

Page 1 RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT TRANSCRIPT OF: BOARD MEETING DATE: November 12, 2024 TIME: 4:05 p.m. - 6:15 p.m. PLACE: Maureen Gauzza Regional Library Community Room A 11211 Countryway Boulevard Tampa, Florida 33626 REPORTED BY: Whitlie Grace Cullipher Notary Public State of Florida at Large	Page 3 INDEX <table> <tr><td>Meeting called to order</td><td>5</td></tr> <tr><td>Roll Call</td><td>5</td></tr> <tr><td>Consent agenda</td><td>7</td></tr> <tr><td>Motion to accept</td><td>7</td></tr> <tr><td>(Motion passes)</td><td>7</td></tr> <tr><td>Audience comments</td><td>7</td></tr> <tr><td>Cell tower questions</td><td>8</td></tr> <tr><td>Issues with residents and golf course users</td><td>14</td></tr> <tr><td>Motion to request the HOA to clarify their position as to signage</td><td>22</td></tr> <tr><td>Motion to accept</td><td>24</td></tr> <tr><td>(Motion passes)</td><td>24</td></tr> <tr><td>Debris pickup discussion</td><td>25</td></tr> <tr><td>Flooding on Bayboro Bridge Drive discussion</td><td>27</td></tr> <tr><td>Discussion to raise the berm by Pond 125</td><td>72</td></tr> <tr><td>Engineer's Report</td><td>108</td></tr> <tr><td>Sidewalk RFP discussion</td><td>108</td></tr> <tr><td>Attorney's Report</td><td>119</td></tr> <tr><td>Cell tower discussion</td><td>119</td></tr> <tr><td>Fieldstone damages discussion</td><td>119</td></tr> <tr><td>Manager's Report</td><td>120</td></tr> <tr><td>Election discussion</td><td>120</td></tr> </table>	Meeting called to order	5	Roll Call	5	Consent agenda	7	Motion to accept	7	(Motion passes)	7	Audience comments	7	Cell tower questions	8	Issues with residents and golf course users	14	Motion to request the HOA to clarify their position as to signage	22	Motion to accept	24	(Motion passes)	24	Debris pickup discussion	25	Flooding on Bayboro Bridge Drive discussion	27	Discussion to raise the berm by Pond 125	72	Engineer's Report	108	Sidewalk RFP discussion	108	Attorney's Report	119	Cell tower discussion	119	Fieldstone damages discussion	119	Manager's Report	120	Election discussion	120
Meeting called to order	5																																										
Roll Call	5																																										
Consent agenda	7																																										
Motion to accept	7																																										
(Motion passes)	7																																										
Audience comments	7																																										
Cell tower questions	8																																										
Issues with residents and golf course users	14																																										
Motion to request the HOA to clarify their position as to signage	22																																										
Motion to accept	24																																										
(Motion passes)	24																																										
Debris pickup discussion	25																																										
Flooding on Bayboro Bridge Drive discussion	27																																										
Discussion to raise the berm by Pond 125	72																																										
Engineer's Report	108																																										
Sidewalk RFP discussion	108																																										
Attorney's Report	119																																										
Cell tower discussion	119																																										
Fieldstone damages discussion	119																																										
Manager's Report	120																																										
Election discussion	120																																										
Page 2 APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS: Matthew Lewis, Chairman Greg Chesney, Vice Chairman Jim Wimsatt Christopher Barrett Reggie Gillis ALSO PRESENT: INFRAMARK: Andy Mendenhall, District Manager DISTRICT ATTORNEY: Erin McCormick WESTCHASE STAFF: David Sylvanowicz Sonny Whyte DISTRICT ENGINEER: Robert Dvorak	Page 4 <table> <tr><td>Field Manger's Report</td><td>124</td></tr> <tr><td>Storm debris discussion</td><td>125</td></tr> <tr><td>Ribbon cutting ceremony at West Park Village</td><td>129</td></tr> <tr><td>Guard shack maintenance discussion</td><td>132</td></tr> <tr><td>Supervisor's requests</td><td>133</td></tr> <tr><td>Discussion to hire Ms. Cook</td><td>135</td></tr> <tr><td>Motion to accept hiring Ms. Cook</td><td>136</td></tr> <tr><td>(Motion passes)</td><td>139</td></tr> <tr><td>Motion to continue meeting</td><td>141</td></tr> <tr><td>(Motion passes)</td><td>143</td></tr> <tr><td>Continuance</td><td>143</td></tr> </table>	Field Manger's Report	124	Storm debris discussion	125	Ribbon cutting ceremony at West Park Village	129	Guard shack maintenance discussion	132	Supervisor's requests	133	Discussion to hire Ms. Cook	135	Motion to accept hiring Ms. Cook	136	(Motion passes)	139	Motion to continue meeting	141	(Motion passes)	143	Continuance	143																				
Field Manger's Report	124																																										
Storm debris discussion	125																																										
Ribbon cutting ceremony at West Park Village	129																																										
Guard shack maintenance discussion	132																																										
Supervisor's requests	133																																										
Discussion to hire Ms. Cook	135																																										
Motion to accept hiring Ms. Cook	136																																										
(Motion passes)	139																																										
Motion to continue meeting	141																																										
(Motion passes)	143																																										
Continuance	143																																										

Page 5 1 The transcript of Westchase Community 2 Development District Board Meeting, on the 12th day 3 of November, 2024, at the Maureen Gauzza Regional 4 Library, 11211 Countryway Boulevard, Community Room 5 A, Tampa, Florida, beginning at 4:05 p.m., reported 6 by Whitley Grace Cullipher, Notary Public in and for 7 the State of Florida at Large. 8 ***** 9 CHAIRMAN LEWIS: Good afternoon, 10 everybody. Good afternoon. All right. Folks, 11 we're going to go ahead and get started. We 12 are now rolling. So today is Tuesday, November 13 12th, 2024. This is the Westchase Community 14 Development District. 15 Let the record reflect that all 16 supervisors are present, with Jim Wimsatt being 17 on the phone; as well as staff, attorney 18 engineer and manager. With that -- and just a 19 little housekeeping, since we do have so many 20 people here, if you could just put your cell 21 phones on silent or vibrate, I would appreciate 22 it. We do have an audience comments section 23 that we'll get to momentarily. So just bear 24 with us. 25 AUDIENCE MEMBER: Could you introduce	Page 7 1 could please have a motion for approval on 2 the consent agenda? 3 MR. CHESNEY: So moved. 4 CHAIRMAN LEWIS: So moved. 5 MR. GILLIS: Seconded. 6 CHAIRMAN LEWIS: Seconded my Reggie. 7 Any discussion or comments? 8 (No response.) 9 CHAIRMAN LEWIS: Seeing none, all in 10 favor? 11 (All board members signify in the 12 affirmative.) 13 CHAIRMAN LEWIS: David -- or I mean Jim, 14 are you okay with the consent agenda? 15 MR. WIMSATT: Yep. 16 CHAIRMAN LEWIS: Okay. Carries five to 17 zero. 18 (Motion passes.) 19 CHAIRMAN LEWIS: All right. So now that 20 brings us to our audience comments. So I do -- 21 have been informed that, I think, the majority 22 of you folks are from the area -- possibly 23 Stonebridge or maybe the section to the north 24 or the western side -- 25 AUDIENCE MEMBER: Sturbridge.
Page 6 1 yourselves? Because -- I mean, we don't know 2 who you -- 3 CHAIRMAN LEWIS: Absolutely, sure. I am 4 Matt Lewis. I am the Chair. 5 MR. CHESNEY: I'm Greg Chesney, I'm the 6 Vice Chair. 7 MR. GILLIS: Reggie Gillis, I'm one of 8 the supervisors. 9 MR. BARRETT: Chris Barrett, also a 10 resident of the Bridges. 11 CHAIRMAN LEWIS: And we have Jim Wimsatt 12 on the phone. 13 MS. McCORMICK: And I'm Erin McCormick, 14 district counsel. 15 MR. MENDENHALL: I'm Andy Mendenhall, 16 district manager. 17 MR. DVORAK: Robert Dvorak with BDI, the 18 district engineer. 19 MR. SYLVANOWICZ: Dave Sylvanowicz, field 20 manager. 21 CHAIRMAN LEWIS: And you guys know Sonny 22 Whyte. 23 MS. WHYTE: Sonny Whyte, office manager. 24 CHAIRMAN LEWIS: All right. We'll, 25 that's roll call. That's a good one. So if I	Page 8 1 CHAIRMAN LEWIS: Hold on. Okay. All 2 right. So let me back up. With 3 housekeeping -- this is how this is going to 4 work: We're very meticulous here -- or I am. 5 So -- if during the audience comment section, 6 if you want to speak, please raise your hand. 7 If you all want to speak, I'll give you three 8 minutes apiece. We're going to do this very 9 orderly. I want to hear everything everybody 10 has to say, we all do. I just want to make 11 sure we're all hearing exactly what each person 12 has to say. So -- and if you could also 13 state your name and address for the record for 14 our court reporter. We do have meeting minutes 15 that are recorded for every meeting. 16 So with that said, does anyone have 17 anything they'd like to say or bring up? 18 Yes, sir. He was first in the back. 19 MR. SANTOS: Marlon Santos, 11836 20 Derbyshire Drive. Before, I guess, the 21 majority of the questions -- this is a separate 22 issue that I want to -- a separate question. 23 About the cell tower that was just, I guess, 24 started working. And forgive me if I -- the 25 question has been asked before, but I'm new to

Page 9 1 this. So I just want to know, how are we going 2 to benefit from it and who are the carriers 3 that are going to be going there? Is this 4 going to help at least the residents of this 5 community with those towers there and how -- 6 how -- you know, as far as financial stuff, is 7 the CDD getting any money off of the tower or 8 -- I just don't know any of those -- 9 CHAIRMAN LEWIS: Two very good questions. 10 So we started this endeavor four or five years 11 ago. We had been approached by some residents 12 -- actually, more specifically, in Glenciff 13 Park, to the south, about poor reception in 14 Harbor Links, portions of Harbor Links, 15 Glenciff Road or street or drive -- whatever 16 it is -- and then also in the area -- I'm 17 sorry, Andy, is there a way to -- can he mute 18 himself if he's not -- thank you. We started 19 working on -- with a developer -- Vertex, who 20 is the one who is developing the tower back 21 this way. 22 Went through a very long process. It had 23 to deal with the county, land use communities, 24 things like that. Because we wanted to improve 25 -- we felt it was a safety issue. COVID had	Page 11 1 list. We actually, at the time, had a little 2 bit different board. Different supervisors at 3 the time, but we did a blind, you know, study 4 of what was our top priority and every one of 5 them blindly was safety for residents and 6 improved cell service. 7 So nobody had anything to do with, you 8 know, monetary revenue or anything like that. 9 It's just sort of icing on the cake, if you 10 will. 11 MR. SANTOS: And I wasn't insinuating 12 that that was the main -- 13 CHAIRMAN LEWIS: No, no, I know you 14 didn't. I'm just letting you know because 15 we've had that question come up with a lot. 16 The other thing was -- your other 17 question about carriers. We have been told by 18 the developer that -- is it -- 19 MS. McCORMICK: Yeah, they have two -- 20 they have two subleases for any tenants that 21 are going to be going up on the tower. The 22 first one is T-Mobile and the second one is 23 AT&T. I don't know if there will be others 24 after that, but at least those two carriers, 25 right now, have sublease agreements to go on
Page 10 1 just hit. There was issues with people being 2 -- you know, no landlines. I'm sure the 3 majority of people don't have a landline 4 anymore and so it became more of a safety issue 5 for this board and we wanted to help improve 6 the community that way. So we went down that 7 path. 8 The one at Glenciff Park was not 9 approved by the county. Apparently, they don't 10 do cell phone towers in parks anymore, but we 11 did have a parcel B, which is the one here in 12 the TECO easement. 13 So to answer your question in a very 14 short sense, that's -- that's the reason. Is 15 there revenue from the tower? Yes, there will 16 be revenue from the tower. We actually worked 17 with -- 18 MS. McCORMICK: There already is, some 19 has already -- 20 CHAIRMAN LEWIS: There is, that's 21 correct. We worked with a consultant that 22 helped us to kind of negotiate that. There is 23 actually consultants that deal, specifically, 24 with cell phone tower developers and so -- it's 25 not something that was like at the top of our	Page 12 1 the tower. 2 MR. SANTOS: So they can only have the 3 two -- 4 MS. McCORMICK: Right. 5 MR. SANTOS: Just -- they can only have 6 two at a time? 7 MS. McCORMICK: No, that's why I'm 8 saying, there may be others that are going to 9 co-locate, but at this point, they have those 10 in place and -- and of course, the antennas 11 have not been put on the tower yet. The tower 12 will probably -- I talked with Vertex's manager 13 today and he said that they are expecting 14 they'll probably get the CO next week and then 15 the first carrier, T-Mobile, will start its 16 process of getting the antenna up and he was 17 going to check on their schedule, but it 18 typically takes them a few weeks and then, you 19 know, maybe another few weeks after that before 20 they are operational. 21 MR. SANTOS: Okay. And just to -- if the 22 -- if the reason was to help the residents, 23 then how are we going to -- can we at least try 24 to get a couple more carriers because the major 25 ones, like Verizon -- I'm lucky to have AT&T,

Page 13 1 but I'm sure other people might have Verizon 2 and there's some others, so what's the plan for 3 trying to expedite including other carriers so 4 it helps the community as a whole? 5 CHAIRMAN LEWIS: So -- and I don't know 6 if I'm -- I don't know if I'm saying this a 7 hundred percent right, but there is incentive. 8 We really don't have anything to do with the 9 carriers. We let the tower developer do that, 10 and I think there is monetary incentives for 11 the developer to try to get others to commingle 12 on the tower, which is kind of how they make 13 their money, I guess, as a business. So -- but 14 yeah, that's kind of how -- my understanding of 15 how that works. 16 If any other supervisor would like to -- 17 MR. MENDENHALL: You're correct, that's 18 how it works exactly. 19 CHAIRMAN LEWIS: Okay. 20 MR. SANTOS: Okay. Thanks for answering. 21 CHAIRMAN LEWIS: You're welcome. Thank 22 you. 23 Yes, sir. 24 MR. ROSSO: John Rosso, 10541 25 Greensprings Drive. I'm a frequent golfer at	Page 15 1 a resident again on a golf course because it's 2 too frustrating. 3 I think that we've had some just e-mailed 4 in because of other frustrations -- we have 5 tried -- I know I have tried to informally work 6 with the homeowners association to get this 7 resolved and that's why, at this point, we -- 8 at least I feel like one of these boards needs 9 to do something to potentially prevent 10 something that would be very detrimental to our 11 community. 12 CHAIRMAN LEWIS: Yes, sir. Go ahead. 13 MR. BARRETT: So it is kind of within the 14 veil of the HOA, which is different than the 15 CDD. They actually have the covenants that 16 basically oversee these homeowners and what 17 like the golfers rights are. They are 18 basically in charge of enforcing the documents 19 related to them. We really have no power to 20 compel action in either case. It really does, 21 you know, lie with the HOA to take action to 22 basically inform the homeowners under their 23 rules, that golfers have those rights. And 24 Reggie has been working with them to try and 25 get that, but I don't know that we're getting
Page 14 1 Westchase. I was just wondering if there's 2 anything that could be done about some of the 3 residents that live on the property yelling at 4 golfers looking for their golf balls either 5 near or on the properties. In addition, there 6 is signs that say no trespassing, you know, 7 things of that nature and I'm -- I'm of the 8 understanding that we're allowed to go on the 9 property, retrieve our golf ball and leave the 10 property. 11 MR. GILLIS: Let me make a comment: So I 12 know some of the residents don't know -- so I 13 run the golf league here, as well, and we put 14 out, through the golf community -- basically, a 15 lot of the golfers have decided that either 16 this board or the HOA has to address this issue 17 because we've let this fester for decades, 18 literally. We have signs that are up that are 19 owned properties that appear to be contrary to 20 the restrictions and covenants of Westchase. 21 We have residents that ignore those covenants. 22 We have some pretty bad exchanges between 23 residents. I, for one -- I will go on record 24 -- I will never have another bad exchange with 25 a resident. I was not having an exchange with	Page 16 1 -- 2 MR. GILLIS: So I guess I will say now 3 that I disagree -- 4 MR. BARRETT: All right. 5 MR. GILLIS: -- and I'm going to make a 6 motion later to the board because the 7 unfortunate part to this is I can't do anything 8 about it and it's gone on now for literally 9 like 20 years. The -- if this board is 10 interested in homeowners having aggressive dogs 11 in parks and things like that and not 12 interested in residents being aggressive 13 towards each other when they are clearly 14 violating the rules that are in the -- the 15 community and when we go to the community -- to 16 the HOA and they say, "We're not going to do 17 anything about it," at some point -- the motion 18 I plan on making is asking them to clarify 19 their position. 20 MR. BARRETT: I'm cool with that. Like 21 -- 22 MR. GILLIS: Yeah, that's exactly it. 23 MR. WIMSATT: That does -- yeah. 24 MR. GILLIS: Because right now, they are 25 turning their head away and saying, "I can't do

Page 17 1 anything about it," but signs are under control 2 of the HOA. 3 MR. WIMSATT: Yeah. 4 MR. GILLIS: The exchanges between 5 golfers and residents or visitors are in the 6 control of the HOA and in both cases, they've 7 elected to say, "I don't have a" -- "a say in 8 that." 9 MR. WIMSATT: Yeah, and I think I would 10 say that the difference between aggressive dogs 11 in the parks is that the parks are under our 12 control. It's something we have power to -- 13 our jurisdiction. We don't have jurisdiction 14 over the -- you know, the HOA documents or the 15 ability to force them legally or do anything, 16 really, with them at all. So -- you know, a 17 motion to clarify the position, I think that's 18 great. They can take a stand because it's 19 about the extent of what we can do. 20 MR. GILLIS: Because the issue here is 21 easements. So if you look in your folders, the 22 golf course has supplied them, that golf course 23 could not be in existence without easements 24 around it. Period. It could not be there. 25 And unfortunately, those easements are -- over	Page 19 1 This is not like -- so I would say, the WOW 2 published an article. Karen was not here to 3 verify the information, but she told me that 4 one of the residents that disagreed called and 5 threatened the WOW to sue them over false 6 information published. The WOW just simply 7 said, "The information is accurate and we're 8 not going to do that," and I can tell you I've 9 heard that same argument screamed at me on the 10 golf course by a resident repeatedly. 11 So we can keep doing this or we can do 12 something about it. 13 CHAIRMAN LEWIS: Did you have something? 14 MR. CHESNEY: Well, has the golf course 15 owner like taken any action on your behalf -- 16 on behalf of its customers? 17 MR. GILLIS: Well, they -- they came and 18 provided all this -- it's a lot worse than what 19 we're describing. The answer is they've become 20 more aggressive with the police because we've 21 got residents -- well, I keep saying you should 22 not say it's residents for sure, but we are 23 constant break-ins at the golf course, we have 24 a lot of issues going on with the edges of it 25 and there's no proof. I've suggested they put
Page 18 1 time, whether it's an original resident or knew 2 resident that purchased that later, they are 3 not aware of any of those things. And so this 4 has just gotten worse and worse and worse over 5 time and maybe -- if you hear from some of the 6 residents, some of those exchanges, they are 7 getting really, really bad. 8 MR. WIMSATT: I believe it. There is a 9 new HOA board, so they might have a new point 10 of view. 11 MR. GILLIS: I tried with the new 12 residents. Nothing. 13 CHAIRMAN LEWIS: Would it be -- and I 14 think we've done this before. Is Sarah or 15 Karen here tonight? 16 MS. RING: I'm here. 17 CHAIRMAN LEWIS: Oh, there you are. Hi. 18 I know -- and I hear what you're saying and I 19 don't disagree. I'm wondering if we made that 20 article published again about the covenants and 21 the -- and maybe -- maybe with the -- I mean, 22 seeing this e-mail here with the -- there is 23 other -- I mean, it's not just one location. 24 It's multiple different ones. 25 MR. GILLIS: Like five different holes.	Page 20 1 cameras up, do something to rectify this one 2 way or the other instead of being accusatory of 3 the teenagers or whoever is doing these things. 4 But what the general manager pointed out 5 to me is that there is no doubt that annually, 6 they lose revenue based on a negative 7 impression. There are plenty of negative 8 reviews about the Westchase golf course from 9 visitors, like for example, Canada. 10 Specifically, on one hole -- as these golfers 11 will tell you -- it's very -- it's almost 12 inherent that you're going to have a bad 13 exchange because of the design of the golf 14 hole. There is nothing else there. The golf 15 course as well as the golf lake -- we've done 16 everything we can. We even changed the golf 17 rule for that hole so that you don't tee off 18 twice simply to try to avoid the confrontation 19 with residents and nothing seems to be helping. 20 MR. KELLEY: My name is Kevin Kelley. 21 I'm at 11805 Marblehead Drive. I play a lot of 22 golf there and I -- during my career and the 23 last 30 years before I came to Westchase in 24 2005, I managed luxury resorts with golf and 25 residents of communities. I've never seen

Page 21 1 anything like this. 11 of the 18 holes here at 2 Westchase have homes on either or both sides of 3 them and I -- over the years I've been playing 4 here, I've seen dozens of golfers hit balls -- 5 including myself -- into residents' properties 6 and retrieved them without incident. There's 7 -- you'll see a number of different signs out 8 there. I know Westchase is pretty specific 9 about the signage that they allow. I'm not 10 debating whether people put "No trespassing," 11 on private property, but there is one hole, 12 hole number 11, where -- to the left side of 13 the green -- I've seen people hit into that 14 yard and into their neighbor's yards on either 15 side and the homeowners have aggressive 16 encounters; to the point where they are not 17 only raising their voices, but they are beyond 18 that. They yell and scream and sometimes, they 19 yell and scream at golfers when they're not 20 even in their yard trying to retrieve a golf 21 bar. 22 No one goes crashing in there. They look 23 and ask and do it in a reasonable, polite 24 manner and it's to the point where people 25 really don't -- they're leery of playing that	Page 23 1 there for years. They're supposed to be 2 approved, there's supposed to be a list. They 3 are not supposed to have them. 4 CHAIRMAN LEWIS: I'll second that motion 5 just for discussion. And so -- just to kind of 6 clarify -- I mean, I'll write the letter and 7 send it to the HOA. Okay? 8 MR. GILLIS: Yes. 9 CHAIRMAN LEWIS: All right. Any other 10 discussion, any other comments from the 11 audience? 12 Yes, sir? 13 MR. KELLEY: Just one thing I neglected. 14 Shortly after that article was published in the 15 WOW magazine stating that all people that live 16 on the golf course have to allow golfers to 17 retrieve their golf ball in a polite and 18 reasonable manner, I was at a group that had an 19 encounter on that hole and the homeowner 20 brought it out and said -- in not-so-flattering 21 words -- that it was incorrect and started 22 waving it in our faces; that they never signed 23 such an agreement and it doesn't apply to them 24 and -- "Stay off our property," and -- I mean, 25 it was really pretty intense.
Page 22 1 hole and the yelling and screaming has gotten 2 so much that I'm afraid it may escalate into 3 something that we're all going to regret if 4 nothing's done about it. 5 CHAIRMAN LEWIS: Gotcha. Thank you. 6 MR. WIMSATT: I would encourage all of 7 you all to show up at the -- the Westchase 8 Voter meeting -- voting member meetings and the 9 board meetings and bring these issues directly 10 to them because this is the type of direct 11 commentary that they need to hear from the 12 residents. 13 CHAIRMAN LEWIS: And so -- are you -- 14 you're making a motion -- I don't want to say 15 your motion, but do you want to state what your 16 motion is? 17 MR. GILLIS: Yes, I'd like the Westchase 18 CDD board to request the homeowners association 19 to clarify its position on the signage and 20 usage of the -- the "No trespassing" signs on 21 the golf course and its intent because they're 22 responsible for the -- 23 MR. BARRETT: So the signs are put up by 24 the homeowners. Right? 25 MR. GILLIS: Yes, yes, and they've been	Page 24 1 CHAIRMAN LEWIS: Well, okay. I 2 appreciate the insight. I would just, also -- 3 well, I guess -- let's take a vote. 4 All in favor of us sending the letter to 5 the HOA to clarify their position? 6 (All board members signify in the 7 affirmative.) 8 CHAIRMAN LEWIS: Passes five to zero. 9 (Motion passes.) 10 CHAIRMAN LEWIS: So I'll get that done 11 here in the next couple of days. 12 And Sarah, I would just -- you know, 13 maybe encourage you guys to publish that letter 14 again. It may not help, but at least we're 15 trying something. 16 All right. Anything else with that? All 17 good? Issue closed. 18 (No response.) 19 CHAIRMAN LEWIS: Okay. Anything else? 20 Yes, sir? 21 MR. PEREZ: Daniel Perez, 11827 22 Derbyshire. I got two questions: All those 23 tree limbs that are on the south side of 24 Linebaugh by the golf course, is that the CDDs, 25 county or golf course that's supposed to pick

Page 25 1 that up? 2 CHAIRMAN LEWIS: Golf course. Okay. 3 MR. GILLIS: So I will just say this, 4 too: The reason I sent the pictures for 5 everybody to see, that's where I -- I'm just 6 wondering, in the end, when we find out what 7 these easements really look like, many of those 8 places in which the golf course is tearing down 9 -- taking trees out and whatnot, it's on 10 residents' property. This is part of this 11 easement issue. Like along hole number seven, 12 along number five. Those are actually -- if 13 you look at the -- the supervisors have the 14 property lines along with the golf course. 15 So the golf course comes back -- and they 16 are constantly telling me this. They're taking 17 those things out and they are working through 18 that because the community -- for a long time, 19 the course is marked as people played the game 20 of golf, and some places, there was an easement 21 done a long time ago -- which we may or may not 22 be aware of -- by the developer in which the 23 property and the golf course, they -- those two 24 meld, and right now, because of these storms, 25 it's a constant issue in which they're cleaning	Page 27 1 no, wait, 12537 and 12539 Derbyshire. 2 MR. BARRETT: And again, like the most 3 appropriate action there would be to 4 communicate to the HOA that the trees may have 5 been taken out without permission and they 6 should take action to enforce the covenants 7 regarding tree removal. 8 CHAIRMAN LEWIS: Yeah, did you -- I -- I 9 think Chris is right. Just communicate that 10 with the HOA. So -- okay. 11 Anything else? Would anybody else like 12 to say -- yes, sir? 13 MR. DANSEREAU: Mike Dansereau, 9820 14 Bayboro Bridge Drive. I think most of us are 15 here to talk about the flooding that happened 16 on Bayboro Bridge Drive. And in fact, there is 17 six homes and the constantly addressing this 18 issue with the CDD about that Lake 125 was 19 always overflowing, even with heavy rain 20 storms. So now we have six homes that have 21 been impacted and some of us are still 22 displaced because of this. I've had, on 23 numerous occasions, folks from the CP office 24 stand in water and watch the water going on the 25 side of the house.
Page 26 1 up property that really belongs to the 2 residents. And it's all the way around the 3 golf course. 4 CHAIRMAN LEWIS: The -- yes, sir? Go 5 ahead. 6 MR. PEREZ: And second question that I 7 have is three months ago, I was here and I 8 mentioned about those two trees that were taken 9 out on my street and I never got a reply back. 10 I understand we had the hurricanes and all 11 that, but I just want to know is anything going 12 to be done about it? 13 CHAIRMAN LEWIS: Are they two trees that 14 were taken out -- 15 MR. PEREZ: Yeah, you even said that -- 16 as you recollected, there was never permission 17 for those trees to be taken out. 18 CHAIRMAN LEWIS: Okay. So maybe -- maybe 19 we can get with David later and -- 20 MR. SYLVANOWICZ: Yeah. 21 CHAIRMAN LEWIS: I'm not recalling, 22 unless someone else knows exactly the -- the 23 location of that. 24 MR. SYLVANOWICZ: Yeah. 25 MR. PEREZ: I know the location, 137 --	Page 28 1 So I think we're here to ask, what is it 2 -- is going to be done? I know we've heard 3 engineering folks, that we're going to be 4 looking at this. For years we've been hearing 5 this. We've heard that we're going to have 6 surveys done and never get any results. So 7 what the surveys came up with and what they 8 were going to do to resolve the issue. 9 We -- before this meeting, we had asked 10 for a bunch of documents so we could look at 11 stuff and discuss it, but apparently, we didn't 12 receive that just yet. So we're just waiting 13 on getting some documents so we can start 14 looking at things. 15 CHAIRMAN LEWIS: I -- 16 MR. DANSEREAU: Let me finish up, please. 17 CHAIRMAN LEWIS: Sure, no problem. 18 MR. DANSEREAU: I think what most of us 19 here want to know is what is the plan of the 20 CDD to get this resolved before we have the 21 next flooding issue. So right now, the 22 Bridges, you know, it's a big flood problem 23 area. So people who are looking for homes in 24 Westchase and they happen to stumble upon the 25 Bridges and find out we have flooding issues,

Page 29 1 it's probably going to be an ongoing issue now, 2 and the fact that we're not right at this 3 moment, we don't have any plan to resolve the 4 issue and -- is not a good thing for Westchase 5 or the community. 6 My -- I'm not an engineer and I'm not 7 here to offer engineering solutions, but all of 8 this starting happening when they had that 9 development. So -- you know, I'm sure your 10 engineers have looked at drawings. How the 11 storm drain is working has been impacting that 12 Lake 125. The infrastructure for Lake 125 13 never has been upgraded to take on this extra 14 water, so it has nowhere to go but up on the 15 embankments. 16 And directly behind my house, 9825 -- and 17 I've shown people -- Sonny's been there. I 18 mean, I don't know how many times I've showed 19 people and how many pictures I've shown. The 20 water just constantly comes up when we get 21 heavy rainstorms. That's coming up towards my 22 house and going left and right towards the 23 other hoses. 24 So I think the group here -- and I'm not 25 going to do all the talking -- wants to know	Page 31 1 folks, maybe, at that end were somehow impacted 2 by this storm and by that flooding of that 3 lake. 4 MR. HOLDER: I was going. 5 MR. BARRETT: If you could say your name. 6 MR. HOLDER: I was about to, yes, sir. 7 Rich Holder, 9801 Bayboro Bridge Drive. We had 8 six homes -- these are my neighbors, immediate 9 neighbors, but they are all our neighbors and 10 six homes were immediately directly 11 dramatically impacted. We're talking about 12 things that you saw in St. Pete Beach during -- 13 on all the news, my neighbors have that in 14 front of their house. All their belongings out 15 on the front lawn because everything was under 16 inches of water in their homes. I dodged a 17 bullet by a few feet. I'm down the street, but 18 fortunately, it -- the lake behind my house, 19 Lake 45, out leaded onto Montague before it 20 got into my home. But I was a few feet away 21 from having water in my home, too, and I'm ten 22 houses away from the most flooded of these. 23 But I wanted to also say to this: The 24 entirety of the Bridges was impacted because 25 there was sections -- two on Montague and one
Page 30 1 besides, "We're going to have someone look at 2 it", "We're going to do a survey" -- and I'm 3 talking years we've been talking about this 4 stuff. 5 AUDIENCE MEMBER: Yes, years. 6 MR. DANSEREAU: Not a month or two. And 7 I saw on your last minutes that you guys talked 8 about this stuff in a lot of discussion and the 9 minutes was interesting that everybody was 10 aware of it, but really, nothing has been done 11 about it. Financially, six folks -- six 12 families have been heavily impacted by this. 13 Never mind emotionally. And I don't want to 14 walk away from this saying, "Oh, we have a plan 15 and we're thinking about what we're going to do 16 next." 17 We need -- I know we just talked about 18 the golf course, but I need to know about -- 19 and this group needs to know -- what's going to 20 happen in that community. Six this time, it 21 could be ten next time, it could be the whole 22 street next time. So that's what we're here 23 for. 24 And I really don't want to do all the 25 talking, but everybody in this room besides the	Page 32 1 of Hillsborough -- excuse me, not Hillsborough, 2 Bayboro -- that was impassable. We sheltered 3 people in our home in anticipation of the 4 storm. They couldn't go home for two days 5 because they couldn't get out of our 6 neighborhood and nobody -- two-thirds of our 7 street couldn't come and go. The third outside 8 could get to Montague, Montague being the 9 feeder street, but there were two sections of 10 Montague that were underwater, and we had 11 neighbors with high-wheeled vehicles helping 12 people in and out of the neighborhood so they 13 could get in and out to wherever they might 14 need to go. 15 So yes, we had six homes impacted, and I 16 just got to tell you, it all seems very 17 academic until you see your neighbor, but these 18 are our neighbors. Everybody in here is our 19 neighbor and could, very easily, have been us. 20 But three places -- two on Montague and one on 21 Bayboro -- totally impassable, so the entirety 22 of the Bridges -- hundreds of homes -- could 23 not get and out of their community for at least 24 two days. 25 CHAIRMAN LEWIS: Okay. Well, let me just

Page 33 1 say this -- and I saw you raise your hand. 2 I'll let you speak in just a second. I hate to 3 hear this. I mean, I -- I probably speak for 4 the rest of the supervisors. I -- you know, to 5 hear that somebody's house was affected by 6 anything with the storm and a lake in their 7 backyard is -- is, you know, difficult to 8 hear. Because like you said, we're all 9 neighbors. I know we're not immediate 10 neighbors, but -- you know -- I think what 11 you'll hear tonight -- I did do a little 12 research because I was -- I did see some of the 13 e-mails that came through and we do have Robert 14 here to talk about what we are planning to do, 15 and -- and he's got more on that. 16 We did approve -- last month -- for him 17 to do some surveying around that area so he 18 could work on his plan. So we are -- to answer 19 your question and concerns, we are starting to 20 take immediate action on that. The -- 21 MR. HOLDER: Can I just interrupt you? I 22 understand what you just said and that's all 23 fine and I appreciate what you're saying, but 24 I've had surveyors in the backyard years ago -- 25 AUDIENCE MEMBER: Years.	Page 35 1 too, you know, this pond -- this pond is 2 officially Pond 125. This was actually 3 developed by, I believe, the development of the 4 condos to the north, and I think, Erin, if I'm 5 not mistaken, it was not part -- 6 (Audience members telling Chairman Lewis 7 that he is wrong) 8 CHAIRMAN LEWIS: Okay. Okay, folks. 9 Okay. I made a mistake. I do make mistakes. 10 I'm sorry. I may have said the wrong thing and 11 I will let you correct me, but it was not -- I 12 guess the point of what I was about to say was 13 it not part of the original CDD -- Westchase 14 CDD development and permit, and I'll let Robert 15 or Erin speak to more on that, if they need to. 16 MR. BARRETT: It was acquired by 17 Westchase, the district, only about six 18 years -- 19 MS. McCORMICK: 2018. 20 MR. BARRETT: 2018. And actually -- and 21 I wasn't on the board at that time. I was 22 actually the publisher of the WOW, and the main 23 reason I remember that board acquiring that 24 pond was because they were concerned that that 25 HOA that technically owned it, they were not
Page 34 1 MR. HOLDER: -- and then -- and she 2 knows. We've had, you know, folks, engineers 3 who were supposed to be looking at solutions 4 for this, so I know the past is the past and 5 we're dealing with this now. And I don't know 6 if any of you took a ride through Bayboro 7 Bridge Drive and saw what he was talking 8 about -- 9 MS. WHYTE: I did. 10 MR. HOLDER: -- but to feel what we're 11 dealing with -- so I appreciate you doing 12 surveying. You know, now is the time, though 13 -- you know, we're going into a dry season. We 14 don't want to wait -- like I've heard in the 15 past, oh, you know, it's too wet now so we 16 got to wait for dry season. Now we're going 17 into a dry season and we're just starting the 18 process. I don't want to hear that it's too 19 late now because we've gone into another wet 20 season. 21 CHAIRMAN LEWIS: Understood. 22 MR. HOLDER: And these are words that are 23 verbatim from folks around this table. So -- 24 CHAIRMAN LEWIS: Okay. I will say -- 25 and I saw your hand, Jim and Greg. I will say,	Page 36 1 going to like -- for example, you wouldn't have 2 the right to attend their meetings to discuss 3 this concern with them. So that board actually 4 took over that pond in the hopes of, actually, 5 if there were issues with that pond, being able 6 to -- 7 MR. CHESNEY: Remediate. 8 MR. BARRETT: -- as Westchase, to control 9 them -- yeah, from the HOA. So that's why that 10 board -- which is this board now, but different 11 members, took over that pond. I'll be honest: 12 I was unaware -- like I was aware that 13 Stonebridge flooded. I was totally unaware -- 14 and I've been on the board for two years. So 15 this is -- it was news to me to hear -- and 16 this is where I think we've dropped the ball 17 as an organization. It was news to me to hear 18 that Sturbridge, also, was flooded. 19 So actually, in the last meeting, there 20 was some talk about raising the berm on the 21 Stonebridge side. All right? So as a Bridges 22 supervisor, I suspect Greg, also, shares it. 23 My first goal -- because I know people -- I 24 have friends who have been affected by this. 25 My first goal is to say, all right. Hold on.

Page 37 1 Our plan is not like our current discussion. 2 It has to go well beyond raising the berm on 3 Stonebridge. It may -- you know, we may have 4 to raise the berm around the whole thing, but 5 there are also other issues. Like that will 6 affect your view. Right? So we also need you 7 -- like once we actually start formulating a 8 plan, we're going to need to hear from you 9 about, well, what are you cool with because we 10 also don't want to take action so unilaterally 11 that we impact your homes and their values in 12 other ways. 13 But I agree, like the whole mess on 14 Montague, I'm done with it. Like we have got 15 to figure out why that damn storm drain -- that 16 road floods endlessly, endlessly, and that's 17 got to be part of this -- whatever we look at 18 for that pond, it's got to be a comprehensive, 19 "Let's look at that lake, but let's also look 20 at Montague and find out what is going on," 21 because it's not working. Because I was -- you 22 know, I couldn't -- there was no -- there were 23 few passable roads in the Bridges for two days 24 after that storm. It was crazy. 25 MR. HOLDER: One more comment?	Page 39 1 our house. 2 AUDIENCE MEMBER: Yeah, and -- 3 CHAIRMAN LEWIS: Okay. Please -- okay. 4 Sir -- hold on. I know, I'm -- please -- I 5 know, I'm sorry. 6 Yes, ma'am, go ahead. Name and -- 7 MS. CORWIN: I have lived in Westchase 8 for 25 years -- 9 CHAIRMAN LEWIS: Name and address for the 10 record, please? 11 MS. CORWIN: I go home -- oh, Lorrie 12 Corwin, 9814. 13 CHAIRMAN LEWIS: Thank you. 14 MS. CORWIN: I built a home in Brenford. 15 I built a home in Tree Tops and I love the lake 16 and I've -- ten years I've lived in this 17 community. Since living here, I've never seen 18 the street -- it floods like any other 19 neighborhood in Westchase. It really does, the 20 street. And then we have a catastrophic storm. 21 I mean, it was tremendous, but it's like does 22 it come from the lake or does it come from the 23 street. And something does need to address 24 Montague, the lake over by the condos that are 25 further down by Davidson. But our lake
Page 38 1 CHAIRMAN LEWIS: Okay. I -- I just want 2 to make sure I get everybody -- Supervisor Jim? 3 MR. WIMSATT: No, I just want to make -- 4 the impassable roads is a situation that needs 5 to be dealt with. I mean, you all had -- I 6 live in Radcliff and you couldn't get out of 7 Radcliff for two days, as well. We had -- I 8 neighbors go out there, you know, with branches 9 and unclog the storm drains. That's -- that's 10 what it took to get it done and then we got to 11 see if there's anything we can do -- and we 12 haven't gotten there yet, you know, but we are 13 -- you know, trust me, we -- every one of us 14 felt the impact one way or the other. I 15 guarantee that. 16 MR. GILLIS: And I would just add to 17 that. So there was a car on Marblehead in the 18 middle of Harbor Links that sat there forever. 19 I know that -- I'm just trying to make sure 20 that it's aware that a bunch of neighborhoods 21 were affected in ways that most people didn't 22 understand or know. 23 MR. WIMSATT: Water was one foot from -- 24 this far from my house and -- 25 AUDIENCE MEMBER: Yeah, well, it was in	Page 40 1 devastated -- two doors down from me, this 2 young couple here -- I mean, they just moved 3 into their home and they get destroyed. Their 4 house -- they've had their furniture for a 5 month on their lawn and it's like -- that just 6 shouldn't be Westchase to me and I've lived 7 here 25 years. 8 So it really bothers me -- I'm an 9 empty-nester now, and something -- to hear 10 something put together -- I don't know what the 11 answer is, but hire someone to give us, you 12 know -- I'm a stay-at-home mom, and I want it 13 resolved because these poor people are normally 14 retired or empty-nesters. They shouldn't have 15 to worry about their home, you know? And it's 16 just -- I don't know. 17 It's emotional, especially for the people 18 who've been displaced for a month, you know? 19 CHAIRMAN LEWIS: Sure. 20 MS. CORWIN: And I have a beach house, 21 too. And that I just -- you know, whatever. 22 But I really feel for the people that that's 23 their primary home, you know? And just to come 24 up with engineers or how you're going to work 25 out the water, the road -- I don't know. I

Page 41 1 don't have that answer, but to put it in 2 writing, though, we do know that's the thing to 3 do -- right -- and get back to this community. 4 CHAIRMAN LEWIS: Right. 5 MS. CORWIN: Thank you. 6 CHAIRMAN LEWIS: I'm sorry, you had your 7 hand up a minute ago? 8 MR. CHESNEY: I'd like to hear everybody. 9 CHAIRMAN LEWIS: Okay. 10 MR. HOLDER: So yeah -- so -- I mean, I 11 understand now we're trying to say this is a 12 larger problem -- okay -- for all the 13 communities and all the streets. But what I 14 don't want is that we lose track of what 15 happened over on Bayboro Bridge Drive. An 16 engineering solution, yes, take care of that 17 lake or pond -- whatever you want to call it -- 18 125 -- so that it drains correctly under normal 19 rainstorms. I know these two have sat in my 20 backyard with me -- or have stood in the water 21 watching the water come up into my pool. So I 22 don't need this like -- you know, a normal 23 rainstorm and I'm already getting water coming 24 up there. It's a low spot. I've told these 25 folks it's a low spot. I don't know what else	Page 43 1 in Radcliff, 11901 Middlebury Drive. I sent 2 some e-mails with pictures to the supervisors, 3 and I live down the street from Jim, and we 4 routinely -- my house is where the pond behind 5 Radcliff -- between the Shires and Radcliff -- 6 my house is where the pond drains routinely for 7 years. I've been there for years. It drains 8 badly into my yard, and I sent pictures of our 9 -- you know, when it flooded. The week before 10 Milton, like you guys. I mean, I'm not 11 comparing -- I don't mean to even compare. I 12 did get flooding in the house, as well, but I 13 wasn't displaced. I had some wood damage. 14 AUDIENCE MEMBER: We had sandbags. 15 MS. JOHNSON: We had sandbags, tarps, 16 we'd done -- yeah, like you guys. We'd done 17 everything you guys had done and it wasn't as 18 bad, but it is also a problem. It does 19 continually get flooded on that street. We 20 couldn't drive in and out for a couple of days. 21 Our yard is under water most of the time. That 22 pond drains directly into our yard. It's -- we 23 walk with boots. You know, when we have Easter 24 egg hunts, the kids have to wear boots because 25 it's so swampy -- always -- in our yard and
Page 42 1 to explain. 2 So an engineer -- any engineer should be 3 able to go out there and survey that, as a 4 temporary solution, if nothing else, and 5 build up around that lake and prevent it from 6 just coming over under a normal rainstorm. We 7 don't want to go through this huge storm and 8 try to blame it all on that. We've had this 9 flooding with other storms. It just has not 10 come into the house. 11 So there's a long-term solution, I get 12 it, but there's got to be a short-term 13 solution. So when you're looking at this and 14 where the engineering firm is, you should be 15 looking at -- well, let's do something to help 16 resolve this temporarily and then do long term. 17 Because if you're talking a long-term solution, 18 you're augmenting the infrastructure of this 19 project. It may take some time, so I don't to 20 be flooded out three more times waiting on a 21 project to happen. 22 MS. CORWIN: What do we do, sell? 23 CHAIRMAN LEWIS: Ma'am in the -- on the 24 end there, yeah. 25 MS. JOHNSON: Hi, Sylvia Johnson. I live	Page 44 1 that pond drains directly in our yard. 2 They used to mow the grass from our yard 3 -- like go back in there, but they can't 4 anymore because it's so swampy all the time. 5 They don't even try because -- and with Milton, 6 we had ducks -- our pool was completely black. 7 I sent pictures from the -- you know, the pond 8 water in our pool and it came up into the house 9 a little, up to the wood. And -- yeah, it 10 comes from the front and it comes from back. 11 That -- we have the storm sewer in front. It 12 gets clogged up. We can't drive out -- many 13 times when there are heavy rains, we cannot 14 drive our cars in and out of our neighborhood 15 on a normal basis. We've been there a long 16 time. We're not big complainers, but enough is 17 enough. You know, it's -- enough is enough. 18 CHAIRMAN LEWIS: And your husband -- your 19 husband is Tom. Right? 20 MS. JOHNSON: Yeah. 21 CHAIRMAN LEWIS: Oh, you're Tom? Okay. 22 I did respond to your e-mail today. I just -- 23 MS. JOHNSON: It was my e-mail, I just 24 used his. 25 CHAIRMAN LEWIS: Oh, okay. And I don't

Page 45 1 know -- the other supervisors may have 2 responded before, but we don't talk to each 3 other between meetings because of Sunshine Law; 4 but I did respond and just, "Hey," you know, 5 "we'll look into it." I wasn't personally 6 aware of this situation in that area. So -- 7 MS. JOHNSON: It's -- it's our house and 8 the house next door is just constantly being 9 flooded, and he lives down the street -- he 10 lives down the street and he knows -- he can -- 11 yeah. 12 MR. BARRETT: And do we -- do we know the 13 number of this pond? 14 MS. JOHNSON: Yes. 15 MR. BARRETT: Can you just circulate it 16 so that like Robert knows it, too, because this 17 -- we've got to prioritize this. 18 CHAIRMAN LEWIS: I copied Robert on my 19 e-mail back to -- 20 MR. BARRETT: All right. 21 CHAIRMAN LEWIS: -- Mr. Johnson. So -- 22 MS. JOHNSON: Thank you. I've sent 23 e-mails here and again, but I'm not a person -- 24 I haven't really focused my attention on this 25 because I figured -- you know, but now, it's a	Page 47 1 understanding what they experienced and I think 2 they're being really gentle with their words 3 and I think this is a really important place to 4 actually convey what happened. 5 They weren't impacted, they were ruined. 6 So I want to give all of them the voice that 7 they should have, and I think it's really 8 important to have that opportunity, but it 9 would probably be more constructive if it -- 10 you said there's someone here to tell us 11 something so could we do that and maybe then 12 we give more feedback because -- 13 CHAIRMAN LEWIS: Yeah, I -- and I'm 14 getting there, there's just a lot of you here; 15 and if everybody wants to speak, I will let 16 everybody speak. I just want to make sure that 17 we -- I don't want you to feel like we're not 18 listening or not wanting to hear you. 19 So -- and I did see a couple of other 20 hands go up and then I'll turn it over to 21 Robert, if everybody is okay with that. So -- 22 MR. BARRETT: Could we hear from the 23 Nettas and then hear from Robert? 24 CHAIRMAN LEWIS: From who? 25 MR. BARRETT: The Nettas.
Page 46 1 danger to my house. It really is because -- we 2 -- it's bad. I showed the streams flowing on 3 the sides and it's -- you know. 4 MR. JOHNSON: Fish flopping on our 5 driveway. 6 MS. JOHNSON: Fish flopping on our 7 driveway, yeah. 8 CHAIRMAN LEWIS: Man. Well, thank you. 9 Thank you for the concern. Up against the wall 10 there -- 11 MS. ESTES: Jill Estes, 9848 Bayboro 12 Bridge Drive. I just -- I think you said at 13 the beginning there was someone here who had a 14 plan or a proposal, so I'd love -- you know, I 15 want all my street friends and neighbors to 16 share our experiences, and I really -- my only 17 feedback, maybe, from the things they've said 18 is people's homes were impacted, and I think 19 that's a really light word for homes being 20 flooded to the point that they are not 21 liveable. Impacted is like -- my home was 22 impacted. I had a tree that fell on my side 23 yard. That's impacted. My friend's homes were 24 destroyed, and I think that the record needs to 25 be really clear. Like you are not	Page 48 1 CHAIRMAN LEWIS: Oh, sorry. 2 MS. NETTA: Courtney and Stephen Netta, 3 9826 Bayboro Bridge Drive. To piggyback off of 4 what my friend here just said -- Jill -- I want 5 to make sure that that is clear. We were not 6 impacted. My children -- their first 7 educational step in life was that kids are kids 8 in Westchase. My children went to Westchase 9 Elementary, Davidson Middle, both graduated 10 from Alonso High School. Two years ago, 11 Stephen and I purposely did a renovation of our 12 house because we decided we're going to retire 13 there. We're going to stay there forever. 14 This is our forever home. 15 For the first time in 20 years, I'm ready 16 to move and that breaks my heart. Westchase is 17 my home. Chris has known me 20 years. I know 18 some of you will be happy to hear I'm moving, 19 and I'll even be happy to hear I'm moving, but 20 the bottom line is I don't feel safe in my home 21 anymore, and for you to say that you couldn't 22 get to Publix for two days, sorry, but boo-hoo. 23 I -- that's not personal, but 20 years of my 24 life was on my front yard, and to have people 25 coming in looking through it -- strangers

Page 49 1 coming in and picking through my underwear and 2 my clothes and my furniture. Do you have any 3 idea how vulnerable and awful that feels? 4 And when I'm looking back at my e-mails 5 from Sonny from August that says, "Rest 6 assured, we've got our engineers working on 7 this," and then to hear you say you've got 8 plans, I feel like it is a constant game of the 9 can being kicked down the street and it's a 10 tomorrow problem. A tomorrow problem. It's no 11 longer a tomorrow problem. This Hurricane 12 Sarah is out there. I had a panic attack 13 today, a legit panic today for the first time 14 in my life. I am scared and I -- I am begging 15 you -- as our elected people -- help us, 16 please. 17 Stop saying you're going to do surveys. 18 Stop saying you're going to come up with a 19 plan. Come up with a plan because my entire 20 family lost everything except for a dining room 21 table and a couch. Everything that I spent 20 22 years -- my children lost everything. My 23 husband was set to retire in five years. Guess 24 what? He cannot do that because I had to take 25 his 401(k) to pay to fix my house.	Page 51 1 MR. DANSEREAU: Yeah, what's the date? 2 AUDIENCE MEMBER: Set a date for the 3 plan -- for the -- all the neighborhoods that 4 are -- 5 CHAIRMAN LEWIS: So I'm going to let -- 6 and if it's okay -- and sir, I know you raised 7 your hand. I will let -- let you speak -- 8 MR. HIGH: So can I speak now? 9 CHAIRMAN LEWIS: Sure. 10 MR. HIGH: So my name's Chris High. I 11 live at 9804. I've actually -- 12 AUDIENCE MEMBER: Bayboro. 13 MR. HIGH: -- lived in three houses -- 14 Bayboro Bridge Drive -- three houses on that 15 street. 1722 and (inaudible). And in 16 August of 2015, when I lived there '22, is 17 the first time that this happened, and it was 18 after that development for the Westlake 19 Townhomes had started construction and their 20 draining and their storm system was in service 21 and that flood came in that pond and came into 22 our -- I have pictures. It almost came into 23 the house, like up to the sliding glass door 24 and the tracks. So that's -- it's been over 25 nine years, and what we'd like to see -- we
Page 50 1 I'm just -- I feel like I'm in a bad 2 dream here because I keep hearing all these 3 voices saying, "We're going to take care of it. 4 We're going to take care of it." Take care of 5 it, please. Impacted is not a good enough 6 word. My entire life, along with five of my 7 neighbors who happen to be very close friends 8 of mine, was completely and totally 9 destroyed. All the safety -- everything we've 10 ever had known is different now. 11 AUDIENCE MEMBER: Oh, yes. 12 MS. NETTA: I don't feel like -- I feel 13 like my house let me down and that's a really 14 bad feeling. 15 AUDIENCE MEMBER: Yeah. 16 CHAIRMAN LEWIS: Sorry to -- 17 AUDIENCE MEMBER: What's your -- 18 CHAIRMAN LEWIS: -- hear that. 19 AUDIENCE MEMBER: -- date for a plan? 20 We'll come and review it with you. 21 CHAIRMAN LEWIS: I'm sorry? I didn't 22 hear the first part. 23 AUDIENCE MEMBER: Hearing all these 24 people about the can being kicked down the -- 25 so I'm asking -- okay --	Page 52 1 want to know -- we want clear transparency from 2 you all, and how can we communicate with you 3 the best? We want confidence that something's 4 going to happen. 5 CHAIRMAN LEWIS: Well, I'll just say, 6 you know, coming to the meetings is honestly 7 the best way. I mean, it truly is. We've -- 8 and I've said this for years on the board. We 9 get like two people that show up to a meeting. 10 So -- I mean, if -- 11 MR. CHESNEY: Or 40. 12 CHAIRMAN LEWIS: Pardon? 13 MR. CHESNEY: Or 40 sometimes. 14 CHAIRMAN LEWIS: Yeah, or 40. You know, 15 depending on if we want to shoot a vulture, but 16 -- 17 MR. WIMSATT: One of the two. 18 CHAIRMAN LEWIS: So yes -- and I'm sorry, 19 sir. I just -- I just want to start -- and let 20 -- turn it over to Robert, if that's okay. Or 21 -- do you have something -- 22 MR. SANTOS: Sorry. I think this is very 23 important. 24 CHAIRMAN LEWIS: Yes. 25 MR. SANTOS: This is -- this affects me,

Page 53 1 too. Even though I wasn't flooded and my -- I 2 was fortunate. Right? And one of my worst 3 nightmares is having my house flooded, and I 4 know I live in zone C, which doesn't require 5 you to get flood insurance. So I'm very 6 concerned about -- you know, these people that 7 didn't --- got caught my surprise, if we don't 8 do something urgent -- right -- they are not 9 required to get insurance -- you know -- you 10 know, this is a huge loss. The guy lost a big 11 part of his 401(k) -- right -- so this is 12 really bad. This is urgent. All right? This 13 is urgent. 14 I'm thinking -- okay. I might have to 15 get flood insurance. I'm not required to -- 16 right -- but -- you know, that's -- I'm sure 17 some of these people that had their houses 18 flooded and they weren't required to get flood 19 insurance. Right? So this is really, really 20 important. All right? 21 Also, were you guys aware that the 22 Glenfield also got -- the streets flooded for a 23 couple of days. I have a friend that lives 24 there. I don't know if you guys were aware -- 25 CHAIRMAN LEWIS: I live down Countryway	Page 55 1 back to you guys. 2 But I want to let Robert kind of speak to 3 what we've done so far and then, maybe, if he's 4 got -- because we were supposed to have a 5 workshop in October. It happened -- I think it 6 was scheduled about three or four days after 7 the storm. It wasn't a good time. I felt like 8 David and our resources and staff were better 9 served, you know, helping to clean up the 10 community. 11 So we didn't have our workshop, but 12 Robert, I think, was supposed to go over that 13 and kind of give us of an idea of a preliminary 14 -- on what we were wanting to do. So Robert, 15 I'll -- if you don't mind, I'll put you on the 16 seat here and -- 17 MR. CHESNEY: Yeah, so -- but I want to 18 -- I want to introduce Robert. So Robert -- 19 and I'm trying to go from memory here. Robert 20 has not -- how long have you been our engineer 21 now, four years, five years? 22 MR. DVORAK: A little longer than that. 23 MR. CHESNEY: Has it? So I don't want 24 you to think that we -- when you came out, that 25 we weren't listening. I mean, we have pumps on
Page 54 1 and I -- I didn't want to pile on because I 2 don't see the point, but you could not pass 3 over the railroad tracks on Countryway for 4 three, maybe four days. The county was made 5 aware. I know David and I reached out to the 6 county -- or I did and I know David did -- 7 trying to get had some relief, but -- and my -- 8 MR. SANTOS: Yeah, my point in bringing 9 this up is if you're going to be looking at a 10 comprehensive solution for this year for this 11 area, maybe you should also look at every 12 place that got problems like this and fix it. 13 CHAIRMAN LEWIS: Yeah, I -- and so -- 14 obviously, I know this is not a cliché and I'm 15 not trying to say it -- I mean, it was 16 catastrophic amounts of rain that we had from 17 those three storms if you go back to Debby, 18 Helene and Milton. So -- I know that doesn't 19 help and that -- you don't want to hear that, 20 but I'm actually an engineer by trade and -- so 21 there's a lot to be said for that. I mean, I 22 -- again, it doesn't change anything. It's not 23 going to help you feel better and -- so -- but 24 I do want to turn it over to Robert. If we can 25 get just -- with the questions and I'll come	Page 56 1 that lake. It just -- the amount of rain 2 exceeded the design and it's a terrible thing 3 and I do -- I feel for every resident that was 4 affected. I live in the Bridges, too. I live 5 on a lake. I understand how it can happen and 6 I don't -- I'm going to -- it is an emotional 7 thing and I genuinely feel your pain. 8 So Robert has some new ideas. Our 9 previous engineer had looked at that lake when 10 we acquired it and had some thoughts and -- and 11 just like anything, you can get a better 12 lawyer, you can get a better engineer, and I 13 think we have one now. So I just want you to 14 give him some thoughtful appreciation. 15 And now, you're on. 16 MR. DVORAK: No, that's fine, but I -- 17 just from a -- a little bit of background in 18 terms of district engineers. Most district 19 engineers are civil engineers. I started my 20 career at the Water Management District in 21 Brooksville and I worked there for several 22 years and worked for large consultants and 23 started my own firm and have spent the last 35 24 plus years now working in the field of water 25 resources, all in southwest Florida. So I

Page 57 1 understand hydrology and hydraulics and -- and 2 I'm hoping that I can explain that -- at first 3 or at least initially -- with a little bit of 4 background on what's going on and what the -- 5 how the past is sort of affecting the present. 6 If you went back a hundred years ago, the 7 drainage patterns back then were pretty much 8 the same as they are now. Everything runs from 9 the north, runs to the south and to the 10 southwest. It would travel through -- over 11 land and get into wetland areas and wetland 12 areas would dump into other wetland areas and 13 it would work its way right down to Tampa Bay. 14 And eventually, the property became a farm. It 15 was -- it was used for agriculture and the 16 farmer that owned the land cut ditches and 17 crisscrossed the property in order to make it 18 drain more effectively. They made -- they made 19 these ditches in order to get water off the 20 property so that they could graze cattle and 21 grow crops. 22 And so when you -- when you look at the 23 TECO easement -- which you guys are all 24 familiar with because it's across the lake -- 25 on the far side of that easement, there's a	Page 59 1 and it directs it further south. And of 2 course, now -- I mean that's -- Westchase gets 3 developed and when Westchase got developed, 4 that property was not even part of the parcel 5 that became Westchase. 6 So the -- the drainage design within the 7 community is such that the run off from your 8 roofs and your streets and your yards all go 9 into -- you see this storm water pond. Right? 10 The -- there's ponds dotted throughout the 11 community, and these ponds were -- are mandated 12 by the Water Management District to provide 13 water quality benefits. In other words, to 14 treat the dirty water that comes off the 15 streets, and it also was designed to discharge 16 at a certain rate because if you take farmland 17 and make it rooftops and roads, you're going 18 to increase the amount of runoff that happens. 19 So to prevent all this additional runoff from 20 flooding the person downstream, you hold it 21 back in a pond and it discharges through a 22 structure and then from there, it goes into the 23 same wetlands that were there a hundred years 24 ago and it works its way down to Tampa Bay. 25 And when you look at the area that is
Page 58 1 ditch that runs north and south. That was 2 there from back in the farmers days. That's 3 how old that ditch is. 50 years old, probably. 4 So -- and then you have the lake -- not 5 just our lake -- well, the lake to the north, 6 the lake that we're talking about, the lake on 7 the other side of the TECO easement, were dug 8 by the farmer. Those were borrow pits. My 9 guess is they sold the fill and the lakes were 10 created by the farmer. There was not a single 11 house around. That lake has been there since 12 the early '90s, probably the mid '80s. And to 13 facilitate drainage, they took that ditch that 14 runs along the TECO easement, interconnected 15 some pipes and the two lakes that are on either 16 side of the easement are interconnected by a 17 series of pipes on the TECO easement. 18 So our -- the water that comes from the 19 north goes into the lake behind your houses and 20 it has to go across the TECO easement, and once 21 you get it over to the other lake, there is a 22 -- there's a -- Linebaugh Avenue -- and 23 Linebaugh was in place back when they dug those 24 lakes and there's a pipe that goes under 25 Linebaugh and it takes the water from that lake	Page 60 1 draining into -- and not a single drop of 2 Westchase water drains to that lake. Not a 3 single drop. Maybe a little bit from the backs 4 of your lots, but there is not a pipe that 5 connects to that lake. There's not any 6 drainage. All of that drainage is to the north 7 and all the way to the east to Sheldon Road. 8 It all comes down from the east to the west to 9 that TECO easement, comes south down the TECO 10 easement and it goes into the lake on the east 11 side and it goes into our lake. 12 And then, it -- it fills up and then it 13 goes underneath Linebaugh and then it goes into 14 a wetland area on the south side of Linebaugh 15 and goes through a structure -- a control 16 structure on the south side of Linebaugh. All 17 of these -- this legacy infrastructure was not 18 designed to provide a certain level of service. 19 In other words, when you design storm water 20 systems in our community, they provide 21 attenuation for a 25-year storm. They are 22 designed to contain, in the banks, a hundred- 23 year storm. These lakes were not designed to 24 anything. There is absolutely no expected 25 level of service. There is nothing -- there is

Page 61 1 no -- they were dug by a farmer, they were 2 interconnected by a farmer and -- and so the 3 expectation is when you live on a storm-water 4 pond, it better contain a hundred-year storm. 5 That's what it was designed for. These lakes 6 were not designed for anything and -- and we've 7 had a lot of growth and a lot of additional 8 development in that watershed. 9 And the fellow that said, "Hey, this 10 didn't start until that apartment complex came 11 in," I 100 percent believe him. That's 100 12 percent believable to me. I didn't live here 13 and I didn't see it personally, but that 14 doesn't surprise me at all because what we have 15 is a large area that's draining into these 16 lakes and it's got a very limited outfall 17 capacity. There is very little ability for 18 water to drain out because you have pipes under 19 TECO that are -- were not sized to provide 20 any level of conveyance. You have a pipe under 21 Linebaugh that was -- it's probably been in 22 place for 40 years and it was sized for 23 conveyance of like a bunch of pastureland. And 24 so the idea is -- or the point I'm trying to 25 get across is the CDD has no ability whatsoever	Page 63 1 they are just very limited. 2 So a long-term solution -- when we say 3 that -- you got to imagine you're looking at 4 getting a -- a county agency involved. I don't 5 know if Linebaugh -- Linebaugh is not a state 6 road, is it? 7 MS. WHYTE: No, it's county. 8 MR. DVORAK: It's a county road. You've 9 got TECO -- another bureaucracy -- and then 10 you've got the Water Management District. So 11 all of these agencies have to be working 12 together with someone driving the ship and then 13 -- and then being able to get permits because 14 you don't just go do something that affects 15 like -- you know, affects things regionally. 16 You have to go through a permit process with 17 the county and you have to go through the Water 18 Management District. That's a long-term -- 19 that's a long-term project. 20 The short-term project was exactly what 21 you said. You mentioned it. You said, 22 "Listen, we have this water that comes through 23 in between houses all the time. Can we get 24 that addressed," and that's exactly what my 25 short-term solution addresses. It's building
Page 62 1 to -- they themselves solely -- improve how 2 fast drainage can come through -- go through 3 this lake system. 4 The pipes in the TECO easement belong to 5 TECO. We cannot go on their property and start 6 upsizing pipes. We can't go under the pipe on 7 Linebaugh and upsize that pipe. That's a 8 county pipe. And then when you get all the way 9 down to the structure where it discharges out 10 off Westchase property, you -- if you were 11 to upsize all of those things and make the 12 drainage better where we are, there's a likely 13 chance you'd have to show that you're not 14 creating a problem on your neighbor downstream. 15 That's part of the regulatory infrastructure 16 that is in place nowadays. 17 So when you -- when you listen to the -- 18 when we talk about short-term solutions, what I 19 am getting at is this CDD has basically one 20 strip of property around that lake that it can 21 control. It cannot control anything else. All 22 these other factors, all these other things, 23 are out of the CDD's control. So its ability 24 -- and they have been very attentive in 25 listening to some of the ideas that I have, but	Page 64 1 up the berm to a point that would prevent those 2 annual storms from saturating your yard and 3 coming through in between your houses and into 4 your lanais and that's -- that's what the 5 short-term project is. We have a design. It's 6 on paper -- it's been designed. We do not need 7 a permit for it because it is on our property 8 and we're not changing the overall function of 9 the lake in any way by doing the project. 10 But what it -- would this project prevent 11 another -- the same scenario, where 16 inches 12 of rain falling in that region, would it 13 prevent what happened from happening again? It 14 would not. You're talking about an excess of 15 500-year storm event. That amount of rainfall 16 -- 16 inches or so at the airport -- which is 17 as good as being in Westchase -- is an 18 extraordinary amount of rain to have in less 19 than 24, 36 hours. So there's no -- I don't -- 20 and I don't want to be negative, but I haven't 21 wrapped my head around a solution that would -- 22 what would it take to address a 16-inch 23 rainfall? And quite frankly, there is no part 24 of this state or this country's infrastructure 25 that is designed to 500-year storm event. It

Page 65 1 doesn't happen. 2 So the last thing I'm going to leave you 3 with is that the -- Hillsborough County 4 analyzes every single watershed in this county 5 in very, very, very fine detail. I mean very 6 accurate. They are very precise. They have 7 these LiDAR images that map the terrain like 8 within less than a tenth of a foot and they 9 have mapped the flood plains for the hundred- 10 year event and they have storm elevations in 11 all these lakes and ponds around our community. 12 The hundred-year flood elevation in your lake 13 is exactly at the elevation of that lowest 14 flooded elevation that got flooded. 15 The 500-year elevation is about this much 16 higher, four-tenths of a foot. Five inches. 17 So I don't know how deep it came into these 18 houses, anywhere from an inch or two or maybe 19 even six inches. But the -- the model already 20 predicted that. That elevation was known -- is 21 known. It's public knowledge. The flood plain 22 elevation -- you guys are talking about 23 standing water on Montague and the road in your 24 neighborhood. That's all known. It's on a 25 map. If you look at a flood plain map for the	Page 67 1 because we wouldn't have been standing back 2 there. 3 MR. DVORAK: I believe it. 4 MR. HOLDER: So I don't want to hear 5 about this once in a hundred -- yes, I'll take 6 that chance a thousand years from now that that 7 16-inch rainstorms happens again and you might 8 be right. It might bust over again, but I 9 don't -- I'm not confident about a five-inch 10 rainstorm anymore that we're not going to have 11 water in the houses. 12 So -- and you talked about the -- who is 13 the -- who manages storm water for Westchase? 14 So is Westchase not responsible if there's an 15 area of storm water, lake or whatever it is 16 that is not being contained with the storm 17 water encroachment from other communities? Who 18 is the belly button to go work with these -- 19 with SWFWMD and all the people? Me, as the 20 homeowner, am I supposed to -- 21 MR. DVORAK: No. 22 AUDIENCE MEMBER: So that's the other 23 question, you know, long term. Who's that 24 belly button? Who's going to say, "Okay. 25 Short term, we're going to build up the
Page 66 1 hundred-year event, those -- that area is 2 shown. You can look at it. 3 So the fact that we had an excess of 500- 4 year event and people are alarmed that we have 5 water in the streets is absurd, and I'm not -- 6 I'm not saying this in a bad way -- 7 MR. CHESNEY: Yeah, but -- 8 MR. DVORAK: -- but it is -- this was a 9 very big storm event. 10 MR. CHESNEY: I think -- okay. I'm going 11 to stop you there. 12 AUDIENCE MEMBER: Let me -- let me ask -- 13 let me say something real quick: You keep 14 going back to this one in a hundred-year storm. 15 Right? These streets flooded with good 16 rainstorms and -- 17 MR. DVORAK: I believe it. 18 AUDIENCE MEMBER: -- not 16-inch 19 rainstorms. Three, four-inch rainstorms and it 20 floods, the streets are getting flooded. That 21 lake has crested that embankment that you say 22 you want to build up. 23 MR. DVORAK: Right. 24 AUDIENCE MEMBER: These two have sat in 25 my backyard. It wasn't a hurricane going on	Page 68 1 embankment to" -- at least up -- if you got 2 six-inch rainstorm, then the water is not 3 coming into their homes. Okay. What are we 4 doing about, you know, a ten-inch rainstorm 5 where it would start flooding? 6 MR. DVORAK: That's -- 7 AUDIENCE MEMBER: You -- you hit 8 everything -- the community -- 9 MR. DVORAK: I -- 10 AUDIENCE MEMBER: -- and that lake was 11 built for a farm, but nothing has been 12 upgraded. Who allowed the permitting for that 13 new -- 14 MR. DVORAK: A hundred present. 15 AUDIENCE MEMBER: -- community to put all 16 that water in -- 17 MR. DVORAK: So -- so the next step is 18 exactly that. We do have a short-term solution 19 and that's the plan that we're -- I'm hoping 20 votes into a plan to implement. But the next 21 step -- and I know this because I worked at -- 22 I understand the agencies -- is you have to 23 basically sit down and have a pre-application 24 -- they call it a pre-application meeting. You 25 have to sit down with the Water Management

Page 69 1 District and it would be ideal if you could sit 2 down with the county and -- and I can do this 3 on behalf of the CDD. I can initiate this 4 process. The -- the county has gone to great 5 pains to identify areas that are volume 6 sensitive, and I say that this area is volume 7 sensitive. And I don't know if it has been 8 identified or if like their analysis identified 9 it as such. 10 But -- but what happens is when you have 11 an area where the outlet is so restricted and 12 you have development coming in, they have 13 special criteria for those developments and I 14 think that the whole watershed that contributes 15 to this was allowed to -- to be developed with 16 standard -- their standard criteria, not a 17 volume-sensitive criteria. 18 So this is something that the county 19 would be interested in understanding that this 20 problem exists because I don't think they know 21 it does. I really don't. 22 AUDIENCE MEMBER: I -- I'm sure if it's 23 not a paycheck, they don't. I -- for the last 24 -- and I'm not trying to be argumentative, but 25 it's just -- you got to understand that we're	Page 71 1 AUDIENCE MEMBER: And he's on this board. 2 MR. BARRETT: I've heard of Stonebridge, 3 never Sturbridge. 4 MS. WHYTE: Stonebridge never flooded. 5 AUDIENCE MEMBER: And you guys don't 6 communicate at all about -- 7 MR. BARRETT: Stonebridge? 8 MR. CHESNEY: Sturbridge. 9 AUDIENCE MEMBER: All the Bridges have 10 and you know it. 11 MS. WHYTE: No, no, I was -- 12 AUDIENCE MEMBER: So why wasn't that 13 communicated to this board at all? 14 MR. BARRETT: Unless I misheard, but I -- 15 I misheard? 16 MS. WHYTE: Sturbridge. 17 AUDIENCE MEMBER: But anyway, that's our 18 frustration. So -- 19 CHAIRMAN LEWIS: Understood. 20 AUDIENCE MEMBER: And I understand what 21 you're trying to say, giving me the history 22 stuff, but the infrastructure needs to be built 23 up. And if the infrastructure needs to be 24 built up, the county needs to be involved. So 25 if that storm water belongs to -- belongs to
Page 70 1 dealing with a lot. What has happened over the 2 last five or six years that this has been 3 talked about, what has the CDD to get the 4 county involved? What has the engineer before 5 you and you done to get the county involved? 6 One of you said that we should be coming 7 to these meetings. We were talking to the CDD 8 for five years. So it takes me coming to a 9 meeting to get the word to you guys? How does 10 that communication flow when the CDD is getting 11 information about the community that are having 12 issues, does it not come to this board? 13 CHAIRMAN LEWIS: I -- I'm the one that 14 said that and I was answering his question on 15 the best way to communicate. I mean, 16 obviously, David and Sonny, they are our field 17 staff and office manager. Perfect first line 18 to do that. I guess I was just answering his 19 question, to come to the meetings. 20 AUDIENCE MEMBER: It's just concerning to 21 me that he said that this -- and he lives in 22 the Bridges -- this is the first he's heard of 23 this. 24 MR. BARRETT: Yes, this is the first I've 25 heard of this.	Page 72 1 Westchase, that's your lake, that's not my 2 lake. If it's my lake, let me have permission 3 to walk to the damn thing. You've got a fence 4 around it. So -- 5 CHAIRMAN LEWIS: Let him ask -- 6 MR. BARRETT: I just want to reassure 7 you: I don't think that this board is at all 8 opposed to, first off, taking this short-term 9 step, which is raising the berm. As long as 10 you guys know this, it may affect your view a 11 little bit. Right? So just kind of be aware, 12 once -- when we raise the berm around the lake, 13 it's going to affect how that looks. Right? 14 So just as long as you guys are on board with 15 that. I don't think anyone on this board is 16 going to vote against that. I think if we had 17 to vote today, if we had bids, it would go 18 forward. We would go forward with the bid 19 process. 20 And the second thing, you have my 21 assurance that I'm going to ask Robert, I'm 22 going to ask the board, for a motion to 23 actually have him lead an effort -- because I 24 think this is the only way we're going to 25 actually resolve this Montague flooding thing,

Page 73 1 which is a regular occurrence every summer. 2 I'm going to ask him to get with the county and 3 get with the Storm Water Management District to 4 kind of talk to about -- like what can we do 5 longer term? What kind of a project -- this is 6 going to be a really expensive project. All 7 right? And if this happens, it's going to be 8 multiple years down the road. So -- because 9 we're doing with multiple levels of bureaucracy 10 and a huge expense and we can't force the 11 county to do anything they don't want to. 12 AUDIENCE MEMBER: What's the time frame 13 for the short term? How long will that take? 14 MR. BARRETT: Well, that's a good 15 question. 16 CHAIRMAN LEWIS: So when -- 17 AUDIENCE MEMBER: So when we're talking 18 -- are we talking two months or are we talking 19 two years? 20 CHAIRMAN LEWIS: Well, Robert -- so you 21 mentioned earlier -- we were supposed to talk 22 about this and see this plan at our last 23 workshop. We did not. So do we have that 24 available? I know you said it was designed. 25 MR. DVORAK: No, I've got -- it is	Page 75 1 Radcliff. 2 MS. WHYTE: I have it. 3 CHAIRMAN LEWIS: Well -- and just so -- I 4 mean, I know we're talking about Bayboro and 5 the Stonebridge area, but we also -- before 6 last meeting -- we had the issue down 7 Countryway near the -- I call it the secret 8 trail. My kids call it the secret trail 9 because it's covered, but I think you've had 10 some pipe upsizing going on down there, too. 11 So a couple of things at play. 12 Yes, ma'am? 13 AUDIENCE MEMBER: I had one quick 14 question: Do we know that the storm drains are 15 clear? Before we deal with more, do we know 16 that they are clear and they've been tested, 17 that they are flowing as functionally designed? 18 Do we know that for sure? 19 CHAIRMAN LEWIS: So we don't know that 20 for sure. What I will tell you is every -- 21 before every hurricane season -- and I -- maybe 22 the other supervisors do this too, but I have 23 talked to either David or Doug -- if you guys 24 remember Doug. I would call them -- and I 25 called him this year -- and said, "Has the
Page 74 1 designed. It would be -- we can review it -- 2 there's a workshop next week. We can take a 3 look at it and -- and it's basically 4 finalized. We can do -- send it out and get 5 bids and proposals to do it. 6 CHAIRMAN LEWIS: Okay. Because one thing 7 -- I heard somebody say it earlier -- one thing 8 that this board has been very cognitive of on 9 any project that we do -- and we've done quite 10 a few with Robert about banks that get washed 11 out. We -- we always do -- we know it's the 12 dry season and -- I think you actually brought 13 that up earlier. We're very cognitive of that. 14 We want to try and get something done very 15 quickly, if we can. So -- 16 MR. BARRETT: Could I ask Robert -- 17 Robert, before that meeting, could you also 18 look at this area over in Radcliff that's 19 affecting this other property and kind of 20 include that in with whatever you propose to 21 the board? Because I don't want that to get 22 lost. 23 MR. WIMSATT: And I was just going to 24 bring that up. Robert, you know which one that 25 is? It's the one between the Shires and	Page 76 1 county been out" -- because we'll either hire a 2 VAC truck, a vacuum truck, to come clear them. 3 Especially on Countryway, in my neighborhood, 4 because it will literally flood after two 5 inches of rain. And so it -- unfortunately, a 6 lot of the groundwater that's there doesn't 7 help, but I do ask and -- and we actually just 8 had another issue that's completely unrelated. 9 But we're talking about storm video, you know, 10 there's a camera that they can put in these 11 pipes to video. It's extremely expensive to do 12 that. So to do that every year -- 13 AUDIENCE MEMBER: But we know that the 14 storm drains are being monitored and cleared 15 every year? 16 CHAIRMAN LEWIS: Yes. Right? Okay. I 17 don't want to say the wrong thing. Okay. 18 AUDIENCE MEMBER: Because it seems like 19 seven or eight years ago, Doug cleaned all the 20 drains and Linebaugh was fine for a while, but 21 now, they are not. 22 CHAIRMAN LEWIS: We do hotspots. Right? 23 The ones we've all brought up today. 24 Linebaugh, near Vineyards -- between the 25 Vineyards and the school and Countryway --

Page 77 1 whatever one -- Radcliff, sorry. 2 AUDIENCE MEMBER: But it's good to know 3 that these are being cleaned every year. 4 CHAIRMAN LEWIS: Yes. 5 Yes, ma'am? 6 MS. JOHNSON: I've called the county 7 multiple times about the storm drain in front 8 of my house and they say they've cleared it, 9 but I see bushes growing out of it and, you 10 know, doesn't look like they cleared it. 11 CHAIRMAN LEWIS: I mean -- 12 MS. JOHNSON: And there's still bushes 13 growing out of it after they said it was all 14 clear. So -- 15 CHAIRMAN LEWIS: I don't -- yeah, I don't 16 know. I'm sorry, I don't know what to say on 17 that. 18 MS. JOHNSON: Just so you know. 19 CHAIRMAN LEWIS: Yes. 20 Yes, sir? 21 MR. HIGH: Is the -- the workshop that 22 you're going to speak on a short-term solution, 23 is that open to us? 24 CHAIRMAN LEWIS: Yes, absolutely. 25 MR. MENDENHALL: Yes, all of our	Page 79 1 environmental scientist? 2 MR. DVORAK: It was verified when they 3 did that development to the north, which is 4 only a few years ago. 5 MR. HIGH: Mm-hmm. That was 2014? 6 MR. DVORAK: It's on a sur -- yeah, it 7 was surveyed and -- 8 MR. HIGH: Is there a time limit on those 9 types of surveys? Because that would've been 10 done in 2014 and it's 2024. It's ten years 11 later. 12 MR. DVORAK: I don't think that those 13 expire. 14 MS. WHYTE: It was done in 2018. Well -- 15 CHAIRMAN LEWIS: So I guess the other 16 part -- I don't know if you asked the question 17 or something you said, but I agree with Chris. 18 As we've been sitting here, somebody asked, you 19 know, who's going to be the lead person? I 20 think that conversation needs to start with 21 this board -- right -- so -- about getting a 22 bigger picture, more agencies involved. So -- 23 I guess that's all I was going to say. 24 So before you, she had her hand up first. 25 And I can't remember your name. Sorry.
Page 78 1 workshops and meetings. 2 MR. HIGH: You had talked about -- 3 speaking with the Water Management District. I 4 mean, I believe that you should start 5 communications with Hillsborough County 6 Environmental Protection Commission. If you 7 build berm in a known wetland, they might have 8 concerns. 9 CHAIRMAN LEWIS: I don't know if it's a 10 known wetland. Is it? Is it a -- 11 MR. DVORAK: It's a wetland conservation 12 area, but it starts at the bank, at the water's 13 edge. So we're up -- 14 AUDIENCE MEMBER: (Inaudible.) 15 MR. DVORAK: We're in the upland -- on 16 the upland cup -- on the upland bank of it, so 17 we're not going to be doing any -- 18 MR. HIGH: Is that verified by your 19 environmental scientist today? I mean -- what 20 is today? 21 CHAIRMAN LEWIS: What was the question? 22 I'm sorry. 23 MR. HIGH: Has the wetland -- has the 24 wetland -- the jurisdictional determination 25 line, has that been verified by an	Page 80 1 MS. ESTES: Jill Estes. My question was 2 for Robert. Just on that area that's 3 underneath Linebaugh, that pipe that's the -- 4 you said they built like 40 years ago that goes 5 under Linebaugh -- 6 MR. DVORAK: Mm-hmm. 7 MS. ESTES: I think that's different than 8 the sewers that they keep saying they are 9 clearing. Has that pipe been looked at or has 10 it been -- 11 MR. DVORAK: I'm glad you said that 12 because we were -- when we were looking at like 13 the sort of annual flooding, you know, the 14 annual wet grass scenario and Doug would come, 15 you know, with a pump and this and that, the 16 following wet -- dry season, a jogger or a 17 walker noticed, as they were going down 18 Linebaugh, they saw where that crossing was 19 under Linebaugh and said, "Man, gosh, this 20 thing is like full of silt and sand." So we 21 immediately called the county and the county 22 came out and they cleaned the entire pipe out. 23 And so we were hopeful -- like honestly, we 24 were hopeful, as a board, that cleaning that 25 pipe out would have -- was going to have an

Page 81 1 appreciable improvement as a result from that 2 because it was clogged. It was probably three 3 quarters clogged underneath Linebaugh. There 4 was very little bit of flow going through it. 5 So it clearly helped, but it -- or it had to 6 have helped, but it didn't, obviously, improve 7 it to the degree that we were all hoping. 8 MS. ESTES: When was that? 9 AUDIENCE MEMBER: And when -- 10 CHAIRMAN LEWIS: Hold on, one at a time. 11 MR. DVORAK: That was two years ago. 12 MS. ESTES: Can we have that done -- like 13 is there a way to do that annually? Like you 14 know, every June before the hurricane season? 15 MR. DVORAK: Yeah. Actually, we were 16 just doing a recertification -- my company was 17 doing a recertification for the CDD on one of 18 their SWFWMD permits and it involved another 19 pipe under Linebaugh that were supposed to be 20 interconnected and visually, you could see the 21 two lakes were at significantly different 22 levels. So we were clear that the pipe had -- 23 was a hundred percent clogged between the two. 24 So we put in a service request to have the 25 county come out and flush that out, as well, on	Page 83 1 -- like are we getting water out of the lake or 2 -- 3 MR. DVORAK: We are, but it could be much 4 better. 5 AUDIENCE MEMBER: Like a new structure 6 that could actually -- 7 MR. DVORAK: A new -- a whole new 8 outfall. I would say the lake would benefit 9 from a whole new -- 10 AUDIENCE MEMBER: And this is within the 11 CDD's -- 12 MR. DVORAK: No, it's not. It's on a 13 TECO easement. So -- 14 AUDIENCE MEMBER: So the outfall is on 15 TECO's, not on the edge of our lake? 16 MR. DVORAK: It's at our edge, but the 17 network of pipes that is not optimum, in my 18 opinion, is on TECO, which would require TECO's 19 cooperation. 20 AUDIENCE MEMBER: Okay. 21 CHAIRMAN LEWIS: Is -- and I'll get to 22 your question. Do you know what the day after 23 -- when you were removing that pump over there 24 and I was with you -- that -- it's in the 25 southeast corner -- right -- the current
Page 82 1 behalf of the CDD. 2 I mean, it's a county pipe, actually. 3 It's a pipe that connects to Westchase ponds, 4 but it goes underneath Linebaugh. But that is 5 something that should happen on a regular basis 6 and when we do recognize it -- Sonny and David 7 just went through a series of drainage pipes on 8 Countryway with the county and they had their 9 truck out, you know, jetting everything out. 10 So as soon as we see something or notice 11 something or suspect something that is clogged 12 up, we immediately get the county involved with 13 their equipment. 14 AUDIENCE MEMBER: So are the lines 15 clogged up from the lake -- Lake 125 -- Pond 16 125 -- going up lake? So the structure at the 17 end of that lake, do we need a new structure 18 that's going to be able to contain this water 19 and carry it out? You said we had old farmer's 20 pipes. So it sounds like some pipes -- that's 21 what we're still relying on for drainage. They 22 could be all clogged up, could be collapsed, 23 all that good stuff. 24 MR. DVORAK: I have -- 25 AUDIENCE MEMBER: So do we even know that	Page 84 1 outfall pipe? 2 MR. DVORAK: Mm-hmm. 3 MR. SYLVANOWICZ: That's the one we're 4 talking about. 5 CHAIRMAN LEWIS: It was -- I went back 6 there with David and our staff and saw that 7 that pipe -- it's just undersized, as Robert's 8 being saying, but it was definitely flowing. 9 Unfortunately, it's -- 10 MR. DVORAK: It is flowing. 11 CHAIRMAN LEWIS: It's like a 24- or 36- 12 inch pipe and there's only one and -- 13 MR. DVORAK: There's all -- it's like 14 three different-sized pipes there and -- 15 MR. CHESNEY: And the county was 16 responsible for permitting and the exceptions 17 of this design of the system, not us. We get 18 -- we got the system. So we're doing our best, 19 honestly. We really are. I know there's a lot 20 of the pain in the community and I -- 21 CHAIRMAN LEWIS: He -- he did have his 22 hand up -- I'm sorry, before you -- and I will 23 let you speak. 24 MR. HIGH: So you're talking about that 25 pond where it discharges, and I want to make

Page 85 1 sure that it's on record that it does discharge 2 to the northwest. There's a wetland there and 3 then there's dry conditions and then the pond 4 beside Davidson, it drains through there. 5 MS. WHYTE: It goes south. 6 MR. HIGH: I have video of it running 7 through there like a river. I mean, it drains 8 to the northwest. 9 MS. WHYTE: Okay. 10 MR. HIGH: The elevations are lower and 11 it drains to the northwest, and we've lived in 12 that cul-de-sac in that house for -- what -- 13 seven years now. 14 MR. CHESNEY: Towards Davidson, you mean? 15 MR. HIGH: Heads right towards Davidson. 16 CHAIRMAN LEWIS: That little small -- I'm 17 looking at the map right now. 18 MS. WHYTE: 25, where it goes through -- 19 Mr. Holder's pond. 20 CHAIRMAN LEWIS: Okay. 21 MR. SYLVANOWICZ: That pond was going 22 over -- 23 MR. CHESNEY: Can I ask Robert a 24 question? 25 CHAIRMAN LEWIS: Sure.	Page 87 1 get into automating it, but that's a really 2 good point, is creating more storage is -- 3 that's definitely a way in this type of a -- in 4 this type of a basin, more storage would help a 5 lot. 6 CHAIRMAN LEWIS: This gentleman had a 7 question. 8 Yes, sir? 9 AUDIENCE MEMBER: You gave me an 10 interesting thing to bring up just a moment 11 ago. You were looking at your pad and you 12 said, "I'm looking at the map." We are not. 13 Is there a way, subsequent to this meeting, to 14 make -- whether it's a poster board or 15 projectable -- something that we can all look 16 at, point at and say, "Here's where we're 17 talking about," because I imagine if we've got 18 40 people in here, we've got 40 different 19 pictures of what's going on. 20 MR. DVORAK: I'll send -- I'll just -- 21 I'll send Sonny -- so the watershed management 22 plan model that I mentioned, what I'll take a 23 mosaic of our area -- the area in question and 24 you can see how everything is interconnected 25 and it will show the flood plain limits on
Page 86 1 MR. CHESNEY: So anything we can do with 2 the lakes to increase the holding capacity? I 3 mean, is there any -- 4 MR. DVORAK: Well -- 5 MR. CHESNEY: Is there anything to -- 6 MR. DVORAK: That was one of the initial 7 -- like when I was first trying to wrap my head 8 around this problem -- because it's complex and 9 if it was easy, it would already be fixed. But 10 one of the ideas that I thought of was being 11 able to draw the lake down in advance of a 12 storm and that way, you create this excess 13 capacity and then you get a big storm and it 14 can absorb it is the theory. And that would be 15 something that we could control on our 16 property. We could have a lift station and 17 operate it, but that would be an option that we 18 could talk to the Water Management District 19 about. 20 One of the things that they really don't 21 like is operable type systems, you know, that 22 can be manipulated and they probably want to 23 make sure that it was on some -- I mean, if 24 it's left up to someone's arbitrary judgment 25 how the thing works. I don't know how we would	Page 88 1 there and then I'll highlight the elevations 2 for each storm event for that lake and then 3 everyone will have it. 4 AUDIENCE MEMBER: Well, that would be 5 grand. That is even different than what I was 6 asking for. That would be grand for those 7 folks that want that grand of detail. I'm just 8 talking about a Google Earth shot so we can see 9 -- when Chris was up here talking about how the 10 overflow went northwest -- which, by the way is 11 very -- impacts me -- most of the people in 12 this room didn't know what he was talking 13 about. I do because I see it, but if we could 14 point and say, "That's where it is coming out 15 and this is where we want it to come out," the 16 room would understand. 17 CHAIRMAN LEWIS: Can we connect your 18 laptop to that next time at the workshop or 19 the GIS or -- 20 MS. WHYTE: Maybe, not -- not this one. 21 MR. CHESNEY: I'll bring my projector. 22 Oh, wait -- no, I won't be here. 23 MR. BARRETT: We could also put the 24 image up on the CDD's website and we can direct 25 the --

Page 89 1 MS. WHYTE: What we can do is I can -- I 2 can do the Google Earth and Robert can design 3 -- show me by arrows which way, first of all, 4 the water flows just so you understand where it 5 starts, where it ends up and where it goes. 6 What he was describing. We can certainly get 7 that to you. 8 AUDIENCE MEMBER: You're doing your level 9 best to communicate to us and we to you. That 10 would be an added for us to say, "No, we're 11 talking about here," because when you were 12 talking earlier about being aware in some areas 13 and not others, I -- I now understand that had 14 you built it up further on one section and not 15 the others, all it would merely do is redirect 16 it more impactfully to the areas that we're 17 already concerned with. So I think you said 18 Stonebridge -- 19 CHAIRMAN LEWIS: Yeah, I may have said 20 the wrong -- it's to the south. Yeah, sorry. 21 MR. HOLDER: Yeah, if you built it up 22 there, all it's going to do is prevent it there 23 and increase the outflow in other directions so 24 new impacts will happen. Not dissimilar to 25 what Robert said a little while ago about what	Page 91 1 discuss everything and we could have that 2 contact absorb the information from you and be 3 able to give you feedback instead of this, 4 everybody talking about the same thing all at 5 once. 6 CHAIRMAN LEWIS: Well, our primary 7 contact is our field manager, David. So -- 8 MR. CHESNEY: Want to raise your hand? 9 MR. NETTA: Okay. Hi, David. 10 MR. SYLVANOWICZ: I'm right here. 11 MR. NETTA: But that's why I'm saying 12 communication-wise -- 13 CHAIRMAN LEWIS: Sure. 14 MR. NETTA: -- I think we need to 15 establish that so that we -- so that we don't 16 have to keep ten different voices. We can 17 funnel them all to you. 18 CHAIRMAN LEWIS: I wholeheartedly agree. 19 MR. NETTA: And please, start the berm 20 tomorrow because next week -- by the way, next 21 week, you may not have a workshop because 22 there's another hurricane coming, by the way. 23 MR. BARRETT: So just -- I don't know 24 what this project is going to cost, but we're 25 also -- keep in mind -- I'm not making excuses.
Page 90 1 happens downstream. You have to do studies to 2 understand so solving your problem doesn't 3 create a new one, and we're all concerned about 4 that, too. So if we can identify where the 5 areas are now, then we won't make the problem 6 worse while trying to make it better. 7 CHAIRMAN LEWIS: Sure. 8 Yes, sir? 9 MR. NETTA: My name's Steve Netta. I'm 10 on 9826 Bayboro Bridge Drive. Two things: One 11 is I had mentioned six years ago -- when my 12 wife almost lost her foot because our lanai got 13 flooded -- that they should raise the berm, and 14 I was told that it's inefficient, it wouldn't 15 work. But I want to tell you just on the 16 record, if you want to change my view, that's 17 fine. At least I'll have a house to look at. 18 You know, I don't care about the view right 19 now. 20 Second, I think we need to establish 21 contact points between the CDD -- one person to 22 talk to one of us so that we know what's going 23 on instead of going, "Well, we're going to put 24 this here, we're going to put this here," 25 because we have our own Facebook page where we	Page 92 1 I'm going to -- 2 MR. NETTA: Oh, I know that. 3 MR. BARRETT: -- work my hardest to make 4 sure, but we're governed by state law in terms 5 of when we have to go seek bids, so that could 6 kind of throw a wrench into things. So I just 7 want to kind of forewarn that this may not be 8 as fast as any of us want. 9 MR. NETTA: I understand, and it cost me 10 a lot of money and nobody asked me for -- 11 CHAIRMAN LEWIS: Yeah, and I said this 12 earlier, but we are bound by Sunshine Law. So 13 we only talk to each other at meetings or 14 workshops, but we can't take action at 15 workshops. So the wheels move a little slower 16 than maybe the HOA or something else. So -- 17 MR. NETTA: Right. 18 CHAIRMAN LEWIS: Did you have -- I'm 19 sorry, Mr. Anderson, hold on. You, up front, 20 did you have a question? I thought I saw you 21 raise your hand, maybe I didn't. 22 MR. HIGH: Yeah, I mean, she had a 23 question, I had a question. When you say -- I 24 mean, I think you answered it. Right? You 25 guys follow CCNA, you have to do biddings?

Page 93 1 Your contract -- it's on our bid or do you have 2 design billed contracts? 3 CHAIRMAN LEWIS: It depends on the 4 threshold of how much the bid is. I think the 5 other thing that would have to do is, 6 obviously, see the plan, put together an RFP 7 and then -- and then, you know, get that out to 8 the public contractors and then go from that 9 point. So -- yeah. 10 MR. BARRETT: And that's not a week-long 11 process. That's months long, so just kind of 12 be aware. It's not as fast as I ever want to 13 operate, but unfortunately, we're bound by 14 state law to do -- to take the process in the 15 way that they demand we take the process. 16 MR. HIGH: One more question. You don't 17 have a continuing -- you don't have somebody 18 already under contract, potentially, that could 19 follow within that and you could give them a 20 contract? 21 CHAIRMAN LEWIS: I don't think -- I don't 22 believe so. 23 MR. MENDENHALL: Not for this specific -- 24 MS. McCORMICK: Yeah. I mean, this may 25 fall underneath the bid threshold for a	Page 95 1 MR. WIMSATT: Every positive we try to do 2 for the community, TECO seems to be right there 3 saying, "No." 4 CHAIRMAN LEWIS: Yeah. 5 MR. CHESNEY: Everything from a pole barn 6 to -- 7 MR. ANDERSON: And based on your 8 experience, Greg, no help of -- 9 MR. CHESNEY: I'd just threaten to sue 10 them anymore. 11 MR. ANDERSON: -- for the citizens who 12 pay TECO every month and asking them to step up 13 is just a fool's errand. Is that what you're 14 saying? 15 MR. CHESNEY: I -- 16 MR. ANDERSON: No, that's fair. 17 MR. CHESNEY: How I have learned to deal 18 with TECO is to be very brutal and direct. 19 Like this is what we're going to do and you're 20 going to go by it. I know I've been throttled 21 back by our attorney a few times, but they are 22 not a helpful partner. 23 MS. ESTES: Are they on notice of this, 24 though? Like do we know that TECO knows this 25 is an issue and when did they have notice of
Page 94 1 construction project, which is like in excess 2 of 300,000. So we'll just talk -- 3 CHAIRMAN LEWIS: I thought it was 250, 4 but you just answered my question. So -- okay. 5 MR. BARRETT: So we might get lucky. 6 CHAIRMAN LEWIS: We do have contractors 7 that we work with -- David works with -- to do 8 those bank improvements that we've talked about 9 where there's erosion, but this may be beyond 10 that scope that -- they may not be prequalified 11 for. So -- 12 Mr. Anderson? 13 MR. ANDERSON: TECO, does TECO have 14 anything that they can do to help with a 15 solution of this? I mean, we've mentioned 16 SWFWMD, we've mentioned everybody else, but we 17 have not mentioned the utility company who 18 seems to be part of -- 19 CHAIRMAN LEWIS: I think I know what 20 Greg's about to say and -- 21 MR. CHESNEY: Good luck. TECO has been a 22 problem ever since I've been on this board and 23 dealing with them to get everything done in 24 here -- they've been nothing but a hindrance. 25 I can go -- a million different projects.	Page 96 1 it? 2 CHAIRMAN LEWIS: No, not -- not to my 3 knowledge. No. 4 MR. CHESNEY: Yeah, no. 5 MS. ESTES: I think we at least need to 6 do that, if nothing else, because I know our 7 legal rights are really limited with the CDD, 8 but I don't know that they are with TECO. 9 MR. CHESNEY: Well, I'm going to say -- 10 yeah, and that's beyond me, but I would say 11 that the county is your ally with TECO because 12 -- 13 MS. ESTES: Right, and -- 14 MR. CHESNEY: -- any time I ever had a 15 problem, I call the county and explain the 16 situation and at least they will call me back 17 then. 18 CHAIRMAN LEWIS: Yeah, they typically 19 will have a lot more leverage with the utility 20 like that because they do so much work with 21 them, is the other reason, you know -- 22 MS. ESTES: Right. Well, our leverage 23 comes in legal form often and we don't have 24 that here, but we may have it with TECO, but 25 only if they know there's a problem and if we

Page 97 1 don't know enough what TECO's role is here than 2 you guys know, so we need you guys to put TECO 3 on notice that this is a problem so that if we 4 have legal recourse -- if there continues to 5 to be an issue and if they don't fix it -- that 6 that's started. Because right now, we know our 7 hands are tied with the CDD, which is better 8 for the community, not so much for the 9 homeowners, but it may not be with TECO. 10 MR. BARRETT: Can we do that? 11 MS. McCORMICK: Yeah, what I am hearing 12 the issue with TECO is is the fact that they 13 own the property that the pipes go under, which 14 we might want to -- and if you could oversize 15 that pipe, those pipes, it would help with the 16 situation, potentially. So I'm not sure that 17 they are aware that there is an issue with the 18 size of the pipes, and I, certainly, think that 19 it would be worth -- you know, I wouldn't want 20 to discount the idea that they wouldn't be 21 amenable to discussing that. 22 MS. ESTES: Right. No, I think it should 23 come from a place -- 24 AUDIENCE MEMBER: Won't know until we 25 ask.	Page 99 1 think there's any reason not to do that, but it 2 sounded like you were suggesting that doing a 3 pre-app meeting with the district would be a 4 good first step. 5 MR. DVORAK: I think that we're going to 6 have to do them separate. I know -- it would 7 be very unusual to have both agencies there. I 8 would love for them to be there at the same 9 time and just save the -- save the energy -- 10 MS. ESTES: Yeah, I don't think it has to 11 be mutually exclusive. We're not asking to 12 say, "Don't do one of those things," but they 13 -- all of those things -- right -- and so I 14 think to what you're saying is there is no 15 reason not to be at least telling them that 16 this is a problem and here is our steps here is 17 what we're doing. 18 MR. DVORAK: Right. 19 CHAIRMAN LEWIS: Did you want to say 20 something? 21 MR. CHESNEY: No, that's just detail 22 stuff. 23 CHAIRMAN LEWIS: Okay. Is it -- yes, 24 sir? 25 MR. HIGH: So TECO is -- I mean, we want
Page 98 1 MS. ESTES: -- of -- we should be asking 2 them to fix it, as a starting spot, but -- but 3 also, they need to know it's a problem because 4 they are aware that it hasn't been updated in 5 like 40 years, so it's sort of head in the 6 sand, I would say. If they're not aware -- we 7 already talked about this volume-intensive 8 issue -- and TECO is aware the community has 9 grown since they put those pipes in however 10 long ago. 11 So I -- I agree, our first approach 12 should be a friendly one to them, like, "Hey, 13 you guys need to fix this, how are you going to 14 do it," but also, be on notice; your lack of 15 doing that over the last 40 years is causing 16 this issue. So now it's time to fix it or we 17 need to know that you're refusing to. 18 MS. McCORMICK: I think there's a number 19 of things to do. I mean, what Robert was 20 suggesting a good first step would be to set up 21 a pre-application meeting with SWFWMD and the 22 county and at some point, TECO might be brought 23 into that discussion, too, and to the extent 24 that there's specific information that we 25 should communicate to TECO right now -- I don't	Page 100 1 their help with this. I mean, their easement 2 is mostly pervious. Right? And there's ponds 3 and there's drainage in there. We want their 4 help to increase the size of the conveyance 5 through their easement is what I understand. 6 If they -- they are not causing the runoff. 7 Right? The runoff is coming from other places 8 that collect -- 9 CHAIRMAN LEWIS: Right, it's -- it's a 10 path. 11 MR. CHESNEY: And so the county, really, 12 is the impetus there. If they say, yeah, 13 you're right, we need a bigger pipe here, then 14 I think that's the time to go back to TECO and 15 say, "Look, I know you're a challenging entity, 16 but this is what we're going to do." 17 MR. HIGH: We could put just -- it's 18 their easement and -- 19 MR. CHESNEY: Yeah. But I'm telling you, 20 in general, they don't -- we've owned seven 21 acres that we've wanted to develop into some 22 recreational areas and they've been 23 uncooperative every time. They are 24 uncooperative just when we want to cut the 25 grass. I mean --

Page 101 1 MR. HIGH: I understand. 2 CHAIRMAN LEWIS: Are there -- okay. Any 3 other questions about the flooding, pond? 4 MR. SANTOS: Yeah, just -- in this case, 5 can we set up -- instead of having them replace 6 -- can we add another pipe? That might be a 7 better solution, a better space, because 8 replacing would be a much more difficult 9 battle. Put another pipe next to it and we can 10 totally try to do it ourselves, if they allowed 11 it. Right? I mean, I -- 12 CHAIRMAN LEWIS: I think that's what 13 Robert's getting at is we would need to have 14 the agencies involved. SWFWMD -- because it 15 really wasn't -- I don't want to put the wrong 16 words out there, but it really wasn't designed 17 for anything. And so by having Robert onboard 18 and if we were to do that, it would have to get 19 approved. 20 MR. SANTOS: I understand. 21 CHAIRMAN LEWIS: We can't just simply 22 have David go out and put a pipe in. 23 MR. SANTOS: No, I know. I was just 24 saying -- 25 CHAIRMAN LEWIS: As much as we want to.	Page 103 1 website, the whole schedule. We do that every 2 year. So all of our dates for next year are 3 already posted. So -- but our meetings are 4 always at 4:00 p.m. 5 MR. BARRETT: And they are always public, 6 so you don't have to -- you are all welcome at 7 any time to any of those meetings. 8 AUDIENCE MEMBER: I think you will see us 9 here more often now that we know this is the 10 way to do it. This is the way to get things 11 done, not through phone calls and e-mails. 12 CHAIRMAN LEWIS: Okay. I appreciate you 13 guys coming in. I really do. 14 MR. BARRETT: I'm really sorry for all of 15 your losses. 16 MR. WIMSATT: Horrible. Just -- 17 CHAIRMAN LEWIS: So -- if there's nothing 18 else, I'll just -- I'm just going to move on to 19 the next item on the agenda and -- you're 20 welcome to stay. 21 AUDIENCE MEMBER: Thank you. 22 MR. HIGH: Thank you. 23 CHAIRMAN LEWIS: Thank you, guys. All 24 right. Let's see -- Whitley, how are you 25 holding up? All good?
Page 102 1 MR. SANTOS: -- would the CDD consider 2 another option. Right? Just have -- in 3 talking to them about replacing it, yes, but 4 there may be other options, as well. 5 CHAIRMAN LEWIS: Yeah. For sure. And 6 that's -- that may be part of his design. 7 Any other questions about Pond 125, 8 Bayboro, Stonebridge? 9 AUDIENCE MEMBER: Just when is the 10 workshop, meeting and what time? 11 CHAIRMAN LEWIS: The workshop is next 12 Tuesday at 4:00 p.m., which is -- 13 AUDIENCE MEMBER: You guys like the 4 14 o'clock meetings. 15 CHAIRMAN LEWIS: The 19th. 16 MS. ESTES: When's the next meeting when 17 you would vote on whatever is presented at the 18 workshop? 19 CHAIRMAN LEWIS: First Tuesday of the 20 month, so December 3rd at 4:00 p.m. 21 MS. McCORMICK: It's a different today 22 because of the election, but typically, it's 23 always on the first Tuesday. 24 MS. ESTES: Thank you. 25 CHAIRMAN LEWIS: And it is on our	Page 104 1 THE REPORTER: Doing just fine. Thank 2 you. 3 CHAIRMAN LEWIS: Great, okay. Give these 4 guys just a second to clear the room. 5 MR. BARRETT: (Inaudible.) 6 MR. CHESNEY: I did not hear a thing you 7 just said. You know, I really feel for them. 8 CHAIRMAN LEWIS: Robert, I thought you 9 did a good job. Thank you. 10 MR. CHESNEY: Well, I thought you did 11 kind of crappy, but you pulled it off in the 12 end. 13 CHAIRMAN LEWIS: All right. Well, let's 14 -- let's get back to -- let's get back on point 15 here, guys. 16 MR. BARRETT: This is just me being an 17 idiot and a Nervous Nelly -- because if we're 18 talking about building the berm -- I 19 misunderstood. I thought it was Stonebridge. 20 Just -- let's make sure that whatever design 21 doesn't then kind of push the problem into 22 Stonebridge. 23 MR. DVORAK: No, a hundred percent. 24 We're trying to make sure we address that one 25 low area with the five or six houses and not

Page 105 1 affect anyone else. Hundred percent. 2 MR. BARRETT: Sounds good. 3 MS. WHYTE: And by the way, we did drain 4 -- not fully drain the lake, but we attempted 5 six days' worth of draining that lake down so 6 we wouldn't incur any -- so there was room to 7 accept that extra water. 8 MR. SYLVANOWICZ: We started it days 9 before Helene and then ran it that whole time 10 leading up to Milton and then -- we couldn't 11 leave it running during the storm. 12 MS. McCORMICK: (Inaudible.) 13 MR. MENDENHALL: (Inaudible.) 14 CHAIRMAN LEWIS: Hold on, guys. Sorry. 15 Whitlie is probably having trouble with two 16 different -- 17 MS. McCORMICK: We were just talking 18 about that you could consider continuing this 19 meeting to the workshop so that that way, you 20 could vote, if you wanted to. 21 MR. MENDENHALL: That way, if you had 22 plans, you could get them on the agenda and -- 23 CHAIRMAN LEWIS: That's a really idea, 24 Andy. 25 MR. CHESNEY: Let's do that.	Page 107 1 right? This has been a known problem for four 2 years. We have, as an entity -- and I am not 3 putting blame on you and I am not putting blame 4 on any individual supervisor. We have dropped 5 the ball on this by not moving faster. This 6 was predictable. Maybe not when that terrible 7 storm was going to hit, but that there was 8 going to be a terrible storm and we just -- we 9 dropped the ball. Lesson learned. We just 10 need to be more proactive when someone brings 11 us a flooding issue. 12 MS. WHYTE: A lot of the issues with the 13 drains and the flooding of the roads is county. 14 MR. BARRETT: I'm not talking about that. 15 MR. CHESNEY: They have exceeded the 16 capacity of the system. 17 MR. BARRETT: What's in our control is a 18 lake, even in a regular storm, that's been 19 overflowing into people's yards for years and 20 we have this problem in Radcliff. That needs 21 to get fixed. That should have happened years 22 ago. I'm not talking about exceeding capacity. 23 That's going to happen, but the thing that was 24 in our control and was our fault, we have not 25 moved fast enough.
Page 106 1 CHAIRMAN LEWIS: Yeah, I think -- any 2 objection to that? 3 (No response.) 4 CHAIRMAN LEWIS: Okay. 5 MR. MENDENHALL: (Inaudible.) 6 MR. WIMSATT: Greg doesn't like it. 7 MS. McCORMICK: The only -- the people 8 that left -- 9 MS. WHYTE: I'll send them out an e-mail 10 tomorrow and let them know that that's the 11 plan. 12 CHAIRMAN LEWIS: Yeah, thanks for -- 13 MR. BARRETT: We just need to convey to 14 them -- they want us to take action. We need 15 to convey that -- and I know we have been 16 taking -- but we need to make it super 17 important. 18 MR. CHESNEY: Something they can see. 19 CHAIRMAN LEWIS: Yeah, tangible. All 20 right. 21 MS. WHYTE: She is recording everything. 22 We've done everything we can do. 23 MR. BARRETT: Sonny, honestly, what kept 24 me -- I didn't want to insult anyone. I think 25 we haven't moved fast enough on this. All	Page 108 1 MR. WIMSATT: Yeah. If there is regular 2 continual flooding in people's property, we 3 need to be on it. 4 MR. BARRETT: Yes. 5 MR. WIMSATT: That is a problem and we 6 need to be on it. 7 CHAIRMAN LEWIS: Perfect. 8 Segue into engineer's report. 9 MR. DVORAK: Oh, man, I -- 10 CHAIRMAN LEWIS: Do you have anything 11 else you want to talk about? 12 MR. DVORAK: Well, I did and I just feel 13 -- I don't know that we have the bandwidth to 14 do it. The sidewalk RFP is complete. I sent a 15 copy to Erin for her to take a look at, but 16 like there's three -- I started looking at 17 dates. Like we need to decide on when we want 18 to issue it. We can issue it tomorrow, if we 19 wanted. We need to decide when it's going to 20 be due and if you want to get them back before 21 Christmas -- the 19th is about the most 22 practical day and I'm not certain the time that 23 -- between the 13th, tomorrow and the 19th is 24 adequate time for someone to be able to like go 25 out and drive around and take a look at it and

Page 109 1 give us a bid. 2 So -- I think this is probably a better 3 scenario to get bids back after the New Year 4 and -- and then the last thing is -- and my 5 recommendation would be to have a pre-bid 6 meeting. And not necessarily make it 7 mandatory, but we'll know who shows up, who's 8 interested and is -- shows up at the pre-bid 9 meeting -- but I would need a date for that and 10 a time and place because -- I mean, there could 11 be three contractors show up or five or 12 whatever. You don't need a big space. You 13 don't need a big room. Like that little room 14 at the tennis courts that we use -- that we 15 have some meetings in sometimes. Remember 16 that? 17 CHAIRMAN LEWIS: Yeah. 18 MR. DVORAK: Something that size would 19 work, but like this -- it's just ironing out 20 the dates and one we insert the dates, we can 21 issue it. 22 CHAIRMAN LEWIS: I don't remember getting 23 a copy of the -- 24 MR. DVORAK: Well, I was waiting for Erin 25 to look and see -- if she has already looked at	Page 111 1 quantities, all the areas -- the maps, the -- 2 you know, the -- the maps that show all the 3 different areas in every neighborhood, it's 4 all together. 5 MR. BARRETT: I think what she's also 6 looking for is that there's a majority of the 7 board that's going to pull the trigger on this 8 if she puts in this work because we're going to 9 be paying a lot of money for her to go through 10 this contract. 11 MS. McCORMICK: It's not a huge amount, 12 but I did want to -- because when you and I had 13 talked, we just weren't really sure if the 14 board was ready to proceed with this. 15 MR. BARRETT: So is the majority of the 16 board ready and willing to pull the trigger on 17 taking on the sidewalk thing? 18 CHAIRMAN LEWIS: I -- 19 MR. WIMSATT: I think that there is. 20 MR. BARRETT: Okay. 21 MR. CHESNEY: I'm going to vote no, but 22 -- yeah. 23 MS. McCORMICK: Well, with the phasing -- 24 because we've got to identify phase one of 25 work, which is what this RFP would be. If the
Page 110 1 it and doesn't have any question, I can -- I 2 can send it to everyone. 3 CHAIRMAN LEWIS: Okay. 4 MS. McCORMICK: Yeah, I have -- I have 5 looked at it briefly. I haven't looked at it 6 in depth because I wanted to find out if the 7 board was going to be proceeding on this before 8 I spent a lot of time going through it. So I 9 wasn't anticipating that we were going to be 10 going out for bids November 19th, which is, I 11 think, what the date is. So -- 12 MR. DVORAK: Yeah, that was all subject 13 to whatever you decide. 14 MS. McCORMICK: Yeah. 15 MR. DVORAK: None of those dates mean 16 anything right now. It's just -- 17 CHAIRMAN LEWIS: I think you have a good 18 recommendation of putting it past the 1st of 19 the year, personally. 20 MR. DVORAK: Yeah. Well, if Erin can 21 look at it and get -- and then forward it to 22 you if she has any edits or changes and then 23 you guys can glance at it. If you don't want 24 to look at it, that's fine, but everything is 25 in there. It's all good to go. All the	Page 112 1 board has reviewed them and if everybody is in 2 agreement that that's the scope of the work -- 3 MR. WIMSATT: Yeah, phase one will be the 4 Shires and the other areas that we had talked 5 about. 6 CHAIRMAN LEWIS: I mean, I think all 7 we've got so far is -- your point is the 8 estimate that you had provided. Right? 9 MR. DVORAK: We didn't find -- our 10 drive-by -- we went real quick. After we did 11 the walk around and like marked these -- these 12 areas are now marked. Didn't even really 13 meaningfully have -- like it's not like we 14 missed a lot driving around and doing a window 15 survey -- you know a survey. So the quantities 16 didn't increase. It's not like we missed half 17 the spots and then we found it when we walked 18 around. 19 MR. CHESNEY: It was like 350, though. 20 MR. DVORAK: What's that? 21 MR. CHESNEY: I believe there was a 22 budget item for 350,000 for this for each year 23 or something like that. 24 MR. DVORAK: I don't know. I -- I 25 thought it was less than that for phase one.

Page 113 1 MR. CHESNEY: Maybe I'm thinking of the 2 total. Anyways -- you know, a lot of stuff 3 coming up. 4 MR. DVORAK: Mm-hmm. 5 MR. CHESNEY: Just on the agenda. I 6 mean, you're going to build a berm. That's not 7 free. You got a sprinkler system that's in 8 need of some serious repair. So -- you know, 9 just got to keep it all in perspective. 10 MR. GILLIS: For the first time, I saw a 11 bunch of people out there working on the 12 sprinklers than I've ever seen before. 13 MR. CHESNEY: I'm just saying, the 14 sidewalks, we have a fair amount of -- not 15 through efforts of our own -- efforts, but we 16 have some good will because the county has been 17 in there fixing it. So -- you know, but if it 18 moves a little later -- I don't know. In the 19 end, it doesn't matter. I mean, it's 350. 20 We're going to assess each neighborhood. 21 MR. BARRETT: It's just the county has no 22 plans to put any of this -- 23 MR. WIMSATT: The Shires are really bad. 24 MR. BARRETT: -- on their budget for the 25 next --	Page 115 1 Robert? 2 MR. DVORAK: The only other thing that's 3 -- remember we saw cut the TECO trail and it's 4 flowing now when it rains and hopefully, we 5 don't need it again, but we do have another 6 storm coming. I got the survey back from the 7 surveyor and we're going to put a design 8 together and get some bids for that. 9 CHAIRMAN LEWIS: I haven't walked down 10 there, personally. Is it still closed? 11 MR. DVORAK: Still closed. 12 CHAIRMAN LEWIS: Still open cut. Right? 13 MR. DVORAK: Still open cut, yeah. 14 MR. BARRETT: Can we lower that lake in 15 anticipation of this storm this coming week? 16 CHAIRMAN LEWIS: Is that storm headed 17 this way? 18 MR. WIMSATT: Nobody knows. 19 CHAIRMAN LEWIS: I didn't even know there 20 was one out there. 21 MR. WIMSATT: It's literally -- it's 22 totally unpredictable at this point. There's 23 just as big of a chance it goes to Mexico as it 24 comes to -- 25 MR. BARRETT: But let's just do a little
Page 114 1 MR. CHESNEY: How did the Shires get left 2 out. Does anyone know? 3 CHAIRMAN LEWIS: I don't. The document I 4 sent to Robert that I got from county -- you 5 know, I don't know. I didn't ask the rhyme or 6 reason of how they came up with that. 7 MR. BARRETT: All the GAC chairs have 8 lived in the Fords and the Bridges. 9 MR. CHESNEY: Well, it's just because -- 10 because some streets in Westchase, their 11 sidewalks have been done twice and I'm like, 12 why does this street have no effort? I mean, 13 of similar ages. Some of them are newer. Some 14 of the newer streets have been done twice and 15 the Shires -- that's older -- hasn't been done 16 at all, which is just extraordinary to me. 17 Yeah, I just feel bad that some get it 18 free and some don't. That's all. 19 MR. ANDERSON: Me, too. 20 MR. CHESNEY: Yeah, you live in the 21 Shires? Yeah. 22 CHAIRMAN LEWIS: I -- to me, I -- yeah, 23 go ahead and review that, please. 24 MS. McCORMICK: Okay. Will do. 25 CHAIRMAN LEWIS: What else do you have,	Page 116 1 bit, just so that we're proactive. Yes, no? 2 What's your reluctance? 3 MR. SYLVANOWICZ: The amount of time that 4 we've spent looking now at this pond and to 5 reflect something that -- they asked about who 6 do we call? So I've known about this -- we've 7 been talking about this since early spring. I 8 talked to Doug about pumping down the pond and 9 utilizing that pump, and oftentimes, it was to 10 make them feel better because it's going to the 11 same cow-pasture ponds that he's describing and 12 the way those pipes are connected -- 13 MR. BARRETT: It just flows back to us? 14 MR. SYLVANOWICZ: (Moves head up and 15 down.) 16 MR. BARRETT: Oh, I didn't know that. 17 Well, that's a waste of time. Don't worry 18 about it. 19 MR. SYLVANOWICZ: It's also -- if you 20 look at the vastness of that pond and you go 21 and stand there and look at the bump, we can 22 get that pump -- you've seen them on the news. 23 You've seen -- they'll set up ten of them next 24 door to each other and pump out a community. 25 MR. BARRETT: All right. I didn't

Page 117 1 realize it was just -- yeah. 2 MR. SYLVANOWICZ: The gentleman that -- I 3 think it was Mr. Dansereau -- who was sitting 4 at the corner on my right -- 5 MS. WHYTE: Yes. 6 MR. SYLVANOWICZ: Okay. So I talked to 7 his wife there and we talked about this was all 8 pre the storms and that -- when he says that, 9 "Well, we get seven to eight inches of rain and 10 it's there," I've been to that backyard where 11 it's not the pond, it's the berm is pulled to 12 his pool. The pond hasn't crested the bank 13 yet. That, also, can happen. But then when we 14 throw around numbers like seven, eight inches 15 of rain and me doing my research to try and get 16 a grasp of what that actually means in this 17 area, we're talking about months of rain in a 18 storm. 19 So what he has proposed and what we've 20 looked at -- and we've been out there multiple 21 times looking at it -- I think we'll take care 22 of that hundred-year storm. But I can't agree 23 with him more, that to be able to engineer the 24 500-year storm -- whether we go on to TECO, 25 whether we clean out the lines, whether we do	Page 119 1 audience questions about that. So I did talk 2 to him today, and it sounds like they are 3 getting close to getting their CO, and I did 4 ask him to reach out to T-Mobile and get the 5 latest update from them about how long their 6 project is going to take to get the antenna 7 installed because it's -- it's going to depend 8 on the supplies that T-Mobile has. So that's 9 what he wanted to confirm with them, the timing 10 that they were looking at. 11 CHAIRMAN LEWIS: Okay. I had a question. 12 I think we -- I don't know if we brought it up 13 last time, but I had it written down; but the 14 Fieldstone damages for -- I think we had the -- 15 MS. McCORMICK: We sent a letter -- have 16 you heard anything back, Andy? I have -- 17 MR. MENDENHALL: I have not heard 18 anything. 19 MR. CHESNEY: More importantly, did they 20 cash the check? 21 MR. MENDENHALL: I -- you know what, I 22 don't know that offhand, but I will find that 23 out and I can e-mail it out to the board. I 24 haven't heard anything back, but -- 25 MS. McCORMICK: It's probably been a
Page 118 1 everything, I just don't know if we're -- we 2 will take care of the small storms, the 3 everyday storms. The ones that they're 4 complaining about back in 2021 and '19 and all 5 of that. So -- 6 MR. CHESNEY: Well, you're also saying 7 that part of the issue is the grading into 8 their lot. 9 MR. SYLVANOWICZ: Right, yes. 10 MR. CHESNEY: Because if it doesn't crest 11 the lake, that's nothing we're doing at all. 12 That's just rain in their yard. 13 MS. WHYTE: Mm-hmm. 14 MR. SYLVANOWICZ: Right. 15 MR. CHESNEY: Yeah. Well, that's a 16 different property issue we'll have to deal 17 with. 18 MR. BARRETT: Thank you, David. I 19 appreciate it. 20 MR. DVORAK: And that's all I had. 21 CHAIRMAN LEWIS: Okay. Thanks, Robert. 22 Erin? 23 MS. McCORMICK: I was just going to 24 report on my conversation with Allen, which I 25 pretty much did in response to one of the	Page 120 1 couple weeks, at least, since -- 2 MR. CHESNEY: I find cashing the check 3 usually helps the figuring out, you know, 4 what's going on in their mind. 5 MR. MENDENHALL: I will -- if my laptop 6 hadn't have died, I'd look right now. 7 CHAIRMAN LEWIS: All right. Thank you, 8 Erin. 9 Andy? 10 MR. MENDENHALL: I didn't have really 11 much to report on this evening. We had our 12 election. Congratulations, reelected 13 supervisors or -- reelected by default, really. 14 We -- we do have -- Reggie, as well, was in the 15 election. I understand that that -- that 16 finaling was incomplete. I can tell that 17 happens in many districts as a board. 18 So what will happen -- so from a process 19 perspective, once the election occurs, two 20 weeks after the election is either when new 21 supervisors, old supervisors take the seats. 22 So we're ahead of that, obviously. So at your 23 next meeting would be when you officially are 24 -- if you were a new supervisor, you would be 25 seated or whatever the case might be, if you're

Page 121 1 reelected or whatnot. 2 Also, I'm available to do the oath of 3 office prior to that meeting. If you haven't 4 had it done, you know, you can get it done any 5 place, really. But I'll bring my stamp and be 6 happy to do it there. 7 So back to Reggie -- if Reggie is still 8 interested in being on the board, of course, 9 you, as the other board members, you set the 10 process, much like we have many times for 11 filling that seat. Of course, you can always 12 consider -- again, if Reggie's interested, you 13 can appoint him at that meeting. And, again, 14 that's -- I can tell you that I have many 15 boards where, you know, paperwork doesn't get 16 in on time because it's a very tight window and 17 it's -- it's really just a matter of asking 18 the person if they are still interested in 19 serving and as long as everybody's good with 20 that, you can simply go forward with the 21 motion. But again, this is your process. I'm 22 just telling you what I've seen in the past. 23 So -- but one -- 24 CHAIRMAN LEWIS: Are you still 25 interested?	Page 123 1 MS. McCORMICK: Yes. 2 MR. MENDENHALL: Oh, yes. 3 MR. WIMSATT: He's still a supervisor. 4 MR. MENDENHALL: Yeah, they stay a 5 supervisor for up to 90 days. 6 MR. BARRETT: All right. 7 MR. MENDENHALL: If the seat isn't filled 8 or whatnot -- 9 MR. BARRETT: Right. 10 MR. MENDENHALL: Yeah, so you're good for 11 that regard and we'll go through the whole 12 process of the resolution of designating 13 officers, that sort of stuff. All the routine 14 after -- after election stuff. So -- 15 CHAIRMAN LEWIS: Okay. 16 MR. MENDENHALL: So that'll be the next 17 meeting. 18 CHAIRMAN LEWIS: Okay. Well, I guess if 19 he shows up, he's interested. 20 MR. WIMSATT: This is our chance to get 21 rid of him. 22 MR. MENDENHALL: I didn't want to say it 23 like that. I was going to send an e-mail out 24 that -- you know -- 25 CHAIRMAN LEWIS: That's fine. I'm just
Page 122 1 MR. CHESNEY: Did you not file? 2 MR. GILLIS: I don't think so. 3 CHAIRMAN LEWIS: Well, so we do this next 4 time? 5 MR. MENDENHALL: Correct. 6 CHAIRMAN LEWIS: Okay. 7 MR. MENDENHALL: So at the next meeting, 8 I'll -- if you haven't had your oath of office 9 done yet -- I can do it prior to the meeting or 10 at the beginning of the meeting -- and then 11 we'll go through the process of the empty 12 seat -- right -- and -- 13 CHAIRMAN LEWIS: Okay. 14 MR. BARRETT: So if we continue the 15 meeting, then we should put this on the 16 continuance, as well as the -- 17 CHAIRMAN LEWIS: I was thinking actually 18 do it -- can we do it the meeting after because 19 that's really a workshop. 20 MS. McCORMICK: You can do it at the 21 December meeting. 22 MR. WIMSATT: Do it at the December 23 meeting. 24 MR. BARRETT: But can they serve as 25 supervisor --	Page 124 1 joking. 2 MR. MENDENHALL: Anyway, that's all I 3 have for this evening. 4 CHAIRMAN LEWIS: Okay. Field manager? I 5 noticed you had -- 6 MR. SYLVANOWICZ: I got hurricane up 7 there with the flooding information, which I 8 think we've covered. Storm debris. Since the 9 beginning -- I think if we were waiting for 10 county to pick up storm debris on the curb 11 side, we'd still be waiting and it'd still be 12 sitting there. So that has been picked up by 13 CDD staff, two different vendors and RedTree. 14 So now, we're just kind of -- the idea 15 involved you trying to get the debris off our 16 property, and that worked out with FEMA 17 contractors who we had a relationship with 18 prior, and he's been taking good care of 19 getting the debris off at FEMA's expense and 20 not ours. 21 CHAIRMAN LEWIS: I -- just to interrupt 22 you, I did get a call back from the county 23 today -- just happened to be today -- and asked 24 if we still had any needs for debris and I 25 said, "I don't know, but I will ask. We have a

Page 125 1 meeting today." So if -- if we do have some -- 2 like at our shop or the yard, let me know and I 3 can give them a call. 4 MR. SYLVANOWICZ: Okay. 5 CHAIRMAN LEWIS: They are willing to 6 help. 7 MR. SYLVANOWICZ: Okay. One of the guys 8 that we work with who actually helped do the 9 Countryway Boulevard cleanups of all the -- the 10 wetlands, that he worked during the spring. He 11 also some different hauling business and he got 12 contracted by the county and by FEMA and so he 13 was able to take care of us and work through 14 it. 15 CHAIRMAN LEWIS: Okay. 16 MR. SYLVANOWICZ: Just an update on 17 irrigation. I really want you guys to hear 18 from RedTree and what they are proposing and 19 what they have. They've gone through the whole 20 property and its short-fallings in the current 21 condition, but we're going to do that in a 22 week. 23 CHAIRMAN LEWIS: Well -- so yeah, I did 24 push him off before the meeting. The gentleman 25 was here, Matt Olson? Is that his name?	Page 127 1 the new location is going to be for the 2 continued meeting and then especially if we 3 post some notice, I think that that meets our 4 notice requirements. 5 MR. WIMSATT: And have somebody reach out 6 to the voting member or whoever controls their 7 Facebook group, too. 8 CHAIRMAN LEWIS: Oh, that's a good point. 9 Sonny, can we -- Sherida, can we get someone -- 10 MS. WHYTE: I'm just thinking, where -- 11 where can we go? The swim and tennis center 12 would be the only one and I really don't know 13 if that's available. 14 MR. CHESNEY: What about the -- 15 MR. SYLVANOWICZ: HOA office. 16 MR. CHESNEY: -- the HOA office, yeah. 17 MS. WHYTE: With 40 people? There's a 18 limit of -- 19 MR. CHESNEY: I don't think you'll get 40 20 people next week. 21 MR. BARRETT: I would say go with the 22 activity room at the WCA. 23 MS. WHYTE: I will check in the morning. 24 CHAIRMAN LEWIS: Okay. Just let me know, 25 Sonny.
Page 126 1 MR. SYLVANOWICZ: Yes. 2 CHAIRMAN LEWIS: I pushed him to next 3 week, to our workshop -- which I thought was 4 going to be a workshop two hours ago. Maybe 5 what we tell him to be here is maybe at 4:45, 5 6 o'clock, maybe. 7 MR. SYLVANOWICZ: Okay. 8 CHAIRMAN LEWIS: I know it's late in the 9 day and I -- but I don't rush to this, this 10 Pond 125. 11 MS. WHYTE: You only have an hour next 12 week. 13 CHAIRMAN LEWIS: No. 14 MS. WHYTE: Sorry. That's all the 15 library could give us next week is from 4:00 to 16 5:00. 17 CHAIRMAN LEWIS: Oh, man. 18 MR. CHESNEY: We can always move the 19 meeting. 20 MR. BARRETT: Move what meeting? Isn't 21 there public notice required? 22 MR. CHESNEY: You can have someone sit 23 here and tell them to go somewhere else. 24 MS. McCORMICK: I mean, if we -- at the 25 conclusion of this meeting -- identify where	Page 128 1 Okay. Go ahead, sorry. 2 MR. SYLVANOWICZ: West Park Village 3 project is nearing completion. We were able to 4 see the -- 5 CHAIRMAN LEWIS: Hang on, David. Sorry. 6 Sonny, do you have a question or -- or what are 7 you even doing? 8 MS. WHYTE: Just wanted to let you know, 9 the check cleared. 10 CHAIRMAN LEWIS: Oh, okay. Okay. Sorry, 11 David. 12 MR. SYLVANOWICZ: How do you know that? 13 MS. WHYTE: Oh, I have contacts. 14 MR. SYLVANOWICZ: I guess so. So you're 15 saying the field -- 16 MR. CHESNEY: Faster than even Andy. 17 MR. MENDENHALL: I mean -- 18 MR. SYLVANOWICZ: Briefly, West Park 19 Village is -- finally has power. Finally, the 20 fountains were getting run through today. So 21 this Friday -- we don't know the time yet -- is 22 going to be our walkthrough there. We still -- 23 they're replacing the four sylvestris palms 24 that got damaged in the storm tomorrow, but -- 25 you know, a few of the plantings there. So

Page 129 1 that's moving right along. 2 CHAIRMAN LEWIS: I did drive by before 3 here and they were testing the ponds, the 4 fountains, and they were like four feet tall. 5 So it was looking good. 6 MR. CHESNEY: It does. 7 CHAIRMAN LEWIS: So do we want to talk 8 about -- real quick -- a ribbon-cutting 9 reschedule? 10 MR. SYLVANOWICZ: Reschedule for when? 11 CHAIRMAN LEWIS: I don't know. 12 MR. BARRETT: When are your snowstorms? 13 MS. WHYTE: December 6th, Santa Claus 14 parade is the 14th and December 20th. Those 15 are the three dates I gave to the WOW this 16 morning. 17 MR. BARRETT: I would stay away from the 18 Santa parade. That'll be a zoo. 19 CHAIRMAN LEWIS: Yeah, I agree. 20 MS. WHYTE: Yeah, December 6th is a 21 Friday night. I believe you guys are having a 22 food rally? 23 MS. RING: I don't know off the top of my 24 head. Sounds right. 25 MS. WHYTE: There is something else going	Page 131 1 when their movies start. 2 CHAIRMAN LEWIS: Okay. 3 MR. SYLVANOWICZ: On the 6th, I have snow 4 and food truck rally. 5 MS. WHYTE: You do have a food truck 6 rally. So it's -- 7 MR. CHESNEY: That would be good then. 8 CHAIRMAN LEWIS: 6:30 sound good? 9 MR. WIMSATT: Yeah. 10 MR. CHESNEY: What's the date? 11 CHAIRMAN LEWIS: December 6th, Friday. 12 MR. CHESNEY: You guys are killing me. 13 MR. GILLIS: It's the first Friday, too, 14 so the other part of the community -- 15 CHAIRMAN LEWIS: Right. 16 MR. BARRETT: You said 6:30 or 6:15? 17 CHAIRMAN LEWIS: I said 6:30. Just round 18 it up. 6:15 might be an oddball time. Okay. 19 Is that -- do you got enough time to get that 20 into -- I guess you don't, do you, for 21 December? 22 MS. RING: Yeah, it comes out the 1st. 23 So it gives it a week and it will go on the 24 Facebook page, too. 25 CHAIRMAN LEWIS: Oh, we haven't missed
Page 130 1 on that night. So that might be an opportunity 2 on December 6th. 3 CHAIRMAN LEWIS: Okay. 4 MR. GILLIS: That's the first Friday, 5 too. 6 CHAIRMAN LEWIS: Does that work for 7 everybody? 8 MR. BARRETT: December 6th. What time? 9 CHAIRMAN LEWIS: I think before we were 10 at like 6:15, 6:30. Does that sound -- 11 MR. WIMSATT: Yeah. 12 MR. CHESNEY: When's the other events? 13 CHAIRMAN LEWIS: The food truck rally -- 14 MS. RING: I think it's the movie, that 15 starts at 7:00. 16 CHAIRMAN LEWIS: No, I thought you said 17 there was a food truck rally on the 6th. 18 MS. WHYTE: I thought there was -- there 19 is something on that night. 20 MS. RING: Yeah, it's the movie night. 21 MS. WHYTE: It's a movie night from the 22 HOA. 23 CHAIRMAN LEWIS: Okay. But that doesn't 24 start until like 7 o'clock? 25 MS. WHYTE: Yeah, 7 o'clock is usually	Page 132 1 your publishing date, have we? 2 MS. RING: No, no, no, that's tomorrow, I 3 think. 4 CHAIRMAN LEWIS: Okay. Perfect. 5 Okay. Go ahead, David. Sorry. 6 MR. SYLVANOWICZ: Oh, the last bit is a 7 little bit of maintenance at the guard shack. 8 Robert had a contractor come out and look -- 9 because I had Robert come out and look because 10 it got hit. One witness -- that's another 11 story -- but the high height of the trucks 12 going through the visitor lane damaged the 13 above, which is just a box beam. It's just a 14 hollow beam. It's not going to fall, it's 15 going to stay up, but we have a proposal -- 16 it's about \$3,500 to fix it from soup to nuts. 17 Paid. 18 So that's being dealt with, but we did go 19 through two signs and then damage on both sides 20 within the last month for some reason. This 21 contractor offered me -- also, he's going to 22 give a different proposal that I can present 23 and see if there's any want of this, but to 24 give a secondary sign off the building that's 25 hung on poles with something going across to

Page 133 1 prevent the sign and the building being what 2 gets hit as opposed to just a sign further from 3 the overhang. I don't know how much is -- it's 4 going to be. He was going to put that together 5 and I just wanted to see if there was any 6 interest in that. 7 CHAIRMAN LEWIS: Okay. 8 MR. SYLVANOWICZ: It would change the 9 effect and the aesthetics, I'm sure, but that's 10 it. 11 CHAIRMAN LEWIS: I guess, maybe -- do we 12 want to run that by the VM for the Greens? 13 MR. SYLVANOWICZ: Mm-hmm. All that. 14 CHAIRMAN LEWIS: Okay. What else you 15 got? 16 MR. SYLVANOWICZ: That's it. 17 CHAIRMAN LEWIS: Thank you. 18 Supervisor requests. Jim? 19 MR. WIMSATT: Nothing. 20 CHAIRMAN LEWIS: Chris? 21 MR. BARRETT: Just want to thank you 22 guys. I know you had just a hellacious couple 23 of weeks after the hurricane and I know you 24 guys are going above and beyond. So thank you 25 very much because I know it's -- and David, I'm	Page 135 1 just before the meeting if he had written his 2 resignation letter and he said, "No." So -- 3 MR. WIMSATT: Written, not delivered. 4 CHAIRMAN LEWIS: He said he hadn't 5 written it. So -- Reggie? 6 MR. GILLIS: No, nothing. 7 CHAIRMAN LEWIS: Greg? 8 MR. CHESNEY: So I understand -- since 9 we're talking about how awesome of a job 10 David's doing -- I feel like we just slotted 11 one guy for another -- but anyways, it's my 12 understanding that his team is in transition. 13 So I know we have talked about hiring Sonny's 14 replacement. I know some of you wanted a job 15 description or anything, but I, personally, 16 have always been a fan of -- you know, you 17 support your team leader, and I know David has 18 reached out and wanted to hire -- I'm sorry, 19 Sherida Cook. Sherida -- 20 MS. COOK: It's Sherida. 21 MR. CHESNEY: Tell me your full name. 22 MS. COOK: Sherida Cook. 23 MR. CHESNEY: Sherida -- what? 24 MS. COOK: Sherida Cook. 25 MR. CHESNEY: All right. As you can
Page 134 1 so sorry you got hired right now. Well, I'm 2 not sorry you got hired, but I'm so sorry you 3 got hired right before the worst storm season 4 of the last 28 years. 5 MR. SYLVANOWICZ: Certainly made me 6 prepared. And I -- you'll read it later on the 7 field manager's report, but I had to read a 8 couple of articles to get an idea of what this 9 rainfall has meant. And I didn't want to bring 10 it up because they didn't want to hear that and 11 -- 12 MR. BARRETT: They needed to be heard 13 tonight. 14 MR. SYLVANOWICZ: They needed to be 15 heard, yes. But we've had a lot of rain and 16 it's not been normal and it's not been -- our 17 -- our wetlands are not designed for the amount 18 that we've had, and I keep joking first time in 19 19 years, but for me to take down my water 20 meter after Milton and have it be completely 21 chock full at 13 inches and then to go and look 22 and say, "Nope, we got more like 18 inches in 23 the greater Tampa area." 24 So that -- that explains a lot. 25 CHAIRMAN LEWIS: Fun fact. I asked David	Page 136 1 tell, there is no like side thing between us. 2 So -- because no idea what I'm doing, but -- 3 MR. BARRETT: You do realize this is all 4 on the record. 5 MR. CHESNEY: Chris, think about -- in 22 6 years, think of all the other things I've done 7 that's on the record. So -- you should always 8 be happy with who you are. So I would like to 9 make a motion that we go ahead and hire Sherida 10 -- 11 MR. WIMSATT: Sherida. 12 MR. CHESNEY: Whatever, I give up. I 13 have a mind block when it comes to certain 14 things. I apologize. I honestly do. 15 MS. COOK: It's okay. 16 CHAIRMAN LEWIS: You don't have his 17 contact information, do you? 18 MR. CHESNEY: No -- and so I'd like to 19 make a motion that we do that as a full 20 employee. I mean, I can be more specific, but 21 I think David already has some of those 22 specifics organized. So I would like to make 23 that motion under my supervisor's request. 24 CHAIRMAN LEWIS: I'll second it. 25 MR. CHESNEY: Okay. Now, we can talk

Page 137 1 about however you want. 2 CHAIRMAN LEWIS: I think I'll just add to 3 that, that, Sherida, I appreciate everything 4 you have done over the last couple of months. 5 I know that you and Sonny have worked very well 6 together and obviously, David's very happy with 7 the things you've helped with. I think -- 8 you've obviously put in your own time, which 9 I think speaks volumes. Right? 10 MR. WIMSATT: Absolutely. 11 CHAIRMAN LEWIS: So I just want to say 12 thank you. 13 MS. COOK: It's been my pleasure. 14 CHAIRMAN LEWIS: Unless anybody has 15 anything else they want to talk about or 16 discuss? 17 (No response.) 18 CHAIRMAN LEWIS: I say we vote on this 19 and -- 20 MR. BARRETT: So David, you worked out 21 compensation and -- like I don't know where we 22 are with that. 23 MR. SYLVANOWICZ: I've discussed with 24 Greg and with -- 25 MR. CHESNEY: Yeah, I'm okay with --	Page 139 1 Understand that she has been filling in for 2 Sonny having to -- well, she's been training 3 with Sonny since -- 4 MS. WHYTE: Since I went to -- 5 MR. SYLVANOWICZ: Well, even before that 6 because it was more of when you -- when you 7 went to Canada and that was in June. She was 8 already temping back then. So -- she's been 9 invaluable. 10 CHAIRMAN LEWIS: All in favor? 11 (All board members signify in the 12 affirmative.) 13 CHAIRMAN LEWIS: Carries five to zero. 14 Welcome aboard. 15 (Motion passes.) 16 MR. WIMSATT: Welcome to the team. 17 MR. SYLVANOWICZ: You asked for it. 18 MS. WHYTE: No back-outs. 19 CHAIRMAN LEWIS: The only thing that I 20 had real quick -- I had a couple other things, 21 but they can wait. Long range survey results. 22 This came up last -- I -- I got something from 23 Karen about probably two months ago now and 24 then everything went crazy. Did those -- I 25 didn't know if we had heard from her or --
Page 138 1 yeah. It's reasonable. 2 MS. McCORMICK: And we have an employment 3 agreement with David. Do you want to do a 4 similar one with Sherida Cook? 5 MR. CHESNEY: Do we have one for Sonny? 6 MS. WHYTE: Nope. 7 MR. CHESNEY: Yeah, so no. 8 MS. McCORMICK: Okay. 9 MR. SYLVANOWICZ: And to circle back to 10 something that Reggie wanted, I do want to do 11 a more descriptive division of labor where it 12 crosses over and all of that. I just -- I want 13 to get through these ridiculous storms, and to 14 look on the news and see one is forming over on 15 the Yucatan and seeing it doing the same thing 16 Milton did last week and -- I don't know. 17 MR. MENDENHALL: We're getting into the 18 slow field manager time. 19 MR. SYLVANOWICZ: Oh, I'm sure. You 20 know, these wetlands that are just needing -- 21 CHAIRMAN LEWIS: He's not buying it. 22 MR. CHESNEY: But he's identified her as 23 a supportive member of the team and doesn't 24 want to lose her to someone else. 25 MR. SYLVANOWICZ: Yes, exactly.	Page 140 1 MR. GILLIS: No, I have those. I was 2 just -- what we were hoping to do was to get 3 the HOA to send out -- to get it to a broader 4 group of communities. We got good input from 5 basically anything that's near the golf course. 6 Harbor Links, Radcliff, the Greens -- and it 7 was pretty obvious from where they were 8 looking. But the feedback I got from Karen was 9 that it was very noticeable that many of the 10 neighborhoods did not provide. So she 11 suggested that we try to send something back 12 out and -- because the HOA was going through 13 the process of selecting a field manager and 14 some other things, I thought that was the 15 priority. So that's -- that's why it's been 16 kind of lagging. We can go with the results we 17 have, but it's just about five or six -- 18 MR. WIMSATT: I think we should try to 19 get it to the voting member to do it. 20 CHAIRMAN LEWIS: I was going to say, 21 you're heading there tonight. Right? 22 MR. GILLIS: I think so. In ten minutes, 23 I'm supposed to talk to all the voting members. 24 CHAIRMAN LEWIS: Maybe bring it up to 25 Michael, if you will.

Page 141 1 MR. GILLIS: I will. 2 CHAIRMAN LEWIS: And/or Karen. I don't 3 know if Sarah's going, but -- okay. Okay. 4 Move to adjourn? 5 MR. MENDENHALL: You want to continue. 6 CHAIRMAN LEWIS: I had a note on my 7 stupid notes and still forgot it. 8 Move to continue the meeting to November 9 19th. 10 MR. CHESNEY: Andy, are you going to be 11 here? 12 MS. McCORMICK: Do you want me to be here 13 at the continued meeting? 14 CHAIRMAN LEWIS: I think it might be a 15 good idea. I don't know if anything would come 16 up, but -- thank you, Reggie. 17 MS. McCORMICK: Okay. 18 CHAIRMAN LEWIS: I think -- in case 19 anything comes up with land or -- if anything 20 comes up. I know Robert slept in a Holiday Inn 21 Express last night. So -- 22 MR. MENDENHALL: I just have to double 23 check. I know I have two meetings in the 24 mornings, but my laptop is dead. So -- 25 CHAIRMAN LEWIS: Okay. And then Sonny	Page 143 1 understanding. 2 CHAIRMAN LEWIS: Okay. 3 Everybody in favor of continuing? 4 (All board members signify in the 5 affirmative.) 6 CHAIRMAN LEWIS: Passes four to zero. 7 Let the record reflect that Reggie Gillis had 8 to leave early. 9 And we're continued. 10 (At 6:15 p.m., the meeting was 11 continued.) 12 13 14 15 16 17 18 19 Matthew Lewis, Chairman 20 21 22 23 24 25 11.12.24
Page 142 1 will let us know about the swim and tennis 2 club? 3 MS. WHYTE: Yes, sir. I will check on 4 that first thing in the morning. 5 CHAIRMAN LEWIS: Okay. And then row 6 plot, maybe -- and I guess you'll work on the 7 aerial -- or you had the flood plain map. And 8 we can work on getting a Google Earth thing, 9 too. 10 MS. WHYTE: I've already got it in my 11 notes. 12 MR. CHESNEY: Bring the big one in. 13 CHAIRMAN LEWIS: Or -- whatever, not 14 necessarily a row plot, but whatever -- if we 15 need to put something on the walls, I think -- 16 MS. WHYTE: Robert is coming into the 17 office tomorrow anyway, so we can go over that 18 briefly. 19 MR. CHESNEY: I'm serious. You can 20 borrow my projector, if you need it. Put it on 21 the wall if you don't to mess with that. 22 MS. WHYTE: Well, if we send it to them 23 tomorrow -- this week. You know, the flood 24 plain map and which way the water flows, I 25 think that will really help with lot of	Page 144 1 REPORTER'S CERTIFICATE 2 3 STATE OF FLORIDA: 4 COUNTY OF HILLSBOROUGH: 5 6 I, Whittie Grace Cullipher, certify that I 7 was authorized to and did stenographically report 8 the foregoing proceedings and that the transcript is 9 a true and complete record of my stenographic notes. 10 I further certify that I am not a relative, 11 employee, attorney or counsel of any of the 12 parties, nor am I a relative or employee of any of 13 the parties' attorney or counsel connected with the 14 action, nor am I financially interested in the 15 action. 16 DATED November 23, 2024. 17 18 19 20 21 22 23 24 25