

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

OCTOBER 1, 2024

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
David Sylvanowicz, Field Manager

Regular Meeting Agenda

Tuesday, October 1, 2024 – 4:00 p.m.

- 1. Roll Call**
- 2. Consent Agenda**
 - A. Approval of the September 3, 2024 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. Landscaping Update
- 7. Field Manager's Report**
- 8. Supervisors' Requests**
- 9. Adjournment**

*The next workshop meeting is scheduled for October 15, 2024 and the next regular meeting is scheduled for November 12, 2024.

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

Meeting Location:
Westchase HOA Board Room
10049 Parley Drive
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: September 3, 2024</div> <div>PLACE: Maureen Gauzza Regional Library Community Room A 11211 Countryway Boulevard Tampa, Florida 33626</div>	<div>Agenda Page 5 Page 3</div> <div> <div>1</div> <div>INDEX</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div> </div> <div> <div>PAGE</div> <div>4</div> <div>4</div> <div>4</div> <div>4</div> <div>4</div> <div>10</div> <div>21</div> <div>24</div> <div>38</div> <div>39</div> <div>39</div> <div>40</div> <div>49</div> <div>50</div> <div>52</div> <div>45</div> <div>60</div> <div>61</div> <div>76</div> <div>78</div> <div>90</div> </div>
<div>Page 2</div> <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div>	<div>Page 4</div> <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div> <div>9</div> <div>10</div> <div>11</div> <div>12</div> <div>13</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div>

Page 5	Agenda Page 6 Page 7
<p>1 11839 Derbyshire. They have no trees in the 2 front. Now, he told me that it could be 3 something with the soil or something -- some 4 lines underneath, and I'm like, wait a minute. 5 We all have the same soil. All our houses all 6 have the same lines running in front of that, in 7 that easement. 8 So who took them out? The CDD take them out 9 or did the owner take them out? 10 THE CHAIR: Are they (inaudible) trees or 11 are they in the front yard? 12 MR. PEREZ: They originally had oak trees 13 and -- 14 THE CHAIR: But between the sidewalk and the 15 street? 16 MR. PEREZ: Yes, yes. 17 THE CHAIR: Okay. I don't -- I'm not 18 familiar with -- 19 MR. PEREZ: There's nothing there now. 20 THE CHAIR: Is it fairly recent? 21 MR. PEREZ: A couple of months ago, they 22 took them out. I don't know who. And -- 23 THE CHAIR: I don't recall -- 24 MR. PEREZ: Originally there were oak trees 25 there. Somehow the oak trees, when the CDD was</p>	<p>1 MR. PEREZ: I don't know. I really don't 2 know. 3 THE CHAIR: Okay. 4 MR. PEREZ: Now there's nothing there. 5 MR. BARRETT: Did you say Ayresshire? 6 MR. PEREZ: Derbyshire. 11837 and 39. 7 MR. BARRETT: Derbyshire. 8 MR. PEREZ: 11837 and 39. 9 MR. BARRETT: 11837 and 39? 10 SPEAKER: 837 is right at (inaudible). 11 MR. PEREZ: Exactly. A little bit -- over a 12 little bit. 13 SPEAKER: I talked to them -- well, they 14 said that when they first came -- that was a 15 long time ago. They said those trees between 16 the sidewalk and the street were causing a lot 17 of damage way up, the sidewalk and the grass, 18 and they were making complaints about the grass 19 not growing. So -- 20 MR. SYLVANOWICZ: (Inaudible) after the 21 meeting we'll talk and we'll connect and we'll - 22 - I can always come out and get your contacts 23 and look at where you're talking about. 24 MR. PEREZ: I mean, if you just go, you'll 25 see there's nothing there.</p>
Page 6	Page 8
<p>1 taking them out, oak trees, I know that they 2 might have taken one out. The other one, the 3 owner took out. 4 THE CHAIR: The only thing I would say is 5 that I'd have to go back through our records. I 6 don't recall those addresses off the top of my 7 head from being a request to remove it, unless 8 any of the other supervisors do. But I don't -- 9 I don't know. It would be something we'd have 10 to look into. 11 MR. PEREZ: So then they planted -- they 12 replaced it with -- one was -- what's that tree 13 that originally you can't take out, that 14 attracts water? 15 MR. BARRETT: Cypress? 16 MR. PEREZ: Cypress. One of them had -- 17 when they took it out, they put in a cypress. 18 And then I guess you folks or Sonny told them 19 that that's not a really good tree out there. 20 And I think the CDD replaced it with -- I think 21 it was crape myrtle. And then that was there 22 for about a year, and then the house next door 23 to it, I don't remember what they had. 24 THE CHAIR: Are you just wanting to know if 25 we approved to remove?</p>	<p>1 MR. SYLVANOWICZ: Yeah. 2 THE CHAIR: The other thing, Chris actually 3 just whispered to me that you can check with the 4 WCA, and they -- that they have to go through 5 that process to go through to get an exception 6 to remove before it comes to us. 7 MR. BARRETT: It's not a hundred percent, 8 like you have district staff -- 9 MR. PEREZ: We don't -- I'm on the MOD 10 Committee. And we automatically (inaudible) 11 there. We don't approve them. It goes 12 automatically to you guys. 13 MR. BARRETT: Do you think you would have 14 the record of the approval in your office? 15 Because the approval goes through the property 16 manager's office. It's not a hundred percent 17 guaranteed, but it may also be part of the kind 18 of figuring out can they take it out without 19 permission. I think we can go through the 20 (inaudible) and find out if there's a record of 21 what (inaudible). 22 MR. PEREZ: We don't approve. We 23 automatically eject them and it goes to you 24 guys. 25 MR. BARRETT: Are you looking to just get</p>

<p style="text-align: right;">Page 9</p> <p>1 replacement trees?</p> <p>2 MR. PEREZ: Yeah. I mean, it looks</p> <p>3 terrible.</p> <p>4 And my other question is, why do we as</p> <p>5 residents, when we want a rental, going to the</p> <p>6 parks, why do we pay the same as anybody else on</p> <p>7 the street while we're paying into the CDD</p> <p>8 (inaudible)?</p> <p>9 MR. BARRETT: It's required by the County.</p> <p>10 When we tried to have a differentiated fee, we</p> <p>11 got a complaint from a resident who reports to a</p> <p>12 member of the County Parks body, and the County</p> <p>13 stopped it.</p> <p>14 MR. PEREZ: Okay.</p> <p>15 MR. WIMSATT: So a resident complained that</p> <p>16 there was no --</p> <p>17 MR. BARRETT: Yeah, it's a weird situation,</p> <p>18 but --</p> <p>19 MR. PEREZ: It's a legit excuse. I just</p> <p>20 wondered why. My daughter rented a -- well, she</p> <p>21 lives in a house next door to us. She actually</p> <p>22 is the one that brought it up to me.</p> <p>23 MR. BARRETT: This Board, before my time on</p> <p>24 it, actually created differentiated fee, but</p> <p>25 Hillsborough County basically -- I believe they</p>	<p style="text-align: right;">Agenda Page 7 Page 11</p> <p>1 And it shows the roads in the Shires and the</p> <p>2 Bridges that are getting currently worked on,</p> <p>3 and those are in one color. And then there's a</p> <p>4 whole slew of roads that are in red which are --</p> <p>5 that they've been requested to be upgraded but</p> <p>6 they obviously haven't gotten to it, and there's</p> <p>7 not really a schedule to get to it.</p> <p>8 But then there was some -- there was some in</p> <p>9 the Bridges that were identified as unrequested</p> <p>10 at this time, and when we were talking about us</p> <p>11 doing a sidewalk project, I mean, that would be</p> <p>12 an area, since it's not even on the list, it's</p> <p>13 not even been requested, that we probably want</p> <p>14 to loop those streets into this first phase</p> <p>15 because everything we are talking about is</p> <p>16 (inaudible) north of Linebaugh (inaudible).</p> <p>17 But I just thought it was interesting that</p> <p>18 there are a section of roads that -- and it's</p> <p>19 just -- it's in the same neighborhood where this</p> <p>20 current work is going on, that is listed as</p> <p>21 unrequested. So --</p> <p>22 MR. BARRETT: Robert, it may be -- can you</p> <p>23 help me? There was, I think, at least one</p> <p>24 neighborhood in the Bridges that was redone a</p> <p>25 couple of years ago.</p>
<p style="text-align: right;">Page 10</p> <p>1 threatened to take action against us. I think</p> <p>2 the Parks thought -- they felt it was a</p> <p>3 violation of the District's Parks agreement with</p> <p>4 the County.</p> <p>5 MR. PEREZ: I mean, I heard somebody told</p> <p>6 her -- I said, you know, believe it or not, we</p> <p>7 maintain it, but that park belongs -- we gave it</p> <p>8 to the County.</p> <p>9 THE CHAIR: Actually the opposite.</p> <p>10 MR. PEREZ: And I'm sure it's a County rule,</p> <p>11 but I wasn't sure, so I said I'll ask.</p> <p>12 That's it. No more questions. Thank you.</p> <p>13 THE CHAIR: All right. Thank you. Any</p> <p>14 other questions, public comment?</p> <p>15 All right. Any others?</p> <p>16 Robert, good afternoon.</p> <p>17 MR. DVORAK: I was just going to give a</p> <p>18 quick update on the -- we were talking about --</p> <p>19 we've been talking about sidewalks for the last</p> <p>20 few months and workshops. And Matt sent me a</p> <p>21 map that the County had prepared that shows all</p> <p>22 of the roads within the community that were on</p> <p>23 -- were in a group as identified by the County,</p> <p>24 in terms of like stuff that they're obligated to</p> <p>25 maintain.</p>	<p style="text-align: right;">Page 12</p> <p>1 MR. DVORAK: And that -- maybe this is it.</p> <p>2 Maybe that's why. Maybe that neighborhood was</p> <p>3 the one that was done two years ago. I'd have</p> <p>4 to look at it.</p> <p>5 Anyway, but the other -- Chris, you had</p> <p>6 asked like how much it would take for us to do a</p> <p>7 detailed like go out and get quantities and mark</p> <p>8 and measure everything. It's probably two to</p> <p>9 three days in the field for us and a day in the</p> <p>10 office, so maybe in the thirty-five to forty-</p> <p>11 five-hundred-dollar range when you guys decide</p> <p>12 you want to do it, would be the cost to go out</p> <p>13 and assess everything and put it up --</p> <p>14 quantities to it and a map that goes with it,</p> <p>15 something that we could use going forward in an</p> <p>16 RFP.</p> <p>17 MR. BARRETT: So I understand, that's</p> <p>18 everything? You mean just like we're breaking</p> <p>19 it up into parcels of three, do you mean the one</p> <p>20 section --</p> <p>21 MR. DVORAK: No, the one phase, the first</p> <p>22 phase.</p> <p>23 MR. BARRETT: Got it. So that's the second</p> <p>24 -- I think the second phase we agreed we can</p> <p>25 probably focus on was the Shires.</p>

<p style="text-align: right;">Page 13</p> <p>1 MR. DVORAK: Well, I -- I switched them 2 around. 3 MR. BARRETT: Okay. 4 MR. DVORAK: So I switched my map to reflect 5 what you wanted, which was the phase -- the old 6 Phase 2 would be Phase 1. 7 MR. BARRETT: So I don't know that we can, 8 but I would be willing to make a motion to kind 9 of move forward with at least the -- get the 10 details so that we have the option of moving 11 forward with it being fixed. I don't know if 12 that's going to meet with opposition. 13 THE CHAIR: I'll second it for discussion. 14 I mean, I think too, the other thing that I've 15 provided -- and I was going to -- my thought was 16 we would have this workshop this coming month, 17 because that was on everybody's schedule, and 18 maybe we could focus on this since we have been 19 talking about it for the past couple of months. 20 But I think the interesting thing about 21 that, that I've provided Robert with, it really 22 gave an indication that the County is not -- 23 doesn't really have a lot of facts (inaudible) 24 getting that done. And I don't mean that in a 25 bad way. That probably came out the wrong way,</p>	<p style="text-align: right;">Agenda Page 8 Page 15</p> <p>1 MR. BARRETT: I suggest that we have the 2 motion with the full intent of -- 3 MR. DVORAK: Okay. 4 MR. BARRETT: -- moving forward, as long as 5 everyone's on board, like with -- let's get the 6 first third done this coming -- we're in August 7 already, so like in the next fiscal year we'll 8 have time to set ourselves up to be able to do 9 that first thing in the next fiscal year. 10 THE CHAIR: All right. Any other -- yes, 11 sir. 12 MR. ANDERSON: Barry Anderson, 11829 13 Derbyshire. 14 Just to clarify, I thought I heard you say 15 something about the Shires being part of an area 16 that work is currently underway, and I wanted -- 17 did I misunderstand you or did you say that? 18 MR. DVORAK: No, I -- 19 MR. ANDERSON: Oh, okay. Okay. I 20 misunderstood. I apologize. 21 MR. BARRETT: I think, Robert, you were 22 meaning the Fords -- 23 MR. DVORAK: Fords and the Bridges. 24 MR. BARRETT: -- and the Bridges, where 25 they're working now --</p>
<p style="text-align: right;">Page 14</p> <p>1 but it's just further down on their priority 2 list. 3 MR. BARRETT: It's not planned. 4 THE CHAIR: Correct. And you can see 5 there's no -- because I can share that 6 information. But that seems like a good thing 7 to move forward with. I know there was a lot of 8 discussion about it. There was a gentleman here 9 last time I think that is from the Shires. I 10 know this trio is from the Shires as well, so -- 11 MR. DVORAK: It's one of those things, like 12 we kind of talked about last time, if you're not 13 really serious about doing it right now, there's 14 no point in doing a detailed assessment, because 15 if you wait a year and a half, every -- things 16 change. 17 So it's like one of those things where if 18 this is -- like let the County finish what 19 they're doing now and tackle this like next 20 summer or next fall or whatever, then we can do 21 -- we can do what we're going to do now, we can 22 wait and do that next spring kind of thing. 23 There's no need to jump in, try and do a full 24 assessment. I'm just trying to give you a 25 ballpark of what it would take.</p>	<p style="text-align: right;">Page 16</p> <p>1 MR. DVORAK: Right. 2 MR. BARRETT: -- and still working. 3 MR. DVORAK: Right, Fords and the Bridges. 4 MR. BARRETT: And then -- 5 (Cross talk) 6 MR. DVORAK: No, I -- I was mistaken, yeah, 7 about the Fords. 8 SPEAKER: No problem. 9 MR. PEREZ: I got something to say. 10 THE CHAIR: Is it related to sidewalks? 11 MR. PEREZ: Yes. 12 THE CHAIR: Okay. 13 MR. PEREZ: My question to you is, you know, 14 if you guys decide to take on repairing all 15 those sidewalks or whatever you guys decide to, 16 what's to say that 10 years down the road you're 17 not going to be doing the same thing? Because 18 these trees keep on growing, and those sidewalks 19 are going to keep breaking. 20 I mean, I took offense when you guys were 21 taking trees down because I was one of the first 22 houses, and my driveway got cracked because of 23 the trees. As a matter of fact, the roots were 24 actually cracking inside my house in the garage. 25 THE CHAIR: That's been -- it's a good</p>

<p style="text-align: right;">Page 17</p> <p>1 question. It's something that if you followed 2 anything with the CDD over the past I'll say 8 3 years, I know since I've been on the board, it's 4 been a battle. It's been something that we've 5 talked about quite a bit. We've hired Arborists 6 Abroad, who has presented us and is actually 7 working on a little pilot project. I can't 8 remember what neighborhood he's working on, but 9 -- 10 MR. BARRETT: It's in the Bridges. 11 THE CHAIR: The Bridges. 12 MR. BARRETT: Yes. 13 THE CHAIR: We're working on like a growth 14 retardant for the trees to try to balance, you 15 know, let's keep the healthy trees. Let's -- we 16 want to keep the -- maintain the canopy, right, 17 but also just -- they're related, as you said, 18 to the sidewalk. So as they grow, is there a 19 way that we can manage that so that it doesn't 20 become an issue with the sidewalk, doesn't 21 become a vicious cycle. But I think 22 unfortunately there's just always going to be 23 this. 24 MR. PEREZ: I mean, the trees are not going 25 to stop growing, so you're always going to have</p>	<p style="text-align: right;">Agenda Page 9 Page 19</p> <p>1 So I mean, it's something -- if you guys 2 take on this project of fixing sidewalks, who's 3 going to say you're always going to be doing it. 4 It's never going to end. 5 THE CHAIR: And my response to that is, I 6 think we're doing the best we can. I think 7 we're a pretty analytical Board, and we're -- 8 and I'll say it again, I think we're trying to 9 do the best we can. 10 MR. PEREZ: Oh, I know, I know. I mean, 11 that's just my opinion. You guys do whatever 12 you want. 13 MR. CHAIR: No, I know, and we appreciate 14 that. We appreciate it. Yes, sir. 15 SPEAKER: (Inaudible) to try -- the sidewalk 16 repair, I think (inaudible) once -- if the 17 sidewalk coping slab is replaced, can the root 18 underneath it be cut so it doesn't cause a 19 problem, or does it kill the tree? Is it 20 possible to do something like that? 21 THE CHAIR: So that's something that was 22 learned from our arborists over the years of 23 having these guys on staff and doing this work, 24 is you can do what they call root pruning and -- 25 SPEAKER: You can do that?</p>
<p style="text-align: right;">Page 18</p> <p>1 that. 2 MR. GILLIS: We'll get to it later, but the 3 fourth project that we've proposed long range is 4 to get at that very issue, to look more 5 holistically at the vegetation, the trees, and 6 look at a long-range plan that would take in 7 account where we want to go not just next year, 8 to the next 10, 15 years. 9 So we'll talk about that, but we'd like to 10 get input from residents on things like that, 11 and we'll get to how possibly to get a little 12 more input through the WCA and we'll have 13 (inaudible). 14 MR. PEREZ: If you get somebody that's 15 litigious, they're going to want you guys for 16 replacement of the driveway. I mean, if you get 17 a good attorney, they're going to do it. I 18 mean, I had a fender-bender, and barely see it, 19 and man, somehow they got a good attorney and 20 they got a lot of money, I mean a lot of money. 21 And it was just a scratch. I purposely didn't 22 fix it, saying I hope it goes to trial and when 23 the jury sees this, they're going to laugh at 24 them. But it didn't go to trial. The insurance 25 company decided to pay up.</p>	<p style="text-align: right;">Page 20</p> <p>1 THE CHAIR: Oh, you can. Yeah. I mean, I 2 think the County actually has been doing it with 3 their current contractors. 4 SPEAKER: (Inaudible) trying to break the -- 5 the driveway (inaudible). 6 THE CHAIR: There's also root -- I tell you, 7 I've learned more about trees. I think I could 8 probably somehow pass the arborist test. Most 9 of us probably could. 10 But yeah, there's stuff like that. There's 11 root guarding barrier that you can actually put 12 into the ground and prevent it from spreading. 13 SPEAKER: So it's like if -- as I understand 14 it, we may do some of it and the County's going 15 to be doing some of it, right, in our own 16 neighborhood. If we do it, can we make sure, 17 can we account for trying to do that so we can 18 -- the effect can last a lot longer than just 10 19 years from now doing it again, as opposed to 20 maybe 30 years from now -- 21 THE CHAIR: Right. 22 SPEAKER: -- if we do it -- can we consider 23 doing that? 24 MR. BARRETT: That's the intent to root 25 prune, to --</p>

<p style="text-align: right;">Page 21</p> <p>1 SPEAKER: Okay.</p> <p>2 THE CHAIR: Yeah, because I think if you</p> <p>3 don't do -- take steps like that and use the</p> <p>4 growth retardant or -- I may be using the wrong</p> <p>5 term there, but I think you're going to be</p> <p>6 fixing the sidewalk a lot faster, because they</p> <p>7 do continue to grow.</p> <p>8 We do have a motion on the table. I don't</p> <p>9 think there's any other discussion, so Chris,</p> <p>10 just clarify, the motion is for Robert and his</p> <p>11 group to do --</p> <p>12 MR. BARRETT: To move forward with the</p> <p>13 assessment of the indicated neighborhoods that</p> <p>14 are in the first stage.</p> <p>15 MR. DVORAK: Can I ask a question?</p> <p>16 THE CHAIR: Sure.</p> <p>17 MR. DVORAK: So you're anticipating that</p> <p>18 we'd start doing the sidewalks this current</p> <p>19 fiscal year?</p> <p>20 MR. BARRETT: No, no. I would assume the</p> <p>21 next one.</p> <p>22 MR. DVORAK: Okay.</p> <p>23 MR. BARRETT: By the time we get the thing</p> <p>24 bid out and everything, I think that it would be</p> <p>25 probably after October 1st.</p>	<p style="text-align: right;">Agenda Page 10 Page 23</p> <p>1 approving the actual sidewalk project, but we</p> <p>2 can look at the numbers and --</p> <p>3 MR. DVORAK: And that's the other thing. I</p> <p>4 mean, the quantities are going to change from</p> <p>5 our window survey, you know. I mean, there's</p> <p>6 more detail. We're going to be looking at</p> <p>7 everything. We're going to be walking around</p> <p>8 the community, literally like every part of it,</p> <p>9 so -- and taking measurements. So our</p> <p>10 guesstimate the first time could have been on</p> <p>11 the low side, or it could have been</p> <p>12 conservative. I don't know. We'll find out.</p> <p>13 MR. BARRETT: Okay. Sure.</p> <p>14 THE CHAIR: And then we can look into this</p> <p>15 further at our workshop.</p> <p>16 MR. MENDENHALL: You can always break it up</p> <p>17 into more phases if you needed to.</p> <p>18 SPEAKER: One quick question.</p> <p>19 THE CHAIR: Yes.</p> <p>20 SPEAKER: If we patch into this survey job,</p> <p>21 can we share that with the County to help</p> <p>22 expedite their side of it? Will they accept it?</p> <p>23 THE CHAIR: Probably not. I don't want to</p> <p>24 speak for them, but that's kind of why we're</p> <p>25 looking to do this, because they're not making</p>
<p style="text-align: right;">Page 22</p> <p>1 MR. DVORAK: Okay. So not this current</p> <p>2 fiscal year that starts October 1st?</p> <p>3 MR. BARRETT: The coming one that starts</p> <p>4 October 1st.</p> <p>5 MR. DVORAK: The 2025 year.</p> <p>6 MR. BARRETT: Yeah.</p> <p>7 MR. DVORAK: Okay. That could potentially</p> <p>8 be a big expense.</p> <p>9 MR. BARRETT: I flagged this in the budget.</p> <p>10 MR. DVORAK: I know, but we had a landscape</p> <p>11 issue.</p> <p>12 MR. BARRETT: And you said that was</p> <p>13 (inaudible).</p> <p>14 MR. DVORAK: Okay. Did I say it was okay?</p> <p>15 MR. BARRETT: Yeah.</p> <p>16 MR. DVORAK: Oh. Okay. I wouldn't take out</p> <p>17 a lot of confidence on that prior (inaudible).</p> <p>18 Okay. Yeah, I'm sure it will be fine. I</p> <p>19 mean, do you have an opinion? It's going to be</p> <p>20 expensive.</p> <p>21 THE CHAIR: I think, unless I'm totally</p> <p>22 misunderstanding this, I mean, I think the other</p> <p>23 thing, too, is we take what he gives us and we</p> <p>24 can review it and analyze it and we --</p> <p>25 MR. BARRETT: Right. We don't have</p>	<p style="text-align: right;">Page 24</p> <p>1 this a priority.</p> <p>2 SPEAKER: Well, but the initial (inaudible)</p> <p>3 of surveying, if the other side's too slow but</p> <p>4 if we're already doing this, maybe we should</p> <p>5 approach and say, Look, we're doing that. We</p> <p>6 can share it with you so that you can expedite</p> <p>7 your -- this part of your program. I don't</p> <p>8 know.</p> <p>9 THE CHAIR: No, that's a great -- that's a</p> <p>10 great suggestion.</p> <p>11 SPEAKER: Okay.</p> <p>12 THE CHAIR: All right. Any other questions,</p> <p>13 comments?</p> <p>14 All of those in favor, raise your hands.</p> <p>15 Carries four to one.</p> <p>16 Okay. Anything else from you guys?</p> <p>17 SPEAKER: No.</p> <p>18 THE CHAIR: Okay.</p> <p>19 MR. PEREZ: Who knows, five years down the</p> <p>20 road, you might, hey, you remember?</p> <p>21 MR. CHESNEY: How many areas are you going</p> <p>22 to do? The whole -- all of the areas?</p> <p>23 MR. DVORAK: Phase 1, which was basically</p> <p>24 the ones at -- on the north side of Linebaugh.</p> <p>25 MR. CHESNEY: Okay. That should be fine.</p>

<p style="text-align: right;">Page 25</p> <p>1 THE CHAIR: Robert, you got anything else?</p> <p>2 MR. DVORAK: The only other thing I had was,</p> <p>3 shortly after the other meeting and we had the</p> <p>4 big storm, David and Sonny called me out to the</p> <p>5 lake at 125, the Vulture Lake had come up so</p> <p>6 high that it was encroaching into folks' yards</p> <p>7 and very close to getting into lanais and</p> <p>8 whatnot.</p> <p>9 You know, so a couple of years ago we were</p> <p>10 looking at this issue, and it was discovered</p> <p>11 that -- all of those lakes are interconnected,</p> <p>12 by the way, and it ends up going into the lake</p> <p>13 to the east and then it goes underneath</p> <p>14 Linebaugh into another lake and then further</p> <p>15 south.</p> <p>16 And the County came out and cleaned out a</p> <p>17 culvert underneath Linebaugh, and we thought,</p> <p>18 well, maybe that was the problem all along. And</p> <p>19 we did have an extraordinary amount of rain, but</p> <p>20 the same problem persisted.</p> <p>21 And I had gathered -- we had gathered -- we</p> <p>22 had had survey work done where I was looking at</p> <p>23 the outfalls and all the pipes that interconnect</p> <p>24 these lakes and were just getting into rolling</p> <p>25 our sleeves up on that, and then the County</p>	<p style="text-align: right;">Agenda Page 11 Page 27</p> <p>1 And so I don't know. David and Sonny have</p> <p>2 asked if there's something else we can do, is</p> <p>3 there something that we can look out. I can</p> <p>4 pick up where I left off before I had gotten all</p> <p>5 this survey data, and I was looking at the way</p> <p>6 that the lakes are interconnected, especially</p> <p>7 the two that are on our property that we owned</p> <p>8 and crossed the TECO right of way. There are</p> <p>9 varying pipe sizes and different elevations and</p> <p>10 some are silted in and some aren't. And I'm</p> <p>11 just thinking that just that connection could</p> <p>12 make a difference, a meaningful difference. It</p> <p>13 may not solve the problem entirely at all, but I</p> <p>14 can tell you right now that the way it's -- the</p> <p>15 way it exists today is just very inefficient and</p> <p>16 we're not maximizing the hydraulic capacity that</p> <p>17 we could have in that area. And those aren't</p> <p>18 expensive projects.</p> <p>19 The other thing that I was talking to David</p> <p>20 about was part of -- I know that it sounds</p> <p>21 bizarre, but part of the problem on that lake in</p> <p>22 particular could be that when that water comes</p> <p>23 down the eastern side of the TECO right of way,</p> <p>24 it's all interconnected there. There could be</p> <p>25 water coming from offsite into that lake and</p>
<p style="text-align: right;">Page 26</p> <p>1 cleared this pipe out and they said, let's wait</p> <p>2 another -- let's all wait another wet season and</p> <p>3 see if it happens again.</p> <p>4 And it did happen. And like I said, it's --</p> <p>5 if this was an easy, like simple problem to fix,</p> <p>6 someone would have figured it out already. I</p> <p>7 mean, the reason why this problems persists is</p> <p>8 you've got all the development -- a lot of -- a</p> <p>9 large part of the development to the north that</p> <p>10 feeds down to the south and either comes down</p> <p>11 the eastern side of the right of way, the TECO</p> <p>12 right of way, or it comes directly into that</p> <p>13 lake from the multifamily development to the</p> <p>14 north of the lake.</p> <p>15 And everything is -- I mean, it's a lot of</p> <p>16 volume of water, but all of the interconnections</p> <p>17 all the way down to the outfall are very small</p> <p>18 -- relatively small -- connections. And one of</p> <p>19 the things that Doug had done in the past, as</p> <p>20 everybody knows, is he'd go out and rent a big</p> <p>21 pump, and he'd pump out of the lake. And over</p> <p>22 time, it may have worked, it may have helped,</p> <p>23 but it wasn't a permanent sort of solution. In</p> <p>24 other words, it wasn't a structural solution</p> <p>25 that we could try and implement.</p>	<p style="text-align: right;">Page 28</p> <p>1 making it -- the stages increase. And that's</p> <p>2 something else we could look at, in terms of</p> <p>3 like how do we -- how do we mitigate that</p> <p>4 somehow.</p> <p>5 Because there's -- like I said, almost</p> <p>6 everything from Sheldon over to the TECO</p> <p>7 easement and to the north to the almost the</p> <p>8 treatment plant, is coming south down that right</p> <p>9 of way. It's a lot of -- it's a lot of land</p> <p>10 area, so -- anyway, I have -- he might have it</p> <p>11 on there as a discussion item. I'm just letting</p> <p>12 you know that they asked me to come out and take</p> <p>13 a look at it. And like I said, I can pick up</p> <p>14 like looking into trying to come up with a</p> <p>15 project or some type of a more, you know,</p> <p>16 permanent solution.</p> <p>17 One of the other things I did notice, and I</p> <p>18 didn't think this at the time that I was looking</p> <p>19 at it with Doug, was when you look at the</p> <p>20 grading around the top of the berm on that lake,</p> <p>21 there are some areas where you could actually do</p> <p>22 just a grading, a simple regrading of the top of</p> <p>23 the bank, that could prevent some of that water</p> <p>24 from going onto those properties. It could</p> <p>25 help. Maybe not in the most extreme case, but</p>

<p style="text-align: right;">Page 29</p> <p>1 it could help in the -- you know, in maybe the 2 smaller events. It's just one of those things 3 that we have a lot of data, and we could -- we 4 can look at some different ideas right now. 5 That's all. 6 MR. BARRETT: I'm interested in the 7 permanent solution from the lakes, because I'm 8 aware of the pumping. So what would that 9 entail, what would that project be? 10 MR. DVORAK: Well, for example, I think you 11 have a 24-inch pipe that comes out of the 12 Vulture Lake and then it goes into a little open 13 area, and then there's a -- let's say an 18-inch 14 reinforced -- or elliptical or metal pipe. And 15 it's much higher. And then you go into a 42- 16 inch pipe, and then that goes into the other 17 lake. 18 So you have a pipe-size issue where you 19 don't have the -- you don't have matching 20 capacity. But when you have the one pipe that 21 sits up really higher, it's only flowing like 22 partial full, so it's just dribbling through 23 that pipe. In fact, if you didn't do anything 24 except lower that pipe, it would be a massive 25 improvement.</p>	<p style="text-align: right;">Agenda Page 12 Page 31</p> <p>1 drainage capacity, you would have to run it by 2 SWFWMD, and it would be some type of 3 modification to the existing permit that covers 4 that. 5 And there's a regional watershed model like 6 has all this stuff interconnected. And so you 7 would have to put that improvement into that 8 watershed model and show that you didn't flood 9 something or do something adverse downstream, 10 because that's what they don't want, is someone 11 to transfer a problem to a downstream property, 12 unknowingly or unwittingly, that you're maybe 13 solving something or helping something somewhere 14 but if you create a problem someplace else -- 15 MR. BARRETT: So what funds would we need to 16 see what the cost of doing that product or -- is 17 that something outside your normal engineering 18 -- 19 MR. DVORAK: Yeah, I mean, we do like a -- 20 our ongoing, normal stuff. I mean, it would be 21 a separate little exercise. I mean, like I 22 said, we've got the survey information. I could 23 -- you know, I could play around with the model 24 and try and get a few runs just to see what 25 would -- see what could happen; you know, do it</p>
<p style="text-align: right;">Page 30</p> <p>1 And just saying, when you look at the way 2 that they're hydraulically connected, they're 3 not set up in a really consistent flow line at 4 all. 5 MR. BARRETT: So what does it take to get an 6 estimate on remedying that? 7 MR. DVORAK: I mean costwise, it would -- 8 once you have a -- if we made that a project, we 9 just have to get quantities and get a contractor 10 to give us a proposal on that. 11 MR. BARRETT: Okay. I mean it seems -- to 12 me it seems like a no brainer, doesn't it? I 13 mean, flood issues are important for -- 14 throughout the community. 15 MR. GILLIS: When you look at it 16 holistically, are you also considering what -- 17 like I don't know what lake that flows into, but 18 would increasing the capacity of the output 19 there then create a problem in West Park 20 Village? That's what I'd also want to know. 21 MR. DVORAK: That's exactly what SWFWMD 22 would ask, yeah. So you have these strange 23 seasonal trends in these bizarre -- you know, 24 these large storm events, and if you were to do 25 a project like this where you're changing</p>	<p style="text-align: right;">Page 32</p> <p>1 like a workshop thing. Just try and come up 2 with something and see what the effect is and 3 maybe run it by you guys on a regular basis. 4 It's not a huge, massive effort. It would 5 be more of like an ongoing, here's some ideas. 6 MR. BARRETT: Okay. I'd like to start that. 7 The flooding is important and sometimes the rain 8 gets (inaudible). 9 MR. GILLIS: Like you said, there's just a 10 lot of water coming out of those lakes. You can 11 see a lot of (inaudible) are built that way for 12 a reason that it's not good flow, that's clearly 13 a problem. If we could mitigate that without 14 flooding somebody else out -- 15 MR. BARRETT: Just to add to your 16 discussion, you had mentioned some of 17 (inaudible) had changed, and part of your 18 concern was that it was -- 19 MR. DVORAK: Back flowing. 20 MR. BARRETT: --- back flowing into that 21 Pond 125, which is one of our ponds. And then 22 you had mentioned the potential of like a -- 23 MR. DVORAK: A back flipper. 24 MR. BARRETT: -- one-way preventer, whatnot. 25 MR. DVORAK: But that -- and that's the same</p>

<p style="text-align: right;">Page 33</p> <p>1 thing. If you were to propose or we were to 2 like consider that as an option and prevent that 3 offsite water from coming into our lake, we'd 4 have to then assess what -- if that created an 5 adverse impact anywhere else. It's the same -- 6 it's the same (inaudible), it's the same 7 process. 8 But that was one of the things we also 9 talked about, was if this water is coming down 10 and it's going into one lake one way but also 11 coming into this -- into the Vulture Lake and 12 exacerbating the problem and adding more water 13 than it had in the past because there's a lot of 14 new development up there, that if we prevented 15 the water from coming into the Vulture Lake, 16 would that have meaningful improvement to it. 17 But that's like -- that's something that we 18 can look at also. I mean, we can assess that. 19 MR. SYLVANOWICZ: I also talked to Doug 20 about that. He confirms that underlying Bob was 21 telling by the County. Then we took it the next 22 step further. Where did that take it, and we 23 connected the dots in West Park Village to the 24 wetlands towards the extreme part of -- the 25 south part of our property there. So -- my</p>	<p style="text-align: right;">Agenda Page 13 Page 35</p> <p>1 season, could have a huge impact. But you don't 2 know those things until you go and -- you have 3 to meet with an environmental person, their 4 engineer, you'd have to look at like what's 5 going on in the wetland. Obviously a very 6 successful wetland mitigation area. Would it 7 have an effect on the mitigation area? And 8 that's something that we would all have to look 9 at to agree on what would be allowed. But 10 that's even an option in this case. 11 I'm just saying, there's really no easy 12 solution. You have to kind of look and get 13 creative and look at a number of things like 14 this in order to try and get -- get this, you 15 know, problem fixed. 16 THE CHAIR: Reggie, do you have a question? 17 MR. GILLIS: Yeah. Would you consider 18 taking -- the issues, the lakes affected, taking 19 some of the dirt out to give you more volume? 20 Would that be -- 21 MR. DVORAK: That really doesn't do 22 anything, because the water -- anything below 23 the actual water level isn't going to give you 24 any more storage in the wet season. 25 MR. GILLIS: But I mean if you dig more --</p>
<p style="text-align: right;">Page 34</p> <p>1 report was that it was half full of silt and 2 sand. 3 MR. DVORAK: One of the other things -- and 4 this is like one of those things that it would 5 be -- this isn't like -- this is something that 6 you really have to like put some thought into 7 and look and meet with the District, was one of 8 the other ideas that I had, was when you look as 9 it gets underneath Linebaugh, it goes into a 10 wetland mitigation area, which is right on the 11 south side there. It has a control structure on 12 it that flows over the weir, it goes into the 13 wetlands a little further to the south through a 14 pipe system. 15 And I was thinking of like if you adjusted, 16 through permitting, not like on our own, rogue 17 or anything, but if we permitted and lowered 18 those weir elevations, where it like goes down 19 to, where the elevation starts at, just by six 20 inches, that means the lake on the north side of 21 Linebaugh and 125 would all start just six 22 inches lower every year than they do now. And 23 just that, if you think of the number of acres 24 of lake that we have, and getting six inches of 25 additional storage at the beginning of the wet</p>	<p style="text-align: right;">Page 36</p> <p>1 take the dirt out, you're using more volume. 2 MR. GILLIS: Yeah, but the water table sits 3 at a certain level no matter what. You could 4 dig it a hundred feet deep. The water level is 5 going to sit at the same starting elevation, so 6 it really doesn't -- 7 MR. BARRETT: They're spring-fed lakes, so 8 -- 9 MR. DVORAK: Water comes in, migrates in 10 from -- anyway, I can get started on looking at 11 some of these alternatives and present them to 12 you. You know, may be better for a workshop. 13 We're taking a lot of time in this kind of 14 meeting, but like when I have something, maybe a 15 smaller eureka moment, since we're going along 16 and taking a look at it, that I can just share 17 them at workshops and then -- 18 MR. BARRETT: Yeah, I would just -- I'm with 19 Greg. I think you need -- we know this is a 20 problem, it's recurring. We need to come up 21 with some potential solutions. 22 THE CHAIR: I actually have been thinking. 23 I remember the pumping that Doug used to do, and 24 I hadn't heard about this being a problem. 25 (Inaudible) a lot of rain (inaudible).</p>

<p style="text-align: right;">Page 37</p> <p>1 MR. BARRETT: Okay.</p> <p>2 THE CHAIR: Yeah, thanks, Robert.</p> <p>3 MR. DVORAK: That's all I have.</p> <p>4 MR. BARRETT: And David, just as a</p> <p>5 preventative thing, if we seem to be going into</p> <p>6 like a bad storm, like, can you rent these</p> <p>7 things like pretty quickly ahead of time? If</p> <p>8 you wanted to do something preventative like</p> <p>9 that, I'm sure the Board would be fine, just to</p> <p>10 get us over -- just to keep that as a band-aid</p> <p>11 in the short term?</p> <p>12 MR. SYLVANOWICZ: Well, that was the</p> <p>13 discussion we had when we stood out there and we</p> <p>14 had the map and we looked at where these ponds</p> <p>15 all connect. And they all kind of feed into</p> <p>16 each other, so in many ways, you have to predict</p> <p>17 how much rain we're going to get to pump it down</p> <p>18 beforehand; and sometimes when it's been a rainy</p> <p>19 season, you can't get out there, because it's so</p> <p>20 wet.</p> <p>21 So that's -- that was the discussion I had</p> <p>22 with Doug. He had done it before. And he knows</p> <p>23 that he was making the residents happy. Whether</p> <p>24 or not he was actually preventing it or not was</p> <p>25 questionable because of the other aspects we</p>	<p style="text-align: right;">Agenda Page 14 Page 39</p> <p>1 from the date that they get a CO on the south</p> <p>2 tower construction to commence putting up their</p> <p>3 antennas on the south tower. I don't think they</p> <p>4 have a date with AT&T yet, or a final agreement</p> <p>5 with them, but he said AT&T is going to want to</p> <p>6 wait until T-Mobile is done with its antennas</p> <p>7 before it starts its construction. So that's</p> <p>8 the latest information that I got from him.</p> <p>9 And then I'm sure David's going to talk</p> <p>10 about RedTree, but we did get the agreement</p> <p>11 finalized and it's in place with RedTree, and I</p> <p>12 understand that they were starting today. So I</p> <p>13 just wanted to --</p> <p>14 MR. BARRETT: RedTree's starting today?</p> <p>15 MS. McCORMICK: Yeah.</p> <p>16 MR. BARRETT: Very cool. Thank you.</p> <p>17 THE CHAIR: That's all you got?</p> <p>18 MS. McCORMICK: That's it.</p> <p>19 THE CHAIR: All right. Thank you.</p> <p>20 Andy?</p> <p>21 MR. MENDENHALL: Take off my landscape</p> <p>22 update. The only other thing, obviously, we</p> <p>23 have outstanding with landscaping is your</p> <p>24 previous landscaper and what we would see as</p> <p>25 holding back payment from them for certain</p>
<p style="text-align: right;">Page 38</p> <p>1 talked about, because of -- he was very clear to</p> <p>2 me that this waterway area under the TECO</p> <p>3 waterline has taken on a lot more water, newer</p> <p>4 developments at the time, and that they all</p> <p>5 might just be recirculating the water.</p> <p>6 THE CHAIR: All right. Erin, good</p> <p>7 afternoon.</p> <p>8 MS. McCORMICK: Good afternoon. I talked to</p> <p>9 Alan just to get an update on what is going on</p> <p>10 with the south tower. So they poured the piece</p> <p>11 that was required for stabilizing for the</p> <p>12 grading for the gas required, and then that had</p> <p>13 to cure for 24 days, which has happened.</p> <p>14 They've been working on the foundation. He said</p> <p>15 he thought they might be completing that today,</p> <p>16 and then he sent me an update just now that said</p> <p>17 that they're projecting that they're going to be</p> <p>18 completed with the south tower construction by</p> <p>19 September 27th, so pretty quickly, before our</p> <p>20 end of October date that we have in our last</p> <p>21 amendment that we did to the lease.</p> <p>22 And then he was going to get an update from</p> <p>23 T-Mobile and AT&T about their schedules. Right</p> <p>24 now they have an agreement finalized and in</p> <p>25 place with T-Mobile, and T-Mobile has 60 days</p>	<p style="text-align: right;">Page 40</p> <p>1 aspects that they either didn't fulfill a</p> <p>2 contract, they damaged certain landscaping, and</p> <p>3 additionally they overcharged the District, as</p> <p>4 we all recall, for the irrigation, about</p> <p>5 \$19,000.</p> <p>6 So I think we have a fairly good list of</p> <p>7 that, and we'll work with Erin to appropriately</p> <p>8 address it with Fieldstone.</p> <p>9 So that's the only other thing from that.</p> <p>10 Obviously good to see that RedTree is getting</p> <p>11 going.</p> <p>12 The other item I had was the -- this is the</p> <p>13 time of year that we typically go over the</p> <p>14 employee reviews, potential increases, as well</p> <p>15 as bonuses. David had a chance to review, with</p> <p>16 -- as well with Doug's input, the employees that</p> <p>17 roll up into him. David as well, obviously here</p> <p>18 a short time. So I haven't done a review with</p> <p>19 him. I can tell you he's doing outstanding,</p> <p>20 especially being kind of thrown into this very</p> <p>21 -- I promise you it's unusual. It doesn't</p> <p>22 usually happen like this, all of these things.</p> <p>23 So I -- you know, typically we would say,</p> <p>24 okay, well, somebody's been here a year, and</p> <p>25 then we do a review and consider any sorts of</p>

<p style="text-align: right;">Page 41</p> <p>1 increases. That being said, obviously up to you 2 as a board if you want to consider the same sort 3 of thing for David now as far as an increase, 4 bonus, those sort of things. 5 From my perspective, working with him, I 6 personally think it's warranted just because of 7 seeing day by day, and not only being able to 8 work with some of those challenges, but also to 9 keep the District moving with all of the other 10 stuff, so things didn't get dropped, so to 11 speak, when we have this one big overriding 12 landscaping issue. And I think that's obviously 13 a positive thing. 14 You know, as far as amounts of increases, 15 amounts of bonuses, we have some good, healthy 16 discussion about this every year, and it's -- 17 you know, we -- it's kind of -- we've had some 18 different approaches to it, so I do defer 19 towards you, the Board, for your input. I did 20 have a chance to speak with Greg earlier. We 21 always get a chance to kind of talk about some 22 of those figures, as he's helped work up some of 23 the details of it in previous years that has 24 been very helpful. 25 If we don't come to a final decision</p>	<p style="text-align: right;">Agenda Page 15 Page 43</p> <p>1 the table, and they're keeping it all together. 2 The neighborhood looks pretty -- you know, as 3 well as can be expected. 4 So, you know, a 10 percent increase for 5 Lavon and Christian would push Lavon like 28.70, 6 call it 29, and Christian 24.17. And then, you 7 know, a \$10,000 raise for David brings him to 8 85, which is only a 13 percent increase. 9 And then, you know, bonuses, we've always 10 kind of done them kind of on the lower end. I 11 always was a fan of lower salaries and bigger 12 bonuses. So -- gives you a little more control. 13 So, I mean, to me, if I were going to make a 14 suggestion, like a starting point, if you 15 brought David to 85 with a \$10,000 bonus -- I'm 16 going to look at his reaction, but he didn't 17 flinch, so -- and then if you gave Lavon and 18 Christian a 10 percent increase with a \$5000 19 bonus -- I don't know what you guys think. 20 Inflation is much less than it has been, but 21 these are good employees we've had a long time. 22 And competitively, I mean, wages on the lower 23 end have increased, you know -- you wouldn't 24 want Lavon to go away. I don't know what a 25 landscape manager at a big landscape firm makes,</p>
<p style="text-align: right;">Page 42</p> <p>1 tonight, any of this -- you know, any of the 2 increases, bonuses, they go into place the 3 beginning of the fiscal year, so -- and we can 4 always do it retroactive as well. We've done 5 that in the past, if you need time to kind of 6 digest everything and talk about things, those 7 sort of -- if you want to talk about it at a 8 workshop. But I wanted to open the discussion 9 at least and see what your thoughts are. 10 And obviously, Greg, I didn't know if you 11 had anything to add. 12 MR. CHESNEY: I just have the numbers you 13 gave me, so I'll share them. 14 So currently, Lavon -- I'm sorry, I did a 15 lot of math here. I want to make sure I give 16 you the right numbers. So Lavon is at 20 -- 17 26.0 (inaudible) an hour, so just call it 26. 18 Christian's at 21.97, call it 22, an hour. And 19 David has a salary of 75,000. 20 So if you -- they've had a -- I don't know 21 how you want me to start, with the number or my 22 thinking. But I mean, they've had a lot going 23 on this year. They have -- they're doing a park 24 project. We had our landscaper shit the bed. 25 They -- you know, they're bringing new things to</p>	<p style="text-align: right;">Page 44</p> <p>1 because to me, that's representative of what 2 Lavon should make. 3 MR. MENDENHALL: Yeah, I don't know offhand, 4 but I think you're probably in range. 5 MR. CHESNEY: So, you know, Christian, he's 6 probably good, and David, I did have a chance to 7 talk to him a little bit, since he drove me 8 here. And -- and so, I mean, I know he'd like 9 to make more. He is newer, but he's doing a 10 fantastic job, so, you know, he's a young man. 11 I'm sure he'll stick around for a while. 12 So those are my thoughts. Anyone -- 13 SPEAKER: What about Sonny? 14 MR. CHESNEY: So my thoughts on Sonny -- 15 okay, thank you -- is, so Sonny has announced 16 her retirement date. I would include the same 17 bonus that we give Lavon and Christian, and 18 then, you know -- I don't know how many hour -- 19 you know, it's hard to know because I did not 20 get a chance to talk to Sonny, so I don't know 21 exactly what she -- how many hours she's 22 thinking of working. I know she's been using -- 23 she's been using her vacation and sick time, 24 which actually I thought we had lowered, but 25 apparently they still have quite a bit, so --</p>

<p style="text-align: right;">Page 45</p> <p>1 because that was a long time ago.</p> <p>2 MR. MENDENHALL: Yeah, we did the change in</p> <p>3 2011, or 2013.</p> <p>4 MR. CHESNEY: So anyway, so I don't know --</p> <p>5 I would include Sonny in the bonus pool, but I</p> <p>6 wasn't going to recommend a particular raise for</p> <p>7 her.</p> <p>8 THE CHAIR: Remind everybody of her date --</p> <p>9 MR. CHESNEY: Yeah, so it would be March</p> <p>10 1st. And I can give you her -- her hourly rate</p> <p>11 is currently \$26.98, so like 27. It's right</p> <p>12 here.</p> <p>13 THE CHAIR: I think that's -- I had the same</p> <p>14 thought that you did. I actually forgot that</p> <p>15 this was going to come out in today's meeting,</p> <p>16 but it had been kind of working through my head,</p> <p>17 this was what -- David had been put through the</p> <p>18 wringer on welcoming him to Westchase.</p> <p>19 So I think we leave her on par with what</p> <p>20 you're doing with (inaudible), and hopefully</p> <p>21 they think the same thing. So that's my two</p> <p>22 cents.</p> <p>23 MR. CHESNEY: Do you think the same thing?</p> <p>24 MR. SYLVANOWICZ: I feel very appreciated</p> <p>25 right now, and I know the guys (inaudible).</p>	<p style="text-align: right;">Agenda Page 16 Page 47</p> <p>1 MR. WIMSATT: Well, I mean, throw it out</p> <p>2 there, I mean, we had, for Doug's retirement --</p> <p>3 both him and Sonny have been here for almost 20</p> <p>4 years. I think we gave him a substantial bonus</p> <p>5 as kind of a going-away gift.</p> <p>6 MR. CHESNEY: I was thinking of that as a</p> <p>7 separate matter.</p> <p>8 MR. WIMSATT: Oh, a separate -- okay. So we</p> <p>9 still have end of the year stuff, too, right?</p> <p>10 MR. MENDENHALL: Yeah, you do -- you do the</p> <p>11 holiday bonus, yep. Few months.</p> <p>12 MR. CHESNEY: The holiday bonuses -- what</p> <p>13 are the holiday -- we've never changed the</p> <p>14 holiday bonuses.</p> <p>15 MR. MENDENHALL: Yeah, I'd have to look. I</p> <p>16 don't think you have. I think they've been</p> <p>17 pretty consistent.</p> <p>18 MR. CHESNEY: Five hundred bucks or</p> <p>19 something.</p> <p>20 MR. WIMSATT: Yeah, I feel like he had -- up</p> <p>21 to 1500 is what I recollect, but I might be --</p> <p>22 MR. MENDENHALL: Yeah, I'd have to look.</p> <p>23 MR. GILLIS: The only comment I would make</p> <p>24 is there's different scales. There's three</p> <p>25 gentlemen, their salary raise is about the same</p>
<p style="text-align: right;">Page 46</p> <p>1 Yeah, the guys will approve of that. They'll</p> <p>2 enjoy that.</p> <p>3 MR. WIMSATT: My only question would be,</p> <p>4 first, I mean, do we -- we had a (inaudible)</p> <p>5 past years. We usually give her a bonus. Are</p> <p>6 we talking the same bonus or --</p> <p>7 MR. MENDENHALL: Yeah, so --</p> <p>8 MR. CHESNEY: Yeah.</p> <p>9 MR. WIMSATT: So it doesn't sound like -- I</p> <p>10 mean, because Sonny has been going through the</p> <p>11 same thing with everybody else, that David went</p> <p>12 through and Lavon has been going through, and</p> <p>13 she's been dealing with administrative sticking</p> <p>14 point. That's a headache and it's also with the</p> <p>15 landscaping and (inaudible). My only proposal</p> <p>16 potentially is to bump her to \$10,000 too. That</p> <p>17 would keep it --</p> <p>18 MR. CHESNEY: Okay. Just her? Not -- and</p> <p>19 Lavon and Christian I had said 5,000.</p> <p>20 THE CHAIR: Yeah, I think that's what --</p> <p>21 MR. MENDENHALL: So -- yeah. Jim's correct.</p> <p>22 Historically, we've -- the delineation has been</p> <p>23 Doug and Sonny the one, and the other guys, the</p> <p>24 other, typically.</p> <p>25 MR. CHESNEY: That is true.</p>	<p style="text-align: right;">Page 48</p> <p>1 as Sonny's, his is quite different. That's the</p> <p>2 only difference that I see.</p> <p>3 MR. CHESNEY: What happened historically is</p> <p>4 just, I mean, Sonny is the face -- has been the</p> <p>5 face of the community, so, I mean -- she had a</p> <p>6 following that would show up at meetings. That</p> <p>7 came out wrong, but you know what I mean, is</p> <p>8 that she -- yeah. It just kind of -- it</p> <p>9 happened early on, and it just became habit or</p> <p>10 tradition. So just so you understand, you're</p> <p>11 right, there's a different in the pay scales,</p> <p>12 but the bonus scales would just --</p> <p>13 MR. GILLIS: The same.</p> <p>14 MR. CHESNEY: -- yeah, work the same. I</p> <p>15 mean, I've been accused of being a little cheap</p> <p>16 with employees, so I just want to make sure that</p> <p>17 that's okay.</p> <p>18 MR. GILLIS: I'm in the opposite, so I'm not</p> <p>19 saying much.</p> <p>20 MR. CHESNEY: Yeah. I mean, no one's left,</p> <p>21 so maybe I'm not cheap.</p> <p>22 THE CHAIR: All right. So I guess we need</p> <p>23 to take action on that, right?</p> <p>24 MR. MENDENHALL: Yeah. If -- I mean, if</p> <p>25 you're prepared, you could make a motion to have</p>

<p style="text-align: right;">Page 49</p> <p>1 increases of bonuses as stated. The only change 2 was the suggestion by Jim, if you're okay with 3 that. It would be with that one change or -- 4 whoever wants to state the motion, you can kind 5 of tailor -- 6 MR. CHESNEY: I'll take him on that motion, 7 so -- this way we can correct this. So I make a 8 motion that we increase the hourly salaries of 9 Lavon and Christian 10 percent; we increase 10 David's salary from 75 to 85,000. 11 MR. MENDENHALL: Okay. 12 MR. CHESNEY: And we provide bonuses of 13 10,000 to David and Sonny and 5,000 to Lavon and 14 Christian. 15 MR. MENDENHALL: Okay. Do we have a second? 16 MR. WIMSATT: I'll second it. 17 MR. MENDENHALL: All right. Any additional 18 discussion? 19 MR. CHESNEY: The only other comment I had 20 is when we get to David's report, we do have 21 another employee. That's all. If we want to go 22 back to that. 23 MR. MENDENHALL: Okay. 24 THE CHAIR: All in favor? 25 Carries five to zero.</p>	<p style="text-align: right;">Agenda Page 17 Page 51</p> <p>1 Again, the district that I sit in, we 2 adopted one goal, basically; and I think it was 3 essentially that -- you know, produce financials 4 monthly. So you can be as attainable as you 5 want. But I will send off to the board -- I 6 meant to bring copies of it tonight. Grabbed 7 the wrong file folder. 8 MS. McCORMICK: I have a couple -- 9 MR. MENDENHALL: Oh, there you go. Perfect. 10 MS. McCORMICK: This is -- that you guys 11 have been using. This was for one district that 12 -- 13 MR. MENDENHALL: Yes, that is exactly it. 14 Yeah. So -- thank you. That's perfect. 15 MS. McCORMICK: Yeah, no problem. 16 MR. MENDENHALL: So yeah, just as an idea, 17 this has basically five different goals listed. 18 I'll email this out to everybody, and as far as 19 measurement, underneath it, it's a form that you 20 can use at the time you're reviewing, and as the 21 measurement, it has "Achieved," yes or no. And 22 so then we would submit that, obviously, to the 23 state at the end of the year. 24 As I said, I can email this out to 25 everybody, if you want to put it on your</p>
<p style="text-align: right;">Page 50</p> <p>1 MR. MENDENHALL: Okay. The -- 2 THE CHAIR: (Inaudible) 3 MR. MENDENHALL: Yeah, yeah. Yeah, 4 appreciate that. 5 The only other item I had was there -- and 6 I'll let Erin weigh in as well on this one -- 7 there was legislation put through this year 8 where CDDs actually have to establish goals by 9 October, measurable goals, and then you review 10 it at the -- you as a board review it at the end 11 of the year to see if you met those goals. 12 So we have with our various districts, most 13 of them have taken a pretty straightforward 14 approach to this and developed goals that are 15 realistic and attainable and not a whole slew of 16 them, not pie in the sky, and basically you 17 would -- and we would have this on the next 18 agenda -- you would look to adopt these goals, 19 and then again we have measurement ability. We 20 have a form that I can send out to the board 21 that we have used in some other districts. What 22 that form will show is some suggested goals. 23 Obviously, you can look to adopt identical to 24 that, or you can look to say, add a different 25 one, take some off.</p>	<p style="text-align: right;">Page 52</p> <p>1 workshop just as a quick touchpoint. That way, 2 when we come to the October meeting, we can look 3 to just adopt whatever goal or goals that you 4 guys are interested in. 5 MR. WIMSATT: And it's per fiscal year, 6 Andy? 7 MR. MENDENHALL: Per fiscal year, yeah. 8 You'll have to set them each year by October and 9 then attain them by the end of the year, 10 basically, so -- but that was it. 11 MR. BARRETT: Can we put it on the agenda? 12 THE CHAIR: Yeah, I'm writing it down. 13 MR. MENDENHALL: Yeah, and I'll -- as I 14 said, I'll email this out tonight to everybody. 15 And that's all I had today. 16 MR. BARRETT: And is weight loss one of the 17 -- 18 MR. MENDENHALL: Hasn't been chosen yet, but 19 that doesn't mean it can't be. 20 THE CHAIR: All right. Awesome. Thanks, 21 Andy. 22 MR. MENDENHALL: Yep. Sure. 23 THE CHAIR: David? 24 MR. SYLVANOWICZ: Thank you, guys. So I 25 just have some updates. The West Park Village</p>

<p style="text-align: right;">Page 53</p> <p>1 project is near completion, I would say by next</p> <p>2 week we're going to be going through the</p> <p>3 walkthrough with our (inaudible). So that's on</p> <p>4 our (inaudible).</p> <p>5 The Baybridge nature trail is slated to</p> <p>6 start this week. We'll see.</p> <p>7 The viburnum hedge replant project on Gretna</p> <p>8 Green North is ongoing. We're about 700 plants</p> <p>9 into 1000, so they're going to be wrapping up by</p> <p>10 the end of this week, then that will be mulched</p> <p>11 as we go forward.</p> <p>12 RedTree starts today, and they really showed</p> <p>13 up in -- with an army, en masse, attacking the</p> <p>14 property. So far my interactions with the</p> <p>15 production manager and irrigation manager all</p> <p>16 have been positive, so it's moving in the right</p> <p>17 direction.</p> <p>18 THE CHAIR: If I can interrupt, I did see a</p> <p>19 whole army of people on Linebaugh, and there was</p> <p>20 a guy, I saw one guy who was like leading the</p> <p>21 (inaudible) carrying somewhere, so I know we</p> <p>22 need to -- but it's good.</p> <p>23 MS. McCORMICK: I was just going to say on</p> <p>24 the irrigation issue, I know that's been one of</p> <p>25 the things that we want to make sure that they</p>	<p style="text-align: right;">Agenda Page 18 Page 55</p> <p>1 start dates to September 1st as opposed to</p> <p>2 whatever it could be, September 15, October 1st.</p> <p>3 So that was an ask.</p> <p>4 And then they had an ask of consideration</p> <p>5 with respect to OLM. I know the first month is</p> <p>6 an ungraded. Just -- or it's graded without any</p> <p>7 sort of performance payment penalty. So that's</p> <p>8 kind of like a 60-day window there that I talked</p> <p>9 to Paul about that last week, and he kind of</p> <p>10 presented that to me, that they kind of do get</p> <p>11 60 days. Again, just presenting it to you guys,</p> <p>12 your thoughts on that.</p> <p>13 The way they're attacking it -- and they</p> <p>14 have four months of OLM reports, and they're</p> <p>15 literally going through that and using that as</p> <p>16 their jump-off spot. So I just wanted to put</p> <p>17 that out there.</p> <p>18 MR. MENDENHALL: Yeah, because his second</p> <p>19 report, that does give them basically -- the</p> <p>20 second -- the second time he reviews with them</p> <p>21 is the first time he grades, so that really does</p> <p>22 give them 60 days.</p> <p>23 MR. SYLVANOWICZ: Sure.</p> <p>24 MR. MENDENHALL: Just as a reference point.</p> <p>25 Because if it was -- if you say, okay, the</p>
<p style="text-align: right;">Page 54</p> <p>1 get a good handle over the next 30 days of what</p> <p>2 irrigation decisions these are because we're</p> <p>3 going to use that information when we're</p> <p>4 determining the appropriate cost to charge back</p> <p>5 to the prior maintenance company.</p> <p>6 MR. SYLVANOWICZ: In reference to that, I</p> <p>7 have -- saw a vendor measuring tomorrow. I gave</p> <p>8 them the hot spots to hit. I have a bunch of</p> <p>9 warranty square footage. We're going to work it</p> <p>10 out that way. I also have all the irrigation</p> <p>11 repairs that we paid in error.</p> <p>12 MS. McCORMICK: Okay.</p> <p>13 MR. SYLVANOWICZ: And I think that's it.</p> <p>14 But with respect to -- back to RedTree and</p> <p>15 irrigation and whatnot, they've voiced and asked</p> <p>16 to the Board was that they have a 30-day</p> <p>17 contractual irrigation that they can do the</p> <p>18 audit. They're asking for an extension of that.</p> <p>19 Whether you guys agree to it, whether it's 60</p> <p>20 days, 45 days. The comment that he --that they</p> <p>21 -- Matt Holtz (phonetic), the irrigation</p> <p>22 manager, made was that it's 30 days, but it's</p> <p>23 like they're not here on the weekend, so it's</p> <p>24 less in that they -- with both respects to this</p> <p>25 and another request, they did move up their</p>	<p style="text-align: right;">Page 56</p> <p>1 second report doesn't mean anything, then it's</p> <p>2 really 90 days.</p> <p>3 MR. WIMSATT: The only consideration if</p> <p>4 something happens or not meeting OLM --</p> <p>5 MR. MENDENHALL: Yeah. Sure.</p> <p>6 MR. WIMSATT: -- you'd rather deal with it</p> <p>7 then rather than deal with it if you fail. But</p> <p>8 if there's a problem (inaudible) create a</p> <p>9 problem.</p> <p>10 MR. MENDENHALL: And Paul has done these</p> <p>11 transitions many, many times. So when he's</p> <p>12 grading them, even on that second month, he's</p> <p>13 recognizing, basically his baseline is, they</p> <p>14 started here, these are preexisting conditions,</p> <p>15 and he knows the time to turn things around. So</p> <p>16 I -- my own opinion, it doesn't seem like that</p> <p>17 one's necessarily something you need to do,</p> <p>18 because Jim brings up a very good point, you can</p> <p>19 always consider it. If they fail, they can</p> <p>20 explain it to the board and you guys can have a</p> <p>21 look at it.</p> <p>22 The irrigation, the longer time period, at</p> <p>23 least again from my perspective, that kind of</p> <p>24 does make sense. Because I, having been at</p> <p>25 Westchase for a long time and seeing a few of</p>

<p style="text-align: right;">Page 57</p> <p>1 your -- a few landscaping companies, I think</p> <p>2 erring on the side of giving more time for</p> <p>3 analysis of that does not hurt you at all. It</p> <p>4 helps them also, but I think it helps you guys</p> <p>5 in the long wrong.</p> <p>6 MR. SYLVANOWICZ: Does it impact your</p> <p>7 numbers?</p> <p>8 MS. McCORMICK: Well, I guess the reason</p> <p>9 that I would want to get the irrigation audit</p> <p>10 done as soon as possible is because we're using</p> <p>11 that to say that there is work that Fieldstone</p> <p>12 should have done that it was required to do</p> <p>13 under its contract, and if it wasn't doing that</p> <p>14 irrigation maintenance, then we have the right</p> <p>15 to withhold money based on that. But if we</p> <p>16 don't -- you know, if we don't identify that</p> <p>17 something wasn't done within a shorter period of</p> <p>18 time, it's going to be harder to make the</p> <p>19 connection.</p> <p>20 MR. WIMSATT: Can we tell them whatever</p> <p>21 correspondence or (inaudible) we have with them,</p> <p>22 saying, hey, the irrigation audit is ongoing.</p> <p>23 We're going to withhold at this point X amount</p> <p>24 of money --</p> <p>25 MS. McCORMICK: Right.</p>	<p style="text-align: right;">Agenda Page 19 Page 59</p> <p>1 good relationship, a long-term relationship.</p> <p>2 MS. McCORMICK: Sure.</p> <p>3 MR. SYLVANOWICZ: So -- and I understand</p> <p>4 your wanting that number and wanting to pinpoint</p> <p>5 that.</p> <p>6 MS. McCORMICK: Well, I think Jim's point is</p> <p>7 good, that we can include that in our letter to</p> <p>8 them.</p> <p>9 MR. WIMSATT: We can just hold (inaudible)</p> <p>10 and then --</p> <p>11 MS. McCORMICK: Right.</p> <p>12 MR. WIMSATT: -- refund what we --</p> <p>13 MS. McCORMICK: Right.</p> <p>14 MR. WIMSATT: -- (inaudible).</p> <p>15 MS. McCORMICK: Right.</p> <p>16 THE CHAIR: David, what else you got?</p> <p>17 MR. BARRETT: So do we have to take action</p> <p>18 on that since it's a contractual --</p> <p>19 MR. MENDENHALL: I would. I would have a</p> <p>20 motion on those two issues.</p> <p>21 MR. WIMSATT: So I'll make a motion to</p> <p>22 extend the irrigation audit to 45 calendar days,</p> <p>23 right?</p> <p>24 SPEAKER: Yeah.</p> <p>25 MR. WIMSATT: And then -- I think that's it,</p>
<p style="text-align: right;">Page 58</p> <p>1 MR. WIMSATT: -- X thousands of dollars to</p> <p>2 the result of the irrigation thing, and then --</p> <p>3 so we just choose a placeholder number for that</p> <p>4 now --</p> <p>5 MS. McCORMICK: Right. Right.</p> <p>6 MR. WIMSATT: -- and say we'll refund them</p> <p>7 -- just -- a payment we need to make after the</p> <p>8 audit, but make it -- we're going to go ahead</p> <p>9 and withhold whatever seems a reasonable amount</p> <p>10 of money.</p> <p>11 MS. McCORMICK: Yeah, I think that that's</p> <p>12 definitely an option. I guess it's a balancing,</p> <p>13 you know, because we want them to have enough</p> <p>14 time to do a complete audit, but we don't want</p> <p>15 it to get pushed out so far that then, you know,</p> <p>16 Fieldstone might say this wasn't something that</p> <p>17 happened while we were here.</p> <p>18 MR. WIMSATT: Mm-hmm. Right.</p> <p>19 MR. MENDENHALL: Maybe the 45 instead of the</p> <p>20 60, kind of split the difference?</p> <p>21 MR. SYLVANOWICZ: They basically explained</p> <p>22 -- or Matt explained, he goes, "It's a big</p> <p>23 property. We want to do a very thorough job."</p> <p>24 As field manager, I just want to go forward, you</p> <p>25 know, the future, not look back, just foster a</p>	<p style="text-align: right;">Page 60</p> <p>1 right? Well, the OLM thing was going to kind of</p> <p>2 take care of itself.</p> <p>3 MR. SYLVANOWICZ: I'll have a discussion</p> <p>4 with them and explain that. Because I've</p> <p>5 already explained it that you guys have done</p> <p>6 that in the past. I've also explained to them</p> <p>7 that Paul would, going forward, at least my</p> <p>8 experience, personal experience when I was new</p> <p>9 and learning the property with respect to</p> <p>10 Fieldstone, that he had more of this at the</p> <p>11 beginning coaching, making sure, get to the</p> <p>12 point, work on this stuff; and then as time went</p> <p>13 on, you know, you've been here (inaudible)</p> <p>14 months, now you're getting dinged for this.</p> <p>15 MR. WIMSATT: Right. Okay.</p> <p>16 THE CHAIR: All right. (Inaudible) the</p> <p>17 issues.</p> <p>18 MR. MENDENHALL: No. Yeah.</p> <p>19 MR. WIMSATT: I don't think it would</p> <p>20 (inaudible).</p> <p>21 That motion was for RedTree's contract</p> <p>22 (inaudible).</p> <p>23 MS. McCORMICK: Right.</p> <p>24 THE CHAIR: Okay. Do I have a second?</p> <p>25 Second by Reggie. Any other questions,</p>

<p style="text-align: right;">Page 61</p> <p>1 comments? All in favor?</p> <p>2 Carries five to zero.</p> <p>3 MR. BARRETT: (Inaudible) updated -- you</p> <p>4 mentioned the Baybridge Park, assuming it</p> <p>5 starts, you said, next week?</p> <p>6 MR. SYLVANOWICZ: I was told last Monday,</p> <p>7 and now it's looking like this week, so I'm on</p> <p>8 that.</p> <p>9 MR. BARRETT: Have they given a projected</p> <p>10 time for completion?</p> <p>11 MR. SYLVANOWICZ: No.</p> <p>12 MR. BARRETT: That would be good to pass it</p> <p>13 on.</p> <p>14 MR. SYLVANOWICZ: Sure.</p> <p>15 So as discussed, Sonny's emotionally said</p> <p>16 that she is officially giving her retirement.</p> <p>17 She wants to be available for six months</p> <p>18 starting September 1st, whatever we need. I</p> <p>19 just can't see her being shoulder to shoulder</p> <p>20 training, but we're going to work that out. I</p> <p>21 want to be able to respect her years here and</p> <p>22 her knowledge and glean from that, and the Board</p> <p>23 can essentially set up a situation much like it</p> <p>24 did with us so that I have (inaudible) -- if I</p> <p>25 have to, I can go over (inaudible) that day and</p>	<p style="text-align: right;">Agenda Page 20 Page 63</p> <p>1 I'm learning from her, and that as time goes on,</p> <p>2 I will be taking on those roles, and Shereta can</p> <p>3 be my, you know, assistant/office manager to</p> <p>4 those roles.</p> <p>5 MR. WIMSATT: So -- well, you might be --</p> <p>6 you might say the same thing I am.</p> <p>7 MR. BARRETT: Yeah, I think that when we</p> <p>8 brought Shereta on, I think it was with the</p> <p>9 understanding that we would be doing a full</p> <p>10 search for Sonny's replacement, so I want to be</p> <p>11 consistent in that. Is that your recollection</p> <p>12 as well?</p> <p>13 THE CHAIR: Well, yeah, and I was basically</p> <p>14 going to kind of ask Erin, do we need to post</p> <p>15 this, or Andy, do we need to post this thing or</p> <p>16 --</p> <p>17 MR. MENDENHALL: I'll defer to Erin. I</p> <p>18 don't -- I think you can -- as a Board, and you</p> <p>19 can hire somebody pretty much at will. So do</p> <p>20 you technically have to put it out to post?</p> <p>21 Probably not, but you -- obviously you can, and</p> <p>22 especially your recollection, Chris, that makes</p> <p>23 sense.</p> <p>24 MR. BARRETT: And then also if we're</p> <p>25 changing what Sonny is doing, like what Sonny's</p>
<p style="text-align: right;">Page 62</p> <p>1 I can have consultation with her.</p> <p>2 But she's extending that to us to help with</p> <p>3 the new employee, who is Shereta Cook</p> <p>4 (phonetic). You've seen her in here. She's</p> <p>5 been in here before. She is in the community.</p> <p>6 She is eavesdropping to the whole meeting</p> <p>7 because she can't be here. She is -- lost my</p> <p>8 train of thought. She has been an asset. She's</p> <p>9 (inaudible). She's been working with Sonny.</p> <p>10 Surprisingly, she wants the job. She actually</p> <p>11 approached Sonny and -- when they were</p> <p>12 discussing her retirement. She was like, "I</p> <p>13 would be interested in that job." She has</p> <p>14 experience both in administrative with the PTA,</p> <p>15 and she has medical background. We work good</p> <p>16 together. She's been picking up the job</p> <p>17 quickly, and I have realized that there is a</p> <p>18 need for a secretary/office manager, someone in</p> <p>19 the office to kind of be a -- hold down the</p> <p>20 fort, dispatcher, especially when I -- if I have</p> <p>21 a day off or whatnot.</p> <p>22 And then, moving forward, I have expressed</p> <p>23 this to some of you individually that Sonny has</p> <p>24 taken on a lot of the -- kind of the management</p> <p>25 aspect of the teamwork of Doug and Sonny that</p>	<p style="text-align: right;">Page 64</p> <p>1 position is doing, I think that people are going</p> <p>2 to need an idea of what that task list looks</p> <p>3 like so we can actually set an appropriate</p> <p>4 salary.</p> <p>5 So I think like before we even -- could even</p> <p>6 do a search, we would need to know, all right,</p> <p>7 how do you -- like what is your perception of</p> <p>8 what this new role is going to be, as opposed to</p> <p>9 the old one.</p> <p>10 MR. SYLVANOWICZ: Well, I can only go -- I</p> <p>11 can go by history. And I did that, Andy</p> <p>12 (inaudible) did, do I -- how do we proceed? Do</p> <p>13 we got to put it out there openly and whatnot?</p> <p>14 And he's like, well, you can do and the Board</p> <p>15 can do whatever they want to do.</p> <p>16 So I think historically, Doug was hired and</p> <p>17 then asked his neighbor to help him out, and 19</p> <p>18 years later, here we are. So that's not what</p> <p>19 we're doing, but I just want to put it to you,</p> <p>20 how do you proceed with this. You guys are</p> <p>21 dealing with all this new stuff, like I'm</p> <p>22 dealing with new stuff. Doug and Sonny here</p> <p>23 worked for 19 years. Lavon and -- Chris has</p> <p>24 been -- he's the most junior employee, and he's</p> <p>25 been here for 10.</p>

<p style="text-align: right;">Page 65</p> <p>1 THE CHAIR: Well, look, I actually just 2 wrote a note before Chris even said it, Shereta, 3 raise, question mark. We do -- I don't think 4 she'll come in exactly as what Sonny is, but in 5 the same respect, you've obviously worked with 6 her for a long time. You think highly of her. 7 I mean, my interaction with her is fantastic. I 8 think she's done a great job. I don't think 9 anybody here would disagree. But I think Chris 10 does bring up a good point. I think it would be 11 good for you to go through the exercise of what 12 does that role and responsibilities list look 13 like, and what's your recommendation on that? 14 MR. SYLVANOWICZ: I certainly would be -- 15 would look to you to help who you want to work 16 with as opposed to us imposing someone on you. 17 I want to reassure you of that. I just want to 18 make sure that we're consistent in kind of what 19 we said we were going to do. 20 MR. BARRETT: I guess that's my question, 21 and I guess you have to go back 10 years, that 22 like, did Doug hire Chris 13 years ago? Did he 23 hire Lavon, or did he present it to the board? 24 MR. MENDENHALL: They had hired. 25 MR. BARRETT: You know, I'm not sure.</p>	<p style="text-align: right;">Agenda Page 21 Page 67</p> <p>1 true or not, that's because I was (inaudible) 2 perceived it, David is kind of the field 3 manager, office manager, his assistant kind of 4 does dispatching, stuff like that. I think that 5 makes sense, you know, see what the job 6 description is, what the roles are, because 7 roles are not limited, and I don't know that we 8 need a giant search. 9 MR. GILLIS: My general thoughts were, one, 10 I agree with Jim, I don't know if -- I don't 11 necessarily agree with having him run around to 12 look at a bunch of different people. But at the 13 same time I keep thinking about forward and 14 longer term, and so like the issue about what's 15 Sonny's job description, my thought is, if we're 16 going to change our processes, if we're going to 17 be more automated and have a (inaudible), we 18 should incorporate in with whatever this job 19 description should be and make sure that the 20 person fits. 21 Three or four years from now, if we have -- 22 suddenly have a lot more people on the staff, 23 I'm looking at these projects I keep talking 24 about, then you start hiring people, you're not 25 going to have a structure to be able to run</p>
<p style="text-align: right;">Page 66</p> <p>1 MR. MENDENHALL: They hired staff, yeah. 2 MR. CHESNEY: I never met any of them 3 beforehand. Doug hired them all. I hired Doug, 4 that was it. And he's right, though, Sonny was 5 like Little League mom or something. 6 MR. BARRETT: If that's the way -- I mean, I 7 don't want to -- if the board wants to go that 8 way again, I'm totally cool with that. I don't 9 want to -- 10 THE CHAIR: Okay. Need to poll everybody? 11 Any thoughts? 12 MR. WIMSATT: The other person that seems to 13 be working out, it seems like, as a good fit is 14 David. I hate to say let's go through the 15 exercise of interviewing a bunch of people just 16 to go through the exercise of interviewing a 17 bunch of people. And that's my thought. 18 Conceptually I usually like to interview 19 people and (inaudible) that, get the best people 20 in here. We've got somebody doing the job, 21 doing a good job, David's doing a great job. 22 Sounds like we're kind of envisioning a pretty 23 good conception of how the structure of the 24 (inaudible) were previously, because Doug and 25 Sonny were co-equal managers. Whether that's</p>	<p style="text-align: right;">Page 68</p> <p>1 that, or else you're going to have to create 2 this brand-new thing. 3 So my thought is, try to look forward a 4 little bit about capacity that you could have or 5 should have and try to align those tasks and 6 those -- the job description accordingly. And 7 if -- if you know it's not going to be like it 8 is right now, then we ought not to just hire the 9 same. That's my thought. 10 THE CHAIR: Greg, any thoughts? 11 MR. CHESNEY: I mean, the way I've always 12 looked at it is, I support that position. 13 That's our job, on this board. And they're 14 responsible for what happens out there, so -- 15 I do like the idea of doing a job 16 description. I'm a big fan of just -- people 17 should know what their expectations are. 18 MR. WIMSATT: I would kind of like to see 19 if, David, if we could break down some of these 20 -- I assume responsibilities, your role, other 21 persons' role. Both those -- your own job 22 description along with it, your job description. 23 MR. CHESNEY: And Andy -- just so you know, 24 Andy actually has job descriptions for 25 definitely your job and probably the others in</p>

<p style="text-align: right;">Page 69</p> <p>1 some way.</p> <p>2 MR. MENDENHALL: Yeah, we have -- we have,</p> <p>3 just because -- and especially because there's</p> <p>4 variance in what park directors, clubhouse</p> <p>5 managers, field managers, site managers do. So</p> <p>6 we've got -- you know, I've got a whole database</p> <p>7 of job descriptions that, you know, we can look</p> <p>8 off of and obviously edit to tailor to both of</p> <p>9 these roles, to be honest with you, even the</p> <p>10 other guys, just because we have folks in their</p> <p>11 role as well.</p> <p>12 So we certainly have data that can be used</p> <p>13 to kind of formulate that.</p> <p>14 MR. WIMSATT: I may have missed it. Were</p> <p>15 you talking about bringing somebody on from --</p> <p>16 possibly Shereta earlier, like before March 1st</p> <p>17 or for an overlap, similar to like what we did</p> <p>18 with you and Doug, or did I miss that?</p> <p>19 MR. SYLVANOWICZ: To bring Shereta in as an</p> <p>20 overlap with Sonny?</p> <p>21 MR. WIMSATT: Yes.</p> <p>22 MR. SYLVANOWICZ: Yes.</p> <p>23 MR. WIMSATT: But like in January, February</p> <p>24 time frame, or what --</p> <p>25 MR. SYLVANOWICZ: Looking for guidance.</p>	<p style="text-align: right;">Agenda Page 22 Page 71</p> <p>1 a presentation of our irrigation system and what</p> <p>2 he sees maybe we -- looking for down the road as</p> <p>3 --</p> <p>4 SPEAKER: You said October, correct?</p> <p>5 MR. SYLVANOWICZ: I would say in -- I've</p> <p>6 been telling them October, yes. But I want to</p> <p>7 get through September with them and focus in on</p> <p>8 the audit and whatnot, and then they can start</p> <p>9 that. I've had a presentation from our Toro rep</p> <p>10 about what we're looking at for improvements</p> <p>11 there, and I know I at a previous meeting had</p> <p>12 the RTIS proposal for the irrigation system, and</p> <p>13 emphasis was put on let's see what landscape</p> <p>14 vendor we get in here, see what their</p> <p>15 capabilities are for that and use (inaudible).</p> <p>16 So I presented -- we've been having a lot of</p> <p>17 discussion about the future and going forward,</p> <p>18 and we have an aged system. We have aged</p> <p>19 underground wires. We have -- the Sentinel</p> <p>20 system is out of date, and not the preferred</p> <p>21 technology in Florida, basically, is what I've</p> <p>22 been presented to. And one of the reasons why</p> <p>23 it's on the property is because it's probably</p> <p>24 what they call (inaudible), so when they</p> <p>25 developed Westchase, they just carried it</p>
<p style="text-align: right;">Page 70</p> <p>1 MR. WIMSATT: Okay.</p> <p>2 MR. CHESNEY: I thought you were going to do</p> <p>3 it like now.</p> <p>4 MR. SYLVANOWICZ: Well, the process was in</p> <p>5 place here, and we're indefinitely with Sonny.</p> <p>6 I think me and Sonny were going to look to see</p> <p>7 what the reality -- what her life is entailing</p> <p>8 and how much she wants to do.</p> <p>9 MR. CHESNEY: Because my motion for her</p> <p>10 raise might have been different had -- I mean,</p> <p>11 you know, I anticipated this was a transition</p> <p>12 time, this six months.</p> <p>13 MR. SYLVANOWICZ: That's how it was</p> <p>14 presented to me.</p> <p>15 MR. CHESNEY: Okay. All right. Then we're</p> <p>16 on the same page.</p> <p>17 MR. WIMSATT: I think the consensus is maybe</p> <p>18 get those documents together, get your thoughts</p> <p>19 together on that, and we can discuss either at a</p> <p>20 workshop or the next meeting, but --</p> <p>21 Thank you, David.</p> <p>22 THE CHAIR: Is there anything else?</p> <p>23 MR. SYLVANOWICZ: I would like to put on the</p> <p>24 -- kind of pencil it in with the irrigation</p> <p>25 manager for the October workshop, if one exists,</p>	<p style="text-align: right;">Page 72</p> <p>1 through.</p> <p>2 So that's part of his want. I said -- I</p> <p>3 challenged him when I said put together a</p> <p>4 proposal and come to a board meeting and show</p> <p>5 them costs and what he's talking about. In the</p> <p>6 meantime I could have a proposal from the</p> <p>7 opposite side of basically either replacing or</p> <p>8 updating our equipment that's out there.</p> <p>9 MR. CHESNEY: So on that topic, I had</p> <p>10 written down here -- so we had talked about with</p> <p>11 the audit, using the -- our computer system to</p> <p>12 kind of track it better. Are they doing that?</p> <p>13 Are they updating the database?</p> <p>14 MR. SYLVANOWICZ: So that was kind of tabled</p> <p>15 to see what vendor came in. So when I talked</p> <p>16 with him, it was like -- he was like, we're</p> <p>17 going to be at every single valve if we do some</p> <p>18 of this stuff. We can actually tie it in to the</p> <p>19 larger program that he's going to want to</p> <p>20 present. Does that make sense? Does that</p> <p>21 answer your question?</p> <p>22 Because that is not happening right now.</p> <p>23 MR. CHESNEY: Right. So I -- and I don't</p> <p>24 know the right way to do this because I'm not --</p> <p>25 I don't build things for a living, but -- so</p>

<p style="text-align: right;">Page 73</p> <p>1 like we have a computer system that we want to 2 utilize that can pinpoint locations, and they're 3 going out to every location now to do this 4 audit. Is that not the time, as opposed to -- 5 obviously, when they install a new system, 6 that's when you should do it then, but I didn't 7 know if -- 8 MR. SYLVANOWICZ: Yeah, now is not the time 9 for us with their auditing and that. They would 10 be pressed for that. But he is presenting the 11 fact that we have aged wire system and that if 12 we were to look to upgrade, whether or not we 13 phase it in, do it over a period of years, 14 that's when they would do that also. 15 MR. CHESNEY: Okay. 16 MR. MENDENHALL: It's probably easier to put 17 that information, the GIS information, in as the 18 new stuff comes on board because they can 19 pinpoint where they're installing it. Assuming 20 if new stuff was brought in. 21 MR. WIMSATT: Well, and if not, go back out 22 with a rower or whatever they -- 23 MR. MENDENHALL: Yeah, track down the old 24 stuff, and same thing, yeah. But I would 25 imagine with the -- at least from the timeline</p>	<p style="text-align: right;">Agenda Page 23 Page 75</p> <p>1 like if it's damaged, does she want anything to 2 do with the repair, or how is that being 3 handled? Because that's going to be -- 4 MR. SYLVANOWICZ: But she's in the community 5 and she walks it every day and she sees it as an 6 opportunity, and she's done other projects, it's 7 my understanding. She is a retired 8 schoolteacher, and she'd like to pull in area 9 students, area art teachers from the schools, 10 get buy-in from the community from you guys. I 11 told her, I said I couldn't approve something 12 like that but certainly you guys could and we 13 could set up parameters of who maintains it. 14 Her hope is that people are going to take 15 pride in it and then maybe the vandalism from 16 the knuckleheads doesn't happen as much. 17 THE CHAIR: We should all hope. 18 MR. SYLVANOWICZ: Yeah. 19 THE CHAIR: Is that only the Baybridge or 20 why not the other -- 21 MR. SYLVANOWICZ: We talked about Baybridge, 22 but why not Radcliffe? If you get enough buy-in 23 and it's successful, something like that would 24 continue. 25 THE CHAIR: Erin, is that -- I think the</p>
<p style="text-align: right;">Page 74</p> <p>1 for what they're doing right now, that they're 2 probably a little pressed, I would think, or 3 they will be. 4 MR. WIMSATT: Makes sense. 5 THE CHAIR: All right. Anything else, 6 David? 7 MR. SYLVANOWICZ: I have Beatrice from -- an 8 area art teacher who's retired and trying to 9 organize a mural project for the Baybridge 10 (inaudible). 11 MR. CHESNEY: Do they need paint? Let me 12 know. I'll buy it. 13 MR. SYLVANOWICZ: Can she come to the 14 December workshop and present that with a 15 volunteer or two? 16 THE CHAIR: How long do you think? I think 17 we're getting a couple of things on here 18 already. Then there's two sidewalks and then 19 the Vulture Pond, for lack of a better way to 20 put it. 21 I mean, I -- if they can be 15, 20 minutes, 22 if that's what it is. 23 MR. SYLVANOWICZ: Okay. Yeah. 24 MR. BARRETT: And just ask her if she's 25 coming in to be able to answer the question of</p>	<p style="text-align: right;">Page 76</p> <p>1 County maintains it, though, right? They have 2 bridge numbers. Do we need to -- would that be 3 something -- 4 MS. McCORMICK: Yeah, we probably should. 5 If we're going to proceed with the -- 6 MR. CHESNEY: Why wouldn't we just proceed 7 with kind of like better to beg forgiveness -- 8 MS. McCORMICK: Yeah. That's -- 9 MR. CHESNEY: Yeah, we tease them all the 10 time. 11 MS. McCORMICK: Okay. Well, I'll look at 12 the agreement. If there's not a requirement 13 that we do have then -- 14 MR. CHESNEY: There's no court reporter 15 today. I think we can say what we want. 16 THE CHAIR: Supervisor requests. Reggie? 17 MR. GILLIS: Yes. So I just emailed to the 18 Westchase CDD email address, so it will go to 19 Sonny or her replacement, the draft email. I -- 20 so we did the survey for the long-range project, 21 which is printed in the WOW, but we also sent it 22 out through the HOA mail, and the response was 23 pretty large. (Inaudible) responded, so we've 24 kind of seen that we got -- I don't know what 25 the number is right now, 65, 70 or so?</p>

<p style="text-align: right;">Page 77</p> <p>1 MS. RING: No, it's 151.</p> <p>2 MR. GILLIS: Oh, okay. Well, it's --</p> <p>3 MS. RING: But I sent it out again today.</p> <p>4 MR. GILLIS: Well, it's obviously gotten a</p> <p>5 lot bigger, but still, we had five hundred and</p> <p>6 some people respond last time. I would prefer</p> <p>7 that we use the same method, because a lot of</p> <p>8 those same people saw the broad survey, and this</p> <p>9 is much more specific, specifically about</p> <p>10 (inaudible). I don't know how many times in</p> <p>11 conversations today I kept thinking about how</p> <p>12 intertwined some of these things are. The</p> <p>13 irrigation plan, for example, taking a longer-</p> <p>14 term look at it. That first thing on the</p> <p>15 agenda, the golf course, trust me, they have an</p> <p>16 enormous irrigation system issue, similarly.</p> <p>17 Because everything here is about 30 years old.</p> <p>18 So they're going through some of the same things</p> <p>19 as us for them. We're using the same ponds,</p> <p>20 we're using the same waterways, we're seeing</p> <p>21 some of the same issues.</p> <p>22 So this is going to come back to us one way</p> <p>23 or the other. Anyway, I would prefer that we</p> <p>24 send that out through the HOA again. And</p> <p>25 (inaudible) not a meeting, but I think it would</p>	<p style="text-align: right;">Agenda Page 24 Page 79</p> <p>1 MR. MENDENHALL: Okay.</p> <p>2 MR. CHESNEY: And I'm pretty well educated,</p> <p>3 and I was just like, what? And it also makes</p> <p>4 reference to bond issues that no longer --</p> <p>5 MR. MENDENHALL: That don't exist. Okay.</p> <p>6 MR. CHESNEY: -- are around. All right. So</p> <p>7 maybe we could take another pass at making that</p> <p>8 understandable so residents really know what's</p> <p>9 going on?</p> <p>10 MR. MENDENHALL: Sure.</p> <p>11 MR. CHESNEY: My wife is a Ph.D. I have a</p> <p>12 master's degree. And we're like, this is -- no</p> <p>13 one is going to understand this letter.</p> <p>14 MR. MENDENHALL: I always blame the legalese</p> <p>15 for that letter. But that being said, the bond</p> <p>16 does need to be removed. You know, a lot of</p> <p>17 times, what we've wound up doing in recent years</p> <p>18 is -- and again, I'll let Erin weigh in on the</p> <p>19 legal aspect, but a lot of it's prescribed by</p> <p>20 statutes, things that have to be in there.</p> <p>21 MR. CHESNEY: Okay.</p> <p>22 MR. MENDENHALL: Confusing things that have</p> <p>23 to be in there. So a lot of times what we've</p> <p>24 done in recent years when we send out those</p> <p>25 letters is, we will do a cover page, a page one,</p>
<p style="text-align: right;">Page 78</p> <p>1 behoove us to get a lot more community input</p> <p>2 when we can.</p> <p>3 THE CHAIR: Good idea. Thank you. Greg?</p> <p>4 MR. CHESNEY: Two things. First, I think we</p> <p>5 should have a ribbon cutting for the West Park</p> <p>6 Village, given the expense. And I think that</p> <p>7 the two people who should cut it are the Chair</p> <p>8 and the guy whose idea it was.</p> <p>9 So if you guys want to send some dates out,</p> <p>10 or I don't know how you want to do it, and you</p> <p>11 can notify the WOW and hopefully get some</p> <p>12 positive coverage of what's like one of the</p> <p>13 bigger investments in the community.</p> <p>14 Second thing is, the letter to residents</p> <p>15 announcing potential increases. Can I ask who</p> <p>16 wrote that, before I stick my foot in my mouth?</p> <p>17 MR. MENDENHALL: It's -- so it's a</p> <p>18 combination. It's a legal letter that's been</p> <p>19 used for years. So I don't know the exact</p> <p>20 origination. And then it's tweaked from year to</p> <p>21 year, based on whatever the increase is and</p> <p>22 those sort of things.</p> <p>23 MR. CHESNEY: There's no one I know that's</p> <p>24 written the actual letter. So it's</p> <p>25 incomprehensible, one.</p>	<p style="text-align: right;">Page 80</p> <p>1 that basically says, look, here's what the</p> <p>2 letter behind this means, that gives the this is</p> <p>3 not a hundred percent an increase; you know, it</p> <p>4 could be lower down. This is -- however you</p> <p>5 want to phrase it. A lot of times -- sometimes</p> <p>6 if we have certain projects going on, we might</p> <p>7 say the Board is going to be considering a</p> <p>8 landscaping contract, so they have to build in</p> <p>9 those sort of things.</p> <p>10 So we can look to do that as well.</p> <p>11 MR. CHESNEY: If you need my help, I will</p> <p>12 help.</p> <p>13 MR. MENDENHALL: I'm good with that, yeah,</p> <p>14 for sure.</p> <p>15 MR. CHESNEY: Thank you.</p> <p>16 So I did -- so we did not put the sidewalk</p> <p>17 thing in the budget, but since we've allocated</p> <p>18 funds, we need to put it in the budget, and I</p> <p>19 did write it down three times, Chris, you can</p> <p>20 see, but I -- I didn't put any money in there</p> <p>21 just because we had an overall budget increase,</p> <p>22 but I wrote down 350. Does that make sense,</p> <p>23 with --</p> <p>24 MR. BARRETT: Given his initial number,</p> <p>25 that's a third of it, so that -- yeah.</p>

<p style="text-align: right;">Page 81</p> <p>1 MR. CHESNEY: Okay. All right. Yeah.</p> <p>2 MR. MENDENHALL: So we could make -- we</p> <p>3 could do an amendment to the budget prior to</p> <p>4 doing any of the project, or we could see what</p> <p>5 the actuals are and then just do an amendment</p> <p>6 after the fact to make it match the actuals.</p> <p>7 Unless you want it to have a dollar figure in</p> <p>8 it.</p> <p>9 MR. CHESNEY: I was just thinking we'd have</p> <p>10 a -- yeah, I wouldn't put any money in the</p> <p>11 budget.</p> <p>12 MR. MENDENHALL: Okay.</p> <p>13 MR. CHESNEY: I would just do -- yeah,</p> <p>14 backwards.</p> <p>15 MR. MENDENHALL: Gotcha.</p> <p>16 MR. CHESNEY: But we need to track it,</p> <p>17 that's my point is --</p> <p>18 MR. MENDENHALL: Absolutely.</p> <p>19 MR. CHESNEY: -- we need to track the</p> <p>20 expenses here, because we're going to have to --</p> <p>21 you know, the neighborhood is going to have to</p> <p>22 pay it back.</p> <p>23 MR. MENDENHALL: Yeah. So we can do that.</p> <p>24 MR. CHESNEY: And then did we decide if we</p> <p>25 were going to rebid Securitas? I wrote that</p>	<p style="text-align: right;">Agenda Page 25 Page 83</p> <p>1 MR. MENDENHALL: Yeah, because they don't --</p> <p>2 they don't have -- yeah, you're absolutely</p> <p>3 right. They don't have anything, I don't</p> <p>4 believe, built into their contract that says,</p> <p>5 this percentage of a potential increase or</p> <p>6 anything like that, so every year, it's coming</p> <p>7 back to the well for the increases, yeah.</p> <p>8 MR. WIMSATT: So potential workshop</p> <p>9 discussion a little bit?</p> <p>10 THE CHAIR: All right. Greg, anything else?</p> <p>11 MR. CHESNEY: I mean, I have not connected</p> <p>12 yet with the golf course owner. I know we have</p> <p>13 funds allocated for that, but --</p> <p>14 MR. GILLIS: I'm kind of -- my intent was to</p> <p>15 wait to get some input from the community,</p> <p>16 because if there's a lot of interest, or lack</p> <p>17 of, then we can go that direction.</p> <p>18 MR. CHESNEY: Gotcha.</p> <p>19 MR. GILLIS: I think there is a lot of</p> <p>20 interest, so I'd like to have that as a backdrop</p> <p>21 to the (inaudible) we have. So that's why I</p> <p>22 haven't been pushing (inaudible) about a date</p> <p>23 we're --</p> <p>24 MR. CHESNEY: Okay.</p> <p>25 MR. WIMSATT: The only one I had was</p>
<p style="text-align: right;">Page 82</p> <p>1 down. I don't know -- that's the gate -- the</p> <p>2 Greens guard gate.</p> <p>3 MR. SYLVANOWICZ: I thought you just -- I</p> <p>4 think we voted in the new --</p> <p>5 MR. MENDENHALL: The increase?</p> <p>6 MR. SYLVANOWICZ: Yeah, the new contract.</p> <p>7 MR. WIMSATT: I think -- I feel like we've</p> <p>8 had a discussion about that, and I think we've</p> <p>9 all sort of wondered why do we -- you know, or</p> <p>10 is it something that we -- I don't speak for</p> <p>11 everybody, but do we hire them ourselves as part</p> <p>12 of a potential staff extension, or is it</p> <p>13 continued status quo?</p> <p>14 MR. SYLVANOWICZ: I think there was a</p> <p>15 question in respect to somebody said, well, why</p> <p>16 are we having to this every year. I think --</p> <p>17 yeah, don't they just increase the contract and</p> <p>18 -- but then I think that was the discussion that</p> <p>19 you needed to --</p> <p>20 MR. GILLIS: Typically a contract is</p> <p>21 something that is not recurring. This is a</p> <p>22 recurring.</p> <p>23 MR. SYLVANOWICZ: Right.</p> <p>24 MR. GILLIS: And we're contracting it over</p> <p>25 and over and over again. That's usually --</p>	<p style="text-align: right;">Page 84</p> <p>1 (inaudible) about the ribbon cutting. I have --</p> <p>2 it's pretty cool. I drove by probably two weeks</p> <p>3 ago, and that green fence was up and it was</p> <p>4 almost like a reveal, a partial reveal.</p> <p>5 MR. CHESNEY: Karen, what do you think about</p> <p>6 the week of the 14th of October?</p> <p>7 MS. RING: That I haven't even -- and it</p> <p>8 will go into --</p> <p>9 SPEAKER: November -- or December rather.</p> <p>10 MR. CHESNEY: What does that mean?</p> <p>11 MS. RING: If you want it in the November</p> <p>12 issue, it needs to be a little earlier.</p> <p>13 MR. CHESNEY: No, no, I was thinking if we</p> <p>14 did it that October -- or no -- we could get it</p> <p>15 in the beginning of the October issue. That's</p> <p>16 what I was thinking, that week, and that way</p> <p>17 you'd have it still open for November or</p> <p>18 December. Did I not understand something?</p> <p>19 MS. RING: We work kind of ahead, so</p> <p>20 basically it has to be done by the time of the</p> <p>21 month before. If you want something in</p> <p>22 November, it needs to be done by October.</p> <p>23 MR. CHESNEY: I don't know what we're</p> <p>24 talking about. It's just an announcement. We</p> <p>25 can plan on an event.</p>

<p style="text-align: right;">Page 85</p> <p>1 MS. RING: Well, do you want (inaudible)?</p> <p>2 MR. CHESNEY: Well, I don't know. I'm just</p> <p>3 brainwashing it here because I was --</p> <p>4 MR. WIMSATT: Brainwash?</p> <p>5 (Cross talk)</p> <p>6 MR. CHESNEY: I'm sorry, I'm getting</p> <p>7 distracted. I'm moving on in my head from this</p> <p>8 meeting.</p> <p>9 MS. RING: We can do something online, and</p> <p>10 then we can do a bigger story. I'm trying to</p> <p>11 (inaudible) so we can get --</p> <p>12 MR. CHESNEY: I was just thinking of the</p> <p>13 grand opening, just get it on the calendar while</p> <p>14 we're talking about it, and I figured we're all</p> <p>15 here right at this very moment.</p> <p>16 MR. WIMSATT: What date did you say? Do</p> <p>17 they have a target date to be finished? I can't</p> <p>18 remember --</p> <p>19 MR. SYLVANOWICZ: It's flexible, but it's as</p> <p>20 soon as -- well, it was mid August, and now it's</p> <p>21 more like I would say next week.</p> <p>22 MR. WIMSATT: What did you say, Greg? The</p> <p>23 weekend of the 12th or 13th?</p> <p>24 MR. CHESNEY: Well, I was just thinking that</p> <p>25 would be a good week, but we can do it in</p>	<p style="text-align: right;">Agenda Page 26 Page 87</p> <p>1 you -- like what day would work the best? Like</p> <p>2 --</p> <p>3 MS. RING: I think they're doing a movie in</p> <p>4 the park on that date.</p> <p>5 MR. CHESNEY: That sounds perfect.</p> <p>6 MR. WIMSATT: Of September or --</p> <p>7 MR. CHESNEY: October. That sounds perfect.</p> <p>8 MR. WIMSATT: I'm actually out of town that</p> <p>9 day. Sorry.</p> <p>10 What about the -- what about the 11th?</p> <p>11 (Cross talk)</p> <p>12 MR. SYLVANOWICZ: Aren't you guys doing the</p> <p>13 food truck rally?</p> <p>14 SPEAKER: (Inaudible) doing a food truck</p> <p>15 rally on the 4th of October and the garage</p> <p>16 sale's on the 5th.</p> <p>17 MR. WIMSATT: Well, maybe the 4th.</p> <p>18 MR. CHESNEY: I'm still going to be in</p> <p>19 France.</p> <p>20 SPEAKER: The 4th of that October is super</p> <p>21 popular because it's our first one back.</p> <p>22 MR. WIMSATT: Well, (inaudible), Greg, or --</p> <p>23 MR. CHESNEY: Well, I mean -- yeah. You can</p> <p>24 do it whenever you want. I will -- I always</p> <p>25 make time for Westchase.</p>
<p style="text-align: right;">Page 86</p> <p>1 November.</p> <p>2 MS. RING: Are you wanting to invite people</p> <p>3 out? Is that what you're wanting to do? When</p> <p>4 you announce, you have massive (inaudible).</p> <p>5 MR. CHESNEY: Yeah. Why wouldn't you? What</p> <p>6 else would we do? Just have you and I there,</p> <p>7 Chris, and --</p> <p>8 SPEAKER: I think she means if that can be</p> <p>9 done on that day, then --</p> <p>10 MS. RING: Then we can do an announcement in</p> <p>11 the October issue, and then there is a deadline</p> <p>12 that's set in stone. I misunderstood what you</p> <p>13 were asking.</p> <p>14 MR. SYLVANOWICZ: Of October? So is there</p> <p>15 any potential (inaudible) around that? Do you</p> <p>16 already have a lot of people there --</p> <p>17 SPEAKER: That may be --</p> <p>18 MR. WIMSATT: Have you ever been down there</p> <p>19 for that? There's a lot of vendors that set up,</p> <p>20 and I think it would be really chaotic.</p> <p>21 MR. CHESNEY: It would be a more intimate</p> <p>22 affair, yeah.</p> <p>23 MS. RING: But yeah, the final weekend</p> <p>24 works. That will work.</p> <p>25 MR. CHESNEY: Well, I don't know, when do</p>	<p style="text-align: right;">Page 88</p> <p>1 MR. WIMSATT: When do you leave for Europe?</p> <p>2 MR. CHESNEY: Right after the CDD -- our CDD</p> <p>3 meeting is the 1st, right? I leave the 3rd.</p> <p>4 MR. WIMSATT: Okay.</p> <p>5 MR. CHESNEY: And I'm back, though -- I'm</p> <p>6 back the 18th.</p> <p>7 MR. BARRETT: Do you want to do it when</p> <p>8 you're in for the September? I'm sorry, we're</p> <p>9 in September. For the --</p> <p>10 MR. CHESNEY: I mean, September is only --</p> <p>11 will it be done? Yeah, sure.</p> <p>12 MR. WIMSATT: October 1st would be on the</p> <p>13 next --</p> <p>14 MR. CHESNEY: Do you have a movie the --</p> <p>15 what's -- for September? That's too soon.</p> <p>16 MR. SYLVANOWICZ: Oh, no, October 18th is</p> <p>17 the movie.</p> <p>18 MR. CHESNEY: Yeah. And there's none in</p> <p>19 September. There's not one the 27th.</p> <p>20 SPEAKER: Not in -- unless everything picks</p> <p>21 back up in October.</p> <p>22 MR. CHESNEY: Yeah.</p> <p>23 MR. WIMSATT: Or could we push it to the 1st</p> <p>24 of November or the 8th of November?</p> <p>25 MR. CHESNEY: Yeah, could do it in November.</p>

<p style="text-align: right;">Page 89</p> <p>1 We could do it --</p> <p>2 MR. SYLVANOWICZ: Like movies in the park in</p> <p>3 November (inaudible).</p> <p>4 MR. WIMSATT: May actually be a little</p> <p>5 cooler.</p> <p>6 MR. CHESNEY: November 8th? Is that what</p> <p>7 you said? Because we moved our meeting, though,</p> <p>8 to the 12th. Yeah, sure, the 8th -- yeah. Why</p> <p>9 not.</p> <p>10 MR. WIMSATT: Will that work?</p> <p>11 MR. CHESNEY: Yeah.</p> <p>12 MS. RING: Well, I can announce (inaudible)</p> <p>13 tomorrow and (inaudible).</p> <p>14 MR. WIMSATT: Yeah, I mean that definitely</p> <p>15 gives them a month of (inaudible) plans</p> <p>16 (inaudible) or settle in.</p> <p>17 MR. CHESNEY: November 8th.</p> <p>18 SPEAKER: (Inaudible)</p> <p>19 SPEAKER: You got it.</p> <p>20 (Cross talk)</p> <p>21 MR. WIMSATT: So what are we thinking like</p> <p>22 -- it's going to get dark at 5:30.</p> <p>23 MR. CHESNEY: What time does the movie start</p> <p>24 in November?</p> <p>25 SPEAKER: Well, I think seven. Seven?</p>	<p style="text-align: right;">Agenda Page 27</p>
<p style="text-align: right;">Page 90</p> <p>1 MR. WIMSATT: I'm thinking about 6:15 or</p> <p>2 6:30 to let people kind of get home from work</p> <p>3 maybe, but -- then we can --</p> <p>4 MR. CHESNEY: Sure. Yeah, it (inaudible).</p> <p>5 MR. WIMSATT: All right. Sounds good.</p> <p>6 So 6 o'clock, November 8th?</p> <p>7 MR. CHESNEY: 6:30.</p> <p>8 MR. WIMSATT: 6:30.</p> <p>9 MR. MENDENHALL: I had 6:15.</p> <p>10 MR. WIMSATT: Let's go with 6:15.</p> <p>11 MR. WIMSATT: 6:15, November 8th. Everybody</p> <p>12 know where it is?</p> <p>13 All right. I'm going to vote -- I'm sorry.</p> <p>14 It's a Friday night.</p> <p>15 (Cross talk)</p> <p>16 MR. WIMSATT: Actually, the last game is</p> <p>17 November 1st.</p> <p>18 SPEAKER: I'm glad you thought of that.</p> <p>19 (Cross talk)</p> <p>20 THE CHAIR: All right. I'm going to make a</p> <p>21 motion to adjourn.</p> <p>22 SPEAKER: Second.</p> <p>23 THE CHAIR: All in favor of motion to</p> <p>24 adjourn.</p> <p>25 (Meeting concluded)</p>	<hr/> <p>Matthew Lewis, Chairman</p>

2B.

**Westchase
Community Development District**

Financial Report

August 31, 2024

Prepared by



Table of Contents

FINANCIAL STATEMENTS

Balance Sheet - All Funds Pages 1 - 2

Statement of Revenues, Expenditures and Changes in Fund Balance

General Fund(s) Pages 3 - 14

SUPPORTING SCHEDULES

Special Assessments - Collection Schedule(s) Pages 15 - 16

**Westchase
Community Development District**

Financial Statements

(Unaudited)

August 31, 2024

Balance Sheet

August 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
ASSETS							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	122	-	-	-	-	-	-
Lease Receivable	487,866	-	-	-	-	-	-
Interest/Dividend Receivables	2,442	-	-	-	-	-	-
Due From Other Funds	3,922,040	393,772	4,214	-	62,483	288,088	64,974
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	10,801	-	-	-	-	-	-
Deposits	3,191	667	3,030	20	-	8,120	853
TOTAL ASSETS	\$ 4,426,462	\$ 394,439	\$ 7,244	\$ 20	\$ 62,483	\$ 296,208	\$ 65,827
LIABILITIES							
Accounts Payable	\$ 296,335	\$ 313	\$ -	\$ 575	\$ -	\$ 64,454	\$ -
Accrued Expenses	141,970	538	2,016	33	-	45,648	609
Sales Tax Payable	99	-	-	-	-	24	-
Deferred Revenue	477,184	-	-	-	-	-	-
Due To Other Funds	-	-	-	1,199	-	-	-
TOTAL LIABILITIES	915,588	851	2,016	1,807	-	110,126	609
FUND BALANCES							
Nonspendable:							
Prepaid Items	10,801	-	-	-	-	-	-
Deposits	3,194	667	3,030	20	-	8,120	853
Restricted for:							
Capital Projects	-	-	-	-	-	-	-
Special Revenue	-	-	-	-	-	-	16,179
Assigned to:							
Operating Reserves	653,255	9,327	2,198	-	1,278	-	3,165
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	141,077	-	-	13,072	177,962	45,021
Unassigned:	2,281,593	242,517	-	(1,807)	48,133	-	-
TOTAL FUND BALANCES	\$ 3,510,874	\$ 393,588	\$ 5,228	\$ (1,787)	\$ 62,483	\$ 186,082	\$ 65,218
TOTAL LIABILITIES & FUND BALANCES	\$ 4,426,462	\$ 394,439	\$ 7,244	\$ 20	\$ 62,483	\$ 296,208	\$ 65,827

Balance Sheet

August 31, 2024

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
ASSETS						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 946,002	\$ 946,002
Accounts Receivable	-	-	-	-	-	122
Lease Receivable	-	-	-	-	-	487,866
Interest/Dividend Receivables	-	-	-	-	-	2,442
Due From Other Funds	95,870	26,163	282,147	702,196	-	5,841,947
Investments:						
Money Market Account	-	-	-	-	4,894,746	4,894,746
Prepaid Items	-	-	-	-	-	10,801
Deposits	14,572	765	-	-	-	31,218
TOTAL ASSETS	\$ 110,442	\$ 26,928	\$ 282,147	\$ 702,196	\$ 5,840,748	\$ 12,215,144
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 361,677
Accrued Expenses	11,630	557	-	-	-	203,001
Sales Tax Payable	-	-	-	-	-	123
Deferred Revenue	-	-	-	-	-	477,184
Due To Other Funds	-	-	-	-	5,840,748	5,841,947
TOTAL LIABILITIES	11,630	557	-	-	5,840,748	6,883,932
FUND BALANCES						
Nonspendable:						
Prepaid Items	-	-	-	-	-	10,801
Deposits	14,572	765	-	-	-	31,221
Restricted for:						
Capital Projects	-	-	-	702,196	-	702,196
Special Revenue	-	5,324	143,237	-	-	164,740
Assigned to:						
Operating Reserves	361	1,289	3,751	-	-	674,624
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	83,879	18,993	135,159	-	-	1,117,194
Unassigned:	-	-	-	-	-	2,570,436
TOTAL FUND BALANCES	\$ 98,812	\$ 26,371	\$ 282,147	\$ 702,196	\$ -	\$ 5,331,212
TOTAL LIABILITIES & FUND BALANCES	\$ 110,442	\$ 26,928	\$ 282,147	\$ 702,196	\$ 5,840,748	\$ 12,215,144

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024

ACCOUNT DESCRIPTION	AUG-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 23,863	\$ 125,304	\$ 26,000	481.94%
Interest - Tax Collector	-	4,303	-	0.00%
Lease Revenue	20,899	20,899	-	0.00%
Special Assmnts- Tax Collector	-	3,067,021	3,067,021	100.00%
Special Assmnts- Discounts	-	(113,265)	(122,681)	92.32%
Other Miscellaneous Revenues	262	3,097	-	0.00%
Pavilion Rental	1,201	14,623	4,000	365.58%
TOTAL REVENUES	46,225	3,121,982	2,974,340	104.96%
EXPENDITURES				
<u>Administration</u>				
P/R-Board of Supervisors	1,000	18,000	19,000	94.74%
FICA Taxes	77	1,377	1,454	94.70%
ProfServ-Engineering	3,748	38,920	53,500	72.75%
ProfServ-Legal Services	8,969	75,791	105,000	72.18%
ProfServ-Mgmt Consulting	10,311	113,423	123,734	91.67%
ProfServ-Recording Secretary	1,340	11,549	11,000	104.99%
Auditing Services	-	7,800	7,900	98.73%
Postage and Freight	15	469	600	78.17%
Insurance - General Liability	-	56,469	42,969	131.42%
Printing and Binding	-	67	300	22.33%
Legal Advertising	-	9,040	6,500	139.08%
Misc-Assessment Collection Cost	-	59,075	58,840	100.40%
Misc-Credit Card Fees	47	578	750	77.07%
Misc-Contingency	-	6,905	1,600	431.56%
Office Supplies	-	160	25	640.00%
Annual District Filing Fee	-	175	175	100.00%
Total Administration	25,507	399,798	433,347	92.26%
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	9,833	108,167	118,000	91.67%
Contracts-Fountain	408	6,562	8,820	74.40%
R&M-Aquascaping	-	8,306	15,000	55.37%
R&M-Drainage	6,194	7,659	26,560	28.84%
R&M-Fountain	-	1,914	6,000	31.90%
Total Flood Control/Stormwater Mgmt	16,435	132,608	174,380	76.05%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024

ACCOUNT DESCRIPTION	AUG-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Field				
Payroll-Salaries	28,120	260,474	246,443	105.69%
Payroll-Benefits	12,760	105,144	95,834	109.71%
Payroll - Overtime	3,611	29,912	17,500	170.93%
Payroll - Bonus	-	18,500	35,883	51.56%
FICA Taxes	3,970	35,932	31,908	112.61%
ProfServ-Landscape Architect	-	25,984	-	0.00%
Contracts-Police	21,929	179,075	143,000	125.23%
Contracts-Other Services	1,630	17,930	19,560	91.67%
Contracts-Landscape	46,740	513,834	557,208	92.22%
Contracts-Mulch	37,500	150,000	147,592	101.63%
Contracts-Plant Replacement	-	89,999	74,515	120.78%
Contracts-Road Cleaning	3,266	11,430	9,843	116.12%
Contracts-Trees & Trimming	3,000	94,900	-	0.00%
Contracts-Security Alarms	-	481	671	71.68%
Contracts-Pest Control	50	511	576	88.72%
Fuel, Gasoline and Oil	1,572	13,888	13,000	106.83%
Communication - Teleph - Field	129	4,423	5,000	88.46%
Utility - General	2,316	27,799	23,275	119.44%
Utility - Reclaimed Water	447	5,458	10,000	54.58%
Insurance - General Liability	-	6,094	4,912	124.06%
R&M-General	5,099	65,695	42,500	154.58%
R&M-Equipment	6,233	17,467	8,000	218.34%
R&M-Grounds	29,415	126,560	52,150	242.68%
R&M-Irrigation	2,450	63,637	40,500	157.13%
R&M-Sidewalks	3,977	21,310	15,616	136.46%
R&M-Signage	-	-	6,000	0.00%
R&M-Walls and Signage	-	33,290	32,500	102.43%
Holiday Decoration	-	11,964	10,000	119.64%
Misc-Taxes (Streetlights)	-	31,753	41,039	77.37%
Misc-Contingency	436	3,288	341,247	0.96%
Office Supplies	336	475	3,500	13.57%
Cleaning Services	550	6,085	6,600	92.20%
Op Supplies - General	280	2,302	5,000	46.04%
Op Supplies - Uniforms	-	821	600	136.83%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	-	5,903	5,000	118.06%
Conference and Seminars	-	-	1,000	0.00%
Cap Outlay - Vehicles	-	56,542	-	0.00%
Capital Outlay	171,057	940,270	-	0.00%
Total Field	386,873	2,979,130	2,048,572	145.42%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024

ACCOUNT DESCRIPTION	AUG-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
Common Area				
R&M-General	39,287	111,926	30,000	373.09%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	1,242	1,200	103.50%
R&M-Grounds	344	344	1,500	22.93%
R&M-Signage	-	69	1,400	4.93%
R&M-Walls and Signage	-	5,298	4,000	132.45%
Internet Services	612	6,732	7,391	91.08%
Park Improvements	-	36,360	271,850	13.38%
Total Common Area	40,243	161,971	318,041	50.93%
TOTAL EXPENDITURES	469,058	3,673,507	2,974,340	123.51%
Excess (deficiency) of revenues Over (under) expenditures	(422,833)	(551,525)	-	0.00%
Net change in fund balance	\$ (422,833)	\$ (551,525)	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,062,399	4,062,399	
FUND BALANCE, ENDING		\$ 3,510,874	\$ 4,062,399	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2024

ACCOUNT DESCRIPTION	AUG-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 797	\$ 9,934	\$ 500	1986.80%
Special Assmnts- Tax Collector	-	56,137	56,137	100.00%
Special Assmnts- Discounts	-	(2,073)	(2,245)	92.34%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	797	64,063	54,392	117.78%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	1,081	1,123	96.26%
Misc-Credit Card Fees	-	3	15	20.00%
Total Administration	-	1,084	1,138	95.25%
<u>Field</u>				
Communication - Teleph - Field	430	3,341	3,300	101.24%
Electricity - Streetlights	538	6,399	5,500	116.35%
Insurance - General Liability	-	2,468	1,878	131.42%
R&M-General	-	14,342	19,700	72.80%
R&M-Gate	313	7,575	5,794	130.74%
Reserve - Roadways	-	-	17,082	0.00%
Total Field	1,281	34,125	53,254	64.08%
TOTAL EXPENDITURES	1,281	35,209	54,392	64.73%
Excess (deficiency) of revenues Over (under) expenditures	(484)	28,854	-	0.00%
Net change in fund balance	<u>\$ (484)</u>	<u>\$ 28,854</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		364,734	364,734	
FUND BALANCE, ENDING		<u>\$ 393,588</u>	<u>\$ 364,734</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2024

ACCOUNT DESCRIPTION	AUG-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 22	\$ 270	\$ 150	180.00%
Special Assmnts- Tax Collector	-	18,057	18,057	100.00%
Special Assmnts- Discounts	-	(667)	(722)	92.38%
TOTAL REVENUES	22	17,660	17,485	101.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	348	361	96.40%
Total Administration	-	348	361	96.40%
<u>Field</u>				
R&M-Streetlights	2,016	22,137	17,124	129.27%
Total Field	2,016	22,137	17,124	129.27%
TOTAL EXPENDITURES	2,016	22,485	17,485	128.60%
Excess (deficiency) of revenues Over (under) expenditures	(1,994)	(4,825)	-	0.00%
Net change in fund balance	\$ (1,994)	\$ (4,825)	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		10,053	10,053	
FUND BALANCE, ENDING		\$ 5,228	\$ 10,053	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024

ACCOUNT DESCRIPTION	AUG-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 8	\$ 102	\$ 80	127.50%
Special Assmnts- Tax Collector	-	9,047	9,047	100.00%
Special Assmnts- Discounts	-	(334)	(362)	92.27%
Gate Bar Code/Remotes	-	65	-	0.00%
TOTAL REVENUES	8	8,880	8,765	101.31%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	174	181	96.13%
Misc-Credit Card Fees	-	3	4	75.00%
Total Administration	-	177	185	95.68%
Field				
Communication - Teleph - Field	165	1,815	1,800	100.83%
Insurance - General Liability	-	4,495	3,420	131.43%
R&M-General	-	5,439	1,500	362.60%
R&M-Gate	575	2,213	1,500	147.53%
R&M-Streetlights	33	353	360	98.06%
Total Field	773	14,315	8,580	166.84%
TOTAL EXPENDITURES	773	14,492	8,765	165.34%
Excess (deficiency) of revenues Over (under) expenditures	(765)	(5,612)	-	0.00%
Net change in fund balance	<u>\$ (765)</u>	<u>\$ (5,612)</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,825	3,825	
FUND BALANCE, ENDING		<u>\$ (1,787)</u>	<u>\$ 3,825</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2024

ACCOUNT DESCRIPTION	AUG-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 122	\$ 1,519	\$ 150	1012.67%
Special Assmnts- Tax Collector	-	5,520	5,520	100.00%
Special Assmnts- Discounts	-	(204)	(221)	92.31%
TOTAL REVENUES	122	6,835	5,449	125.44%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	106	110	96.36%
Total Administration	-	106	110	96.36%
<u>Field</u>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	339	0.00%
Total Field	-	-	5,339	0.00%
TOTAL EXPENDITURES	-	106	5,449	1.95%
Excess (deficiency) of revenues Over (under) expenditures	122	6,729	-	0.00%
Net change in fund balance	<u>\$ 122</u>	<u>\$ 6,729</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		55,754	55,754	
FUND BALANCE, ENDING		<u>\$ 62,483</u>	<u>\$ 55,754</u>	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024

ACCOUNT DESCRIPTION	AUG-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 523	\$ 6,528	\$ 700	932.57%
Special Assmnts- Tax Collector	-	406,350	406,350	100.00%
Special Assmnts- Discounts	-	(15,006)	(16,254)	92.32%
Other Miscellaneous Revenues	-	250	-	0.00%
Gate Bar Code/Remotes	291	2,329	-	0.00%
TOTAL REVENUES	814	400,451	390,796	102.47%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	7,827	8,126	96.32%
Misc-Credit Card Fees	12	99	80	123.75%
Total Administration	12	7,926	8,206	96.59%
Field				
Contracts-Security Services	19,900	224,277	240,977	93.07%
Contracts-Pest Control	20	205	240	85.42%
Communication - Teleph - Field	167	1,837	2,100	87.48%
Insurance - General Liability	-	1,673	1,273	131.42%
R&M-General	64,549	141,546	20,000	707.73%
R&M-Gate	841	14,699	10,000	146.99%
R&M-Streetlights	5,848	64,112	66,000	97.14%
Reserve - Roadways	-	-	42,000	0.00%
Total Field	91,325	448,349	382,590	117.19%
TOTAL EXPENDITURES	91,337	456,275	390,796	116.76%
Excess (deficiency) of revenues Over (under) expenditures	(90,523)	(55,824)	-	0.00%
Net change in fund balance	\$ (90,523)	\$ (55,824)	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		241,906	241,906	
FUND BALANCE, ENDING		\$ 186,082	\$ 241,906	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024

ACCOUNT DESCRIPTION	AUG-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 153	\$ 1,904	\$ 200	952.00%
Special Assmnts- Tax Collector	-	16,056	16,056	100.00%
Special Assmnts- Discounts	-	(593)	(642)	92.37%
Gate Bar Code/Remotes	-	32	-	0.00%
TOTAL REVENUES	153	17,399	15,614	111.43%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	309	321	96.26%
Misc-Credit Card Fees	-	1	10	10.00%
Total Administration	-	310	331	93.66%
Field				
Communication - Teleph - Field	121	1,331	1,500	88.73%
Insurance - General Liability	-	507	386	131.35%
R&M-General	-	10,616	1,000	1061.60%
R&M-Gate	-	2,509	3,792	66.17%
R&M-Streetlights	609	6,837	5,650	121.01%
Reserve - Roadways	-	-	2,955	0.00%
Total Field	730	21,800	15,283	142.64%
TOTAL EXPENDITURES	730	22,110	15,614	141.60%
Excess (deficiency) of revenues				
Over (under) expenditures	(577)	(4,711)	-	0.00%
Net change in fund balance	\$ (577)	\$ (4,711)	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		69,929	69,929	
FUND BALANCE, ENDING		\$ 65,218	\$ 69,929	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024

ACCOUNT DESCRIPTION	AUG-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 229	\$ 2,853	\$ -	0.00%
Special Assmnts- Tax Collector	-	126,326	126,326	100.00%
Special Assmnts- Discounts	-	(4,665)	(5,053)	92.32%
TOTAL REVENUES	229	124,514	121,273	102.67%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	2,433	2,527	96.28%
Total Administration	-	2,433	2,527	96.28%
Field				
R&M-General	825	825	2,044	40.36%
R&M-Streetlights	11,607	128,021	105,000	121.92%
Reserve - Roadways	-	-	11,702	0.00%
Total Field	12,432	128,846	118,746	108.51%
TOTAL EXPENDITURES	12,432	131,279	121,273	108.25%
Excess (deficiency) of revenues Over (under) expenditures	(12,203)	(6,765)	-	0.00%
Net change in fund balance	\$ (12,203)	\$ (6,765)	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		105,577	105,577	
FUND BALANCE, ENDING		\$ 98,812	\$ 105,577	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2024

ACCOUNT DESCRIPTION	AUG-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 53	\$ 664	\$ 90	737.78%
Special Assmnts- Tax Collector	-	7,778	7,778	100.00%
Special Assmnts- Discounts	-	(287)	(311)	92.28%
TOTAL REVENUES	53	8,155	7,557	107.91%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	150	156	96.15%
Total Administration	-	150	156	96.15%
<u>Field</u>				
R&M-Streetlights	557	6,102	4,999	122.06%
Reserve - Roadways	-	-	2,402	0.00%
Total Field	557	6,102	7,401	82.45%
TOTAL EXPENDITURES	557	6,252	7,557	82.73%
Excess (deficiency) of revenues Over (under) expenditures	(504)	1,903	-	0.00%
Net change in fund balance	\$ (504)	\$ 1,903	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		24,468	24,468	
FUND BALANCE, ENDING		\$ 26,371	\$ 24,468	

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2024

ACCOUNT DESCRIPTION	AUG-24 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 574	\$ 7,167	\$ 500	1433.40%
Special Assmnts- Tax Collector	-	25,447	25,447	100.00%
Special Assmnts- Discounts	-	(940)	(1,018)	92.34%
TOTAL REVENUES	574	31,674	24,929	127.06%
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	-	490	509	96.27%
Misc-Credit Card Fees	-	-	10	0.00%
Total Administration	-	490	519	94.41%
Field				
Insurance - General Liability	-	679	517	131.33%
R&M-General	-	4,638	4,543	102.09%
R&M-Drainage	-	-	2,625	0.00%
R&M-Gate	-	5,336	5,000	106.72%
Internet Services	117	1,287	1,800	71.50%
Reserve - Roadways	-	-	9,925	0.00%
Total Field	117	11,940	24,410	48.91%
TOTAL EXPENDITURES	117	12,430	24,929	49.86%
Excess (deficiency) of revenues Over (under) expenditures	457	19,244	-	0.00%
Net change in fund balance	\$ 457	\$ 19,244	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		262,903	262,903	
FUND BALANCE, ENDING		\$ 282,147	\$ 262,903	

**Westchase
Community Development District**

Supporting Schedules

August 31, 2024

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2024**

Date Received	Net Amount Received	Interest/ Discount Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND			
					001 General Fund Assessments	002 Harbor Links Fund Assessments	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments
Assessments Levied				\$ 3,737,739 100%	\$ 3,067,021 82.06%	\$ 56,137 1.50%	\$ 18,057 0.48%	\$ 9,047 0.24%
11/08/23	\$ 37,136	\$ 1,919	\$ 758	\$ 39,813	\$ 32,669	\$ 598	\$ 192	\$ 96
11/17/23	320,046	13,609	6,532	340,186	279,141	5,109	1,643	823
11/22/23	367,912	15,643	7,508	391,063	320,889	5,873	1,889	947
12/05/23	312,320	13,280	6,374	331,974	272,403	4,986	1,604	804
12/07/23	1,969,565	83,746	40,195	2,093,505	1,717,837	31,442	10,114	5,067
12/15/23	190,000	7,906	3,878	201,783	165,574	3,031	975	488
01/05/24	75,455	2,375	1,540	79,370	65,128	1,192	383	192
02/06/24	50,417	1,122	1,029	52,568	43,135	790	254	127
03/05/24	43,281	477	883	44,642	36,631	670	216	108
04/03/24	88,517	24	1,806	90,347	74,135	1,357	436	219
05/03/24	9,390	(180)	192	9,402	7,715	141	45	23
06/06/24	7,839	(233)	160	7,766	6,373	117	38	19
06/14/24 **	55,834	(1,653)	1,139	55,320	45,393	831	267	134
TOTAL	3,527,711	138,034	71,994	3,737,739	3,067,021	56,137	18,057	9,047
% COLLECTED					100%	100%	100%	100%
TOTAL O/S					-	-	-	-

**Tax Certificate Sale

WESTCHASE

Community Development District

Non-Ad Valorem Special Assessments (Hillsborough County Tax Collector - Monthly Collection Distributions) For the Fiscal Year Ending September 30, 2024

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 0.15%	\$ 406,350 10.87%	\$ 16,056 0.43%	\$ 126,326 3.38%	\$ 7,778 0.21%	\$ 25,447 0.68%
11/08/23	\$ 59	\$ 4,328	\$ 171	\$ 1,346	\$ 83	\$ 271
11/17/23	502	36,983	1,461	11,497	708	2,316
11/22/23	578	42,515	1,680	13,217	814	2,662
12/05/23	490	36,091	1,426	11,220	691	2,260
12/07/23	3,092	227,596	8,993	70,755	4,356	14,253
12/15/23	298	21,937	867	6,820	420	1,374
01/05/24	117	8,629	341	2,683	165	540
02/06/24	78	5,715	226	1,777	109	358
03/05/24	66	4,853	192	1,509	93	304
04/03/24	133	9,822	388	3,053	188	615
05/03/24	14	1,022	40	318	20	64
06/06/24	11	844	33	262	16	53
06/14/24 **	82	6,014	238	1,870	115	377
TOTAL	5,520	406,350	16,056	126,326	7,778	25,447
% COLLECTED	100%	100%	100%	100%	100%	100%
TOTAL O/S	-	-	-	-	-	-

**Tax Certificate Sale