie offline and</p> <p>7 see if there is anything that can be done that</p> <p>8 we haven't already talked about. I don't know</p> <p>9 if there's different pop-up sizes or radius,</p> <p>10 things like that.</p> <p>11 MR. TIBBETS: It's an easy fix. We'll be</p> <p>12 more than happy to look into it. We can make</p> <p>13 some adjustments either by the times or specific</p> <p>14 areas that we can do. It's some easy</p> <p>15 adjustments. We'll change the times to tend to</p> <p>16 those folks, be happy to do it.</p> <p>17 CHAIRMAN LEWIS: Thank you.</p> <p>18 MR. TIBBETS: You bet.</p> <p>19 CHAIRMAN LEWIS: Reggie, anything else?</p> <p>20 MR. GILLIS: No, that's it.</p> <p>21 CHAIRMAN LEWIS: Okay. Thanks for bringing</p> <p>22 it up. I don't know if you heard me. They're</p> <p>23 going to get with you offline outside the</p> <p>24 meeting to work through that, okay?</p> <p>25 MR. GILLIS: No, I did, I heard. Thank</p>	<p style="text-align: right;">Page 24</p> <p>1 After talking to one of our vendors, he</p> <p>2 recommended that if we are looking at taking</p> <p>3 them out, we might be able to facilitate finding</p> <p>4 a vendor who may purchase them from us. Can I</p> <p>5 start exploring that?</p> <p>6 CHAIRMAN LEWIS: I don't have a problem</p> <p>7 with it. Doug, is that something that -- are</p> <p>8 they looking for us to do the digging?</p> <p>9 MS. WHYTE: No, no, no, they're looking</p> <p>10 to -- like he said, there's people out there who</p> <p>11 want to buy big palms and we have to remove them</p> <p>12 anyway. So what I'm trying to see is if I can</p> <p>13 find somebody who might turn around and purchase</p> <p>14 them from us.</p> <p>15 CHAIRMAN LEWIS: Go ahead.</p> <p>16 MR. BARRETT: I like the idea. I know that</p> <p>17 there are rules about dealing with surplus</p> <p>18 property, so you might want to ask Erin how we</p> <p>19 have to handle that.</p> <p>20 MS. WHYTE: Okay.</p> <p>21 MS. MCCORMICK: Can you hear me?</p> <p>22 MR. MENDENHALL: Yeah, go right ahead,</p> <p>23 Erin.</p> <p>24 MS. MCCORMICK: Yeah, it seems like it</p> <p>25 should just be a no-brainer, but you're right,</p>

<p style="text-align: right;">Page 25</p> <p>1 Chris, there is a process where we have property 2 that is CDD-owned, that we're talking about 3 selling to a private vendor where we have to 4 adopt a resolution, making a determination that 5 is surplus property and is no further benefit to 6 the district, and then we have to actually, you 7 know, take bids to make sure that we are getting 8 the highest price for that. Those palm trees in 9 this case. 10 CHAIRMAN LEWIS: Just curious -- I'm glad 11 you brought that up -- is it worth our time to 12 do that, Doug, in your opinion? I mean, are we 13 going to get possibly 10 grand from it? 14 MR. MAYS: Those are pretty expensive 15 palms, and they're very nice ones. There's some 16 high-end homes that would love something like 17 that, but even if we can't do it that way, we 18 should probably actually hire a company that has 19 a spade machine that is designed to go in there. 20 It's a large machine that goes in there. There 21 is enough room, once we clear everything out, we 22 can spade them and possibly move them ourselves 23 to another location that we want to keep them on 24 property. 25 So just an idea where else you would like</p>	<p style="text-align: right;">Agenda Page #11 Page 27</p> <p>1 too, since it's just one palm. 2 MR. MAYS: Right. That's what I was 3 thinking too. 4 MR. WIMSATT: That's great. 5 CHAIRMAN LEWIS: I like that. 6 MR. MAYS: You know, Westchase has been 7 here forever and I'd hate to see it just 8 disappear when we can actually put it on another 9 park, or put it somewhere else where people can 10 enjoy it. 11 MR. BARRETT: Can you get us pricing for 12 the palm? We should have a, you know, pick your 13 place that you want. 14 MR. MAYS: Yeah, that was one of the things 15 we were going to do when we were working on it. 16 MR. BARRETT: Thank you. 17 MR. MAYS: Especially now since Sonny 18 said -- since Erin mentioned about -- I forgot 19 about surplus, selling stuff. We can't really 20 go around here selling stuff, but there are 21 things we can move to save. 22 MR. WIMSATT: Great. 23 CHAIRMAN LEWIS: Okay. I like it. 24 What else do you have, Sonny? 25 MS. WHYTE: That's it. That's all she</p>
<p style="text-align: right;">Page 26</p> <p>1 to see them, maybe. We don't have to cut 2 everything down. Some of the stuff, like the 3 sweet gums, those are cheap, so you can cut those 4 down; but the palms, if there is a way to save 5 them, that would be nice. 6 MR. CHESNEY: Do you have any ideas where 7 we should put them? 8 MR. MAYS: I was thinking about that park 9 over by the Medical Center. 10 MR. CHESNEY: That's actually what I was 11 thinking too. 12 MR. MAYS: To be honest with you, one of 13 the things that I wanted to do was the fountain. 14 We don't have to -- I don't want to destroy the 15 fountain, I'd want to sell it. But if we've got 16 to go through this, I was thinking of moving the 17 fountain somewhere else too. 18 We could hook some sort of water system. 19 We don't have to have water lights there, we 20 could have some sort of watering system built in 21 that recirculates the water and use that in 22 another area, too. All you need to do is give 23 it power. So I was even thinking about a way to 24 save that. Put it in another location. 25 MR. CHESNEY: I would do that with solar,</p>	<p style="text-align: right;">Page 28</p> <p>1 wanted to know. I'm going to meet with her, and 2 if anybody has any questions, it's in your 3 Dropbox, just review it, come back to me. I'm 4 going to meet with her probably at the end of 5 the week or beginning of next week. 6 MR. BARRETT: I know I give you guys a hard 7 time about trees now and then. Thank you for 8 saving the palms. 9 MR. MAYS: You know me, if they're in the 10 right place, sure. If they're in the wrong 11 place, I'm going to speak up about it. 12 MR. BARRETT: I want to give you guys 13 credit where credit is due. Thank you for doing 14 that. 15 MR. MAYS: I did get a phone call from 16 Mr. Lightner Bridge today. 17 MR. CHESNEY: Is that why he was ringing my 18 doorbell while I was sitting there? 19 MR. MAYS: He asked the names of the board 20 members. 21 MR. CHESNEY: It's a beautiful tree. I 22 hate to see it torn down. 23 CHAIRMAN LEWIS: All right. The only other 24 thing that I guess I had on my end is I saw an 25 e-mail come across about the Great West Chase,</p>

<p style="text-align: right;">Page 29</p> <p>1 it looks like it may be on. 2 MR. BARRETT: Yeah. 3 CHAIRMAN LEWIS: And it was directed at 4 you. 5 MR. BARRETT: I spoke to Leslie this 6 week, and she called me in a little bit of a 7 panic because she had read that we were just 8 going to shut down the green space, and I'm 9 like, "Look, we're just trying to figure out how 10 much space we'll need for staging area, but it's 11 probably not going to be the entire green 12 space." 13 So if you guys are cool with us -- with 14 them going forward with the Great West Chase, 15 and we can kind of figure out as we move 16 forward, how can we work with our contractors to 17 minimize the impact on the green space, that 18 would be awesome. 19 MS. WHYTE: Depending on when we start, 20 also depends on when we finish. The longer we 21 push it off, the further back we go. The same 22 as the Santa Claus parade; I gave them a 23 heads-up just in case because they always use 24 our area for the tree. And they won't be able 25 to -- if we're not finished, they won't be able</p>	<p style="text-align: right;">Agenda Page #12 Page 31</p> <p>1 that's it. 2 MR. BARRETT: That's in the street. 3 MR. WIMSATT: Oh, it's in the street, in 4 front. 5 MS. WHYTE: If there was anything, 6 blockage, you know, diminish the road, maybe. 7 Depending on if there is barriers or something, 8 you might not have quite as much access as a 9 double road to run out of, or run back into. 10 CHAIRMAN LEWIS: The only other thing that 11 I had was the cell tower. I just wanted to give 12 an update on that real quick, and since Erin is 13 on as well. We did have some construction 14 comments. I don't know if anybody else from the 15 board provided those to Erin or Robert. I think 16 those have been sent on to Vertex. 17 Erin, you want to kind of fill them in, 18 everybody else, on where we are at with that 19 process? 20 MS. MCCORMICK: Yeah. So Robert has some 21 comments on the cell tower construction drawings 22 and the location at the time. And he had 23 e-mailed me today that he was going to get those 24 to me by tomorrow so that I could provide those 25 to Vertex. I already had sent to Alan your</p>
<p style="text-align: right;">Page 30</p> <p>1 to. 2 So they would have to change their route as 3 well as -- so I gave them heads-up on that and 4 they got it on their paperwork, and just -- and, 5 of course, I was talking to Karen, and that's 6 when it came up. 7 MR. BARRETT: As long as you think it's 8 workable, let's kind of just reassure them that 9 we're good. And we just need to get moving on 10 the project. 11 CHAIRMAN LEWIS: Yeah, I don't anticipate 12 necessarily using anything south of the 13 ping-pong tables towards the bandstand. I just 14 didn't have that in my mind. The reason I 15 brought it up is the way I read her e-mail, she 16 was still wanting to use that area, even though 17 it might be clear and under construction -- 18 MR. BARRETT: Which area? 19 CHAIRMAN LEWIS: Where the Christmas tree 20 is, the bell tower area. 21 MS. WHYTE: They usually don't. 22 MR. BARRETT: They usually don't. 23 MS. TEMPLE: They have it for a water 24 station, that's it. 25 MR. WIMSATT: It was a water station,</p>	<p style="text-align: right;">Page 32</p> <p>1 comments that you had to the construction 2 drawings, and also the comments regarding 3 staking the wetland line. 4 And Alan just e-mailed me back today and 5 acknowledged receiving the comments, and he said 6 that he's having his construction 7 manager/contractor review the comments that you 8 had provided. He would look forward to 9 receiving Robert Dvorak's comments, and he also 10 said he'd be providing the plans for the tower 11 foundation that you had requested. 12 So that's the latest right now. I had 13 looked at the timeline of when we had gotten the 14 construction drawings from Alan, and I believe 15 it was March 29th, which means, you know, our 16 30-day window for providing any comments to 17 that, at least those initial drawings would be, 18 I think it was April 28th. 19 But, of course, if there are any other 20 comments, I would like to get those to them as 21 soon as possible. I also did add in the 22 language to the lease agreement that would 23 require that at the time that the lease is 24 terminated, Vertex would, you know, restore the 25 elevation and any fill that had been removed</p>

<p style="text-align: right;">Page 33</p> <p>1 from the lease property to the original 2 condition, and he said he had no issues with 3 that, or they had no problem with that. 4 CHAIRMAN LEWIS: Okay. I thought there was 5 some discussion briefly last week about their 6 access with the county. Can you comment on 7 that, where that process is. 8 MS. MCCORMICK: Well, I had asked him where 9 things stood with getting the county's approval 10 for the access to the property, and he told me 11 last week that they had gotten a draft agreement 12 from the county and he was setting up a call, I 13 think, with the county staff and his team to 14 discuss, you know, some of the comments they had 15 regarding the agreement. But at this point, 16 it's not been approved yet by the county -- I 17 mean it's not been finalized yet by the county. 18 CHAIRMAN LEWIS: Okay. Thank you. 19 I don't think I really have anything else 20 to discuss. Long-term planning, I just had a 21 note, and we can talk about this at the May 22 meeting, but from the last meeting, the notes 23 for a potential May workshop, and I think this 24 came with supervisor requests, but Reggie wanted 25 to talk about long-term facility planning and</p>	<p style="text-align: right;">Agenda Page #13 Page 35</p> <p>1 zero. 2 (Motion passes.) 3 (At 4:39 p.m., all proceedings were 4 concluded.) 5 6 7 8 9 10 11 12 <hr/>Matthew Lewis, Chairman 13 14 15 16 17 18 19 20 21 22 23 24 25</p>
<p style="text-align: right;">Page 34</p> <p>1 that included the golf course. And I think 2 Chris brought up ped safety in the greens near 3 the gates, and then plantings on Linebaugh, so 4 maybe just keep that in the back of everybody's 5 mind as we're moving forward. 6 MR. BARRETT: Pedestrian, right? You said 7 "ped"? 8 CHAIRMAN LEWIS: I said the short 9 abbreviation. 10 MR. CHESNEY: I thought you said "pet." 11 MR. BARRETT: Not that I don't care about 12 pets, too. 13 CHAIRMAN LEWIS: Thank you for the 14 clarification. 15 Pardon? 16 MS. WHYTE: Robert has already been and 17 evaluated the area that Chris had some concerns 18 with, or the residents did; so I'm sure he'll 19 update you at the May meeting. 20 CHAIRMAN LEWIS: Okay. Very good. Okay. 21 With that, I'll move to adjourn. 22 All in favor? 23 (All board members signify in the 24 affirmative.) 25 CHAIRMAN LEWIS: Motion passes five to</p>	<p style="text-align: right;">Page 36</p> <p>1 REPORTER'S CERTIFICATE 2 3 I, Sarah Parker, certify that I was 4 authorized to and did stenographically report the 5 foregoing hearing; and that the transcript is a true 6 and complete record of my stenographic notes. 7 I further certify that I am not a relative, 8 employee, attorney or counsel of any of the parties, 9 nor am I a relative or employee of any of the parties' 10 attorney or counsel connected with the action, nor am 11 I financially interested in the action. 12 DATED this February 1, 2023. 13 14 15 16 17 18 Sarah Parker 19 20 21 22 23 24 25</p>

MINUTES

<p style="text-align: right;">Page 1</p> <p>RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT</p> <hr/> <p>TRANSCRIPT OF: BOARD MEETING</p> <p>DATE: May 2nd, 2023</p> <p>TIME: 4:00 p.m. - 5:38 p.m.</p> <p>PLACE: Maureen Gauzza Regional Library Community Room A 11211 Countryway Boulevard Tampa, FL 33626</p> <p>REPORTED BY: Sarah Parker Notary Public State of Florida at Large</p>	<p style="text-align: right;">Agenda Page #15 Page 3</p> <p style="text-align: center;">I N D E X</p> <table> <tr> <th></th><th style="text-align: right;">PAGE</th></tr> <tr> <td>Meeting called to order</td><td style="text-align: right;">5</td></tr> <tr> <td>Roll Call</td><td style="text-align: right;">5</td></tr> <tr> <td>Pledge of Allegiance</td><td style="text-align: right;">5</td></tr> <tr> <td>Consent Agenda</td><td style="text-align: right;">5</td></tr> <tr> <td>Motion to approve</td><td style="text-align: right;">5</td></tr> <tr> <td>(Motion passes)</td><td style="text-align: right;">6</td></tr> <tr> <td>Audience Comments</td><td style="text-align: right;">6</td></tr> <tr> <td>The Greens Guardhouse request</td><td style="text-align: right;">11</td></tr> <tr> <td>Discussion about pressure washing Stonebridge sidewalks</td><td style="text-align: right;">30</td></tr> <tr> <td>Engineer's Report</td><td style="text-align: right;">54</td></tr> <tr> <td>Proposal for a survey request</td><td style="text-align: right;">64</td></tr> <tr> <td>Motion to accept</td><td style="text-align: right;">67</td></tr> <tr> <td>(Motion passes)</td><td style="text-align: right;">67</td></tr> <tr> <td>Attorney's Report</td><td style="text-align: right;">68</td></tr> <tr> <td>Vertex and Construction Drawings</td><td style="text-align: right;">68</td></tr> <tr> <td>Manager's Report</td><td style="text-align: right;">71</td></tr> <tr> <td>Landscape RFP qualification</td><td style="text-align: right;">71</td></tr> <tr> <td>Pre-bid meeting</td><td style="text-align: right;">73</td></tr> <tr> <td>Budget Discussion</td><td style="text-align: right;">77</td></tr> <tr> <td>Villages with projected increase in Assessments</td><td style="text-align: right;">81</td></tr> <tr> <td>Field Manager's Report</td><td style="text-align: right;">85</td></tr> <tr> <td>Erosion project at Glenclyff Park</td><td style="text-align: right;">85</td></tr> </table>		PAGE	Meeting called to order	5	Roll Call	5	Pledge of Allegiance	5	Consent Agenda	5	Motion to approve	5	(Motion passes)	6	Audience Comments	6	The Greens Guardhouse request	11	Discussion about pressure washing Stonebridge sidewalks	30	Engineer's Report	54	Proposal for a survey request	64	Motion to accept	67	(Motion passes)	67	Attorney's Report	68	Vertex and Construction Drawings	68	Manager's Report	71	Landscape RFP qualification	71	Pre-bid meeting	73	Budget Discussion	77	Villages with projected increase in Assessments	81	Field Manager's Report	85	Erosion project at Glenclyff Park	85
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<p style="text-align: right;">Page 2</p> <p>APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:</p> <p>Matthew Lewis, Chairman Jim Wimsatt Christopher Barrett Reggie Gillis</p> <p>ALSO PRESENT:</p> <p>INFRAMARK: Andy Mendenhall, District Manager</p> <p>DISTRICT ATTORNEY: Erin McCormick</p> <p>WESTCHASE STAFF: Doug Mays Sonny Whyte</p> <p>DISTRICT ENGINEER:</p> <p>Robert Dvorak</p> <p>APPEARANCES CONTINUED:</p> <p>WOW: Karen Ring</p> <p>ALSO PRESENT:</p> <p>Steven Splaine Don Roszel Matthew Rice Elder Ripper Barry C. Andlesa</p>	<p style="text-align: right;">Page 4</p> <table> <tr> <td>Applications for tree removals</td><td style="text-align: right;">86</td></tr> <tr> <td>Motion to deny tree removals</td><td style="text-align: right;">92</td></tr> <tr> <td>(Motion passes)</td><td style="text-align: right;">92</td></tr> <tr> <td>Supervisors' Requests</td><td style="text-align: right;">97</td></tr> <tr> <td>Adjournment</td><td style="text-align: right;">97</td></tr> <tr> <td>Motion passes</td><td style="text-align: right;">98</td></tr> <tr> <td style="text-align: center;">- - -</td><td></td></tr> </table>	Applications for tree removals	86	Motion to deny tree removals	92	(Motion passes)	92	Supervisors' Requests	97	Adjournment	97	Motion passes	98	- - -																																	
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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 3 2nd day of May, 2023, at the Maureen Gauzza 4 Regional Library, 11211 Countryway Boulevard, 5 Community Room A, Tampa, Florida, beginning at 6 4:00 p.m., reported by Sarah Parker, Notary 7 Public in and for the State of Florida at Large. 8 ***** 9 CHAIRMAN LEWIS: All right. I'll go ahead 10 and call the meeting to order. Welcome 11 everybody, this is the Westchase CDD meeting for 12 Tuesday, May 2nd, 2023. It's 4:00 p.m., and per 13 our usual meeting, we'll do our Pledge of 14 Allegiance. 15 (The Pledge of Allegiance was recited.) 16 CHAIRMAN LEWIS: All right. Let the record 17 reflect that four of the five supervisors are 18 here. Mr. Chesney is absent today. We do have 19 our engineer and attorney and staff as well. 20 Moving onto consent agenda, looking for a motion 21 to approve. 22 MR. WIMSATT: I'll move to approve. 23 MR. GILLIS: I'll second. 24 CHAIRMAN LEWIS: Mr. Wimsatt, seconded by 25 Reggie. Any discussion or questions?</p>	<p style="text-align: right;">Agenda Page #16 Page 7</p> <p>1 I e-mailed Andy. Technically longer, if you 2 want to consider whether or not the application 3 was complete since we weren't able to get it 4 notarized when we submitted it the first time. 5 What impeded us from getting it submitted 6 was the notary. We had an unfortunate instance 7 with getting it notarized in a timely fashion, 8 and so we had to rush it over in order to get it 9 notarized. We're a family company and we were 10 very excited to potentially be able to put 11 together a bid for you guys, or at least be 12 considered to put together a bid for you all. 13 I understand that this is a government 14 entity, however, and we did miss the cutoff, 15 that that would be asking for some grace and 16 consideration to ask for you to allow us to be 17 considered. I believe my organization is of a 18 size and of a capacity to excellently handle the 19 Westchase, and I believe that if you-all 20 determine that it is within reason to accept our 21 qualification statement, or sheet here, that we 22 will certainly prove to be an excellent 23 contender for the maintenance and irrigation for 24 the property. 25 Yeah, that's all I have to say. Just</p>
<p style="text-align: right;">Page 6</p> <p>1 (No response.) 2 All right. Seeing none; all in favor to 3 approve? 4 (All board members signify in the 5 affirmative.) 6 CHAIRMAN LEWIS: Passes four to zero. 7 (Motion passes.) 8 CHAIRMAN LEWIS: Okay. We are quickly at 9 the audience comment section we were just 10 talking about. So just a reminder, we do have 11 some audience members today, if you could just 12 state your name and address for the record. And 13 I'll go with -- Mr. Ripper, right? 14 MR. RIPPER: Thank you very much. I'm 15 sorry for the discourtesy of not being able to 16 address you back. 17 CHAIRMAN LEWIS: Oh, Matt Lewis. 18 MR. RIPPER: Matt, Mr. Lewis. Yes, so my 19 name is Elder Ripper. My home address is in 20 Orlando, so 2469 Linkwood Avenue, Clermont, 21 Florida. 22 I'm with Helping Hand Lawn Care. We're a 23 landscaping company who was intending to submit 24 for the RFQ, but we were -- we missed the cutoff 25 by about 40 minutes or so, by an e-mail there.</p>	<p style="text-align: right;">Page 8</p> <p>1 asking for some grace, but I understand if not, 2 as it is a government entity that you guys 3 represent. 4 CHAIRMAN LEWIS: Well, I do appreciate you 5 attending, and I do appreciate -- I'm sure I 6 speak for the rest of the board -- your interest 7 in the property and your submittal. We actually 8 have -- just in our last meeting, we had a -- 9 I'm trying to think of, I guess we kind of had a 10 start-over. We had some qualifications meetings 11 that we had, and we wanted to make sure that we 12 do get the most qualified people. 13 So with that, some of the submittals that 14 we had previously were not complete so we did do 15 a start-over, and they were due today, right? 16 MR. RIPPER: Yes, at 10:00 a.m. today. 17 CHAIRMAN LEWIS: Okay. I couldn't remember 18 if it was today or yesterday, but unless there 19 is another motion by a board member to extend or 20 recuse, I would say we're just going to move on 21 politely. 22 Yes, sir? 23 MR. ROSZEL: My name is Don Roszel. I live 24 on Greencrest Drive. I'm a visitor, I guess. 25 Are we allowed to make any kind of comment, or</p>

<p style="text-align: right;">Page 9</p> <p>1 are we just here to listen?</p> <p>2 CHAIRMAN LEWIS: You can make a comment</p> <p>3 when I call on you, and if you have a comment</p> <p>4 that's related to Mr. Ripper, absolutely. So</p> <p>5 I'm trying to go in order here from left to the</p> <p>6 right.</p> <p>7 MR. ROSZEL: My question would be: They</p> <p>8 missed the notarization deadline by how much?</p> <p>9 MR. RIPPER: So in terms of getting it</p> <p>10 submitted, 40 minutes or so. Notarization, I</p> <p>11 was in a meeting where we were installing</p> <p>12 equipment on a truck; it was about an hour and</p> <p>13 10 minutes or so that I was able to turn it back</p> <p>14 over via e-mail.</p> <p>15 MR. ROSZEL: Okay. Sorry for raising my</p> <p>16 hand up during --</p> <p>17 CHAIRMAN LEWIS: No, that's okay. I didn't</p> <p>18 mean to admonish you that way. I don't have a</p> <p>19 better way to say it.</p> <p>20 MR. RIPPER: And I'm glad to clarify, thank</p> <p>21 you.</p> <p>22 MR. GILLIS: Was that yesterday? I guess</p> <p>23 I'm missing something.</p> <p>24 MR. RIPPER: No, it was today.</p> <p>25 MR. GILLIS: Oh, okay. This was all today.</p>	<p style="text-align: right;">Agenda Page #17 Page 11</p> <p>1 CHAIRMAN LEWIS: Yeah, unfortunately, and I</p> <p>2 appreciate you understanding. And maybe next</p> <p>3 time, I guess is all I can say, so --</p> <p>4 MR. RIPPER: Got ya. All right. Well,</p> <p>5 thank you all, then.</p> <p>6 CHAIRMAN LEWIS: Thank you. Thank you.</p> <p>7 MR. RIPPER: Absolutely.</p> <p>8 (Mr. Ripper exits the proceedings.)</p> <p>9 CHAIRMAN LEWIS: Yes, sir, you have a</p> <p>10 comment or a question?</p> <p>11 MR. SPLAINE: My name is Steve Splaine, I'm</p> <p>12 one of the voting members for The Greens in</p> <p>13 Westchase, along with fellow resident, Don. And</p> <p>14 I'm here today to make a request -- actually two</p> <p>15 requests. The first one is fairly</p> <p>16 straightforward.</p> <p>17 So it came to the attention of The Greens</p> <p>18 voting members, myself and the other members,</p> <p>19 that the guardhouse into The Greens, although</p> <p>20 the exterior looks great, the interior isn't</p> <p>21 where it kind of needs to be.</p> <p>22 We went up there and looked at the</p> <p>23 interior, specifically the interior walls and</p> <p>24 floors need resurfacing and painting. The</p> <p>25 blinds are broken and, ideally, should be</p>
<p style="text-align: right;">Page 10</p> <p>1 MR. RIPPER: Yeah, I actually rushed over</p> <p>2 to get it notarized myself, to attempt.</p> <p>3 MR. MENDENHALL: Yeah, they were, and we'll</p> <p>4 talk about this a little bit more in detail</p> <p>5 later, that the bids, in general -- or not the</p> <p>6 bids, the qualification statements, they were</p> <p>7 due today at 10:00 a.m.</p> <p>8 CHAIRMAN LEWIS: Okay.</p> <p>9 MR. RIPPER: We had communicated our intent</p> <p>10 and actually asked a clarifying question</p> <p>11 yesterday as to the legitimacy as to whether or</p> <p>12 not it needed to be notarized, you know, to</p> <p>13 ensure that we were all on the same page there.</p> <p>14 This kind of ended up on our desk a little bit</p> <p>15 in a condensed time frame, so we were made aware</p> <p>16 three days ago that you guys were available up</p> <p>17 for bid.</p> <p>18 Just putting it all out there, we're a</p> <p>19 family business; my dad and I, we were super</p> <p>20 excited to come in. We do the airport over at</p> <p>21 Orlando, Orlando International, and the</p> <p>22 Executive Airport, so our landscape portfolio is</p> <p>23 of comparable size, and we believe that we would</p> <p>24 be the right people for the job if we were to be</p> <p>25 considered, but I understand.</p>	<p style="text-align: right;">Page 12</p> <p>1 replaced. The bathroom would benefit from hot</p> <p>2 water and an air vent. There is no circulation</p> <p>3 in there, and without being crude, if you're</p> <p>4 working four feet away from the bathroom all day</p> <p>5 long, it's not the greatest work environment if</p> <p>6 it's not vented.</p> <p>7 The guardhouse door cannot be locked.</p> <p>8 There was, I guess, a fire a while ago, and it</p> <p>9 kind of warped the door. The locks and handles</p> <p>10 on the filing cabinets that contain the</p> <p>11 sensitive information such as the names of</p> <p>12 children, telephone numbers, all that kind of</p> <p>13 stuff, can't be locked. And when combined with</p> <p>14 the inability to lock the exterior door, doesn't</p> <p>15 give us that warm, fuzzy security privacy.</p> <p>16 In addition to security staff, we would</p> <p>17 appreciate a few electronic appliances: Small</p> <p>18 fridge, paper shredder, microwave, et cetera.</p> <p>19 So my first ask is to the CDD board if we could</p> <p>20 ask the field manager to get some estimates of</p> <p>21 what it would take to refurbish some or all</p> <p>22 these items. You're obviously much more</p> <p>23 familiar with the interior than myself, so</p> <p>24 that's the first ask, to get the cost.</p> <p>25 And then the second ask is, once we</p>

<p style="text-align: right;">Page 13</p> <p>1 understand the cost of these items, is to figure 2 out how do we pay for it. I realize there's a 3 fixed budget for The Greens and has to cover 4 many things, albeit new turf, sidewalks, and 5 this competes with other things. I don't know 6 what the right mechanism is to determine the 7 priority of these different competing items 8 because we don't have an infinite budget, but I 9 believe the budget process is coming up right 10 upon us. 11 And if we need to ask the members of 12 The Greens for additional -- a recurring amount 13 of money for tax assessment to cover this or 14 other items, now would be a good time to have 15 that conversation. And certainly the VM's, we 16 would reach out to our fellow residents to 17 garner their input and support for whatever 18 decision is made here. 19 Any questions? 20 CHAIRMAN LEWIS: A couple. I did see an 21 e-mail from you regarding these items. 22 MR. SPLAINE: Yes. 23 CHAIRMAN LEWIS: And I did ask, I didn't 24 speak to Doug, but I did forward that over and 25 ask him if he was aware of it. I'm just</p>	<p style="text-align: right;">Agenda Page #18 Page 15</p> <p>1 got 510 units sitting behind the gate. So 2 whatever we need to do, when you divide by 510, 3 it doesn't come out to be a huge number. 4 CHAIRMAN LEWIS: And one of the things that 5 I know Doug did get back to me on -- and I don't 6 know, did all the other supervisors see this 7 e-mail? 8 MR. WIMSATT: Yeah, I saw the e-mail. I 9 appreciated it and I appreciated the photos. I 10 wasn't aware of the conditions in there. 11 CHAIRMAN LEWIS: Yeah. And Doug did say, I 12 think, and I don't know, you may want to 13 elaborate on some of the locked doors, that 14 issue, specifically. And I know the door is 15 warped, and you're right, there was a car fire 16 there about a year, year and a half ago. That 17 took forever to get a new door from what I 18 remember. 19 Do you want to kind of speak to some of 20 this? 21 MR. MAY: I wasn't aware of the door lock 22 not working, so I'll check on that; but I 23 thought we had already fixed that issue because 24 we also put one on the bathroom that wasn't 25 working properly. So that one does have a new</p>
<p style="text-align: right;">Page 14</p> <p>1 curious, so have you been there and seen this? 2 And the second question, I guess, is: Is 3 the security staff complaining about some of 4 these things, or is this something that you guys 5 just went through and visited just to kind of 6 see what was going on? 7 MR. SPLAINE: So there is another voting 8 member, Joaquin, he's an airplane pilot, so he 9 can't be here today. I believe the security 10 staff reached out to him initially. He wasn't 11 able to move forward with it, because he's in 12 New York. 13 CHAIRMAN LEWIS: Okay. 14 MR SPLAINE: So he asked myself to go up 15 and see the situation, make an assessment; I 16 took photos. I included some of the photos in 17 the e-mail. I don't know if they came through. 18 CHAIRMAN LEWIS: I don't know if they did. 19 I don't remember seeing them. That's okay. 20 MR. SPLAINE: It's probably sitting in your 21 inbox, the CDD inbox. So it's not where I would 22 want to be if I was working there for eight 23 hours a day. A lot of these folks work 24 uncomfortable hours, you know, 2:00 Saturday 25 morning. And we're very fortunate, we've the</p>	<p style="text-align: right;">Page 16</p> <p>1 lock on it. 2 As for the painting, I've got the company 3 that usually does it for us. He's supposed to 4 be here tomorrow to give us an estimate. And 5 during the painting, what we're going to do is 6 have him do some of the drywall repairs on those 7 corners, because obviously that corner gets beat 8 up because of the chairs. 9 MR. SPLAINE: Yeah, I mean, it's 10 wear-and-tear. It's not like it's crumbling, 11 it's just crossing in their chairs. 12 MR. MAY: It's just such tight quarters 13 that that chair beats it up all the time, so 14 we're going to come up with a better idea than 15 just drywalling it. You've got to put some 16 quarter round on the corner to protect it. 17 Hopefully that will help it last longer. And 18 typically, we don't really put any kind of tile 19 or anything down on the floor because it's very 20 difficult. You can't really shut that 21 guardhouse down to put tile down or put any 22 flooring in. 23 And it's difficult to do half at a time 24 because they're working on that side, so what we 25 typically do is we try to put a quality paint as</p>

<p style="text-align: right;">Page 17</p> <p>1 the base for the floor, just to make it look 2 decent. So I've asked our contractor also to 3 look into some of the stuff that works in 4 garages, the garage floors that people use, 5 because it is a little heavier-duty product. 6 As for the vent in the bathroom, there has 7 never been one there. I would imagine there is 8 a way some contractor could put some type of 9 vent in that thing, but the air-conditioning 10 system is sitting right above the bathroom, so 11 it seems like the circulation is pretty good in 12 there. Nobody has ever complained to me about 13 it. They may have complained to you-all about 14 it, but I've used that bathroom a few times and 15 never had a problem with it. 16 MR. SPLAINE: I'm not suggesting the 17 function of the bathroom is not working, the -- 18 MR. MAYS: The smell, or whatever you were 19 saying. 20 MR. SPLAINE: When I went there I could 21 smell, so I think if we put some kind of 22 ventilation in there, that would be better. And 23 I think Sonny mentioned before about potentially 24 having to close the gate, our gate, for a day or 25 two or more, if we actually did a proper kind of</p>	<p style="text-align: right;">Agenda Page #19 Page 19</p> <p>1 But I do appreciate you bringing that to 2 our attention. I know there's been a lot of 3 discussion, if you follow a lot of what we do in 4 the last couple years, is taking care of our 5 assets. And, you know, I know Doug is typically 6 on top of everything, so if there is anything 7 that we can do, it sounds like he's already on 8 top of getting some of these things addressed, 9 but we'll take a look at it. And I'm sure he'll 10 bring some cost estimates to us for everything. 11 MR. MAYS: I do admit that I'm a little bit 12 behind on making sure that that place is better 13 maintained inside. 14 MR. SPLAINE: Well, you've got this big a 15 territory to cover. 16 MR. MAYS: It's a lot, yes, it's a lot, but 17 that's not an excuse. 18 CHAIRMAN LEWIS: I think in the last couple 19 of years, we did have a new roof, we had new 20 windows, and, again, the new door. 21 MR. SPLAINE: Yeah, the exterior looks 22 great. 23 CHAIRMAN LEWIS: Phase two, we'll go to 24 phase two. 25 MR. MAYS: Those blinds need to be</p>
<p style="text-align: right;">Page 18</p> <p>1 cement. 2 If you guys need to suspend operations, 3 then, again, Don or I would be happy to reach 4 out to our fellow neighbors to get their input 5 and their buy-in. I'm sure there's a couple of 6 people that will be unhappy with anything that 7 we do, but if that's the inhibiting factor, then 8 we could certainly help the communication and 9 get the buy-in, so you guys don't take the brunt 10 of complaints. 11 MR. MAYS: Right. I guess the only 12 question I have for that is: Is the community 13 also ready to pay for the staff when they're not 14 working because these people are, you know -- 15 MR. SPLAINE: Sure, yeah. 16 MR. MAYS: -- because they're on fixed 17 incomes, too, and they can't miss eight hours of 18 work typically. 19 CHAIRMAN LEWIS: I guess that brings up 20 another question. Do we want to have that gate 21 not manned at any point? I mean, people behind 22 the gate, they want to know there is security 23 and safety there, and there is a reason we have 24 that manned gate; so I would just question that 25 a bit.</p>	<p style="text-align: right;">Page 20</p> <p>1 replaced, and I've already contacted the company 2 that put them in originally. He's working on 3 getting a number for us. 4 MR. SPLAINE: Thank you. 5 MR. MAYS: So we are working on some 6 things. Thanks for bringing it to my attention. 7 And all I can say is that I am a little behind 8 on getting those things taken care of, but 9 you're right, there's a lot of projects that go 10 on on this property that we oversee a lot of. 11 We're working on it though. 12 MR. BARRETT: Is there anything in terms of 13 a wish list that would require additional 14 electrical work, or would it all function with 15 what's there? 16 MR. MAYS: It will function with what's 17 there. We couldn't put any more electrical on 18 that building; there's so many items. There is 19 a refrigerator, there is a microwave, there is a 20 coffee pot. They're dated, possibly, but 21 everything still works over there. But, yeah, 22 there is enough power to do pretty much what's 23 already there. All that stuff that's there now, 24 it's on that power source that we have there and 25 it's not a problem.</p>

<p style="text-align: right;">Page 21</p> <p>1 MR. SPLAINE: So my ask is two parts. The 2 first one was could we get estimates, and that's 3 obviously underway; and the second one is what's 4 the forum for figuring out the prioritization of 5 this ask versus the other 23 asks that Doug 6 gets? Is this the right venue for you guys to 7 decide? 8 CHAIRMAN LEWIS: Yeah, for sure. I mean, 9 we kind of leave that up to Doug, to be honest 10 with you. Unless there is something that comes 11 to the board where we specifically give him 12 direction, "Hey, we need you to jump on this and 13 do this priority." But, I mean, I think he 14 typically does a good job of knowing what's 15 priority and knowing what needs to be done. 16 MR. BARRETT: There is a financial breaking 17 point where, you know, staff has the right, and 18 this sounds like it would probably come in under 19 that. So smaller stuff, you can go directly to 20 staff and say, is this possible? And if there 21 is an issue, you bring it to us in terms of cost 22 approval and whatnot. 23 MR. SPLAINE: Okay. 24 CHAIRMAN LEWIS: Yeah, none of this sounds 25 like it's going to break the bank. So our goal</p>	<p style="text-align: right;">Agenda Page #20 Page 23</p> <p>1 There are 50-some-odd homes on Greencrest 2 Driveway. I printed out 50-something flyers, 3 put them in everybody's mailbox, explaining what 4 the situation was, gave them my cell number and 5 my e-mail and asking whether they could support 6 it. The response was overwhelming. They want 7 to support it. 8 So I mean, what I'd like us to be able to 9 do is to find out how much it would cost. I did 10 not think about salary, but if we came to the 11 point where that was an option where we might 12 have to close the gate down and pay them for it, 13 again, I'll print out flyers at my expense and 14 I'll drive around to put them in people's 15 mailboxes to solicit their input. What I got so 16 far is, "Sure, let me know." 17 And I said, you know, it could cost you an 18 assessment, maybe as much as a hundred dollars 19 in one year. 20 "Do it." 21 So that's just kind of FYI, so that you 22 know at least the people on Greencrest Drive 23 think this is a good idea. They like those 24 guard people. We give them Christmas gifts and 25 they go out of their way to be nice to us.</p>
<p style="text-align: right;">Page 22</p> <p>1 for that threshold is -- Chris just said. 2 MR. GILLIS: I was just saying one of the 3 things I hope we talk about in the workshop is 4 longer-term planning, because he's bringing up 5 an indirect issue. That's one project, but we 6 probably have 15 of those. How do we prioritize 7 those; what's the process; what input is coming 8 from the community? 9 So there is -- and then how is that tied to 10 the budget, because it probably is not right 11 now. We can fix that building over and over 12 again, but when do we know when we want a new 13 building? When do we know we want to replace 14 something? And right now, we're fixing things. 15 MR. SPLAINE: Yeah, I mean, the roadways 16 are on a certain schedule every year -- so that 17 when it comes due, but we do it with the roads. 18 I don't know that we do it with anything else, 19 so I take your point. And if there is anything 20 that the voting members can help, rather than 21 having to knock on 510 doors, we can be the 22 middle people to help you with that 23 communication, to get community feedback. 24 CHAIRMAN LEWIS: Yes, sir. 25 MR. ROSZEL: Don Roszel, voting member.</p>	<p style="text-align: right;">Page 24</p> <p>1 They're in a breaking work space. We'd like to 2 address that. Thank you. 3 CHAIRMAN LEWIS: Thank you very much. And 4 we're very aware of how you guys feel about your 5 security there. A couple years ago, I don't 6 remember the gentleman's name, some of the board 7 members might, but he came to one of our 8 meetings and was very passionate about a new 9 increase in pay for those guys. 10 And I know they're on a first-name basis 11 with everybody that lives back there, so yeah. 12 We'll, I guess, kind of, with this discussion, 13 we'll turn Doug loose with any big items. If we 14 need to have any cost estimates come through, 15 we'll start looking at that and making sure that 16 things go through. 17 Yes? 18 MR. BARRETT: Could I just -- I like your 19 ideas of trying to keep it open, but if they are 20 open to shutting it down, is there a particular 21 type of floor that you were thinking would be 22 appropriate for the place that Doug hasn't 23 mentioned? 24 MR. SPLAINE: I'm sorry, particular type 25 of --</p>

<p style="text-align: right;">Page 25</p> <p>1 MR. BARRETT: Floor for the guardhouse, if 2 you guys are open to interrupting its -- 3 MR. SPLAINE: I'm not a materials engineer, 4 I'm a different type of engineer, but I notice 5 you go to Tampa Airport, they've got this 6 terrazzo-type poured cement, and the 7 traffic you get at the Tampa airport is more 8 than what we get in The Greens. It's this 9 poured cement, it looks nice, or your suggestion 10 around what some people do with garage floors, 11 where they seal it. Maybe that's better than 12 painting it, because the painting is just going 13 to wear away at the end of the day. 14 MR. MAYS: Yeah, we've painted it five 15 times in my 18 years here, but, yeah. I've 16 already started looking into a lot of those 17 things, and I'll check over there and see what 18 she's got for filing cabinets. I know she has 19 some stuff, and one that she does lock. It's 20 possible that the other ones are damaged, so 21 I'll check on that, too. 22 MR. SPLAINE: Yeah, I mean, we can find 23 \$100 or whatever, if that's what it takes to 24 secure the stuff. Divide 510, we're talking 25 25 cents, you know.</p>	<p style="text-align: right;">Agenda Page #21 Page 27</p> <p>1 The pros and cons real quick. Epoxy, the 2 epoxy with a clear coat can be brought up in 3 little stages. Like, if one part fails, you 4 could redo that part. The other one, I'm 5 blanking on the product name, but they'll sell 6 it to you, like, oh, you can do it in 7 24/48 hours. If one part of that fails, you've 8 got to take it all back up because it doesn't 9 re-bond to itself; so just FYI for funding 10 purposes. 11 CHAIRMAN LEWIS: Thank you. 12 MR. MAYS: I'll be honest with you, one of 13 the products I'm looking at is there is a new 14 thinner flooring, because you can't put anything 15 heavy or fat. There is too many things that 16 would have to be altered because of the big 17 tile, you know what I mean, the thicker tile. 18 But I did see a product that is a flooring 19 product that is like a peel-and-stick type that 20 is supposed to be waterproof, and that's some of 21 the reasons why, because of the doors being open 22 all the time, it gets wet a lot. So I'm looking 23 into that, too, but for now, I thought I'd try 24 this garage flooring stuff. So we'll see what 25 the vendors come back with and tell me.</p>
<p style="text-align: right;">Page 26</p> <p>1 MR. MAYS: Some of those filing cabinets 2 aren't even filing cabinets, they're really just 3 something to set battery backups on top of and 4 camera equipment and things like that, but as 5 you know, we're over there constantly fixing the 6 gates. And we have a lot of damage and that's 7 an expense, so we're constantly staying on this 8 stuff over there. And again, I'll start looking 9 at the inside and making sure we get it 10 addressed. 11 MR. SPLAINE: Thank you. 12 CHAIRMAN LEWIS: Is it Mr. Rice? 13 MR. RICE: Yeah. Just one point of 14 information for everybody on the garage 15 flooring, because I've actually had that done. 16 If you go with the typical epoxy, which is what 17 a lot of the auto mechanic world has used, 18 you're looking at a four- to five-day max 19 coatage. 20 And usually, in the garages, that's because 21 you don't park your car on it because the entire 22 garage will pull it up. But for something like 23 this, I'm sure you could get away with a four to 24 five, and then they make a separate product 25 nowadays that hardens within two days.</p>	<p style="text-align: right;">Page 28</p> <p>1 MR. SPLAINE: Thank you. 2 CHAIRMAN LEWIS: And thank you, guys. We 3 appreciate that and we appreciate the help of 4 the HOA reaching out to the residents if they 5 need to. 6 Anything, sir? 7 UNIDENTIFIED SPEAKER: No, sir. 8 CHAIRMAN LEWIS: Just here to observe? 9 UNIDENTIFIED SPEAKER: Just here. Nothing 10 to do this afternoon. 11 CHAIRMAN LEWIS: Good to see you again. 12 UNIDENTIFIED SPEAKER: Good to be here. 13 CHAIRMAN LEWIS: Karen, anything? 14 MS. RING: No. 15 CHAIRMAN LEWIS: Matt, do you have 16 something? 17 MR. RICE: I do. So I'm Matt Rice, 18 9825 Bridgeton Drive. I'm here approaching the 19 CDD board in a very similar manner. We've done 20 this a couple times. We would like the board in 21 the next round of budgeting to account for, I 22 think, some of the areas of maintenance that 23 haven't traditionally been accounted for in our 24 community. 25 We understand that, you know,</p>

<p style="text-align: right;">Page 29</p> <p>1 Stonebridge -- we understand Woodbridge is not 2 really being managed by CDD. Stonebridge had a 3 lot of the similar plat-type items, so street 4 trees falling in that right-of-way that we've 5 been talking about. I'm not here to discuss the 6 driveways, just an FYI, but the street trees and 7 also the sidewalk, right?</p> <p>8 So Doug and his team, I will give him the 9 utmost respect and credit. They did come out 10 and fix that driveway that was crumbled and 11 causing a trip hazard, but a number of the 12 members are complaining about the cleanliness of 13 the curbs and the islands and those sidewalks. 14 Especially when you get toward the east side of 15 the property.</p> <p>16 So I'm here to bring this to the board's 17 forefront, that I believe our budget on the 18 right-of-way does have funding for this. I've 19 been looking over it the last few years back to 20 2017, and at least the right-of-way budget, 21 we've got roughly \$19,000 in there. When I went 22 back, I looked at the adopted budgets and the 23 actual spending.</p> <p>24 So I know that this year we're trending 25 high because of some of the projects we've had</p>	<p style="text-align: right;">Agenda Page #22 Page 31</p> <p>1 stuff.</p> <p>2 So any questions that I can take?</p> <p>3 MR. BARRETT: Matt, just to clarify, 4 Chris Barrett, how are you doing?</p> <p>5 MR. RICE: Hey.</p> <p>6 MR. BARRETT: So it's behind the gates, so 7 traditionally what we do is, you know, any costs 8 associated with maintaining property behind 9 gates, the residents behind that gate are 10 responsible for. So I personally feel like if 11 you want us to hire a pressure washer to come in 12 and do all of, you said Stonebridge, but you 13 realize that it doesn't come out of the 14 general --</p> <p>15 MR. RICE: No, I understand that --</p> <p>16 MR. BARRETT: -- potentially affect your 17 homeowners' assessments. So I'll be looking for 18 do you have your blessing of the Stonebridge 19 people on all this?</p> <p>20 MR. RICE: Again, I've been talking to our 21 membership. What it comes down to is we have 22 two assessments, right? We have a general 23 Westchase assessment, which I can go in and I 24 can see for 2022, 2023. All I have to do is 25 pull up Woodbridge. All I have to do is pull up</p>
<p style="text-align: right;">Page 30</p> <p>1 to ask Doug to help us with, but, you know, 2 there is a general maintenance line item in 3 there that I think would cover this kind of 4 stuff. You know, a yearly or one and a half 5 years pressure cleaning to get the sidewalks up 6 to a cleanliness state.</p> <p>7 I bring this up because I know for a fact 8 that the Montague sidewalks were pressure washed 9 by the CDD after that flooding happens, right?</p> <p>10 I understand the previous mentality of certain 11 things are maintained in a gated community. I'm 12 here to kind of challenge the way we've been 13 thinking about our community, Stonebridge. So 14 I'm looking to ask the board to consider 15 bringing in somebody to pressure wash and 16 finding if that's in the budget, and if it's 17 not, how can we account for that in the future.</p> <p>18 And to the street trees, the maintenance 19 that should be going along with them; mulch, for 20 instance, right now, is the big item. Again, I 21 know that you do that for the common areas of 22 Westchase, and within our small community, there 23 is a common area for our community that the CDD 24 is, I believe, on the hook for, because we have 25 been paying, you know, annually for this kind of</p>	<p style="text-align: right;">Page 32</p> <p>1 our sister community, because these communities 2 were developed under the same exact language.</p> <p>3 They have decided to take back all that 4 ownership, right? They took back the gate, they 5 took back everything. And, to your point, not 6 everything behind the gate is just on the 7 homeowners or the association. There are 8 obviously preserves and wetlands, there are 9 storm drains in there.</p> <p>10 Those are the kind of areas I'm saying, you 11 know, along that roadway, which you -- CDD has 12 paved in 2012, 2011, right? So what we're 13 asking for -- and on top of that you already 14 acknowledged tripping hazards on sidewalks. So 15 I'm kind of seeing the double entendre here of, 16 well, Montague kind of got pressure washed. 17 We're asking for that, and if the membership, 18 again, when you look at the CDD budget, and it's 19 \$450 for general, and it's \$300 a year for 20 Stonebridge, my membership is wondering, you 21 know, why can't we have this stuff done?</p> <p>22 Does that make sense?</p> <p>23 MR. BARRETT: I'm not understanding if 24 you're giving me pushback on the village paying 25 for the extra services that we don't -- is that</p>

<p style="text-align: right;">Page 33</p> <p>1 what you're doing? You're giving me pushback? 2 Because I'm just telling you -- 3 MR. RICE: I think what I'm here to kind of 4 push back on, and this is really what I've been 5 trying to do for the last six to eight months, is 6 to challenge that traditional thinking of, well, 7 we don't take care of things behind the gates. 8 In our community that is not the case. Davey 9 does come in and maintains the islands and grass 10 in certain areas. So to your point of, we don't 11 do anything behind the gates, is a false 12 statement. 13 MR. BARRETT: I've never personally said 14 that, but I do -- at least this board member, if 15 you want us to take that on, as I said, I don't 16 necessarily have a problem with doing that, but 17 it's not going to be paid for by, you know, 18 people who live in The Fords. 19 MR. RICE: No, no. I'm not asking for 20 that. We have our own Stonebridge budget, 21 correct? 22 MR. BARRETT: Yeah. And it's neighborhood 23 specific. 24 MR. RICE: And just like The Greens have 25 their own budget and they're coming to you, this</p>	<p style="text-align: right;">Agenda Page #23 Page 35</p> <p>1 but we do do the sidewalk along the common areas 2 because there is nobody living there. So that's 3 why we maintain it. 4 MR. RICE: So we do know, though, that 5 there are at least two giant common areas, not 6 including the island, right? We have up front 7 by the gate all the way to 9864 Charles, both 8 ways. That's a common area that is preserved 9 land, right? No houses there, and that spans 10 200 feet. 11 MR. MAYS: Probably. 12 MR. RICE: And then we have that common 13 area in the back where the field is, where those 14 four oak trees are. There's no homes there. 15 MR. MAYS: We don't maintain the grass, 16 right? So we don't own that area. 17 MS. WHYTE: We don't own that. 18 MR. RICE: Okay. 19 MR. MAYS: So if we owned it or had an 20 agreement that we maintained it like we do with 21 the county for Montague, we would maintain the 22 sidewalks in that area. 23 MR. RICE: So I guess that's what I'm 24 trying to get to on the board, is a clear 25 definition. I'm coming to you saying we have</p>
<p style="text-align: right;">Page 34</p> <p>1 is a very similar ask. It's just a different 2 ask. We don't have a guard gate with guard 3 people, but we do have sidewalks that go through 4 our community, no different than The Greens have 5 sidewalks that go through their community. 6 MR. MAYS: But we don't do every house in 7 the community's sidewalks. As I've told you 8 before, we only maintain the sidewalks that 9 we're responsible for, where there's no homes. 10 The board in the past, or the community in the 11 past, the way I've been taught through the years 12 is that the homeowners are responsible for the 13 sidewalk in front of their house to maintain the 14 look of it as they do their driveways, so that 15 falls kind of under that category. 16 We don't go in The Greens. These gentlemen 17 here will tell you we don't go into The Greens 18 and pressure wash the sidewalks in front of 19 their houses. So we only really do it in the 20 common areas, which you've probably seen us do 21 it in the common area at the front on that west 22 end by the lake. So we do it over there. 23 If you see us doing it on Montague, 24 Montague is a common area. It's not homes that 25 we're doing. We don't do the homes, you know,</p>	<p style="text-align: right;">Page 36</p> <p>1 a -- Stonebridge has a partnership with you, 2 with the CDD, there is a right-of-way, where 3 does your involvement end and our involvement 4 begin? 5 Because when I'm reading this, I'm reading 6 the plat, we're getting surveys; I want a clear 7 direction from the board that these areas are 8 going to be maintained by the CDD. This is our 9 understanding, and here's why. 10 CHAIRMAN LEWIS: I guess, for me, I thought 11 it was pretty clear. And it kind of goes along 12 with what Doug just answered. I mean, we 13 typically don't do -- and I don't know if 14 you're -- and I guess you're getting 15 specifically for Stonebridge -- 16 MR. RICE: That's why I'm here. I'm here 17 specifically for Stonebridge. 18 CHAIRMAN LEWIS: -- and I need to probably 19 wrap my head around that agreement a little bit 20 more, but for Harbor Links, or The Greens, I 21 guess the Saville Rowe may fall into that. You 22 know, to me, it's very clear what we typically 23 take care of and what we don't take care of. 24 MR. RICE: So we have at least three areas. 25 We have an island up front that Doug is talking</p>

<p style="text-align: right;">Page 37</p> <p>1 about outside the gate, that island extends 2 inside the gate, okay? Those curbs are -- 3 MR. MAYS: He's talking about those curbs 4 that go around the bedding. We typically don't 5 do the curbs anywhere. I mean, we'd be doing 6 curbs all up and down Linebaugh Avenue, too, if 7 we were doing things of this nature. 8 MR. RICE: This isn't -- I'm not trying to 9 say -- I don't want to hear the argument, "We 10 started doing this for Stonebridge, it's going 11 to cannonball," because Stonebridge, that has 12 its own budget. 13 CHAIRMAN LEWIS: I get that. I understand 14 what you're saying. 15 MR. RICE: We have those beds that haven't 16 been touched up, we've got the island in the 17 back that hasn't been touched up. 18 MS. MCCORMICK: I don't think that the CDD 19 owns the property that's behind the gates, 20 though. 21 MR. RICE: It's in our plat, plat 412. 22 It's in the CDD's right-of-way, parcel A, which 23 is the road, falls under the CDD's maintenance. 24 That's why there is a budget in the reserves of 25 Stonebridge.</p>	<p style="text-align: right;">Agenda Page #24 Page 39</p> <p>1 everything Doug has done. I just think there 2 are certain things because, in all honesty, 3 here's the reality, and I've said this to Doug: 4 25 years ago, nobody had to think about this. 5 You know why? Everything was spanking-new, 6 nothing was breaking, so they turned a blind 7 eye. They had the best boards ever, and now 8 here I am, of my HOA, taking up these kind of 9 fights because nobody -- I'm going on the 10 record -- nobody has had the gumption to ask 11 those questions before. It was written up on a 12 plat, people didn't read the plat; half the 13 plats weren't even done right, and here we are 14 30 years later. 15 MR. GILLIS: As a corollary to what I was 16 about to say is: But we are where we are. If 17 it's not in the budget now, we have to respond 18 to the way it is today. We have to develop 19 those processes, but for now, we're kind of 20 stuck with whatever is in the budget and 21 whatever we have been doing. 22 I mean, we can change those things longer 23 term, but the immediate issue is, you want that 24 done now. As mentioned, I live in Harbor Links. 25 I could say the same thing. You see curbs that</p>
<p style="text-align: right;">Page 38</p> <p>1 MR. MAYS: And that one island that circles 2 around is within that roadway, so for some 3 reason they gave us the maintenance on that. 4 And I'll tell you, if this board tells me or 5 directs me to do it, I'll pressure wash anything 6 you want to. But if Stonebridge does it, then 7 to say what he doesn't want to hear, what if 8 The Greens say, are we going to start pressure 9 washing everybody in The Greens? Are we going 10 to go to Harbor Links and start pressure washing 11 everybody's house in the Harbor Links, too, 12 because we own those sidewalks, too? 13 MR. GILLIS: I think it's a legitimate 14 request. I think it's a legitimate concern, but 15 I think, again, I just think we don't have 16 processes in place to address them. If this 17 community wants to do that, they should be able 18 to say it's a priority to you, and it may not be 19 in the budget now, but it should be. 20 And right now we're not doing that. I 21 think that's really what he's getting to -- 22 MR. RICE: I appreciate it. That's really 23 what I'm trying to drive home. I'm really 24 trying not to make any -- with anybody here on 25 the board. Or, Doug, I really appreciate</p>	<p style="text-align: right;">Page 40</p> <p>1 are falling apart, but it's never going to 2 change unless the community says, I want that 3 done, and I budget for it, and I want those 4 things done. 5 But in the meantime, I think -- again, back 6 to where we are. It's not budgeted for; 7 therefore, it's kind of hard to say, "Do this 8 now," without monetary backing to do it, I don't 9 think. 10 MR. BARRETT: Well, is there a Stonebridge 11 deficit that they're working off on another 12 portion of their budget, or has that been taken 13 care of? I know there was a number of years 14 ago. 15 MS. WHYTE: No, that was taken care of. 16 It's a very tight budget. 17 MR. BARRETT: Reggie, what the district has 18 done in the past, even when something like this 19 isn't budgeted, is that they can -- they can run 20 a deficit. It's just kind of covered by our 21 general fund balance, and then the following 22 year we can then assess the residents to make up 23 for that. It just creates a double whammy in 24 those years, like if it's an annual thing. It's 25 just going to be one year that they're going to</p>

<p style="text-align: right;">Page 41</p> <p>1 get dinged twice for it.</p> <p>2 MR. GILLIS: Well, the report right now</p> <p>3 shows that.</p> <p>4 MR. BARRETT: Well, like for something</p> <p>5 that's an annual budget thing, I wouldn't</p> <p>6 recommend doing that.</p> <p>7 MR. WIMSATT: Well, I was just saying that</p> <p>8 the first sum of that double whammy, you can</p> <p>9 spread out the first payment so it goes over a</p> <p>10 number of years instead of double.</p> <p>11 MR. BARRETT: So I'm not concerned with</p> <p>12 that. I certainly don't mean any -- I think</p> <p>13 you're right. This is how we've always done it,</p> <p>14 and I think there is a logic to it, Matt. I</p> <p>15 think, for example, we live in The Bridges, the</p> <p>16 county owns our rights-of-way; so the county</p> <p>17 still has to -- but we still technically, it's</p> <p>18 on the homeowner to actually maintain the</p> <p>19 sidewalk, the cleanliness of the sidewalk.</p> <p>20 And I think that's where that comes from.</p> <p>21 So I don't think that -- it's not staff being --</p> <p>22 it's just basically trying to maintain a</p> <p>23 consistent policy towards it. I have no problem</p> <p>24 saying, Hey, if they want their sidewalks done</p> <p>25 in Stonebridge, that we just contract with</p>	<p style="text-align: right;">Agenda Page #25 Page 43</p> <p>1 money. Where is it coming out of? If it's</p> <p>2 going out of the property tax bill because</p> <p>3 that's how the CDD gets the money, they don't</p> <p>4 see it, it doesn't hurt them, but as soon as</p> <p>5 that monthly HOA due goes up, you better believe</p> <p>6 I'm getting people knocking on my door, right.</p> <p>7 MR. BARRETT: I will caution you. There</p> <p>8 will be people who show up here, too, when their</p> <p>9 CDD fee goes up, and we'll have no trouble</p> <p>10 throwing you under the bus at that point.</p> <p>11 MR. RICE: If the board wants me to take a</p> <p>12 vote, you know, we can raise this at our</p> <p>13 association meeting. Like, how big is it,</p> <p>14 because, again, doing the straw poll and talking</p> <p>15 to people, they've been more in favor of having</p> <p>16 it be the CDD's responsibility and payment than</p> <p>17 the association.</p> <p>18 CHAIRMAN LEWIS: Is this -- and maybe this</p> <p>19 is a question for Erin, is this something</p> <p>20 procedurally that they would need to do that,</p> <p>21 because of their agreement, that we would need</p> <p>22 to have sort of a referendum from them to come</p> <p>23 over?</p> <p>24 MS. MCCORMICK: I don't think there would</p> <p>25 be any requirement that the CDD has a head count</p>
<p style="text-align: right;">Page 42</p> <p>1 someone and then we build it into their</p> <p>2 neighborhood budget and be done with it.</p> <p>3 And the same thing with any other gated</p> <p>4 neighborhood. If that's what the residents want</p> <p>5 and they're willing to pay for it, then let's</p> <p>6 just go ahead and do it.</p> <p>7 MR. MAYS: I do have one question on that.</p> <p>8 CHAIRMAN LEWIS: Hang on, Doug, real quick.</p> <p>9 I think Reggie wanted to say something.</p> <p>10 MR. GILLIS: I agree, but is that two</p> <p>11 residents that come in this meeting, or is that</p> <p>12 some process to ensure that a good portion of</p> <p>13 that neighborhood is interested in doing that,</p> <p>14 and that's what I'm getting at.</p> <p>15 MR. BARRETT: Right. And Reggie -- and</p> <p>16 that's why Matt is the HOA president -- him</p> <p>17 coming in and requesting it, that's a different</p> <p>18 animal for me than just a resident coming in and</p> <p>19 saying, Hey, would you do this? Then we'd go to</p> <p>20 the voting member, the HOA president.</p> <p>21 MR. RICE: So to Doug's point that he said</p> <p>22 before, ultimately -- and I acknowledge this and</p> <p>23 a lot of other members acknowledge this --</p> <p>24 ultimately, Stonebridge members are going to pay</p> <p>25 for it, right? But it's called the color of</p>	<p style="text-align: right;">Page 44</p> <p>1 taken of the neighborhood, to see how many are</p> <p>2 in support or in opposition to it. So I think</p> <p>3 in the past, we've really, you know, relied upon</p> <p>4 that particular HOA, or, in this case, the</p> <p>5 president to, you know, do what you feel is</p> <p>6 appropriate to get the agreement by your board.</p> <p>7 Now, that doesn't mean that we couldn't</p> <p>8 change that and say, you know, if we're going to</p> <p>9 be spending money of a group of residents within</p> <p>10 a certain community, we want to make sure that,</p> <p>11 you know, there is a plurality of people that</p> <p>12 support it, or however much that would be. But</p> <p>13 we haven't done that in the past. We've left</p> <p>14 that to the particular community.</p> <p>15 CHAIRMAN LEWIS: Did you have something</p> <p>16 else you want to say?</p> <p>17 MR. RICE: So a lot of the focus -- and</p> <p>18 Doug had wanted to say something -- but a lot of</p> <p>19 the focus was obviously on the pressure washing,</p> <p>20 and we do bring up the street trees as a</p> <p>21 question, too. Again, that's something, it's</p> <p>22 been kind of a gray area.</p> <p>23 Like Doug and his team will remove and</p> <p>24 plant a new one when we ask. If they need to be</p> <p>25 groomed, they'll get Davey out there and groom</p>

<p style="text-align: right;">Page 45</p> <p>1 them. You know, I did go to our landscaper and</p> <p>2 get a line item on what it would cost for</p> <p>3 mulching those trees. Again, I'm not trying to</p> <p>4 take on extra stuff in our budget if it's truly</p> <p>5 going to be on this budget. You know what I'm</p> <p>6 saying?</p> <p>7 MR. BARRETT: We don't mulch any trees, do</p> <p>8 we?</p> <p>9 MR. MAYS: Only the ones in common areas,</p> <p>10 not in residential --</p> <p>11 MR. RICE: So again, it falls in that same</p> <p>12 area, right?</p> <p>13 MR. BARRETT: So again, if you want it</p> <p>14 done, I mean, we could technically do it, but it</p> <p>15 will --</p> <p>16 MR. RICE: Do you-all have a workshop on</p> <p>17 budgeting coming up on this kind of stuff?</p> <p>18 CHAIRMAN LEWIS: We have a workshop coming</p> <p>19 up, not necessarily on budgeting, but one of the</p> <p>20 good things has been his request about long-term</p> <p>21 planning, and it's not just Reggie, but he's</p> <p>22 definitely been beating that drum lately. But</p> <p>23 there is a couple of other things, I think</p> <p>24 bulldozers for plantings, and some other things.</p> <p>25 MS. MCCORMICK: And the other thing that</p>	<p style="text-align: right;">Agenda Page #26 Page 47</p> <p>1 designate it to be used elsewhere. Whether it</p> <p>2 be for some operational cost, whether it be</p> <p>3 adding to the reserves, that sort of thing.</p> <p>4 MR. RICE: But if it's just Stonebridge</p> <p>5 monies, again, you can't take that out of</p> <p>6 Stonebridge monies and put that into the general</p> <p>7 fund?</p> <p>8 MR. MENDENHALL: No, no, and I should have</p> <p>9 said, intrafund --</p> <p>10 MR. RICE: Intrafund.</p> <p>11 MR. MENDENHALL: -- within itself. So as</p> <p>12 an example, you guys have -- primarily your</p> <p>13 reserve fund is for your roads. They're going</p> <p>14 to be repaved in seven years, you need \$65,000,</p> <p>15 you have like \$43- now, you're doing \$2,000</p> <p>16 every year, and you also have some undesignated</p> <p>17 cash. So you could look -- you have \$27,000 in</p> <p>18 undesignated cash, so you could look at that and</p> <p>19 say, okay, well, that potentially gets you to</p> <p>20 where you need to be for paving, so could some</p> <p>21 of that be used for those sort of things?</p> <p>22 I mean, it still comes down to kind of, I</p> <p>23 think, some of the important points brought up.</p> <p>24 Does everybody want that; does everybody want</p> <p>25 that used? Obviously, you also need to look at,</p>
<p style="text-align: right;">Page 46</p> <p>1 would happen if there is an increase in</p> <p>2 assessments for any of the landowners, then they</p> <p>3 would get notice and we would hold a public</p> <p>4 hearing, and so they could come at that point</p> <p>5 and say, Why are our assessments increasing?</p> <p>6 And that would be when we would say, Well, these</p> <p>7 are what are in our proposed budgets that is</p> <p>8 causing any increase.</p> <p>9 MR. RICE: And I don't want to take up too</p> <p>10 much of your time, but my understanding of at</p> <p>11 least the budget layout, right, is we have the</p> <p>12 adopted, we have the actual. If you have a</p> <p>13 right-of-way area in the budget -- I don't know</p> <p>14 the CDD legal rules so I kind of look to your</p> <p>15 attorney -- if it's been budgeted for that</p> <p>16 right-of-way stuff and there is a surplus, can</p> <p>17 that be transferred to other things, or is it</p> <p>18 kind of like a reserve account in an HOA that,</p> <p>19 if there is a line item in there, you can't use</p> <p>20 it for operational expenses?</p> <p>21 MS. MCCORMICK: Andy, you can probably give</p> <p>22 the best explanation of that.</p> <p>23 MR. MENDENHALL: The board, at any time,</p> <p>24 especially if there is a surplus, undesignated</p> <p>25 cash, that sort of thing, the board can</p>	<p style="text-align: right;">Page 48</p> <p>1 you know, are there any unexpected expenses that</p> <p>2 might be coming up, or will the roads still be</p> <p>3 that original anticipated cost because of</p> <p>4 petroleum prices going up, those sort of things.</p> <p>5 So there is a little bit of analysis that</p> <p>6 probably the board needs to do, and then kind of</p> <p>7 that informal assurance that, yeah, everybody</p> <p>8 wants that, even if, potentially, those funds</p> <p>9 aren't available and there would have to be some</p> <p>10 sort of increase.</p> <p>11 And, you know, that's part of this whole</p> <p>12 process, right? Because as well as the workshop</p> <p>13 discussion on future planning, we're also right</p> <p>14 in the middle of really, you know -- we kind of</p> <p>15 just last month kicked off the budget season.</p> <p>16 That's the right time for these sort of</p> <p>17 discussions.</p> <p>18 CHAIRMAN LEWIS: Go ahead, Chris.</p> <p>19 MR. BARRETT: I guess the only other caveat</p> <p>20 I'd raise to the whole thing is, you know, if we</p> <p>21 ended up taking over, for example, the sidewalk</p> <p>22 pressure washing, if there is an incident that</p> <p>23 someone's sidewalk gets stained and they get</p> <p>24 cited by the HOA, that becomes more problematic</p> <p>25 because we're going to hire someone to just come</p>

<p style="text-align: right;">Page 49</p> <p>1 out and clean that person's home.</p> <p>2 So you know, maybe the rule that we</p> <p>3 establish is, you know, the CDD will do it once</p> <p>4 a year at a scheduled time, but any other</p> <p>5 special time, if someone gets cited for a</p> <p>6 sidewalk, then they're going to kind of --</p> <p>7 that's on them.</p> <p>8 MR. RICE: I'm asking for these kind of</p> <p>9 kinds of discussions to be had.</p> <p>10 MR. BARRETT: That's my only concern about</p> <p>11 the whole -- would that be clear to people?</p> <p>12 MR. MENDENHALL: And to piggyback off of</p> <p>13 that, to me, having dealt with a lot of</p> <p>14 districts that do and don't do pressure washing</p> <p>15 of sidewalks and those sort of things. I mean,</p> <p>16 you have a clear delineation. You have CDD</p> <p>17 property; obviously, you have right-of-way</p> <p>18 areas; and you have places in front of</p> <p>19 residents' properties.</p> <p>20 So I won't speak to the liability issues,</p> <p>21 you know, Erin might, but there might be some</p> <p>22 issues with pressure washing in front of</p> <p>23 somebody's home, as far as once you, as a</p> <p>24 district, are doing, and what sort of ownership</p> <p>25 do you have for any issues that arise from that?</p>	<p style="text-align: right;">Agenda Page #27 Page 51</p> <p>1 MR. BARRETT: I see what you're saying.</p> <p>2 MR. RICE: You see what I'm saying? Like</p> <p>3 hey, the homeowners' on the hook for the</p> <p>4 driveway. If you choose not to do this, and you</p> <p>5 get a WCA violation, that was your problem. The</p> <p>6 sidewalks are getting done, that's on the CDD.</p> <p>7 The common areas are getting done, that's on the</p> <p>8 CDD.</p> <p>9 Or the common areas are getting done,</p> <p>10 again, those bulkheads, the islands, the area up</p> <p>11 front to 9864. And from 9864 onwards will be</p> <p>12 on the association. Those are the kind of</p> <p>13 things we could do, and it's just, again, who is</p> <p>14 footing the bill, right?</p> <p>15 CHAIRMAN LEWIS: That got really</p> <p>16 complicated really fast. All I envision is a</p> <p>17 patchwork of what's been pressure washed and</p> <p>18 what's -- and I'm not trying to make light of</p> <p>19 it. It's what's in my mind.</p> <p>20 MR. RICE: These are the complexities that</p> <p>21 they didn't really think about when they said</p> <p>22 who is on the hook for what. And all I'm saying</p> <p>23 is I can't live with myself if I don't bring</p> <p>24 this up, because I'm representing this</p> <p>25 neighborhood as the president in their best</p>
<p style="text-align: right;">Page 50</p> <p>1 MR. BARRETT: And now that you mentioned</p> <p>2 it, I didn't even think of this, if we pressure</p> <p>3 wash the sidewalk, we're not pressure washing</p> <p>4 the driveway, because it's not our property and</p> <p>5 it's not going to look right. So now you just</p> <p>6 convinced me that I don't know if this is a</p> <p>7 smart thing. Do you see what I'm saying --</p> <p>8 MR. RICE: Again, what I'm trying to get --</p> <p>9 MR. BARRETT: -- you get this really clean</p> <p>10 strip going down someone's driveway --</p> <p>11 THE COURT REPORTER: I'm sorry, I need one</p> <p>12 at a time. Thank you.</p> <p>13 CHAIRMAN LEWIS: One at a time. Go ahead.</p> <p>14 MR. RICE: Yes, the way you get around</p> <p>15 that, you give us, obviously, the heads up, and</p> <p>16 then what you do is you get all the homeowners,</p> <p>17 "Hey, here's the option for a bulk rate</p> <p>18 discount on that," and --</p> <p>19 MR. BARRETT: I don't think -- I'm not</p> <p>20 comfortable with having our staff go onto</p> <p>21 private property and do that, so that</p> <p>22 probably --</p> <p>23 MR. RICE: Your staff would be contracted</p> <p>24 out, right? So we could do a partnership where,</p> <p>25 okay, Stonebridge is footing the bill.</p>	<p style="text-align: right;">Page 52</p> <p>1 interest in a fiduciary responsibility.</p> <p>2 And there are some eyesores in there, so --</p> <p>3 and to the budgetary things, so again, going</p> <p>4 back to 2017, because we did have a contingency</p> <p>5 fund that was set up in 2017. And I think this</p> <p>6 is where your comment is, there is \$27,000 or so</p> <p>7 undefined.</p> <p>8 MR. MENDENHALL: Part of that is projected</p> <p>9 based on the --</p> <p>10 MR. RICE: Yeah, the roadways.</p> <p>11 MR. MENDENHALL: Yeah. And part of it is</p> <p>12 projected based on what we're going to do for</p> <p>13 the last six months of this year. So I mean,</p> <p>14 that could --</p> <p>15 MR. RICE: I wasn't even taking into</p> <p>16 account this year, right. I do see, again, we</p> <p>17 burned through about 60 percent of the budget in</p> <p>18 this current year.</p> <p>19 MR. MENDENHALL: Sure.</p> <p>20 MR. RICE: But taking 2022 to 2017 and</p> <p>21 minus the roadway reserve, which was trending</p> <p>22 at \$3,100, up until last year was 3,000. By my</p> <p>23 account, we've got \$19,000 that has been put</p> <p>24 away for right-of-way maintenance, right?</p> <p>25 Which is telephone, okay. I know that's</p>

<p style="text-align: right;">Page 53</p> <p>1 for the gate; obviously, the gates are going. 2 Doug and I have talked about there is probably 3 going to be an expense on that because these are 4 the last two of whatever the model number is, 5 and they've been a real PITA; you know, RN 6 general, RN gate, RN streetlights. 7 So there are some things in there, 8 streetlights, for instance, that do have a line 9 item that haven't had to be replaced all that 10 often. So I do see about \$19,000 in this 11 general fund, mulch 1,100 to 1,200 bucks, street 12 cleaning, you know, so -- 13 CHAIRMAN LEWIS: Would it be helpful to any 14 other supervisor -- I guess for me, maybe if you 15 could provide an e-mail with this. 16 MR. RICE: Sure. 17 CHAIRMAN LEWIS: I was trying to write it 18 down: Trees, mulch, sidewalks, curbs. I just 19 want to have a very clear understanding of what 20 you're wanting and where we can maybe start a 21 discussion about how we go about moving forward 22 with this. 23 MR. RICE: That sounds reasonable. 24 MR. MENDENHALL: And maybe frequency as 25 well.</p>	<p style="text-align: right;">Agenda Page #28 Page 55</p> <p>1 person to send it to. But we did have a little 2 field report that we were going to share with 3 the board that had a couple of follow-up items. 4 There was a stop sign, it had some peeling 5 reflective material. 6 There was a speed limit sign that had 7 some -- that looked like -- I don't know what, 8 maybe some algae or something growing on it, 9 that affected the visibility of it. And then 10 you had a couple stop bars that were faded that 11 probably needed to be spruced up, but minor 12 stuff. It's not going to prohibit us from 13 recertifying to the county that it meets code. 14 And I'll do that as soon as -- 15 MS. MCCORMICK: Yeah. I got a letter from 16 your office already, I think, that was, I 17 thought, the form of the certification letter. 18 So I was planning on providing that to the 19 assistant county attorney to make sure that 20 that's all that they need, but if she wants some 21 kind of modification, then -- 22 MR. DVORAK: I have the same letter that I 23 did when I was at JMT. I basically recreated 24 that and updated the dates and things like that. 25 MS. MCCORMICK: Yeah. So as far as I know,</p>
<p style="text-align: right;">Page 54</p> <p>1 CHAIRMAN LEWIS: Right. Yeah. To Chris' 2 point and your point, yeah. Once a year, twice 3 a year, whatever. 4 MR. RICE: Yeah. 5 CHAIRMAN LEWIS: Okay. Any other 6 questions, comments? 7 MR. RICE: I know Doug said something, or 8 wanted to say something. 9 MR. MAYS: No, that was answered. 10 MR. RICE: All right. Thank you very much. 11 I greatly appreciate your time. 12 CHAIRMAN LEWIS: Thank you. All right. 13 That takes us out of audience comments, so we 14 will move onto Robert's engineer's report. 15 How are you doing, Robert? 16 MR. DVORAK: Pretty good. I've just got a 17 couple things following up from last month. We 18 had the recertification of the signage and 19 pavement markings in The Greens and Harbor 20 Links, and we've done those field inspections, 21 both at during the day and at night. You're 22 required to do them at night, as well. And 23 we're ready to recertify it. 24 I had sent an e-mail to Erin asking for the 25 contact of the county, if that was the same</p>	<p style="text-align: right;">Page 56</p> <p>1 that's all that I'll need, but I will let you 2 know if we need anything else. 3 MR. DVORAK: You guys had asked to look at 4 the crosswalk behind The Greens' gate and the 5 issues with respect to traffic or pedestrian 6 safety, so I went out there to take a look at it 7 shortly after the meeting. And I didn't see 8 anyone actually using the crosswalk, and it 9 didn't dawn on me to actually try and use the 10 crosswalk myself to see how motorists, you 11 know, react to pedestrians. 12 But I did spend some time, and there is an 13 interesting thing that happens when you're 14 waiting. People are either -- they're anxious, 15 they're waiting for that gate to get up so they 16 can accelerate through it, and some people are 17 picking up their phone because there is a few 18 seconds there that they can do something on 19 their phone. But the key was, I wanted to 20 see -- you guys had mentioned that there was a 21 bus drop there somewhere, right? 22 And I need to get out there with Sonny and 23 see exactly how that works and where the bus 24 stops. But in my opinion, I'm going to do that. 25 I'll get with Sonny and I'll go back out there.</p>

<p style="text-align: right;">Page 57</p> <p>1 But the flashing crosswalk at that location 2 would be totally appropriate. I think that, 3 regardless of the number of people that go 4 across there, it has to be something that gets 5 people that are distracted already, or focused 6 on, you know, racing through or whatever. 7 It's got to be something that catches the 8 drivers' attention; and everyone, when they see 9 a flashing crosswalk, knows that they need to 10 jam on the brakes and they need to pay 11 attention. So I'll get with Sonny and go out 12 there and she can show me how the bus drop off 13 goes; but, otherwise, I think if you wanted to 14 do anything, I would recommend a flashing 15 crosswalk. 16 CHAIRMAN LEWIS: One second, real quick. 17 Just so I'm clear, and I thought I understood 18 this from last time, this is the striped walk 19 that's just, I guess, south of the gate there, 20 right? 21 MR. DVORAK: Uh-huh. It's not very far. 22 CHAIRMAN LEWIS: Okay. 23 MS. WHYTE: It's about two car lengths 24 after the bar with the arm goes up. It's about 25 two car lengths from where the south crossover</p>	<p style="text-align: right;">Agenda Page #29 Page 59</p> <p>1 The school bus will come in past the gate that 2 goes up and down. It pulls up, the kids get on, 3 and, of course, you've got kids who are arriving 4 late that are running, potentially running 5 across the street without looking. 6 And a lot of the parents will drive their 7 kids from the far end of The Greens up to the 8 gate, and they park there in the middle. It's 9 not really a parking zone, but when you've got 10 the cars all parked there, kids running across, 11 some parents are hanging around, just catching 12 up with the other parents, it's very congested. 13 I don't know if flashing lights is going to kind 14 of solve that. 15 MR. DVORAK: What you mentioned is exactly 16 what's going on. There is a sight-distance 17 problem. And when you pull up to an 18 intersection, a stop sign, the vegetation is, 19 you know, an obstruction in these areas, and 20 they're there for pedestrian safety. And that's 21 clearly what's going on, is if anyone is coming 22 from the left, right, you're saying, if they're 23 coming from the left, they're kind of 24 blocking -- 25 MR. SPLAINE: If you're coming into</p>
<p style="text-align: right;">Page 58</p> <p>1 is. So they really have to pay attention. 2 CHAIRMAN LEWIS: Okay. Thank you. 3 Yes, sir, do you have a question? 4 MR. SPLAINE: As a Greens resident who 5 literally goes across that crosswalk virtually 6 every day with my dog when I take it for a walk, 7 in 20 years I've never encountered anybody 8 speeding, trying to hit me or not paying 9 attention, but I'm a tall person, not a small 10 child. 11 The crosswalk is a little bit close to 12 where the gates are, so there is -- as you come 13 in, you don't necessarily see too well to the 14 left, because it's comparatively close. We 15 could, as an option, have the crosswalk a little 16 bit further away from the guardhouse on the 17 other side of the road that forms the 18 T-junction. There is already a sidewalk on both 19 sides, and you simply put in the two white lines 20 to cross over a little bit further away from the 21 guardhouse. 22 So I think, from my humble opinion, during 23 probably the 23 hours of the day, it's not an 24 issue, but the one time when I've seen potential 25 for accidents is when the school bus is there.</p>	<p style="text-align: right;">Page 60</p> <p>1 The Greens, the people to the left is somewhat 2 obscured, you've got all these other cars 3 parked -- 4 MR. DVORAK: I mean, you can look at 5 relocating crosswalks and things that would 6 change the geometry. They were concerned about 7 the current configuration and what would make 8 the situation safer, regardless if it's just for 9 an hour a day. In my opinion, doing something 10 that gets someone's attention would improve 11 things. Are there other things that we could 12 look at? Yeah, probably. 13 CHAIRMAN LEWIS: Do you have a comment? 14 MR. ROSZEL: I'm Don, and I use that gate 15 in both directions at all hours of the day. As 16 you're coming in the gate headed, I guess I'm 17 not quite sure which way when you come in the 18 gate, there's a crosswalk and then there is 19 another -- if you're coming up the sidewalk, 20 there is another space down if you're 21 handicapped, or if you're in a wheelchair you 22 can cross, but there is no marked crosswalk 23 there. 24 I walk my dog every day, three or four 25 times a day, and we go up that way. And I never</p>

<p style="text-align: right;">Page 61</p> <p>1 go all the way to the crosswalk. I always go to 2 the first one and make the right turn to go back 3 into that area. It's conceivable because of 4 sort of visual problems that you could just 5 repaint that area -- paint it there, and what's 6 this flashing, is this going to be in the street 7 flashing, or -- 8 MR. DVORAK: No, it's just going to be on 9 the sign. 10 CHAIRMAN LEWIS: It's essentially a 11 pedestrian sign with a flasher, a high-intensity 12 flasher on the bottom. 13 MR. ROSZEL: That would be my suggestion, 14 that you put it there. You're going to get a 15 little bit better visibility for people coming 16 through the gate, but I do agree that it's a 17 potential hazard. And if you had the money, I'd 18 put it in the street, stripes flashing, and 19 things up there flashing, as well. 20 Because you get a lot of kids there -- and, 21 as I think you pointed out or Steve pointed out, 22 the kids are running -- and I go through, as I 23 say, all the time. And during the time the 24 school buses are there, it's an issue. It 25 really is.</p>	<p style="text-align: right;">Agenda Page #30 Page 63</p> <p>1 speeding and they don't pay attention often. 2 Sometimes they'll stop, sometimes they don't. 3 And I guarantee I'd probably have 50 golfers in 4 here raising their hand saying, "Fix that," 5 because that's a real hazard right there, where 6 we're talking about. 7 CHAIRMAN LEWIS: You know where he's 8 talking, Robert, about the golf cart crossing? 9 MR. DVORAK: The next one down further to 10 the south? 11 CHAIRMAN LEWIS: Yeah. I think that's a 12 really good idea if you could take a look at the 13 entire area and then come back with what you 14 think might be the best solution. 15 MR. DVORAK: Okay. I can do that. 16 CHAIRMAN LEWIS: Even maybe re-striping the 17 crosswalk. I mean, they're just really two 18 longitudinal lines at this point. You could 19 probably bring that up a little bit more 20 visually. 21 MR. SPLAINE: That's the other side of the 22 street. There is a sidewalk there. And if we'd 23 paint two lines, that would just take you over 24 to the other side, and that further away from 25 the guard gate, it would be much improved --</p>
<p style="text-align: right;">Page 62</p> <p>1 MR. DVORAK: I can take a look at if there 2 is an option of putting it on the other side and 3 giving a wider field of vision when the person 4 is sitting there. That might be a viable. What 5 I recall, though -- was there a sidewalk? There 6 is going to be a sidewalk on the other side, 7 though, right? 8 MR. GILLIS: I've got a recommendation. We 9 need to look at the whole area. My point needs 10 to be made over and over again. The most 11 dangerous place for golfers is right where 12 you're talking about. I personally have pulled 13 my feet back from cars going by at 30, 40 miles 14 an hour the other way. 15 So that whole area needs to be looked at to 16 see how we can improve the safety of it. When 17 the kids are there and the school bus, that's 18 probably the most critical time, but as far as 19 the repetitive nature of the danger, it's the 20 other crosswalk, because cars are coming out of 21 The Greens. And if they're speeding, there is 22 nothing there to slow them down. 23 This whole conversation is about coming 24 into The Greens, but the other way is more 25 dangerous because that's when people are</p>	<p style="text-align: right;">Page 64</p> <p>1 MR. DVORAK: Yeah, I'll go back up there -- 2 MR. ROSZEL: -- two walkways and that golf 3 cart then at the golf cart crossing. 4 CHAIRMAN LEWIS: All right. Robert, 5 anything else? 6 MR. DVORAK: Erin and I are continuing and 7 ongoing with Vertex, and reviewing site plans 8 and legal descriptions, and I'm sure she'll 9 probably update you more on that. And the last 10 thing I had was, you know, the pond 125, the 11 vulture pond? 12 CHAIRMAN LEWIS: Okay. 13 MR. DVORAK: I call it "vulture lake." 14 Doug and I, honestly, every wet season that the 15 water levels get so high and they creep into 16 people's yards, I've been trying to figure out 17 ways to mitigate that or compensate for it. 18 And what I'd like to do is bring a proposal 19 for a survey request to the board. I don't have 20 a proposal with me, but what I'd like to do is 21 survey the top of the bank around the pond where 22 the homes are, because I believe in the areas 23 that they've gotten complaints in the past, 24 there is some slight grade variations that may 25 allow us to do some minor grading and accomplish</p>

<p style="text-align: right;">Page 65</p> <p>1 something.</p> <p>2 The other thing I'd like to do is survey.</p> <p>3 There is a network of pipes that goes from that</p> <p>4 lake across the TECO right-of-way into the other</p> <p>5 lake on the other side, on the east side. And</p> <p>6 there is a corrugated metal pipe, and it's an</p> <p>7 older thing, and there is a concrete pipe with a</p> <p>8 few junction boxes; but it ends up the two lakes</p> <p>9 are interconnected.</p> <p>10 But what I'd like to do is, when you look</p> <p>11 on the county's watershed model, they operate</p> <p>12 at about four-tenths, four to five-tenths of a</p> <p>13 foot difference. So I'm wondering if we could</p> <p>14 improve the hydraulics between the lakes and get</p> <p>15 more water to go through that we could improve</p> <p>16 the water levels or lower the water levels on</p> <p>17 125.</p> <p>18 And, obviously, we'd have to show that</p> <p>19 doing so wouldn't impact anything further</p> <p>20 downstream. The district would make sure of</p> <p>21 that, but at least it would give us the</p> <p>22 opportunity to see what the capacity is of the</p> <p>23 system now and take a look at maybe upsizing</p> <p>24 that pipe and what it would take to get some</p> <p>25 material improvement for it.</p>	<p style="text-align: right;">Agenda Page #31 Page 67</p> <p>1 not exceed a certain amount if we wanted to</p> <p>2 maybe go ahead and turn that loose, as well. So</p> <p>3 I would make the motion not to exceed \$6,000, or</p> <p>4 you think --</p> <p>5 MR. DVORAK: Well, I mean, I'm trying to</p> <p>6 give you -- I think that's probably where it</p> <p>7 would be. It could be a little bit more than</p> <p>8 that, but --</p> <p>9 CHAIRMAN LEWIS: Not to exceed \$7,000, and</p> <p>10 provided that we get the estimate the next</p> <p>11 meeting.</p> <p>12 MR. BARRETT: And the survey would provide</p> <p>13 the elevation?</p> <p>14 MR. DVORAK: Yes, right.</p> <p>15 MR. BARRETT: It's a great idea.</p> <p>16 MR. DVORAK: And, Andy, if I can get that</p> <p>17 proposal before the next meeting, I can just get</p> <p>18 Andy or Sonny to sign it, either one.</p> <p>19 CHAIRMAN LEWIS: So did you second?</p> <p>20 MR. WIMSATT: I'll second.</p> <p>21 CHAIRMAN LEWIS: All right. Jim did.</p> <p>22 All in favor?</p> <p>23 (All board members signify in the</p> <p>24 affirmative.)</p> <p>25 CHAIRMAN LEWIS: Passes four to zero.</p>
<p style="text-align: right;">Page 66</p> <p>1 CHAIRMAN LEWIS: I remember coming up</p> <p>2 before last year. There is no control</p> <p>3 structure.</p> <p>4 MR. DVORAK: Well, what I looked into</p> <p>5 before was the idea of pumping it down ahead of</p> <p>6 time using a pump to lower the lake in advance</p> <p>7 of the rainfall event. And you can't really --</p> <p>8 you can't do that on that lake, as I've learned.</p> <p>9 It's because we've got mitigation areas, and</p> <p>10 that island where the vultures are is a natural</p> <p>11 wetland that was remnant.</p> <p>12 So they're not going to let you</p> <p>13 mechanically lower the water level way below</p> <p>14 normal water levels to accomplish that because</p> <p>15 of the fact that there's environmental issues</p> <p>16 with respect to that. So anyway, I don't know</p> <p>17 how much a survey would be. My guess would be</p> <p>18 in the 4- to 5- to \$6,000 range for all of that</p> <p>19 and it's my field for it.</p> <p>20 And if you want to do it, I'll have a</p> <p>21 proposal by the next meeting. And all it would</p> <p>22 be is for us to gather the survey data at this</p> <p>23 time.</p> <p>24 CHAIRMAN LEWIS: The other option I think</p> <p>25 would be, you know, we could make a motion to</p>	<p style="text-align: right;">Page 68</p> <p>1 (Motion passed.)</p> <p>2 MR. DVORAK: Okay, that's all I had.</p> <p>3 CHAIRMAN LEWIS: Thank you, Robert. I</p> <p>4 think you're just going to keep beating Reggie's</p> <p>5 drum of long-term improvements. I know I'm</p> <p>6 always picking on Reggie, but I know we all</p> <p>7 think that way.</p> <p>8 Well, thanks, Robert.</p> <p>9 Erin?</p> <p>10 MS. MCCORMICK: Just to go back to the</p> <p>11 issue that Robert was talking about, about the</p> <p>12 Vertex and the construction drawings. So Alan</p> <p>13 called me while I was on the drive out here and</p> <p>14 he said that they received the building permit</p> <p>15 from the county for the site last week. We have</p> <p>16 an issue regarding -- that Robert had brought</p> <p>17 up, which they said, "Thank you very much."</p> <p>18 They appreciated it -- regarding where they're</p> <p>19 putting the proposed pond on the site. And so</p> <p>20 they've agreed to move that further to the north</p> <p>21 so it doesn't interfere with the -- I guess the</p> <p>22 drainage from the site. And because they've</p> <p>23 already gotten their building permit, Alan said</p> <p>24 they talked to the county, and the county has</p> <p>25 indicated that they would just accept when they</p>

<p style="text-align: right;">Page 69</p> <p>1 get the as-built redlining that shows the new 2 location for the pond. 3 MR. DVORAK: Makes sense. 4 MS. MCCORMICK: So the other issue was that 5 we wanted to ensure that there wasn't going to 6 be any construction materials or construction 7 equipment that was going to disturb the wetlands 8 that are north of the project. And they had 9 installed silt fencing between the wetland line 10 and where the construction is going to be going 11 on. 12 So the last thing that we had proposed was 13 for them to add a note to the construction 14 drawings saying that no materials or equipment 15 would be placed in the area between the silt 16 fence and the wetland lines. But because the 17 construction drawings have been approved now, 18 what Alan would like to do is have the responses 19 that we got from the contractor be amended so 20 that the contractor would provide that 21 additional response. 22 And Shawn said they would not be 23 replacing any materials or equipment within that 24 area. And so I wanted to, you know, get 25 feedback from Robert or Matt to make sure that</p>	<p style="text-align: right;">Agenda Page #32 Page 71</p> <p>1 tenure options for renewal. 2 So they're just anticipating that they will 3 have to go back to the county to, you know, get 4 that license agreement renewed when they get 5 close to the 20-year time period. 6 CHAIRMAN LEWIS: Okay. And I guess that's 7 not anything that we would need to put into our 8 amendment, right, because it's not related? 9 MS. MCCORMICK: I mean, if at some point 10 they don't have access to the site, they would 11 have to take the tower down at that point. 12 CHAIRMAN LEWIS: Okay, okay. All right. 13 MS. MCCORMICK: So that's the latest 14 update. They still don't have county for that, 15 but they could have the approved building permit 16 at this point for the construction. 17 CHAIRMAN LEWIS: Okay. Thanks. Anything 18 else? 19 MS. MCCORMICK: That's all I have right 20 now. 21 CHAIRMAN LEWIS: Short one. All right. 22 Doug, manager -- or sorry, you're field manager. 23 Andy? 24 MR. MENDENHALL: I'm okay with that. So we 25 did the -- as mentioned, we had the</p>
<p style="text-align: right;">Page 70</p> <p>1 that sounds okay. 2 MR. DVORAK: That's fine. 3 CHAIRMAN LEWIS: I'm okay with that. 4 MS. MCCORMICK: So with those two issues, I 5 think we're ready to go ahead and have Matt 6 execute the third amendment to the option and 7 lease agreement, because there is not, at this 8 point, like an indication that we're going to 9 need to revise anything since the building 10 permits have already been approved and the 11 construction drawing has been approved. 12 I did ask Alan for an update about the 13 agreement with the county to allow access to the 14 site. They're doing a license agreement, and he 15 said that the county should be getting him the 16 agreement next week, that they had asked to 17 review the construction drawings now, which 18 they've provided to them. 19 I also asked them the question that you 20 had, Matt, about what was going to be the 21 duration of this license agreement that they 22 have with the county. So it's going -- the most 23 the county will agree to in this initial license 24 agreement is a 20-year duration, which is a 25 shorter term than the 25-year lease with the two</p>	<p style="text-align: right;">Page 72</p> <p>1 qualification come in today from the different 2 landscapers. We had, originally, ten people 3 that, you know, reached out to us that received 4 the qualification statement. Actually, I should 5 say there was a combination of the people from 6 the original time we went out. We re-reached 7 back out to them, and then we had a couple of 8 additional ones. 9 So ten total. Seven of them turned it in 10 on time. We went through them, had a chance to 11 dig into them a little bit. A lot of them were 12 very similar to the previous time except there 13 were some slight changes to those documents. So 14 seven of the ten, we determined, were qualified, 15 or a better way of saying it, there was nothing 16 that could really disqualify them from being 17 able to do it. 18 Which is, I think, a good thing when you 19 think about how many we received. And it's 20 also -- they are -- I can tell you they are all 21 companies that are in this business in the CDD 22 world. Most of them are pretty big firms, have 23 portfolios in some ways that are similar to what 24 you guys do here. If not the same size, they're 25 doing the same sorts of things on a different</p>

<p style="text-align: right;">Page 73</p> <p>1 scale.</p> <p>2 So those seven firms are BrightView, L&P,</p> <p>3 RedTree, Fieldstone, Juniper, and Pine Lake</p> <p>4 Nursery. So those are the seven.</p> <p>5 MR. WIMSATT: And Davey.</p> <p>6 MR. MENDENHALL: And Davey. Yes, I should</p> <p>7 say that. I'm sorry. And Davey. So from a</p> <p>8 process perspective, if you guys might recall</p> <p>9 from the timelines that have been issued, the</p> <p>10 next step is tomorrow I would reach out to each</p> <p>11 of those firms and, basically, give them the RFP</p> <p>12 document, or documents. There's some maps and</p> <p>13 stuff I will also give them.</p> <p>14 And then they'll go ahead and receive</p> <p>15 those. We have a mandatory pre-bid meeting at</p> <p>16 the Swim and Tennis Center. That will be on the</p> <p>17 19th, at 10:00 a.m. And then they'll be able to</p> <p>18 ask questions. We have a timeline for that.</p> <p>19 Again, process perspective, they can submit</p> <p>20 any questions in writing to me, and what we'll</p> <p>21 wind up doing is, every day or so, depending how</p> <p>22 many questions come in, I'll basically issue out</p> <p>23 to all the bidders, Here's the questions that</p> <p>24 came in, here's the answers. That way everybody</p> <p>25 is on the same page of what is being asked and</p>	<p style="text-align: right;">Agenda Page #33 Page 75</p> <p>1 the things we've talked about is that you still</p> <p>2 have to kind of look at it for reasonableness</p> <p>3 and responsiveness. So if somebody turns in a</p> <p>4 bid to handle Westchase landscaping for</p> <p>5 \$200,000, probably not reasonable. You know,</p> <p>6 outside of that, if everything looks good, yeah,</p> <p>7 you kind of have to go, Well, hey, this person</p> <p>8 was prequalified, I guess.</p> <p>9 MR. WIMSATT: If we can check it. It</p> <p>10 doesn't make any sense at all.</p> <p>11 MS. MCCORMICK: Yeah, but we're not doing a</p> <p>12 ranking, like scoring the proposals that come</p> <p>13 in.</p> <p>14 MR. MENDENHALL: That's correct. We're not</p> <p>15 doing that. So that's high-level landscaping.</p> <p>16 Kind of where we're at, at this point.</p> <p>17 Obviously, you had one vendor who turned it in</p> <p>18 late, out of the three vendors. The other</p> <p>19 individuals, as well, were -- turned it in late,</p> <p>20 a little bit later-late.</p> <p>21 So -- and they were fine. I mean, I</p> <p>22 explained to them it had to be in at 10:00, and</p> <p>23 then we had the third person that chose not to</p> <p>24 turn in a qualification, they just chose not to</p> <p>25 turn it in. So I'll ask first if there's any</p>
<p style="text-align: right;">Page 74</p> <p>1 what is being answered.</p> <p>2 The bids themselves, they will be due on</p> <p>3 the 31st. There'll be a public opening at my</p> <p>4 office at 2:00 p.m. And, basically, they have</p> <p>5 to turn in sealed bids, those sort of things.</p> <p>6 They'll also be submitting, in addition,</p> <p>7 electronic copies; so sometime shortly after</p> <p>8 that opening of 2:00 p.m., I'll go ahead and</p> <p>9 e-mail all of those things out to the board</p> <p>10 members so you guys can start reviewing them.</p> <p>11 The idea would be that you guys kind of</p> <p>12 digest that info, as well as all your staff</p> <p>13 members would be looking at it. And then we</p> <p>14 come back to that meeting on the 6th of June and</p> <p>15 you have at least a first opportunity that, if</p> <p>16 you want to select a vendor, you certainly could</p> <p>17 do it at that meeting based on the information</p> <p>18 you have. And, as we discussed before, you're</p> <p>19 looking to accept the lowest reasonable and</p> <p>20 responsive bid at that point, so --</p> <p>21 MR. BARRETT: So legally, the lowest bid</p> <p>22 from the seven, right, since we've already</p> <p>23 qualified them, or is there another step?</p> <p>24 MR. MENDENHALL: Well, you still would, and</p> <p>25 I won't steal Erin's legal thunder, but one of</p>	<p style="text-align: right;">Page 76</p> <p>1 questions in general on that, and then it kind</p> <p>2 of segues into the budget discussion.</p> <p>3 MS. MCCORMICK: I just had a comment. So I</p> <p>4 made some changes to the bid documents, and I</p> <p>5 know Andy, I think, had provided all of the</p> <p>6 board members with the original set of bid</p> <p>7 documents. I'll send out to all of the board</p> <p>8 members the modifications that I made to the</p> <p>9 proposed form of agreement that's attached to</p> <p>10 the bid documents, and also just some other</p> <p>11 clean-up items.</p> <p>12 You know, and if something needs to change</p> <p>13 between now and May 19th, when we do the</p> <p>14 mandatory pre-bid meeting, or, you know, a</p> <p>15 reasonable time before May 31st, we could always</p> <p>16 do that as an addendum. But I wanted to make</p> <p>17 sure, because I couldn't remember if the board</p> <p>18 had actually approved those bid documents. If</p> <p>19 they did, I assume it was approved subject to</p> <p>20 any changes recommended by staff and by myself</p> <p>21 as counsel.</p> <p>22 CHAIRMAN LEWIS: I don't recall.</p> <p>23 MS. MCCORMICK: I don't recall either.</p> <p>24 MR. MENDENHALL: We were talking about that</p> <p>25 earlier, whether we had officially or not. I</p>

<p style="text-align: right;">Page 77</p> <p>1 mean, we had the documents, certainly the board 2 could approve it in that form right now with any 3 potential changes.</p> <p>4 MS. MCCORMICK: Yeah, I don't think it's 5 necessary, but I just wanted to give the board 6 an update that the bid documents had been 7 updated from the prior version that you had 8 seen.</p> <p>9 CHAIRMAN LEWIS: Okay. 10 Chris?</p> <p>11 MR. BARRETT: Just a request. I'm sure 12 you're going to do this. Instead of just 13 sending all of the -- will you also provide us 14 just a cover e-mail that basically has the names 15 of the companies and the number RFP?</p> <p>16 MR. MENDENHALL: Yeah, absolutely.</p> <p>17 MR. BARRETT: So I don't have to go hunting 18 for it.</p> <p>19 MR. MENDENHALL: No, we'll make you dig for 20 everything for it.</p> <p>21 So any other general questions on that 22 process? Okay. So the next thing, and why I 23 said it segues into the budget is because 24 tonight, and in May, we typically do our 25 approval of the preliminary budget, which goes</p>	<p style="text-align: right;">Agenda Page #34 Page 79</p> <p>1 is we just need to make the August meeting -- I 2 would make August 8th, basically a week later.</p> <p>3 Of course, entirely up to you, but we 4 certainly can approve the budget tonight. We 5 can put in a boost-up number just to make sure, 6 but to me, since we're going to know exactly 7 what the full range of numbers are in just one 8 month and since we still have that flexibility 9 date, my recommendation would be that we just 10 look to approve it in June.</p> <p>11 CHAIRMAN LEWIS: Sonny, any issues with 12 noticing -- or maybe Andy can answer that. No 13 issues with noticing the meeting with moving 14 from the first of August?</p> <p>15 MR. MENDENHALL: So we would basically just 16 run an advertisement, and when we come out of 17 this meeting tonight, or when we come out of the 18 meeting where you approve the preliminary 19 budget, we do that via resolution, and it has 20 the date and time and location, and we have to 21 advertise that anyway.</p> <p>22 CHAIRMAN LEWIS: Okay. Any objections to 23 that, to moving the August meeting to June?</p> <p>24 MR. WIMSATT: No, it makes complete sense 25 to me.</p>
<p style="text-align: right;">Page 78</p> <p>1 off to the county with our high-water mark. We 2 then take 60, maybe some more days, depending on 3 how things line up, and you guys look to adopt 4 your budget, typically, in August.</p> <p>5 The one, I think, good thing about this 6 process is you have an opportunity, based on our 7 timeline, that instead of having to take a 8 little bit of a guess of what we might have to 9 boost the budget up to account for a potential 10 increase in landscaping, we looked at the dates, 11 and you could come back.</p> <p>12 So basically, don't approve your budget 13 tonight, you could approve it at the June 14 meeting, okay? We'll have -- definitively we'll 15 know the whole range in prices, so you'll have 16 that. If you choose, you can plug that number 17 into your budget. Plus, we'll have another 18 month of actuals if other things come up that we 19 want to put it into the budget.</p> <p>20 And then the only caveat or the only hitch 21 is that, between your June 6th meeting date and 22 your normal August 1st date, which would have 23 been the adoption -- that's only 56 days. You 24 have to have 60 days. So the only thing to make 25 this work, again, if you want to go this route,</p>	<p style="text-align: right;">Page 80</p> <p>1 CHAIRMAN LEWIS: Okay.</p> <p>2 MR. MENDENHALL: And if everybody checks 3 their schedule and we come to, you know, the 4 June meeting and say, "Oh, geez, August 8th 5 doesn't work for half the board," we can pivot 6 there, because, again, we don't have to set 7 August 8th. It's just a suggestion. You can 8 kind of check your calendars and we can go from 9 there and set the actual date.</p> <p>10 CHAIRMAN LEWIS: I was actually talking to 11 Sonny about this earlier. I actually thought 12 maybe we could continue a meeting if we had to 13 do a workshop like we did previously. It 14 doesn't matter, we're already -- we have a 15 solution here.</p> <p>16 MR. MENDENHALL: Yeah, I think the problem 17 is you have to advertise the budget specific 18 date rather than just carrying it forward.</p> <p>19 CHAIRMAN LEWIS: Okay. All right. Well, 20 we'll just move the August meeting to 21 August 8th.</p> <p>22 MR. MENDENHALL: And that's fine, and I 23 don't want to, you know, walk by, obviously, any 24 questions on the budget this evening, if anybody 25 was prepared for that. Just to let you know,</p>

<p style="text-align: right;">Page 81</p> <p>1 you've probably seen the updated budget, their 2 most recent copy. And if you have it, I'll skip 3 to the highlights. 4 I had a chance to speak with Greg as well 5 as the -- actually, we did a conference call, 6 had a couple of back-and-forths with myself and 7 Greg, and then myself a couple of the 8 accountants. So we just all got on the phone 9 and kind of talked out the different things. At 10 least right now, there is only two villages that 11 are projecting an increase in assessments. And 12 that is Saville Rowe and The Greens. 13 Saville Rowe was approximately 13 percent, 14 and The Greens was approximately 2 percent. And 15 the 13 percent, roughly 150 dollars for the 16 entire year -- I know "13 percent" sounds big. 17 And those are basically due, because you might 18 recall, each of those two villages has had some 19 projects in the past couple years, and so this 20 is recouping some of those funds, and as well 21 keeping them on track on reserves perspective 22 for roads, that kind of thing. 23 It's something that, you know, we had kind 24 of gone back and forth about, You can do an 25 increase later, or you can do it now, and it's</p>	<p style="text-align: right;">Agenda Page #35 Page 83</p> <p>1 list, really good time to tell me, please. 2 Really good time. 3 CHAIRMAN LEWIS: Okay. 4 MS. WHYTE: Besides Reggie. Thank you. 5 CHAIRMAN LEWIS: All right. Yes, sir. 6 MR. SPLAINE: I think I heard you say 7 The Greens might go up by 2 percent? 8 MR. MENDENHALL: Yeah, at least right now I 9 think it was 2.28 percent, I think was what it 10 was projected at. 11 MR. SPLAINE: But you've got to go through 12 some sort of notice to The Greens? 13 MR. MENDENHALL: Yeah. What happens with 14 any increase, so if it's village specific, we 15 still wind up sending a notice letter to every 16 resident. That would happen after the 17 preliminary budget in June, because at least 18 potentially in June, maybe the board comes back 19 and says no increase. 20 But if there is any increase at all, even 21 if it was a penny, a letter goes out to every 22 resident. You know, the letters aren't always 23 super clear because they do have a lot of legal 24 in it and that sort of stuff, but I'll take all 25 of the phone calls and kind of be happy to go</p>
<p style="text-align: right;">Page 82</p> <p>1 just, it's probably easier to do it now because 2 we're going to keep going down that timeline to 3 where the roads need to be repaved, and getting 4 ahead of the curve is probably a little bit 5 better. And again, from a dollars perspective, 6 it's pretty -- I don't want to say 7 inconsequential, but the numbers are not huge. 8 CHAIRMAN LEWIS: All right. 9 MR. MENDENHALL: But I'm happy to take any 10 other questions on the budget, comments, 11 concerns anything like that. 12 CHAIRMAN LEWIS: I don't think I'm seeing 13 any. 14 MR. MENDENHALL: Okay. Well, if anything 15 comes up, obviously, send it across, and we'll 16 make sure that we have it queued up for that 17 discussion in June, and we'll kind of go with 18 that plan. 19 CHAIRMAN LEWIS: Okay. Awesome. Thank you 20 very much. 21 MR. MENDENHALL: Sure. 22 CHAIRMAN LEWIS: All right. Doug, back to 23 you. 24 MS. WHYTE: While we're still on the 25 budget, just don't forget if you have a wish</p>	<p style="text-align: right;">Page 84</p> <p>1 over with any of the residents exactly what it 2 is, what it amounts to, and what it relates to. 3 MR. SPLAINE: Thank you. And one thing 4 I'll just suggest is if it's a lot of 5 administrative behavior just to go up by 6 2 percent, whether or not if we're running 7 short of money for some of these recurring 8 maintenance project, maybe we're better biting 9 the bullet and just doing 5 percent one year and 10 being done with it and not coming back next year 11 for 1.3, the year after for 2.5. 12 MR. MENDENHALL: I mean, it's definitely 13 good input and something for the board to 14 consider. You know, at least anecdotally, if 15 the board, or any CDD, right, any CDD, if you 16 put in a half percent or you put in 6 percent, 17 you'll get the same amount of residents that are 18 concerned; so just a reality. 19 MR. SPLAINE: It seems like a lot of pain 20 and friction for a small amount extra. 21 MR. MENDENHALL: Sure. That's fair. 22 CHAIRMAN LEWIS: Jim? 23 MR. WIMSATT: I just want -- I don't know 24 if we want to get into these percentages yet, 25 because we don't know the landscaping budget</p>

<p style="text-align: right;">Page 85</p> <p>1 number that we know is going to be higher than 2 it has been. So don't go back to your 3 constituents and say it went up by 2.2 percent, 4 because that is not going to be accurate. 5 MR. MENDENHALL: Yeah. I'll clarify and 6 emphasize, I'm merely speaking about two 7 villages. I'm not speaking about the general 8 fund at all, because we're waiting on those 9 numbers. 10 MR. BARRETT: Everyone is going to go up by 11 more than 2 percent. 12 MR. SPLAINE: This is just The Greens' 13 pocket cash. 14 MR. MENDENHALL: Yeah. 15 MR. SPLAINE: Thank you. 16 CHAIRMAN LEWIS: Thanks, Jim. 17 Okay, Doug. 18 MR. MAYS: Just a couple of things to look 19 forward about. The erosion project has started, 20 that the board approved, started at Glenclyff 21 Park. If you guys want to go over and take a 22 peek at what they're doing. They've got one of 23 the ponds I'd say three quarters of the way done. 24 And there is three ponds over there and 25 then they'll start on the Greencrest, or</p>	<p style="text-align: right;">Agenda Page #36 Page 87</p> <p>1 MR. MAYS: So talking with the president, 2 he was a little unclear on things. 3 MR. BARRETT: I'm going to make it a motion 4 to deny the tree removal, all right, and let him 5 deal with the WC and the modification. Because 6 these two trees, the rationale for both of them 7 was we can't keep this sod alive, and you can 8 keep sod alive under trees. There are ways to 9 do it. Do you still have the article I sent you 10 years ago about keeping sod alive under trees? 11 MS. WHYTE: Oh, I'm pretty sure I do, 12 Mr. Barrett. 13 MS. RING: I have it. 14 MR. BARRETT: All right. Could you forward 15 it to me, please. 16 MS. WHYTE: Forward it on to me, and I'll 17 forward it to the voting members. 18 MR. BARRETT: So I would like to make a 19 motion to deny those two tree removals because 20 the supporting documents simply were they want 21 to remove the tree because of dead sod beneath 22 it. 23 MR. WIMSATT: I'll move. 24 CHAIRMAN LEWIS: Second. 25 MR. WIMSATT: Are you sure you want --</p>
<p style="text-align: right;">Page 86</p> <p>1 Green Springs after that one. So that project 2 is underway. The turf change out that the board 3 approved over in the Village Greens is complete 4 also. It's healed, it's taking well. 5 We opened the park up on Friday so that 6 people can start using it over the weekend, so 7 it seemed to make a lot of people happy. 8 MR. BARRETT: [Indiscernible.] 9 THE COURT REPORTER: I'm sorry, I couldn't 10 hear. 11 MR. BARRETT: Oh, I'm sorry. I was just 12 asking if he had heard from the VM, because the 13 VM asked him. 14 MR. MAYS: So that turns out so far to be a 15 success. We won't start cutting it for another 16 couple of weeks, we want to let it sit a little 17 bit longer, but it is open for usage. And then 18 I believe Sonny put it in the Dropbox, the two 19 applications for a couple more tree removals. 20 I don't know if anybody had the chance to 21 go look at them, but one of them is at 22 10531 Weybridge. And I went to check the tree 23 out, and the tree services was already there. 24 That tree is gone. 25 MR. WIMSATT: Really?</p>	<p style="text-align: right;">Page 88</p> <p>1 CHAIRMAN LEWIS: Yeah, I was going to 2 second. 3 I'm sorry, they're in today's box? 4 MR. BARRETT: Yeah. 5 CHAIRMAN LEWIS: Oh, shoot, I'm in April, 6 that's probably why. 7 MS. WHYTE: I put them in about a week ago, 8 two weeks ago, in the Dropbox. 9 CHAIRMAN LEWIS: Sorry. I'm just in the 10 wrong folder, I went in the April folder. So 11 both of these, it sounds like Chris has already 12 kind of looked at them. Okay. 13 MR. GILLIS: So I'm curious, can the trees 14 go back? 15 MR. MAYS: It would take quite a bit of 16 glue. A lot of wood glue, yeah. It will never 17 be green again, though. And the one at 9919, as 18 Chris said, it's just his, I guess his 19 explanation was to sod, but he's put new sod and 20 it's growing fine. The only thing I saw is it 21 could be a detriment to falling over because 22 there was a large sidewalk area grouped through 23 when the county came and repaired those 24 sidewalks. 25 But it would be leaning the opposite</p>

<p style="text-align: right;">Page 89</p> <p>1 direction, not towards his house if it was to 2 fall over, so that wouldn't be a good answer or 3 explanation for me to have it removed either. 4 But they do have the permits and that's what the 5 gentleman on Weybridge explained to me. I got 6 the permit from the county. I was so confused 7 because you-all have been back and forth on what 8 the reasons and how we can do it and why we 9 can do it, and I'm just confused. 10 MR. BARRETT: Was it an oak tree? 11 MR. MAYS: It was an oak tree. 12 MR. GILLIS: I guess indirectly what I'm 13 asking is, what is the board remedy while it's 14 gone? 15 MR. BARRETT: I'm going to follow up with 16 another motion if this one gets approved. 17 MR. MAYS: Typically, well, the county has 18 approved it. So it would be up to the board of 19 what their responsibility would be. I mean, he 20 plans on putting trees back. That was in his 21 modification, that he has a tree scheduled to go 22 in that location along with the one that he got 23 approved. And I don't know if the modification 24 approved that one, but there is one in his yard 25 that is also on his list to be removed, so he's</p>	<p style="text-align: right;">Agenda Page #37 Page 91</p> <p>1 CHAIRMAN LEWIS: Well, I thought that's 2 kind of that with the initial -- 3 MS. WHYTE: I'm not an HOA person, so I 4 don't know. 5 MR. GILLIS: That's not us. 6 CHAIRMAN LEWIS: Yeah, that's not us. 7 MR. BARRETT: They did not get my approval 8 for it, so yeah, he'll be fined. 9 MS. WHYTE: Okay. So he's going to have 10 punishment right there. 11 MR. BARRETT: But if we approve it, he 12 won't get fined by them. If we approve the tree 13 removal, he would not get fined by them. 14 MR. GILLIS: I thought this was already not 15 approved earlier. 16 MR. WIMSATT: It goes to us first, and then 17 it goes to the Mods. 18 MR. GILLIS: No, I understand. Didn't he 19 ask for this to be removed earlier? 20 CHAIRMAN LEWIS: No, I think these are two 21 new ones. I think you might be thinking of -- 22 MS. WHYTE: The gentleman that you denied. 23 CHAIRMAN LEWIS: Yeah. 24 MS. WHYTE: Yeah, that was last month. 25 That one, he wasn't happy. I'm sure he</p>
<p style="text-align: right;">Page 90</p> <p>1 got a tree set up to go in there. 2 MS. WHYTE: But we haven't even sent it to 3 modification yet. Their modification committee 4 hasn't seen these documents, have they, because 5 we haven't sent them. We got them to you first, 6 they get signed or denied, and then we drop them 7 off tomorrow morning to the Mods. So they 8 haven't -- 9 CHAIRMAN LEWIS: Right. Okay. 10 MR. GILLIS: I guess I'm asking, before I 11 vote to deny it, I don't know what we're going 12 to do about it. 13 MR. BARRETT: I'm going to make a motion to 14 put the largest oak tree we can find back into 15 that spot, within financial reason, because this 16 is ridiculous. 17 CHAIRMAN LEWIS: I think the only, I don't 18 know -- I know we can physically do that, I'm 19 just wondering is that within our policy to do 20 that because with the Hillsborough County policy 21 now is no trees less than 8 to 10 feet in width, 22 or whatever that policy is. I mean, I 23 understand what you're saying. I know where 24 you're going with it. I don't know. 25 MS. WHYTE: Would he be fined by the HOA?</p>	<p style="text-align: right;">Page 92</p> <p>1 contacted a few of you. 2 MR. GILLIS: So this was the first time 3 he's even asking. 4 MS. WHYTE: This is the first application 5 we've had for this homeowner. And then, of 6 course, I got the one for Stockbridge, is the 7 other one, right? 8 CHAIRMAN LEWIS: Uh-huh. So let's -- I 9 think we're ready to vote. All those in favor 10 of the motion to deny both permits raise your 11 hand. 12 (All board members signify in the 13 affirmative.) 14 CHAIRMAN LEWIS: Four to zero. 15 (Motion passes.) 16 MR. MAYS: And last but not least -- 17 CHAIRMAN LEWIS: Well, hold on. Because 18 he -- Chris wants to make a motion. 19 MR. BARRETT: Why is a resident putting a 20 tree into the right-of-way? There should be no 21 modification request for a resident putting a 22 tree into the right-of-way. 23 MR. MAYS: He was totally confused on the 24 whole setup, so you'd have to ask him that. 25 MR. BARRETT: If you could let him know</p>

<p style="text-align: right;">Page 93</p> <p>1 that he is not -- like we are going to determine 2 what tree goes into the right-of-way, all right? 3 And I'm worked up at this point about this, so 4 I'll wait for someone else to make a motion, 5 because I -- 6 MR. MAYS: His modification actually says 7 the two trees he's putting up in the easement 8 and on his property, so you can see that. And I 9 told him, I said, "The board will not approve 10 that tree you're trying to put in there." 11 So anyway. 12 CHAIRMAN LEWIS: Reggie, did you have 13 something you wanted to say? 14 MR. GILLIS: No, I'm just trying to better 15 understand where we are. 16 CHAIRMAN LEWIS: So maybe I'm thinking from 17 last month about -- okay. 18 Okay. Anything further? 19 MR. MAYS: Yeah, I've got one more request 20 from a resident. The resident that you did 21 approve the permit from on Glendcliff, at 22 12117 Glendcliff Drive, that one was approved due 23 to the tree was diseased and dying. The area is 24 real small, so the county doesn't want them -- 25 they want them to put a tree back, but not</p>	<p style="text-align: right;">Agenda Page #38 Page 95</p> <p>1 Is this the Weybridge, or the Stockbridge? 2 MR. MAYS: Weybridge. 3 CHAIRMAN LEWIS: That's the one I'm on. I 4 guess I'm not seeing it. 5 MR. MAYS: Modification sheet. 6 MS. MCCORMICK: Yeah, here it is. He was 7 proposing to replace it with a Queen palm and a 8 Sylvester palm. 9 CHAIRMAN LEWIS: Oh, it's on the front 10 page. I'm digging through the e-mails from the 11 HOA. Okay, I'm sorry. 12 MR. MAYS: He wants a Queen palm out there. 13 CHAIRMAN LEWIS: And the street tree, 14 remind me, Doug, what's the Sylvester palm look 15 like? 16 MR. MAYS: It's a larger silver-type, 17 larger fan-type palm. 18 CHAIRMAN LEWIS: Like a Bismarck. 19 MS. WHYTE: We do have -- on Weybridge we 20 do have a lot of Queen palms. 21 MR. BARRETT: And we adopted this policy to 22 stop that. 23 CHAIRMAN LEWIS: Okay. All right. 24 Doug, anything else? 25 MR. MAYS: Unless Sonny has got something,</p>
<p style="text-align: right;">Page 94</p> <p>1 necessarily in the easement. 2 And her question to me was, since we're 3 buying the trees for the easements, they were 4 told they needed to put one in their yard 5 somewhere; front yard, backyard, anywhere, which 6 it doesn't need a tree in that location because 7 there is one on the easement with the neighbors. 8 Very small lots, plus there's two irrigation and 9 a potable water box right in the area of that 10 tree, where that tree was. 11 So her request was if we still purchased 12 the trees for the easement, could we purchase 13 the tree that would go in her yard, and I told 14 her the board won't do that. 15 MS. MCCORMICK: We can't do that legally, 16 also. 17 MR. MAYS: I said, "You're going to have to 18 purchase it to go in your yard." 19 She said, "That's fine, I just wanted to 20 ask." 21 So just bringing that one to your 22 attention, too. 23 CHAIRMAN LEWIS: So real quick, going back 24 to the other one, did he -- I thought you said 25 he proposed the trees that he wanted to put in.</p>	<p style="text-align: right;">Page 96</p> <p>1 I don't think we have any requests. 2 MS. WHYTE: No. 3 MR. MAYS: That's it. 4 MR. BARRETT: I would like us to put a 5 canopy tree. I would leave it to Doug to pick 6 the canopy tree in conjunction with whatever the 7 county policy is, but I do not want a palm 8 there. This is the thing that drove me crazy in 9 the first place about this. These residents 10 going in and putting in trees that are entirely 11 not matching the other trees that were put in 12 there, and doing this on their own. The whole 13 purpose of this tree policy is to maintain the 14 tree canopy. 15 CHAIRMAN LEWIS: And I think the tree of 16 choice lately has been that Blueberry, Japanese 17 Blueberry, right? 18 MR. MAYS: Yeah. 19 CHAIRMAN LEWIS: And I think with the last 20 meeting, we talked about going with the larger 21 versions that you can get, right? Okay. So I 22 guess I probably wrongly assumed, but that's 23 kind of where I thought that's where we were 24 going to go with it anyway, Chris. 25 MR. BARRETT: I'm sorry. This bothers me.</p>

<p style="text-align: right;">Page 97</p> <p>1 I don't know if you can tell.</p> <p>2 CHAIRMAN LEWIS: All right. Nothing else,</p> <p>3 Doug?</p> <p>4 MR. MAYS: No.</p> <p>5 CHAIRMAN LEWIS: Okay. Moving on to</p> <p>6 supervisor requests.</p> <p>7 I'll start with you, Reggie.</p> <p>8 MR. GILLIS: No, I think I'm straight for</p> <p>9 the next workshop. I'll get whatever slides or</p> <p>10 anything to Andy, hopefully a week ahead. I</p> <p>11 think it's the 16th now.</p> <p>12 CHAIRMAN LEWIS: Yes, that's what it's</p> <p>13 showing. All right. Excellent.</p> <p>14 Jim?</p> <p>15 MR. WIMSATT: No.</p> <p>16 CHAIRMAN LEWIS: Chris?</p> <p>17 MR. BARRETT: No.</p> <p>18 CHAIRMAN LEWIS: I don't have anything</p> <p>19 either. So yeah, the next workshop, May 16th,</p> <p>20 as Reggie said, and we'll be ready to talk about</p> <p>21 some long-term asset planning. And, really, if</p> <p>22 you have anything else, just let Sonny know.</p> <p>23 MR. BARRETT: This is for the workshop?</p> <p>24 CHAIRMAN LEWIS: Yes.</p> <p>25 All right. Motion to adjourn will be in</p>	<p style="text-align: right;">Agenda Page #39 Page 99</p> <p>1 REPORTER'S CERTIFICATE</p> <p>2</p> <p>3 I, Sarah Parker, certify that I was</p> <p>4 authorized to and did stenographically report the</p> <p>5 foregoing hearing; and that the transcript is a true</p> <p>6 and complete record of my stenographic notes.</p> <p>7 I further certify that I am not a relative,</p> <p>8 employee, attorney or counsel of any of the parties,</p> <p>9 nor am I a relative or employee of any of the parties'</p> <p>10 attorney or counsel connected with the action, nor am</p> <p>11 I financially interested in the action.</p> <p>12 DATED this February 1, 2023.</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21 Sarah Parker</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 98</p> <p>1 order.</p> <p>2 MR. GILLIS: I'll move.</p> <p>3 CHAIRMAN LEWIS: Moved by Reggie. I'll</p> <p>4 second. All those in favor?</p> <p>5 (All board members signify in the</p> <p>6 affirmative.)</p> <p>7 CHAIRMAN LEWIS: Four to zero.</p> <p>8 (Motion passes.)</p> <p>9 CHAIRMAN LEWIS: All right. Thank you,</p> <p>10 everybody.</p> <p>11 (At 5:38 p.m., no further questions were</p> <p>12 propounded to the witness.)</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20 _____</p> <p>21 Matthew Lewis, Chairman</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	

2B.

**Westchase
Community Development District**

Financial Report

April 30, 2023

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

April 30, 2023

Balance Sheet

April 30, 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)
<u>ASSETS</u>							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lease Receivable	501,464	-	-	-	-	-	-
Interest/Dividend Receivables	2,510	-	-	-	-	-	-
Due From Other Funds	4,965,552	386,317	18,280	4,473	55,010	440,688	83,349
Investments:							
Money Market Account	-	-	-	-	-	-	-
Deposits	4,095	667	3,030	20	-	8,120	853
TOTAL ASSETS	\$ 5,473,621	\$ 386,984	\$ 21,310	\$ 4,493	\$ 55,010	\$ 448,808	\$ 84,202
<u>LIABILITIES</u>							
Accounts Payable	\$ 48,759	\$ 1,186	\$ 2,006	\$ 35	\$ -	\$ 43,091	\$ 1,104
Accrued Expenses	585	-	-	-	-	-	-
Sales Tax Payable	168	-	-	-	-	27	-
Deferred Revenue	518,981	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	568,493	1,186	2,006	35	-	43,118	1,104
<u>FUND BALANCES</u>							
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	-	1,278	29,570	3,190
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	123,994	-	4,438	12,733	281,569	42,066
Unassigned:	3,688,389	251,685	11,903	-	40,999	86,431	36,989
TOTAL FUND BALANCES	\$ 4,905,128	\$ 385,798	\$ 19,304	\$ 4,458	\$ 55,010	\$ 405,690	\$ 83,098
TOTAL LIABILITIES & FUND BALANCES	\$ 5,473,621	\$ 386,984	\$ 21,310	\$ 4,493	\$ 55,010	\$ 448,808	\$ 84,202

Balance Sheet

April 30, 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
<u>ASSETS</u>						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 658,650	\$ 658,650
Lease Receivable	-	-	-	-	-	501,464
Interest/Dividend Receivables	-	-	-	-	-	2,510
Due From Other Funds	155,363	26,477	265,349	702,197	-	7,103,055
Investments:						
Money Market Account	-	-	-	-	6,444,405	6,444,405
Deposits	14,572	765	-	-	-	32,122
TOTAL ASSETS	\$ 169,935	\$ 27,242	\$ 265,349	\$ 702,197	\$ 7,103,055	\$ 14,742,206
<u>LIABILITIES</u>						
Accounts Payable	\$ 11,529	\$ 548	\$ 295	\$ -	\$ -	\$ 108,553
Accrued Expenses	-	-	-	-	-	585
Sales Tax Payable	-	-	-	-	-	195
Deferred Revenue	-	-	-	-	-	518,981
Due To Other Funds	-	-	-	-	7,103,055	7,103,055
TOTAL LIABILITIES	11,529	548	295	-	7,103,055	7,731,369
<u>FUND BALANCES</u>						
Nonspendable:						
Deposits	14,572	765	-	-	-	32,122
Restricted for:						
Capital Projects	-	-	-	702,197	-	702,197
Assigned to:						
Operating Reserves	26,882	1,289	4,000	-	-	730,645
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	65,713	16,591	125,234	-	-	1,174,369
Unassigned:	51,239	8,049	135,820	-	-	4,311,504
TOTAL FUND BALANCES	\$ 158,406	\$ 26,694	\$ 265,054	\$ 702,197	\$ -	\$ 7,010,837
TOTAL LIABILITIES & FUND BALANCES	\$ 169,935	\$ 27,242	\$ 265,349	\$ 702,197	\$ 7,103,055	\$ 14,742,206

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	APR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 11,289	\$ 58,193	\$ 6,000	969.88%
Interest - Tax Collector	139	1,372	-	0.00%
Special Assmnts- Tax Collector	62,567	2,644,431	2,711,480	97.53%
Special Assmnts- Discounts	(15)	(100,899)	(108,459)	93.03%
Other Miscellaneous Revenues	-	2,768	-	0.00%
Pavilion Rental	1,107	11,797	4,000	294.93%
TOTAL REVENUES	75,087	2,617,662	2,613,021	100.18%
EXPENDITURES				
Administration				
P/R-Board of Supervisors	1,000	10,400	19,000	54.74%
FICA Taxes	77	796	1,454	54.75%
ProfServ-Engineering	5,393	21,483	53,500	40.16%
ProfServ-Legal Services	8,774	42,697	105,000	40.66%
ProfServ-Mgmt Consulting	10,311	72,178	123,734	58.33%
ProfServ-Recording Secretary	1,500	7,165	11,000	65.14%
Auditing Services	-	7,800	7,700	101.30%
Postage and Freight	71	391	1,200	32.58%
Insurance - General Liability	-	42,969	40,373	106.43%
Printing and Binding	-	157	300	52.33%
Legal Advertising	1,907	2,646	6,500	40.71%
Misc-Assessment Collection Cost	1,251	50,871	46,530	109.33%
Misc-Credit Card Fees	42	412	350	117.71%
Misc-Contingency	-	2,109	1,600	131.81%
Office Supplies	-	-	50	0.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	30,326	262,249	418,466	62.67%
Flood Control/Stormwater Mgmt				
Contracts-Lake and Wetland	9,833	68,833	118,000	58.33%
Contracts-Fountain	650	5,060	8,100	62.47%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	-	20,560	27,280	75.37%
R&M-Fountain	914	7,696	6,000	128.27%
Total Flood Control/Stormwater Mgmt	11,397	102,149	174,380	58.58%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	APR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	18,957	142,393	237,143	60.05%
Payroll-Benefits	7,989	100,897	95,834	105.28%
Payroll - Overtime	2,255	18,941	17,500	108.23%
Payroll - Bonus	-	10,000	35,883	27.87%
FICA Taxes	2,464	19,501	31,196	62.51%
ProfServ-Landscape Architect	4,416	13,535	-	0.00%
Contracts-Police	13,830	92,308	143,000	64.55%
Contracts-Other Services	1,630	11,410	19,560	58.33%
Contracts-Landscape	46,434	325,038	562,608	57.77%
Contracts-Mulch	-	73,796	147,592	50.00%
Contracts-Plant Replacement	-	55,886	74,515	75.00%
Contracts-Road Cleaning	-	6,562	9,843	66.67%
Contracts-Security Alarms	-	222	671	33.08%
Contracts-Pest Control	49	338	576	58.68%
Fuel, Gasoline and Oil	1,323	8,202	13,000	63.09%
Communication - Teleph - Field	509	2,677	5,000	53.54%
Utility - General	2,611	16,379	23,275	70.37%
Utility - Reclaimed Water	367	3,981	10,000	39.81%
Insurance - General Liability	-	4,465	4,195	106.44%
R&M-General	1,219	18,472	42,500	43.46%
R&M-Equipment	-	4,543	8,000	56.79%
R&M-Grounds	22,293	80,664	53,400	151.06%
R&M-Irrigation	3,057	24,186	40,500	59.72%
R&M-Sidewalks	(2,030)	1,500	15,616	9.61%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	2,751	22,341	32,500	68.74%
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	-	8,453	5,000	169.06%
Office Supplies	194	496	3,500	14.17%
Cleaning Services	550	3,876	6,600	58.73%
Op Supplies - General	-	323	5,000	6.46%
Op Supplies - Uniforms	-	449	600	74.83%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	-	2,185	5,000	43.70%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	APR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Conference and Seminars	-	-	1,000	0.00%
Capital Outlay	-	68,069	-	0.00%
Total Right of Way	130,868	1,207,818	1,701,284	70.99%
Common Area				
R&M-General	4,840	15,327	30,000	51.09%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	12,294	27,294	1,500	1819.60%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	13,331	4,000	333.28%
Internet Services	616	4,288	7,391	58.02%
Park Improvements	-	5,020	272,700	1.84%
Total Common Area	17,750	65,260	318,891	20.46%
TOTAL EXPENDITURES	190,341	1,637,476	2,613,021	62.67%
Excess (deficiency) of revenues				
Over (under) expenditures	(115,254)	980,186	-	0.00%
Net change in fund balance	<u>\$ (115,254)</u>	<u>\$ 980,186</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		3,924,942	3,924,942	
FUND BALANCE, ENDING		<u>\$ 4,905,128</u>	<u>\$ 3,924,942</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	APR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 1,028	\$ 5,247	\$ 500	1049.40%
Special Assmnts- Tax Collector	1,295	54,750	56,138	97.53%
Special Assmnts- Discounts	-	(2,089)	(2,246)	93.01%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	2,323	57,973	54,392	106.58%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	26	1,053	1,123	93.77%
Misc-Credit Card Fees	-	2	15	13.33%
Total Administration	26	1,055	1,138	92.71%
Right of Way				
Communication - Teleph - Field	244	2,081	3,300	63.06%
Electricity - Streetlights	597	4,127	5,500	75.04%
Insurance - General Liability	-	1,999	1,878	106.44%
R&M-General	6,439	17,082	19,700	86.71%
R&M-Gate	495	4,711	5,794	81.31%
Reserve - Roadways	-	-	17,082	0.00%
Total Right of Way	7,775	30,000	53,254	56.33%
TOTAL EXPENDITURES	7,801	31,055	54,392	57.09%
Excess (deficiency) of revenues				
Over (under) expenditures	(5,478)	26,918	-	0.00%
Net change in fund balance	<u>\$ (5,478)</u>	<u>\$ 26,918</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		358,880	358,880	
FUND BALANCE, ENDING		<u>\$ 385,798</u>	<u>\$ 358,880</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	APR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 46	\$ 236	\$ 150	157.33%
Special Assmnts- Tax Collector	417	17,610	18,057	97.52%
Special Assmnts- Discounts	-	(672)	(722)	93.07%
TOTAL REVENUES	463	17,174	17,485	98.22%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	8	339	361	93.91%
Total Administration	8	339	361	93.91%
Right of Way				
R&M-Streetlights	2,006	13,533	17,124	79.03%
Total Right of Way	2,006	13,533	17,124	79.03%
TOTAL EXPENDITURES	2,014	13,872	17,485	79.34%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,551)	3,302	-	0.00%
Net change in fund balance	\$ (1,551)	\$ 3,302	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		16,002	16,002	
FUND BALANCE, ENDING		\$ 19,304	\$ 16,002	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	APR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 29	\$ 150	\$ 65	230.77%
Special Assmnts- Tax Collector	135	5,698	5,842	97.54%
Special Assmnts- Discounts	-	(217)	(234)	92.74%
TOTAL REVENUES	164	5,631	5,673	99.26%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	3	110	117	94.02%
Misc-Credit Card Fees	-	-	4	0.00%
Total Administration	3	110	121	90.91%
Right of Way				
Communication - Teleph - Field	156	1,086	1,800	60.33%
Insurance - General Liability	-	3,291	3,092	106.44%
R&M-General	1,308	3,957	1,500	263.80%
R&M-Gate	-	2,610	1,500	174.00%
R&M-Streetlights	35	236	360	65.56%
Reserve - Roadways	-	-	2,550	0.00%
Total Right of Way	1,499	11,180	10,802	103.50%
TOTAL EXPENDITURES	1,502	11,290	10,923	103.36%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,338)	(5,659)	(5,250)	0.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	-	-	(5,250)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(5,250)	0.00%
Net change in fund balance	\$ (1,338)	\$ (5,659)	\$ (5,250)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		10,117	10,117	
FUND BALANCE, ENDING		\$ 4,458	\$ 4,867	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	APR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 141	\$ 719	\$ 150	479.33%
Special Assmnts- Tax Collector	127	5,384	5,520	97.54%
Special Assmnts- Discounts	-	(205)	(221)	92.76%
TOTAL REVENUES	268	5,898	5,449	108.24%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	3	104	110	94.55%
Total Administration	3	104	110	94.55%
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	3	104	5,449	1.91%
Excess (deficiency) of revenues				
Over (under) expenditures	265	5,794	-	0.00%
Net change in fund balance	\$ 265	\$ 5,794	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		49,216	49,216	
FUND BALANCE, ENDING		\$ 55,010	\$ 49,216	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	APR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 909	\$ 4,643	\$ 500	928.60%
Special Assmnts- Tax Collector	7,942	335,675	344,186	97.53%
Special Assmnts- Discounts	(2)	(12,808)	(13,767)	93.03%
Gate Bar Code/Remotes	43	1,810	-	0.00%
TOTAL REVENUES	8,892	329,320	330,919	99.52%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	159	6,457	6,884	93.80%
Misc-Credit Card Fees	1	64	80	80.00%
Total Administration	160	6,521	6,964	93.64%
Right of Way				
Contracts-Security Services	37,015	129,985	176,200	73.77%
Contracts-Pest Control	20	140	240	58.33%
Communication - Teleph - Field	168	1,170	2,100	55.71%
Insurance - General Liability	-	1,116	1,049	106.39%
R&M-General	140	47,613	21,760	218.81%
R&M-Gate	2,165	15,905	10,000	159.05%
R&M-Streetlights	5,749	38,509	52,000	74.06%
Reserve - Roadways	-	-	65,945	0.00%
Total Right of Way	45,257	234,438	329,294	71.19%
TOTAL EXPENDITURES	45,417	240,959	336,258	71.66%
Excess (deficiency) of revenues				
Over (under) expenditures	(36,525)	88,361	(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	\$ (36,525)	\$ 88,361	\$ (5,339)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		317,329	317,329	
FUND BALANCE, ENDING		\$ 405,690	\$ 311,990	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	APR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 230	\$ 1,175	\$ 200	587.50%
Special Assmnts- Tax Collector	370	15,659	16,056	97.53%
Special Assmnts- Discounts	-	(597)	(642)	92.99%
TOTAL REVENUES	600	16,237	15,614	103.99%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	7	301	321	93.77%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	7	301	331	90.94%
Right of Way				
Communication - Teleph - Field	122	848	1,500	56.53%
Insurance - General Liability	-	411	386	106.48%
R&M-General	-	6,987	1,000	698.70%
R&M-Gate	491	891	3,792	23.50%
R&M-Streetlights	613	4,118	5,650	72.88%
Reserve - Roadways	-	-	2,955	0.00%
Total Right of Way	1,226	13,255	15,283	86.73%
TOTAL EXPENDITURES	1,233	13,556	15,614	86.82%
Excess (deficiency) of revenues				
Over (under) expenditures	(633)	2,681	-	0.00%
Net change in fund balance	\$ (633)	\$ 2,681	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		80,417	80,417	
FUND BALANCE, ENDING		\$ 83,098	\$ 80,417	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	APR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 345	\$ 1,761	\$ -	0.00%
Special Assmnts- Tax Collector	2,915	123,202	126,326	97.53%
Special Assmnts- Discounts	(1)	(4,701)	(5,053)	93.03%
TOTAL REVENUES	3,259	120,262	121,273	99.17%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	58	2,370	2,527	93.79%
Total Administration	58	2,370	2,527	93.79%
Right of Way				
R&M-General	-	-	2,044	0.00%
R&M-Streetlights	11,529	76,709	105,000	73.06%
Reserve - Roadways	-	3,142	11,702	26.85%
Total Right of Way	11,529	79,851	118,746	67.25%
TOTAL EXPENDITURES	11,587	82,221	121,273	67.80%
Excess (deficiency) of revenues				
Over (under) expenditures	(8,328)	38,041	-	0.00%
Net change in fund balance	\$ (8,328)	\$ 38,041	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		120,365	120,365	
FUND BALANCE, ENDING		\$ 158,406	\$ 120,365	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	APR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 66	\$ 335	\$ 90	372.22%
Special Assmnts- Tax Collector	179	7,586	7,778	97.53%
Special Assmnts- Discounts	-	(289)	(311)	92.93%
TOTAL REVENUES	245	7,632	7,557	100.99%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	4	146	156	93.59%
Total Administration	4	146	156	93.59%
Right of Way				
R&M-Streetlights	548	3,704	4,999	74.09%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	548	3,704	7,401	50.05%
TOTAL EXPENDITURES	552	3,850	7,557	50.95%
Excess (deficiency) of revenues				
Over (under) expenditures	(307)	3,782	-	0.00%
Net change in fund balance	\$ (307)	\$ 3,782	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		22,912	22,912	
FUND BALANCE, ENDING		\$ 26,694	\$ 22,912	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2023

ACCOUNT DESCRIPTION	APR-23 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 700	\$ 3,569	\$ 500	713.80%
Special Assmnts- Tax Collector	587	24,818	25,447	97.53%
Special Assmnts- Discounts	-	(947)	(1,018)	93.03%
TOTAL REVENUES	1,287	27,440	24,929	110.07%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	12	477	509	93.71%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	12	477	519	91.91%
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	295	4,244	5,000	84.88%
Internet Services	118	971	1,500	64.73%
Reserve - Roadways	-	-	9,925	0.00%
Total Right of Way	413	6,185	24,410	25.34%
TOTAL EXPENDITURES	425	6,662	24,929	26.72%
Excess (deficiency) of revenues				
Over (under) expenditures	862	20,778	-	0.00%
Net change in fund balance	\$ 862	\$ 20,778	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		244,276	244,276	
FUND BALANCE, ENDING		\$ 265,054	\$ 244,276	

**Westchase
Community Development District**

Supporting Schedules

April 30, 2023

Community Development District

**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
04/06/23	74,986	19	1,530	76,535	62,567	1,295	417	135
TOTAL	3,049,159	123,425	62,228	3,234,812	2,644,431	54,750	17,610	5,698
% COLLECTED					98%	98%	98%	98%
TOTAL O/S				82,020	67,051	1,388	447	144

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
04/06/23	127	7,942	370	2,915	179	587
TOTAL	5,383	335,675	15,659	123,202	7,586	24,818
% COLLECTED	98%	98%	98%	98%	98%	98%
TOTAL O/S	137	8,511	397	3,124	192	629

Sixth Order of Business

6B.

WESTCHASE
Community Development District

Annual Operating Budget
Fiscal Year 2024

Version 4 - Proposed Budget
(Modified 5/26/23)

Prepared by:



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Westchase
Community Development District

Operating Budget
Fiscal Year 2024

WESTCHASE

Community Development District

General Fund

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 APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 9,391	\$ 6,650	\$ 6,000	\$ 58,193	\$ 41,566	\$ 99,759	\$ 26,000
Interest - Tax Collector	93	23	-	1,372	-	1,372	-
Lease Revenue	-	3,483	-	-	-	-	-
Special Assmnts- Tax Collector	2,617,206	2,695,263	2,711,480	2,644,431	67,049	2,711,480	2,709,311
Special Assmnts- Discounts	(97,599)	(100,243)	(108,459)	(100,899)	-	(100,899)	(108,372)
Other Miscellaneous Revenues	3,920	8,611	-	2,768	-	2,768	-
Pavilion Rental	5,454	13,428	4,000	11,797	5,000	16,797	4,000
Insurance Reimbursements	-	18,467	-	-	-	-	-
TOTAL REVENUES	2,538,465	2,645,682	2,613,021	2,617,662	113,615	2,731,277	2,630,939
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	12,200	16,800	19,000	10,400	5,000	15,400	19,000
FICA Taxes	1,056	1,285	1,454	796	383	1,179	1,454
ProfServ-Dissemination Agent	2,000	-	-	-	-	-	-
ProfServ-Engineering	68,687	84,868	53,500	21,483	30,076	51,559	53,500
ProfServ-Legal Services	127,255	77,868	105,000	42,697	42,697	85,394	105,000
ProfServ-Mgmt Consulting Serv	116,858	120,130	123,734	72,178	51,557	123,734	123,734
ProfServ-Recording Secretary	7,836	10,938	11,000	7,165	5,118	12,283	11,000
Auditing Services	7,500	7,700	7,700	7,800	-	7,800	7,900
Postage and Freight	1,271	600	1,200	391	679	1,070	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	2,646	3,854	6,500	6,500
Misc-Assessmnt Collection Cost	29,832	31,559	46,530	50,871	1,341	52,212	51,686
Misc-Credit Card Fees	193	468	350	412	294	706	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	262,249	141,292	403,540	426,193
<i>Flood Control/Stormwater</i>							
Contracts-Lake and Wetland	118,000	118,000	118,000	68,833	49,167	118,000	118,000
Contracts-Fountain	7,020	7,710	8,100	5,060	3,760	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	7,696	5,497	13,193	6,000
R&M-Lake Erosion	-	-	-	-	-	-	-
Total Flood Control/Stormwater	203,272	185,386	174,380	102,149	80,144	182,293	174,380

WESTCHASE

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
			BUDGET	THRU	MAY-	PROJECTED	BUDGET
			FY 2023	APR-2023	SEP-2023	FY 2023	FY 2024
Right of Way							
Payroll-Salaries	229,542	225,740	237,143	142,393	104,050	246,443	246,443
Payroll-Benefits	90,878	132,603	95,834	100,897	38,483	139,380	95,834
Payroll - Overtime	23,946	25,667	17,500	18,941	13,529	32,470	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	19,501	12,095	31,596	31,908
Prof-Landscape Architect	-	4,007	-	13,535	-	13,535	-
Contracts-Police	142,222	153,731	143,000	92,308	62,165	154,473	143,000
Contracts-Other Services	19,560	17,930	19,560	11,410	8,150	19,560	19,560
Contracts-Landscape	569,101	557,208	562,608	325,038	232,170	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	338	239	577	576
Fuel, Gasoline and Oil	12,560	15,492	13,000	8,202	7,859	16,061	13,000
Communication - Teleph - Field	5,078	4,923	5,000	2,677	1,912	4,589	5,000
Utility - General	24,766	27,067	23,275	16,379	14,462	30,841	23,275
Utility - Reclaimed Water	7,725	5,438	10,000	3,981	6,019	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	18,472	24,028	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	80,664	57,617	138,281	52,150
R&M-Irrigation	39,754	37,292	40,500	24,186	21,276	45,462	40,500
R&M-Sidewalks	7,819	7,467	15,616	1,500	14,116	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	22,341	18,958	41,299	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	496	3,004	3,500	3,500
Cleaning Services	6,804	6,618	6,600	3,876	2,750	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	1,207,818	785,974	1,993,792	1,712,325

WESTCHASE

Community Development District

General Fund

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 APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Common Area							
R&M-General	28,596	56,443	30,000	15,327	14,235	29,562	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	27,294	19,496	46,790	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	4,288	3,064	7,352	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	65,260	45,095	110,355	318,041
TOTAL EXPENDITURES	2,409,002	2,420,657	2,613,021	1,637,476	1,052,505	2,689,980	2,630,939
Excess (deficiency) of revenues Over (under) expenditures	129,463	225,025	-	980,186	(938,890)	41,297	-
FUND BALANCE, BEGINNING	3,570,455	3,699,917	3,924,942	3,924,942	-	3,924,942	3,966,239
FUND BALANCE, ENDING	\$ 3,699,917	\$ 3,924,942	\$ 3,924,942	\$ 4,905,128	\$ (938,890)	\$ 3,966,239	\$ 3,966,239

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 3,966,239
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/24	3,966,239

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	502,031
Subtotal	<u>1,219,766</u>

Total Allocation of Available Funds	1,223,861
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Total Unassigned (undesignated) Cash	<u>\$ 2,742,379</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.

WESTCHASE

Community Development District

Harbor Links General Fund

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 APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 919	\$ 321	\$ 500	\$ 5,247	\$ 3,748	\$ 8,995	\$ 500
Special Assmnts- Tax Collector	56,138	56,138	56,138	54,750	1,388	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	57,973	5,136	63,109	54,392
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	640	657	1,123	1,053	28	1,081	1,123
Misc-Credit Card Fees	10	6	15	2	-	2	15
Total Administrative	650	663	1,138	1,055	28	1,083	1,138
<i>Right of Way</i>							
Communication - Teleph - Field	3,050	3,958	3,300	2,081	1,680	3,761	3,300
Electricity - Streetlighting	5,403	9,423	5,500	4,127	2,830	6,957	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	17,082	6,483	23,565	19,700
R&M-Gate	5,566	13,717	5,794	4,711	1,083	5,794	5,794
Reserve - Roadways	-	-	17,082	-	-	-	16,762
Total Right of Way	36,983	58,018	53,254	30,000	12,076	42,076	53,254
TOTAL EXPENDITURES	37,633	58,681	54,392	31,055	12,104	43,159	54,392
Excess (deficiency) of revenues Over (under) expenditures	17,589	(4,114)	-	26,918	(6,968)	19,950	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	17,589	(4,114)	-	26,918	(6,968)	19,950	-
FUND BALANCE, BEGINNING	345,405	362,994	358,880	358,880	-	358,880	378,830
FUND BALANCE, ENDING	\$ 362,994	\$ 358,880	\$ 358,880	\$ 385,798	\$ (6,968)	\$ 378,830	\$ 378,830

Exhibit "B"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 378,830
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	16,762
Total Funds Available (Estimated) - 9/30/24	395,593

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

Deposits	\$ 667
Subtotal	667

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	157,838

Total Allocation of Available Funds	167,912
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Total Unassigned (undesignated) Cash	\$ 227,681
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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	

WESTCHASE

Community Development District

The Enclave General Fund

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 APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 58	\$ 19	\$ 150	\$ 236	169	\$ 405	\$ 150
Special Assmnts- Tax Collector	18,057	18,057	18,057	17,610	447	18,057	18,057
Special Assmnts- Discounts	(673)	(672)	(722)	(672)	-	(672)	(722)
TOTAL REVENUES	17,442	17,404	17,485	17,174	616	17,790	17,485
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	206	211	361	339	9	348	361
Total Administrative	206	211	361	339	9	348	361
<i>Right of Way</i>							
R&M-Streetlights	18,228	22,157	17,124	13,533	10,020	23,553	17,124
Total Right of Way	18,228	22,157	17,124	13,533	10,020	23,553	17,124
TOTAL EXPENDITURES	18,434	22,368	17,485	13,872	10,029	23,901	17,485
Excess (deficiency) of revenues							
Over (under) expenditures	(992)	(4,964)	-	3,302	(9,413)	(6,111)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	(992)	(4,964)	-	3,302	(9,413)	(6,111)	-
FUND BALANCE, BEGINNING	21,958	20,966	16,002	16,002	-	16,002	9,891
FUND BALANCE, ENDING	\$ 20,966	\$ 16,002	\$ 16,002	\$ 19,304	\$ (9,413)	\$ 9,891	\$ 9,891

Exhibit "C"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 9,891
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/24	9,891

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>\$ 2,489</u>
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Notes

(1) Represents approximately 3 months of budgeted expenditures.

WESTCHASE

Community Development District

Saville Row General Fund

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

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 65	\$ 15	\$ 65	\$ 150	\$ 107	\$ 257	\$ 80
Special Assmnts- Tax Collector	5,842	5,842	5,842	5,698	144	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	5,631	251	5,882	8,765
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	67	68	117	110	3	113	181
Misc-Credit Card Fees	2	-	4	-	-	-	4
Total Administrative	69	68	121	110	3	113	185
<i>Right of Way</i>							
Communication - Teleph - Field	1,799	1,827	1,800	1,086	750	1,836	1,800
Insurance - General Liability	2,743	2,811	3,092	3,291	-	3,291	3,420
R&M-General	-	3,566	1,500	3,957	1,308	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	236	150	386	360
Capital Outlay	6,185	-	-	-	-	-	-
Reserve - Roadways	-	-	2,550	-	-	-	-
Total Right of Way	12,671	12,949	10,802	11,180	3,208	14,388	8,580
TOTAL EXPENDITURES	12,740	13,017	10,923	11,290	3,210	14,500	8,765
Excess (deficiency) of revenues							
Over (under) expenditures	(6,986)	(7,377)	(5,250)	(5,659)	(2,959)	(8,618)	-
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)	(5,659)	(2,959)	(8,618)	-
FUND BALANCE, BEGINNING	24,480	17,494	10,117	10,117	-	10,117	1,499
FUND BALANCE, ENDING	\$ 17,494	\$ 10,117	\$ 4,867	\$ 4,458	\$ (2,959)	\$ 1,499	\$ 1,499

Exhibit "D"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 1,499
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	-
Total Funds Available (Estimated) - 9/30/24	1,499

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	\$ 20
Subtotal	20

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	1,479 ⁽¹⁾
Reserves - Roadways Prior Years	-
Reserves - Roadways FY 2023	-
Reserves - Roadways FY 2024	-
Subtotal	-

Total Allocation of Available Funds	1,499
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Total Unassigned (undesignated) Cash	\$ -
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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	

WESTCHASE

Community Development District

Commercial Road General Fund

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 APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 99	\$ 39	\$ 150	\$ 719	\$ 514	\$ 1,233	\$ 150
Special Assmnts- Tax Collector	6,807	5,520	5,520	5,384	136	5,520	5,520
Special Assmnts- Discounts	(254)	(205)	(221)	(205)	-	(205)	(221)
TOTAL REVENUES	6,652	5,354	5,449	5,898	650	6,548	5,449
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	78	65	110	104	3	107	110
Total Administrative	78	65	110	104	3	107	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	104	5,003	5,107	5,449
Excess (deficiency) of revenues							
Over (under) expenditures	6,574	5,289	-	5,794	(4,353)	1,441	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	6,574	5,289	-	5,794	(4,353)	1,441	-
FUND BALANCE, BEGINNING	37,353	43,927	49,216	49,216	-	49,216	50,657
FUND BALANCE, ENDING	\$ 43,927	\$ 49,216	\$ 49,216	\$ 55,010	\$ (4,353)	\$ 50,657	\$ 50,657

Exhibit "E"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 50,657
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	339
Total Funds Available (Estimated) - 9/30/24	50,996

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>\$ 36,307</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	

WESTCHASE

Community Development District

The Greens General Fund

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 APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 957	\$ 291	\$ 500	\$ 4,643	\$ 3,316	\$ 7,959	\$ 700
Special Assmnts- Tax Collector	300,625	344,186	344,186	335,675	8,511	344,186	357,970
Special Assmnts- Discounts	(11,211)	(12,801)	(13,767)	(12,808)	-	(12,808)	(14,319)
Gate Bar Code/Remotes	2,912	3,078	-	1,810	-	1,810	-
Insurance Reimbursements	-	13,290	-	-	-	-	-
TOTAL REVENUES	293,283	348,044	330,919	329,320	11,827	341,147	344,352
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	3,427	4,030	6,884	6,457	170	6,627	7,159
Misc-Credit Card Fees	103	115	80	64	35	99	80
Total Administrative	3,530	4,145	6,964	6,521	205	6,726	7,239
<i>Right of Way</i>							
Contracts-Security Services	190,671	221,851	176,200	129,985	85,000	214,985	195,500
Contracts-Pest Control	240	240	240	140	100	240	240
Communication - Teleph - Field	2,108	2,096	2,100	1,170	930	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	47,613	500	48,113	20,000
R&M-Gate	17,028	15,054	10,000	15,905	1,000	16,905	10,000
R&M-Streetlights	51,470	60,037	52,000	38,509	28,500	67,009	66,000
Reserve - Roadways	-	-	43,000	-	-	-	42,000
Total Right of Way	305,469	356,407	306,349	234,438	116,030	350,468	337,113
TOTAL EXPENDITURES	308,999	360,552	313,313	240,959	116,235	357,194	344,352
Excess (deficiency) of revenues Over (under) expenditures	(15,716)	(12,508)	17,606	88,361	(104,408)	(16,047)	-
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	88,361	(104,408)	(16,047)	-
FUND BALANCE, BEGINNING	345,553	329,837	317,329	317,329	-	317,329	301,282
FUND BALANCE, ENDING	\$ 329,837	\$ 317,329	\$ 334,935	\$ 405,690	\$ (104,408)	\$ 301,282	\$ 301,282

Exhibit "F"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 301,282
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	42,000
Total Funds Available (Estimated) - 9/30/24	343,282

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

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

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital (0) ⁽¹⁾

Reserves - Roadways Prior Years	281,569
Reserves - Roadways FY 2023	11,593
Reserves - Roadways FY 2024	42,000
Subtotal	<u>335,162</u>

Total Allocation of Available Funds	343,282
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Total Unassigned (undesignated) Cash	<u><u>\$ -</u></u>
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Notes

(1) Should represent 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	

WESTCHASE

Community Development District

Stonebridge General Fund

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 APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 184	\$ 67	\$ 200	\$ 1,175	\$ 839	\$ 2,014	\$ 200
Special Assmnts- Tax Collector	16,152	16,056	16,056	15,659	397	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	16,237	1,236	17,473	15,614
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	184	188	321	301	8	309	321
Misc-Credit Card Fees	7	-	10	-	-	-	10
Total Administrative	191	188	331	301	8	309	331
<i>Right of Way</i>							
Communication - Teleph - Field	1,505	1,499	1,500	848	606	1,454	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	891	3,792	4,683	3,792
R&M-Streetlights	5,405	6,342	5,650	4,118	3,110	7,228	5,650
Reserve - Roadways	-	-	2,955	-	-	-	2,955
Total Right of Way	8,505	11,355	15,283	13,255	8,508	21,763	15,283
TOTAL EXPENDITURES	8,696	11,543	15,614	13,556	8,516	22,072	15,614
Excess (deficiency) of revenues Over (under) expenditures	7,304	4,048	-	2,681	(7,279)	(4,598)	-
Net change in fund balance	7,304	4,048	-	2,681	(7,279)	(4,598)	-
FUND BALANCE, BEGINNING	69,065	76,369	80,417	80,417	-	80,417	75,819
FUND BALANCE, ENDING	\$ 76,369	\$ 80,417	\$ 80,417	\$ 83,098	\$ (7,279)	\$ 75,819	\$ 75,819

Exhibit "G"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 75,819
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	2,955
Total Funds Available (Estimated) - 9/30/24	78,774

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

Deposits	\$ 853
Subtotal	<u>853</u>

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	<u>47,976</u>

Total Allocation of Available Funds	51,994
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Total Unassigned (undesignated) Cash	<u>\$ 26,780</u>
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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	

WESTCHASE

Community Development District

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

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 APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
Interest - Investments	\$ 3	\$ 108	\$ -	\$ 1,761	\$ 1,258	\$ 3,019	\$ -
Special Assmnts- Tax Collector	235,000	126,326	126,326	123,202	3,124	126,326	126,326
Special Assmnts- Discounts	(8,763)	(4,698)	(5,053)	(4,701)	-	(4,701)	(5,053)
TOTAL REVENUES	226,240	121,736	121,273	120,262	4,382	124,644	121,273
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	2,679	1,479	2,527	2,370	62	2,432	2,527
Total Administrative	2,679	1,479	2,527	2,370	62	2,432	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	76,709	57,355	134,064	105,000
Reserve - Roadways	-	-	11,702	3,142	-	3,142	11,702
Total Right of Way	102,880	122,641	118,746	79,851	59,399	139,250	118,746
TOTAL EXPENDITURES	105,559	124,120	121,273	82,221	59,461	141,682	121,273
Excess (deficiency) of revenues							
Over (under) expenditures	120,681	(2,384)	-	38,041	(55,080)	(17,039)	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	120,681	(2,384)	-	38,041	(55,080)	(17,039)	-
FUND BALANCE, BEGINNING	2,068	122,749	120,365	120,365	-	120,365	103,326
FUND BALANCE, ENDING	\$ 122,749	\$ 120,365	\$ 120,365	\$ 158,406	\$ (55,080)	\$ 103,326	\$ 103,326

Exhibit "H"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 103,326
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	11,702
Total Funds Available (Estimated) - 9/30/24	115,028

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits	\$ 14,572
Subtotal	<u>14,572</u>

Assigned Fund Balance

Operating Reserves - First Quarter Operating Capital	14,482 ⁽¹⁾
Reserves - Roadways FY Prior Year	65,713
Reserves - Roadways FY 2023	8,560
Reserves - Roadways FY 2024	11,702
Subtotal	<u>85,974</u>

Total Allocation of Available Funds	115,029
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Total Unassigned (undesignated) Cash	<u><u>\$ -</u></u>
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Notes

(1) Represents approximately 1.5 months of budgeted expenditures.

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

WESTCHASE

Community Development District

West Park Village (324-C5) General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 48	\$ 18	\$ 90	\$ 335	\$ 239	\$ 574	\$ 90
Special Assmnts- Tax Collector	7,778	7,778	7,778	7,586	192	7,778	7,778
Special Assmnts- Discounts	(290)	(289)	(311)	(289)	-	(289)	(311)
TOTAL REVENUES	7,536	7,507	7,557	7,632	431	8,063	7,557
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	89	91	156	146	4	150	156
Total Administrative	89	91	156	146	4	150	156
<i>Right of Way</i>							
R&M-Streetlights	5,012	5,044	4,999	3,704	2,735	6,439	4,999
Reserve - Roadways	-	-	2,402	-	-	-	2,402
Total Right of Way	5,012	5,044	7,401	3,704	2,735	6,439	7,401
TOTAL EXPENDITURES	5,101	5,135	7,557	3,850	2,739	6,589	7,557
Excess (deficiency) of revenues							
Over (under) expenditures	2,435	2,372	-	3,782	(2,308)	1,474	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	2,435	2,372	-	3,782	(2,308)	1,474	-
FUND BALANCE, BEGINNING	18,105	20,540	22,912	22,912	-	22,912	24,386
FUND BALANCE, ENDING	\$ 20,540	\$ 22,912	\$ 22,912	\$ 26,694	\$ (2,308)	\$ 24,386	\$ 24,386

Exhibit "I"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 24,386
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	2,402
Total Funds Available (Estimated) - 9/30/24	26,788

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	<u>2,402</u>
Subtotal	<u>21,395</u>

Total Allocation of Available Funds	23,449
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Total Unassigned (undesignated) Cash	<u>\$ 3,340</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

WESTCHASE

Community Development District

Vineyards General Fund

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 APR-2023	PROJECTED MAY- SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 563	\$ 199	\$ 500	\$ 3,569	\$ 2,549	\$ 6,118	\$ 500
Special Assmnts- Tax Collector	25,926	25,447	25,447	24,818	629	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	27,440	3,178	30,618	24,929
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	296	298	509	477	13	490	509
Misc-Credit Card Fees	4	1	10	-	-	-	10
Total Administrative	300	299	519	477	13	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	4,244	756	5,000	5,000
Misc-Internet Services	1,453	1,438	1,500	971	694	1,665	1,800
Reserve - Roadways	-	-	9,925	-	-	-	9,925
Total Right of Way	9,976	7,503	24,410	6,185	8,493	14,678	24,410
TOTAL EXPENDITURES	10,276	7,802	24,929	6,662	8,505	15,167	24,929
Excess (deficiency) of revenues Over (under) expenditures	15,472	17,124	-	20,778	(5,327)	15,451	-
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-	-	-
Net change in fund balance	15,472	17,124	-	20,778	(5,327)	15,451	-
FUND BALANCE, BEGINNING	211,680	227,152	244,276	244,276	-	244,276	259,727
FUND BALANCE, ENDING	\$ 227,152	\$ 244,276	\$ 244,276	\$ 265,054	\$ (5,327)	\$ 259,727	\$ 259,727

Exhibit "J"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2024	\$ 259,727
Net Change in Fund Balance - Fiscal Year 2024	-
Reserves - Fiscal Year 2024 Additions	9,925
Total Funds Available (Estimated) - 9/30/24	269,652

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	<u>145,084</u>
Total Allocation of Available Funds	148,835

Total Unassigned (undesignated) Cash	<u>\$ 120,817</u>
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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

WESTCHASE

Community Development District

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	Glencliff	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%

WESTCHASE

Community Development District

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%

WESTCHASE

Community Development District

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%

WESTCHASE

Community Development District

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	Glencliff	\$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%

WESTCHASE

Community Development District

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%

WESTCHASE

Community Development District

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 8, 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 6th day of June 2023.

Matt Lewis
Chairman

Andrew P. Mendenhall, PMP
Secretary

6C.



Customer	Westchase Community Development District
Acct #	756
Date	05/24/2023
Customer Service	Kristina Rudez
Page	1 of 1

Westchase Community Development District
c/o Inframark Management Services
210 N University Drive, Ste 702
Coral Springs, FL 33071

Payment Information	
Invoice Summary	\$ -240.00
Payment Amount	
Payment for:	Invoice#18290
WC100121756	

Thank You

Please detach and return with payment



Customer: Westchase Community Development District

Invoice	Effective	Transaction	Description	Amount
18290	10/01/2021	Premium audit	Policy #WC100121756 10/01/2021-10/01/2022 FIA WC Workers Compensation - Premium audit Other Misc Taxes & Surcharges - Premium audit	-242.00 2.00

Total

\$ -240.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

sclimer@egisadvisors.com

05/24/2023

Coverage Agreement Endorsement

Endorsement No.: 1**Member:** Westchase Community Development District**Effective Date:** 10/01/2021**Agreement No.:** WC100121756**Coverage Period:** October 1, 2021 to October 1, 2022

In consideration of a **return premium of (\$240.00)**, the coverage agreement is amended as follows:


Workers Compensation

Decreased:

As a result of Premium Audit.

Subject otherwise to the terms, conditions and exclusions of the coverage agreement.

Issued: April 04, 2023

Authorized by: 

Member:

Westchase Community Development District
9311 Country Way Blvd
Tampa, FL 33626

Term: October 1, 2021 to October 1, 2022
Coverage Provided by: Florida Insurance Alliance
Policy Number: WC100121756

TYPE OF INSURANCE

Part A	Workers Compensation <ul style="list-style-type: none"> Benefits: FL Statutory (Medical, Disability, Death)
Part B	Employers Liability: <ul style="list-style-type: none"> \$1,000,000- Each Accident \$1,000,000- Disease- Policy Limit \$1,000,000- Disease- Each Employee

Class Code	Description	Payroll	Rate	Premium
8810	Clerical	\$42,401	0.16	\$67.84
9015	Building or Property Management - All Other Employees	\$109,289	3.81	\$4,163.91
9410	Municipal, Township, County, or State Employee NOC	\$0	2.52	\$0.00
7720	Police Officers & Drivers	\$146,478	3.50	\$5,126.73
9012	Building Or Property Management/Property	\$102,484	0.93	\$953.10
Total Manual Premium				\$10,311.58
Increased ELL 1M/1M/1M				\$144.36
				\$10,455.94
Workplace Safety Credit – 2%				\$0.00
Drug Free Workplace Credit – 5%				\$0.00
Experience Modification				0.960000
Standard Premium				\$10,037.70
Premium Discount				\$3.43
Expense Constant				\$160.00
Terrorism				\$40.07
Policy Total				\$10,234.50

6D.



**Hillsborough
County Florida**
Development Services

ZONING HEARING MASTER LETTER OF NOTICE

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: RZ-STD 23-0330

You are hereby notified that the undersigned is requesting a re-zoning before the Zoning Hearing Master of Hillsborough County at a public hearing. You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site.

PUBLIC HEARING DATE: 6/20/23 TIME: 6:00 PM

LOCATION OF PUBLIC HEARING: Board of County Commissioners Boardroom*
2nd Floor, County Center, 601 E Kennedy Blvd, Tampa, FL 33602
(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section, below.)

NATURE OF REQUEST: (Provide a general description of the request)
Rezone to BP-0 (Business, Professional Office)

Note: The PD application and approval process creates its own customized zoning district and may be used to obtain variations from the non-district regulations as set forth in Section 5.03.06.C.6 of the Land Development Code.

LOCATION OF THE PROPERTY: (Address and/or General Location) 8525 Montague Street, Tampa, FL

CURRENT ZONING: PD

PROPOSED ZONING: BP-O

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at: HCFLGov.net/pgmstore.

Additional information concerning this application may be obtained by emailing Hillsborough County Development Services Department at Hearings@hcflgov.net. Please include the Application Number at the top of this form for a quicker response. Additional information may also be obtained by calling (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739

Applicant / Representative

Name: Todd Pressman

Address: 200 2nd Ave., South, #451, St. Petersburg, FL 33701

Phone: 727-804-1760

Email: todd@pressmaninc.com

Send Written Comments or Evidence, along with your physical address and email address to:

DSD - Community Development Division, PO BOX 1110, Tampa, FL 33601; or Email to Hearings@HCFLGov.net

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

PLEASE USE ORIGINAL FORM - DO NOT RETYPE

Submitting testimony and/or evidence:

All interested parties wishing to submit testimony or other evidence for the record in this matter must submit such in at least one of the following manners:

- 1) In writing to the office of the Zoning Administrator at least 14 days prior to the hearing in order to be given consideration in the preparation of Development Services Staff's Final Report to the Zoning Hearing Master; or
- 2) In writing to the office of the Zoning Administrator at least 2 business days prior to the hearing in order to be included as part of the record of the hearing; or
- 3) Spoken or in writing* during the public hearing before the Zoning Hearing Master. (**Parties opting to participate virtually who also wish to submit written or documentary evidence must submit their written or documentary evidence prior to the public hearing, pursuant to (1) or (2), above.*)

Testimony or evidence submitted prior to the hearing should be addressed to the attention of the Zoning Hearing Master and delivered as follows:

- 1) Hand delivered to County Center, 601 E. Kennedy Blvd. in downtown Tampa.
- 2) Mailed to P. O. Box 1110, Tampa, FL 33601
- 3) Via e-mail by attaching testimony and/or evidence documents to an e-mail sent to Hearings@HCFLGov.net.

All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

About the Hearing:

The staff report of the Development Services Department must be filed six (6) days prior to the hearing. The participants before the Zoning Hearing Master shall be the County staff, the applicant (and/or the applicant's agent(s)), and the public. The order of presentation will be

- 1) The applicant and the applicant's witnesses shall present their case.
- 2) The Staff of the Development Services Department will give a summary of the request, and present the County Staff's findings and recommendations.
- 3) The Staff of the Planning Commission shall state whether the request is in compliance or non-compliance with the Comprehensive Land Use Plan.
- 4) You and other witnesses shall present their case.
- 5) County Staff will have the opportunity to make additional comments.
- 6) The applicant will have the opportunity for rebuttal and summations.

The Zoning Hearing Master may question witnesses as he/she deems necessary and appropriate and may permit responses to evidence or testimony received. Time will be allowed for a reasonable amount of questioning of the witnesses for the applicant, public agencies and opposition, but questioning should be limited to direct testimony already presented.

Each side will be given 15 minutes to present its case, however, the Zoning Hearing Master may grant additional time for good cause. The public as a whole is considered as one participant, so large groups may wish to designate a spokesperson. The staffs of each separate County agency are considered individual participants.

PARTICIPATION OPTIONS: In response to the COVID-19 pandemic, Hillsborough County is making it possible for interested parties to participate in this public hearing virtually by means of communications media technology or in person.

Virtual Participation: Virtual participation is available. In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) by the Zoning Hearing Master during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony to the Zoning Hearing Master, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Zoning Hearing Master to the staff of the Development Services Department at least two business days prior to the Zoning Hearing Master hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: HillsboroughCounty.org/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Zoning Hearing Master will call on speakers by name in the order in which they have completed the online Public Comment Signup Form, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Zoning Hearing Master by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

In Person: While virtual participation is offered, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For the safety of participants and staff, social distancing will be properly adhered to at all times. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at HCFLGov.net/SpeakUp.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button

If you have any questions or need additional information for providing public input you may call (813) 446-6617.

The recommendation of the Zoning Hearing Master will be filed with the Clerk of the Board of County Commissioners (BOCC) within 15 working days after the conclusion of the public hearing.

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a party of record. To be considered party of record you must be one of the following:

- A person who was present at the Zoning Hearing Master (ZHM) hearing and presented either oral testimony or documentary evidence
- A person who was notified by Letter of Notice of the ZHM hearing. This includes the Designated Representative(s) of the registered Neighborhood Organizations within 1 mile of the site for which the request was made.
- A person who submitted documentary evidence to the master file two (2) business days prior to the ZHM hearing or by proxy during the ZHM hearing.

If you qualify as a Party of Record and opt to speak at the BOCC meeting, your testimony must be restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. Visit HCFLGov.net/SpeakUp to register to speak virtually or in person at the BOCC meeting.

The requirements for participation by a Party of Record at the BOCC Land Use meeting are set forth in Sec. 10.03.04 of the Land Development Code, as amended by Ordinance 21-18 (effective May 28, 2021). For additional questions regarding participation, please email us at Hearings@hcflgov.net or call (813) 307-4739.