

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: December 3, 2024

TIME: 4:11 p.m. - 6:20 p.m.

PLACE: Maureen Gauzza Regional Library
11211 Countryway Boulevard
Tampa, Florida 33626

REPORTED BY: Whitlie Grace Cullipher
Notary Public
State of Florida at Large

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1	APPEARANCES:
2	WESTCHASE COMMUNITY DEVELOPMENT
3	DISTRICT BOARD MEMBERS:
4	
5	Matthew Lewis, Chairman
6	Greg Chesney, Vice Chairman
7	Jim Wimsatt
8	Christopher Barrett (via telephone)
9	Reggie Gillis
10	
11	ALSO PRESENT:
12	
13	INFRAMARK:
14	
15	Andy Mendenhall, District Manager
16	
17	Robert Dvorak, District Engineer (via telephone)
18	
19	WESTCHASE STAFF:
20	
21	David Sylvanowicz
22	
23	Sonny Whyte
24	
25	Sherida Cook

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Page 5 1 The transcript of Westchase Community 2 Development District Board Meeting, on the 3rd day 3 of December, 2024, at the Maureen Gauzza Regional 4 Library, 11211 Countryway Boulevard, Tampa, Florida, 5 beginning at 4:11 p.m., reported by Whitlie Grace 6 Cullipher, Notary Public in and for the State of 7 Florida at Large. 8 ***** 9 CHAIRMAN LEWIS: All right. I'm going to 10 go ahead and get the meeting started. Today is 11 -- today is December 3rd, 2024. This is the 12 Westchase Community Development District. 13 Let the record reflect that three 14 supervisors are present: Myself -- Matt 15 Lewis -- Jim Wimsatt, Greg Chesney, and I 16 believe Chris Barrett is on the phone. 17 MR. MENDENHALL: Chris Barrett is not on 18 the phone yet. He was going to be Teams-ing in 19 and the Teams is not working with the 20 connection here. So I just reached out to him 21 and asked him to dial into my other line, and 22 I'm also going to try and get this to work, 23 too. So -- 24 CHAIRMAN LEWIS: Okay. So we will then 25 -- we do have a quorum, so we will continue	Page 7 1 so from an organizational matter perspective, 2 we have our two supervisors that were -- you 3 know, that won in the election. And so we have 4 an oath of office for both Matt and Jim, and if 5 you're okay, I'll go ahead and read the oath 6 off, and if you can affirm at the end, that 7 will take care of it. I'm a notary, so I'll 8 notarize it. I'll give you both of the forms 9 to fill out and, you know, we'll get that taken 10 care of. Okay? 11 CHAIRMAN LEWIS: Okay. 12 MR. MENDENHALL: All right. Perfect. So 13 do you solemnly swear or affirm that you will 14 support, protect and defend the Constitution 15 and Government of the United States and of the 16 State of Florida -- 17 MR. BARRETT: Hello? 18 MR. MENDENHALL: -- and that you are duly 19 qualified to hold office under the Constitution 20 of the State and that you will well and 21 faithfully perform the duties of Supervisor, 22 Westchase CDD, on which you are now about to 23 enter, so help you God? 24 MR. WIMSATT: I so affirm. 25 CHAIRMAN LEWIS: I do.
Page 6 1 forward. We do have our attorney, Erin 2 McCormick, present. Robert Dvorak will be on 3 the phone -- or is on the phone. 4 So with that, an approval -- or a 5 motion -- I'll move to approve the consent 6 agenda. 7 Do I have a second? 8 MR. WIMSATT: I think we have to do the 9 organizational stuff first. 10 CHAIRMAN LEWIS: Oh, is it first? 11 MS. MCCORMICK: Yeah, it's -- 12 CHAIRMAN LEWIS: Oh, okay. I don't 13 actually have the agenda in front of me. 14 MS. MCCORMICK: Oh, here you go. You can 15 have mine. 16 CHAIRMAN LEWIS: Thank you, thank you. 17 Okay. Organizational matter, excuse me. Oath 18 of office, seat for myself, seat five for Jim 19 Wimsatt. 20 Andy, is there anything we need to do 21 with -- 22 MR. MENDENHALL: I'm sorry, I -- yeah, 23 Chris just dialed in, as well. 24 CHAIRMAN LEWIS: Okay. 25 MR. MENDENHALL: Yeah, so we have the --	Page 8 1 MR. MENDENHALL: All right. 2 Congratulations. And so -- again, I'll give 3 you this to fill out your portion and then in 4 addition, I will also stamp it in and we'll 5 get my part taken care of, as well. 6 The other item that you have as far as 7 board seats this past election, you had Reggie, 8 who is in seat four. Paperwork did not get, 9 you know, filed. So typically, this happens in 10 many districts. So if Reggie still has an 11 interest in being on the board and the board 12 still has an interest of Reggie being on the 13 board, you can certainly have a motion to 14 appoint him to the board. And first thing you 15 would have to do, though, is declare, by 16 motion, a vacancy of that seat -- which is seat 17 number four -- and the -- an associated 18 resolution, which is 2025-2. 19 CHAIRMAN LEWIS: Okay. So -- 20 MR. MENDENHALL: Sorry. The problem is 21 that my phone's not working, so I'm just 22 letting Chris know that. 23 CHAIRMAN LEWIS: Okay. No worries. So 24 per Resolution 2025-2, I am declaring a vacancy 25 for seat four. Do we need a --

Page 9 1 MR. MENDENHALL: Yes. 2 CHAIRMAN LEWIS: -- second on that or -- 3 okay. 4 MR. WIMSATT: I'll second it. 5 CHAIRMAN LEWIS: Okay. Do we all need to 6 vote? 7 MR. MENDENHALL: Yep, if you could. 8 CHAIRMAN LEWIS: Okay. All in favor that 9 we do have a vacancy of seat -- 10 MR. WIMSATT: Yep. 11 CHAIRMAN LEWIS: -- seat four? 12 MR. MENDENHALL: Seat four, yep. Okay. 13 MR. CHESNEY: One seat, right? 14 MR. MENDENHALL: Yep. 15 (All board members signify in the 16 affirmative.) 17 MR. MENDENHALL: Okay. So that motion 18 carries. 19 (Motion passes.) 20 MR. MENDENHALL: And -- and then the next 21 thing you would do is, of course, if you're 22 interested in appointing anybody to that 23 particular seat -- again, you might want to ask 24 Mr. Gillis if he's interested. I know he's 25 attending this evening in our audience, but you	Page 11 1 MR. WIMSATT: Nobody ran for the seat. 2 Nobody else ran for the seat. 3 MS. WILCOX: Right, but -- 4 MS. McCORMICK: If there is a vacant seat 5 on the board, then the existing board members 6 appoint somebody to replace or to fill that 7 seat. 8 MS. WILCOX: Okay. So if everybody knew 9 that was a vacancy, someone could say, "Oh, I 10 want this seat," and stand up now or something 11 for appointment? 12 CHAIRMAN LEWIS: I suppose they could. 13 MS. McCORMICK: They could, but -- 14 MS. WILCOX: I'm just -- I'm just asking 15 -- I mean, I don't know how it works. So -- 16 MS. McCORMICK: I mean, somebody could 17 say that they are interested, but at the end of 18 the day, it's going to be the board members 19 that are on the board that appoint somebody to 20 that vacancy. 21 THE REPORTER: Could you identify your 22 name, please, for the record? 23 MS. WILCOX: Yes, Pam Wilcox. 24 THE REPORTER: Thank you. 25 MS. WILCOX: Just wondering how those
Page 10 1 have that option to place him back on the board 2 or it's a board decision on how you appoint to 3 that particular seat. 4 CHAIRMAN LEWIS: Okay. Mr. Gillis, do 5 you have any interest in maintaining your seat 6 for the CDD? 7 MR. GILLIS: I do. 8 THE COURT: Okay. I would -- I would 9 move to nominate Reggie Gillis for seat four. 10 MR. WIMSATT: I'll second that. 11 CHAIRMAN LEWIS: Okay. All in -- 12 MR. MENDENHALL: Any additional 13 discussion? 14 CHAIRMAN LEWIS: Oh. 15 (No response.) 16 MR. MENDENHALL: All in favor? 17 CHAIRMAN LEWIS: Did you have something 18 you want to say? 19 MR. CHESNEY: Uh -- no, I'm good. I'm 20 sorry. Yeah, let's do this. 21 MS. WILCOX: Question. Does that mean 22 anybody can be on the board? If they want that 23 seat, I mean, could -- because nobody -- he 24 didn't do his paperwork so then anybody could 25 -- you can nominate anybody?	Page 12 1 vacant seats work and if this were to happen 2 again and if someone is interested, if -- when 3 -- if they hadn't done the paperwork or -- 4 let's say I'm interested, you know, consider me 5 because you've known me for 20 years or 6 something -- I didn't know how that all works. 7 So -- 8 CHAIRMAN LEWIS: Good question. 9 Okay. So all of those in favor of 10 appointing Reggie Gillis back to seat four? 11 Raise your hand. 12 CHAIRMAN LEWIS: Uh -- 13 MR. MENDENHALL: Chris, you're on the 14 line. I know you were -- the Teams thing 15 wasn't working. Basically, what the board is 16 taking action on now is there is a motion on 17 the floor and a second to place Reggie Gillis 18 back on the board in seat number four, which 19 was his previous seat. And we're just taking a 20 vote now. 21 (No response.) 22 MR. MENDENHALL: So they were just 23 waiting on your vote. 24 (No response.) 25 MR. MENDENHALL: You may be on mute,

Page 13 1 Chris. 2 (No response.) 3 MR. CHESNEY: He has to vote. 4 MR. MENDENHALL: Yeah. Chris, if you 5 can -- 6 MR. BARRETT: Can you hear me? 7 MR. MENDENHALL: I can hear you just 8 fine. 9 MR. BARRETT: Okay. My vote is yes. 10 MR. MENDENHALL: Okay. Vote is yes. 11 CHAIRMAN LEWIS: Okay. Did you raise 12 your hand? 13 MR. CHESNEY: (Moves head side to side.) 14 CHAIRMAN LEWIS: You did not. 15 Okay. So the vote is confirmed for 16 Reggie Gillis with three to one. 17 (Motion passes.) 18 MR. MENDENHALL: Okay. Congratulations. 19 Again, similar formality, we have an oath 20 of office. Reggie, I will be happy to 21 administer this to you, if you want to affirm 22 at the end. Do you solemnly swear or affirm 23 that you will support, protect and defend the 24 Constitution and Government of the United 25 States and of the State of Florida and that you	Page 15 1 CHAIRMAN LEWIS: Okay. Moving on to 2 designation of officers. I suppose that after 3 the election that I -- I'll just say this: I 4 know I went through this before. I've felt 5 very honored to be the chairman and I would 6 like to continue if you guys will have me, but 7 I can completely understand if someone would 8 like to nominate someone else or ask to do the 9 chair position. I totally understand. So -- 10 (No response.) 11 CHAIRMAN LEWIS: I guess I'm saying that 12 I would like -- 13 MR. WIMSATT: I'll nominate Matt Lewis to 14 be the chair of the board of supervisors. 15 MR. GILLIS: And I'll second. 16 CHAIRMAN LEWIS: Okay. And then, I 17 guess, let me amended my motion, I guess, if 18 that's what it is. I will -- a motion to make 19 -- continue to have Greg Chesney as the 20 co-chair. 21 MR. WIMSATT: That's the motion that I 22 would have. 23 CHAIRMAN LEWIS: Okay. 24 MR. GILLIS: And I'll second. 25 CHAIRMAN LEWIS: Thank you.
Page 14 1 are duly qualified to hold office under the 2 Constitution of the State and that you will 3 well and faithfully perform the duties of 4 Supervisor, Westchase CDD, on which you are now 5 about to enter, so help you God? 6 MR. GILLIS: I do. 7 MR. MENDENHALL: All right. 8 Congratulations. Welcome back to the board. 9 Same thing. I'll fill it out, I'll stamp it 10 and I'll give to you and then give the 11 instruction there. 12 MR. GILLIS: And I would like for the 13 residents to know that it was not a no -- no 14 paperwork was turned in. It was turned in and 15 was supposedly too late. So it was not a 16 case -- 17 MR. MENDENHALL: I understand. 18 MR. GILLIS: It was not a case of nothing 19 was turned in. I was told it was too late, not 20 that it was -- 21 MS. WILCOX: You missed the deadline. Is 22 that how it works? 23 MR. GILLIS: Yes, correct. 24 MS. WILCOX: Okay. I didn't know how the 25 CDD worked. So --	Page 16 1 MR. MENDENHALL: Okay. 2 MS. McCORMICK: Did you say co-chair? 3 It's vice chair. 4 CHAIRMAN LEWIS: Or vice chair. Okay. I 5 might've spoken wrong. 6 Okay. All in favor of that? Chris, did 7 you hear that? 8 MR. MENDENHALL: He's coming on. 9 Hey, Chris. The board was just approving 10 the designation of officers, Resolution 2025-3, 11 with Matt as chair and Greg as vice chair and 12 just taking a vote on it now. 13 MS. McCORMICK: Do we want to include in 14 there to have the other board members as 15 assistant secretaries? 16 MR. MENDENHALL: Yeah, essentially, you 17 know, you're putting the officers as the same 18 structure with your other supervisors as 19 assistant secretaries and three individuals 20 from my company as some of the administrative 21 roles. Secretary, treasurer and assistant 22 treasurer, and respectively, that's myself, 23 secretary, Leah Popelka, treasurer, and Angel 24 Montagna as assistant treasurer. 25 CHAIRMAN LEWIS: Okay.

Page 17 1 Okay. Did we vote? 2 MR. MENDENHALL: (Moves head from side to 3 side.) 4 CHAIRMAN LEWIS: We didn't vote. 5 MR. MENDENHALL: Didn't vote. 6 CHAIRMAN LEWIS: All favor of that 7 motion? 8 (All board members signify in the 9 affirmative.) 10 CHAIRMAN LEWIS: Four raising their hand. 11 Chris, are you -- 12 MR. BARRETT: I'm in agreement. 13 CHAIRMAN LEWIS: Okay. In agreement. 14 Carries five to zero. 15 (Motion passes.) 16 CHAIRMAN LEWIS: Okay. Are we good on 17 organizational matters? 18 MR. MENDENHALL: You are good on 19 organizational matters. 20 CHAIRMAN LEWIS: Okay. So at this point, 21 I would move to approve the consent agenda. 22 Do I have a second? 23 MR. WIMSATT: Second. 24 CHAIRMAN LEWIS: Seconded by Jim. 25 Any questions or discussion?	Page 19 1 inspection. As we were going through, we 2 noticed that there were multiple problems out 3 in the field along -- along with all of the 4 clocks. The clocks are in pretty bad shape. 5 So David was talking to me about replacing the 6 clocks. I said hold off on replacing the 7 clocks for now until we get through our 8 inspection. 9 On the inspection, we have somewhere in 10 the vicinity of 94 homes that are not hooked up 11 to a clock at the moment. So we're constantly 12 running around turning the water on trying to 13 water during the day while we're here. As far 14 as all of that -- I don't know if you guys have 15 seen all of the proposals we put together 16 originally. So something like 166 -- out of 17 that 166,000, 43,000 is fixing the electronics 18 as far as the clocks go, wire paths and things 19 like that. 20 Now, if we go and fix all of that, that 21 doesn't mean it's a cure-all. There's still 22 issues out there that are unseen from previous 23 contractors and, you know, bad wire splices, 24 things like that. So what we're suggesting is 25 to, basically, rewire a third of this system.
Page 18 1 (No response.) 2 CHAIRMAN LEWIS: Seeing or hearing none, 3 all in favor? 4 (All board members signify in the 5 affirmative.) 6 CHAIRMAN LEWIS: Chris, do you approve or 7 disapprove? 8 MR. BARRETT: Approved. 9 CHAIRMAN LEWIS: All approved. Carries 10 five to zero. 11 (Motion passes.) 12 CHAIRMAN LEWIS: Okay. Moving on to 13 audience comments, but before we do that, I'm 14 going to include the folks from RedTree 15 because I know you guys have been patient for 16 the last two meetings and I do thank you for 17 that. I think you have a little presentation 18 on the irrigation that you'd like to go over 19 with us today. 20 MR. OLSON: Absolutely. So -- 21 CHAIRMAN LEWIS: And if you could, just 22 state your name and who you are just for the 23 record. 24 MR. OLSON: Sure. Matt Olson, RedTree, 25 irrigation manager. So we did our initial	Page 20 1 Approximately a third. 2 So what we'd do, we would bore all the 3 way from Sheldon all the way to Gretna Green 4 and pick up every clock. It would stop just 5 before Gretna Green here and we would 6 basically condense, I think, seven clocks into 7 one and that would be online. And we would be 8 boring it because if we did like trenching, it 9 would -- it's very invasive. Nobody wants to 10 see the trenches out there. You know, we're 11 not going to be tearing up the grass. So we 12 would bore valve to valve. That would be my 13 huge suggestion because the wire passing is sad 14 -- in sad shape out there. What is it, 40 15 years old? 16 MR. SYLVANOWICZ: 30 something. 17 MR. OLSON: 30, so a lot of hands have 18 been in it. It's in rough shape. So that's -- 19 that's about it. I mean, it's a big project. 20 It's a big undertaking. 21 MR. CHESNEY: So weren't there -- where 22 is David? 23 MR. SYLVANOWICZ: Right here. 24 MR. CHESNEY: Hiding back there. 25 MR. SYLVANOWICZ: I was just getting out

Page 21 1 of the way. 2 MR. CHESNEY: Weren't there two -- I only 3 see a 900,000 proposal. Where is the one -- 4 CHAIRMAN LEWIS: There is another folder. 5 MR. CHESNEY: Oh, there's an older 6 folder? 7 CHAIRMAN LEWIS: No, another folder. 8 Irrigation -- 9 MR. SYLVANOWICZ: There is two folders in 10 the field office report. One says irrigation 11 audit repairs -- 12 MR. CHESNEY: And then proposals is the 13 other one. Got it. 14 MR. SYLVANOWICZ: Yes, so those are all 15 the individual valves that need to be replaced. 16 Those are all priced at about \$1,500 to find 17 the wire paths for each valve. 18 MR. OLSON: Correct, and trying to get 19 them into the controls -- 20 MR. SYLVANOWICZ: Into the system. And 21 that's community wide, and then I did separate 22 out the irrigation proposal, which is -- would 23 be the phase -- the first phase of trying to 24 update -- get us into a better position to move 25 into the future with our irrigation system.	Page 23 1 going to have to deal with the irrigation 2 system. It's something that needs to be 3 upgraded." Multiple conversations with Paul 4 Woods, who is here today, who says, "Yep. 5 That's going to be on your shoulders." So we 6 started the process of, "How do we fix this," 7 and I started with our current system, Toro, 8 and that rep and meeting with him to see if we 9 just want to upgrade the current systems to 10 give us controllers that are more of the 11 technology -- communicate better, use cell 12 service as opposed to radio, and I brought Matt 13 in because that was about the same time that he 14 was starting at the property and he wanted to 15 investigate our wire path, which through the 16 audit, determined that it's in sorry shape. 17 So what he's proposing is an upgrade of 18 our wiring system. Our wiring system would not 19 go from point A and then back to the 20 controller. It would be able to go from valve 21 to valve to valve as it proceeded and it would 22 be buried in conduit, it would be bored and we 23 would have a cohesive system for what he's 24 proposing that we would basically have -- 25 MR. OLSON: A new electronic system.
Page 22 1 So we have a 30-year-old system that, 2 as he explained, we have wires broken in 3 different places. When he did his inspection, 4 he was able to wire path test from the 5 controllers to see which valves were 6 communicating and which valves were not, and 7 that is -- if you go looking, that is buried 8 deep in all those reports by the resistance 9 coming back from each valve. 10 MR. OLSON: Correct. 11 MR. SYLVANOWICZ: So what he was to 12 determine was that -- you said something like 13 90 valves are not communicating -- 14 MR. OLSON: Correct. 15 MR. SYLVANOWICZ: -- and the 16 rectification of that is to basically go 17 through and find the wire paths that are in the 18 ground and each control out to the valve, turn 19 it around and coming back to that controller. 20 And like he says, there is many hands that have 21 been in the ground. It's been many, many 22 years. So -- yeah, there's a lot of failure 23 right there. 24 So this started with -- way back when 25 Doug was on his -- retiring, he said, "You're	Page 24 1 MR. SYLVANOWICZ: Yep. 2 CHAIRMAN LEWIS: Did you have a question? 3 MR. CHESNEY: Yeah. So the repairs, how 4 do they jive with the overall proposal? What 5 is -- are the repairs a subset of the proposal 6 or would the repairs be wasted in the event of 7 the overall replacement of -- 8 MR. OLSON: Well, some of the repairs -- 9 if you decided to go with this, we wouldn't 10 have to do any of the repairs electronically to 11 Sheldon -- Gretna Green to Sheldon. 12 MR. CHESNEY: Yeah. 13 MR. OLSON: All that would be on hold. 14 Basically, we would have to patch together what 15 you have existing based on a three-year plan to 16 get all of this completed. So some of it would 17 have to get fixed regardless. 18 MR. CHESNEY: All right. That was part 19 of my question. My second question -- so maybe 20 I'll ask that and that'll help me understand 21 the first one. So the proposal you outlined is 22 just for a specific subset of Westchase. 23 What's the time frame for that proposal? 24 MR. OLSON: Approximately four months. 25 MR. CHESNEY: So four months. Okay. And

Page 25 1 that would cover probably a third of the 2 community? 3 MR. OLSON: Right. 4 MR. CHESNEY: And you -- have you 5 assessed the rest of the community? Like why 6 did you start there, just because -- 7 MR. OLSON: High profile. 8 MR. CHESNEY: High profile. Makes sense. 9 MR. OLSON: Yes, that's why I started 10 there. There's worse areas, but it being like 11 center town, that should be perfect. 12 MR. CHESNEY: Gotcha. Okay. All right. 13 Thank you. 14 CHAIRMAN LEWIS: So I think Greg was just 15 asking -- so I added up the other little 16 proposals and it came to about \$147,000, 17 roughly. I don't know if the -- 18 MR. OLSON: Correct, and then I have 19 about a hundred -- I think 143 of that is just 20 electronic work trying to get the clocks 21 together, which are -- you know, parts are 22 almost impossible to get for those clocks now 23 because they don't make them anymore. They 24 have to refurbish the parts we send in and then 25 trying to fix the wire path out to the valves	Page 27 1 going? 2 CHAIRMAN LEWIS: Oh, yeah. 3 MR. CHESNEY: So Mr. Woods, do you have 4 anything -- any comments on this as our 5 consultant -- 6 MR. WOODS: I do. 7 MR. CHESNEY: -- for many years? 8 MR. WOODS: Paul Woods with OLM. No pun 9 intended, but I don't want to muddy the waters 10 between what we're talking about. There are 11 two distinct proposals brought by RedTree. 12 The first is required, compulsory, as part of 13 the maintenance agreement, which is to assess 14 the current system. 15 So a lot of the -- the challenges that 16 RedTree has had is over the years where -- 17 what Matt's describing as wire paths, simply -- 18 other utilities have compromised this 19 communication of wire, the size of a shoe 20 string, that runs through the right-of-ways of 21 this community -- every part of this 22 community -- and when those are broken, what 23 historically has happened is a small battery 24 controller called a battery operated 25 controller is able to be installed and it -- it
Page 26 1 is extremely time consuming. I would assume it 2 would probably take us a year to -- to do all 3 these repairs on the wire path now. 4 CHAIRMAN LEWIS: Okay. And -- but that's 5 -- I don't know if I heard this, but that's -- 6 that's community wide or that -- only in that 7 Gretna Green to -- 8 MR. OLSON: That is community wide. 9 CHAIRMAN LEWIS: That is community wide. 10 Okay. 11 MR. OLSON: I mean, we have done some 12 other things. We have replaced some clocks 13 already. We do have one online already, which 14 is at the park on -- on Countryway -- 15 MR. SYLVANOWICZ: Yep. 16 MR. OLSON: -- and we have another one in 17 front of the fire station, but that one is not 18 online. Those are like temporary clocks, but 19 -- not temporary, but -- you know, there's -- 20 it's like holding it together instead of buying 21 Toro, which they are -- the controllers I'm 22 putting in are Hunter AC 2's and Hunter IC 2's. 23 They are about the half the price of the Toro. 24 CHAIRMAN LEWIS: Okay. Okay. 25 MR. CHESNEY: Do you have -- can I keep	Page 28 1 eliminates the need to do this large 2 wire-tracking work. 3 So a lot of what Matt and his team has 4 identified is this loss of system control back 5 to a central system, which is located at Dave's 6 office. As I said, that's required by the 7 contract. Took 60 days, plus reminds, to get 8 assessed. It is a large and unwieldy system. 9 It goes in a lot of places that most 10 traditional commercial irrigation systems 11 wouldn't, so there's complexities unique to 12 Westchase there. 13 The second is this capital improvement. 14 So this second conversation of Sheldon to 15 Gretna Green is taking a system -- the 16 technology was designed in the late '80s. 17 Excuse me -- no, yeah, in the '80s. So now, 18 you're looking at system software that's no 19 longer supported by Toro. You're looking at 20 hardware that has to be refurbished, as Matt 21 mentioned, off original parts. 22 So you really look at this aged 23 infrastructure. At least three years ago, 24 possibly as long as five years ago, Doug and I 25 had this conversation. As you are approaching

Page 29 1 maturity, it would be a good conversation to 2 have with the client -- you all -- that capital 3 reinvestment and irrigation -- it's timely. 4 Now, I don't -- I do a lot of nerdy 5 things, but reading your reserve study is not 6 one of those nerdy things. I don't know if you 7 identified irrigation upgrade as a part of your 8 reserve study, but it's the timeliness of this 9 that, I think, is appropriate for the board to 10 consider. 11 But I want to make sure you're 12 considering the two things: If RedTree starts 13 just the repair process, they are building part 14 of the capital process, but it would be paid 15 out of maintenance and operation, and if that's 16 really where you want to fund the integrity of 17 a system that could last you for another 18 quarter century, clearly, that's your decision; 19 but I think by creating these two distinct 20 areas, a tactical approach -- which is the 21 repair of what's broken or what's not 22 communicating -- versus a strategic approach 23 that says, "We're going to recapitalize the 24 irrigation system at Westchase and implement a 25 plan paid out of reserves that would then	Page 31 1 Right? The wiring would remain? I'm just 2 trying to understand -- 3 MR. SYLVANOWICZ: No. 4 MR. OLSON: It would be -- what we're 5 proposing is new wiring -- 6 MR. CHESNEY: Right. 7 MR. OLSON: -- on Gretna Green and then 8 we'd have to keep this -- the rest of it 9 patched together until we can hit phase two or 10 three. 11 MR. CHESNEY: Right. Well, you're 12 jumping ahead of me. I'm -- 13 MR. OLSON: Well, we have to fix some of 14 this, you know, to try to make our lives a 15 little bit easier out there. 16 MR. WOODS: But once fixed, it would not 17 be replaced under a capital project. I think 18 that's your question. Correct? 19 MR. CHESNEY: No, you're -- you're trying 20 to get into my head on the accounting side. So 21 -- so -- and I don't deal with that. It's -- 22 it's reserved, but what I am saying is that 23 what -- I'm going to go back to what newest 24 board member, Reggie, here has been talking 25 about, which is a more comprehensive plan.
Page 30 1 forward into the next quarter century" -- 2 Mr. Chesney, you may be the only board 3 member on -- on in a quarter century and you'll 4 remember this conversation. 5 MR. CHESNEY: Probably going to a little 6 -- gone a little sooner than that. I 7 appreciate that -- 8 MR. WOODS: So I do -- 9 MR. CHESNEY: -- but I just -- I'm going 10 to ask it one more time just so I get it in my 11 head. So the repairs -- if we go ahead with 12 the repairs, that's not going to impact -- 13 well, it should impact the replacement system 14 in a manner without wasting dollars. 15 MR. WOODS: Portions of it. 16 MR. CHESNEY: Portions of it? 17 MR. WOODS: Portions of it. 18 MR. CHESNEY: Yeah, I understand it's not 19 the -- 20 MR. WOODS: But not the entire -- and 21 then -- 22 MR. CHESNEY: Of course, but you're not 23 going to waste any of the repairs. Correct? 24 MR. WOODS: They're not -- 25 MR. CHESNEY: Because it's wiring.	Page 32 1 So I would like to -- my personal opinion 2 would be to put that in a system where, you 3 know, we actually come up with our own 4 timetable. So I'm really just trying to focus 5 on if we approve the repairs, what does that do 6 to the rest of your proposals? How does that 7 impact them? Will they be \$150,000 less 8 instead of 900 -- I got one proposal for 900. 9 Will it be -- what's that -- 750. Right? 10 MR. OLSON: Well, we're going to try and 11 do as little as possible -- 12 MR. CHESNEY: I understand. 13 MR. OLSON: -- to try and hold it 14 together. 15 MR. CHESNEY: I understand. I am 16 empathetic with you. I know this system has 17 been patched together for a number of years. 18 I've been -- I am aware that the -- you know, 19 you have to send away the parts and it is 20 unwieldy. So I want you to understand I'm 21 hearing you. I'm just trying to make sure I 22 understand how the repairs impact the proposals 23 and how those proposals work together. 24 MR. WIMSATT: Can I -- 25 CHAIRMAN LEWIS: Please.

Page 33 1 MR. WIMSATT: I think he's saying for the 2 repairs that you do between Gretna Green and 3 the -- and line -- and Sheldon, if we do the 4 proposal, is it -- are those repairs, you know, 5 then kind of wasted with the fact that we -- if 6 we spend 20 grand to fix something, are we just 7 going to have to go back over it and kind of 8 like -- 9 MR. OLSON: We're not doing the repairs 10 there. 11 MR. WIMSATT: Okay. 12 MR. OLSON: We're going to do the 13 hydraulic repairs, but if you go ahead with 14 this, we're not going to do any of the wiring 15 repairs. 16 MR. SYLVANOWICZ: Let me try to be clear 17 -- 18 MR. WIMSATT: Okay. 19 MR. SYLVANOWICZ: My understanding is 20 that with the repairs that he has documented 21 that was contractually obligated for him to do, 22 a large portion of those exists in the area 23 that he's proposing for the -- for the upgrade. 24 MR. CHESNEY: I get that, 100 percent. I 25 understand.	Page 35 1 CHAIRMAN LEWIS: Paul, I have a question. 2 Have you -- this was really not an itemized 3 proposal from RedTree for this \$900,000 4 proposal. It just shows more of the -- have 5 you -- have you taken a look at this and do we 6 know the price per foot of their directional 7 drill or -- I mean, can you guys provide that 8 or -- 9 MR. WOODS: So I -- I have not. I had a 10 conversation with Matt and Pete Lucadano on 11 21, November, for about 90 minutes where Matt 12 went through kind of the -- the 20,000 foot and 13 then we broke it down to kind of the reason -- 14 kind of along Mr. Chesney's line of 15 questioning, but I have not done any analysis 16 of the proposal. 17 I've given thought to how a district 18 might consider a large project such as this and 19 because -- because of the size of Westchase, 20 you're almost singular in the amount of 21 controllers. If I can just make a comment on 22 value: Any chance to reduce seven breakable 23 parts to one breakable part -- because it's 24 going to break in some form or fashion -- is 25 probably a good value.
Page 34 1 MR. SYLVANOWICZ: Okay. I didn't know if 2 -- 3 MR. CHESNEY: So if I make those repairs 4 -- 5 MR. SYLVANOWICZ: It would be without the 6 proposal. 7 MR. CHESNEY: Without doing the actual 8 replacement at this time, none of that money 9 will be wasted? 10 MS. WHYTE: Yes. 11 MR. SYLVANOWICZ: No, it will be. 12 MR. CHESNEY: It will be wasted. That's 13 -- 14 MR. SYLVANOWICZ: Because what you're 15 paying for is his time to wire track and his 16 staff -- 17 MR. CHESNEY: Gotcha. 18 MR. SYLVANOWICZ: -- to find the 19 wires and connect them. 20 MR. CHESNEY: Thank you. I'm sorry that 21 I -- I didn't say that well enough. I'm -- I 22 don't think I'm on today, which is apparently 23 not a good day to not be on, but we'll see how 24 the rest of the meeting goes. 25 Okay. I get it. Thank you.	Page 36 1 The second is this idea that you're using 2 technology that is so antiquated that you're 3 going to increase the system's capacity to 4 better manage water. As we know, water's the 5 life blood of -- of horticulture and landscape. 6 So you've got decreased defectiveness, you've 7 got increased durability. You'll have system 8 reporting capacities -- which I can't see over 9 the horizon, but knowing that water is a 10 critical resource right now, Hillsborough 11 County may place demands at some point in the 12 future on your ability to best manage water. 13 So the smart irrigation technologies that were 14 never even considered in your current system 15 would be applicable to your new system, so you 16 can -- you can take some of those advantages 17 under statute of having smart irrigation 18 technology to relieve the district of these 19 days of week restrictions that are kind of 20 overarching. 21 So to me, that's the best way to use the 22 water resource, but it's a competitive world. 23 So the other thought that I had was how would 24 an enterprise the size of Westchase CDD know 25 that they are getting competitive value, and

Page 37 1 there are other companies that specialize in 2 large landscape irrigation restoration and 3 development. One is out of Orlando. They did 4 Black Diamond Ranch Community three years ago. 5 And the second, coincidentally, Davey, is 6 a former vendor. Davey has an irrigation 7 division, so you could -- you could see what 8 those costs are, but in terms of a value 9 return, either of those vendors -- Mondragon 10 out of Orlando and Davey -- will just be the 11 install contractor. You'll pay them, they'll 12 walk away, leaving it up to somebody else to 13 manage, and your current vendor is qualified to 14 do that with Matt's background experience, Pete 15 Lucadano's background experience. 16 What really drives cost is this idea that 17 you're down every street where there's a -- a 18 wire, and I think there's value in having the 19 people that are caretakers, also, be the people 20 that design and install the system for you. 21 Hunter is a professional company, one of the 22 top three irrigation manufacturers against Rain 23 Bird and Toro. So even though there's a price 24 point difference, a lot of that is in -- in 25 some cases, you pay for brand name. Toro is a	Page 39 1 Pete Lucadano, since public agency costs plus 2 services could be probably discussed, that -- 3 that you're aware of what their costs are and 4 then you're paying a negotiated percent on top 5 of the direct cost. You guys don't do direct 6 boring, do you? 7 MR. OLSON: No. 8 MR. WOODS: RedTree -- so you'd have to 9 hire a contractor to do that? 10 MR. OLSON: Yes, I've -- I have a 11 contractor that has worked with me many times. 12 MR. WOODS: And that would be direction, 13 I think, through Dave, you know? We'll 14 certainly hammer out a path there, but I think 15 the goal today was just to make sure that the 16 board was aware that we did sit, have a 17 presentation by the vendor. I agreed with the 18 concept. I understand the challenges that they 19 have. A tactical approach will only get you so 20 far. A strategic approach has the potential of 21 a quarter century plus of a system to rebuild. 22 CHAIRMAN LEWIS: Okay. 23 MR. CHESNEY: So the last time we had -- 24 we looked at this for the community as a whole, 25 what's the -- what kind of investment does it
Page 38 1 big brand with a lot of -- of overheads, if you 2 will. 3 But if you were -- if you wanted that 4 competitive cost analysis, what RedTree has 5 provided you all really is their information, 6 if you will. It's not a -- my concern is that 7 if you go to any other vendor and say, "Bring 8 us a design" -- and Matt, you may know this 9 from other experience -- unless you're really 10 working off of a spec, you're going to end up 11 with a little bit of variations. So something 12 to consider. If we get to a point where you 13 want to take a look at a design build, that may 14 be best done directly by the district and then 15 I can assist from our capacity. 16 CHAIRMAN LEWIS: Okay. Thank you, Paul. 17 Yeah, I just wanted to make sure I understand 18 where the 900,000 was coming from. That -- 19 that was really the biggest crux of my question 20 because I -- I just see linear footage of 21 lateral drilling and -- you know, number 12, 22 two wire path, things like that, but I don't 23 see a dollar amount next to each of those. So 24 -- 25 MR. WOODS: So in our conversations with	Page 40 1 take to figure out, you know, at least some 2 rough estimates of what the remaining cost 3 would be on this project? 4 MR. WOODS: Do you mind? 5 MR. OLSON: No, go ahead. 6 MR. WOODS: So what Matt and the team 7 did, they went to the most intensive part, and 8 I -- because I asked that same question. Does 9 this -- does this multiply times three? And so 10 just think -- practically, from it -- long, 11 straight runs are your least expensive way to 12 do it, and as you move down Linebaugh and you 13 move up to the north, there's fewer points of 14 interruption. 15 So the -- theoretically, it's less 16 intensive. Therefore, there should be some 17 cost savings realized there. When you get down 18 to Countryway, it gets a little bit more dense, 19 so the cost may not be as value friendly or 20 budget friendly as the center portion of it. 21 But I would assume -- worst case scenario and 22 current market right now, you should probably 23 use a multiplier of three on the total project. 24 MR. CHESNEY: Okay. 25 CHAIRMAN LEWIS: All right.

Page 41 1 MR. WOODS: Good news is I don't price 2 work for RedTree or Davey or Mondragon. So -- 3 MR. MENDENHALL: Chris, you had a 4 question? 5 MR. BARRETT: (Inaudible.) 6 THE REPORTER: There is absolutely no way 7 I can hear him. 8 MR. MENDENHALL: Hey, Chris, you're 9 coming across really quietly. Can you just 10 speak up a little bit? 11 MR. BARRETT: So it sounds like you're 12 talking about a \$900,000 proposal (inaudible) 13 bid proposal for -- 14 MR. MENDENHALL: It's as loud as it can 15 go. 16 MR. BARRETT: The only rational way to 17 figure out a bigger proposal that will allow 18 the grass to stay alive while we actually put 19 together a big package for replacement 20 (inaudible). 21 CHAIRMAN LEWIS: All right. Chris, hey, 22 it's Matt. I'm trying to listen in and you're 23 coming in so faint, it's hard for me to even 24 hear it and I'm close by. 25 MR. MENDENHALL: If you can, let him know	Page 43 1 MR. WIMSATT: Are there specific reserves 2 for this? That's what I was going to -- 3 MR. CHESNEY: I mean, I've always taken a 4 looser approach to reserving. So our reserves 5 are ample and so -- I mean, we could approve 6 this right now -- the whole three times -- but 7 I don't know where I was going with that, but 8 yeah. Ask me another question. 9 MR. WIMSATT: No, I just mean is there a 10 specific reserve or some specific fund set 11 aside for irrigation or something like that? 12 MR. CHESNEY: No, so I have, over the 13 years, tried to get rid of as many specific 14 reserves as possible because what happens then 15 is that's how governments end up taxing you too 16 much because they're like, "Oh, well, our 17 sprinkler system needs replaced. Well, our 18 reserve is only 100,000 and it needs to be 19 200,000." And so what they do is they increase 20 your assessment. Well, that's -- I learned 21 very quickly sitting here that that's not the 22 way to do things. You just -- you save for a 23 rainy day. You be thrifty with your dollars 24 and -- so we're in a good position. 25 I will say, the last time we looked at
Page 42 1 the Teams is up now. 2 CHAIRMAN LEWIS: Yeah, can you -- is 3 there any way you can log in to Teams? Andy is 4 saying it's on on Teams. Are you able to do 5 that and -- I just don't want to get what you 6 said wrong. I can probably repeat it pretty 7 closely, but that would be like playing the 8 telephone game here. 9 MR. BARRETT: I'll try to log in to 10 Teams. 11 CHAIRMAN LEWIS: Okay. Thank you. I 12 don't know if that's his or your phone -- 13 MR. MENDENHALL: Yeah, it's my phone. 14 Yeah. 15 MR. GILLIS: I mean, clearly -- I mean, 16 we've all said the same thing over and over 17 again. It's another project that, clearly, has 18 a great deal of merit, but how does it compare 19 to the other ones? Because we've got five or 20 six now and just continue to -- I mean, we 21 could have a sweep scheme -- sweeper that would 22 save us money if we sent \$150,000 and spend 23 30,000 less. There's one after the other with 24 these projects and how do you stack them 25 together?	Page 44 1 this -- and I don't remember. For me, it could 2 have been ten years ago, but -- I mean, I was 3 -- it was in the million dollar range. I mean, 4 he's talking about a three million dollar 5 range. So to me, that's a lot. You know, 6 that's our annual budget, usually. 7 MR. WIMSATT: Yeah, absolutely. 8 MS. McCORMICK: I would -- and I was just 9 going to say, this is clearly over the bid 10 threshold, too, so you would have to go through 11 a bid process. 12 MR. CHESNEY: Yeah, so this needs some 13 study. 14 CHAIRMAN LEWIS: That's actually what 15 Chris was trying to say. I just didn't want to 16 repeat the wrong thing. So -- 17 MR. MENDENHALL: And Chris is -- 18 MR. BARRETT: Yes, I'm here. Can you 19 hear me now? 20 CHAIRMAN LEWIS: Yes, much better. 21 MR. BARRETT: Okay. So -- yeah, I think 22 -- I missed, obviously, the last minute or so 23 while I was trying to log on; but it just 24 strikes me that -- you know, given the -- how 25 old the system is and everything that's needed

Page 45 1 and yet, the kind of extensive cost of repairs, 2 it seems to me that we need a Band-Aid until we 3 actually RFP this thing and then -- you know, 4 and actually get guidance of putting together 5 an RFP because I have no idea how to put 6 together an RFP on irrigation. And then -- you 7 know, and bid this thing out because the bid 8 threshold -- it's way above what we can just 9 award to a single vendor of our choice. 10 MS. McCORMICK: Well -- and I was just -- 11 I mean, I was just looking at the bidding for 12 -- and I think this is probably what Paul was 13 referring to. So there's a couple of ways you 14 could do it. You could do requests for 15 proposals and just have each irrigation 16 contractor provide you with their own proposal 17 of how they would design and install a new 18 system, or you could select a design build 19 professional who would design the irrigation 20 system and then you could either bid that 21 design system that the professional had put 22 together or they could give you, you know, a 23 maximum guaranteed price for the system and a 24 time for the installation. And then you could 25 take that to the contractors and say, you	Page 47 1 hand that back to you. The entire discussion 2 of capital improvement is not -- from my 3 perspective, is not to ask for a proposal 4 from the board today. This was the opportunity 5 to introduce this project and put it into the 6 perspective of this long-range capital 7 improvement project. 8 So if there was any question was OLM was 9 hoping you guys would approve \$900,000 today? 10 Not at all. 11 CHAIRMAN LEWIS: I'm glad you clarified 12 that because I honestly wasn't sure. 13 MR. WOODS: Yeah, well, I'm glad I did, 14 as well. So the -- the contractual obligation 15 is to repair. The capital improvement is 16 information -- and I certainly think a workshop 17 is -- to get the discussion items done and at a 18 greater comfort level before any of Erin's 19 suggestions become -- 20 MR. CHESNEY: Yeah, because I'd be 21 interested in different approaches. I mean, 22 I'm surprised we need this much wiring. I 23 mean, there's -- everything seem wireless 24 nowadays. You know, I can hit my phone and -- 25 MR. OLSON: So the thing with wireless
Page 46 1 know, "This is the system, do you want to 2 provide a proposal for it or do you want to" -- 3 "would you be interested in undertaking this?" 4 MR. CHESNEY: Yeah. Well, I think it's 5 too early, really, to speculate that -- 6 MS. McCORMICK: Yeah, that's just a 7 couple of the different options. 8 MR. CHESNEY: None of us -- none of us 9 know nothing right at the moment. 10 Okay. So -- so I'm going to go back to 11 my very first question, if that's all right. 12 Do you mind? 13 CHAIRMAN LEWIS: Yeah, yeah, sure. Go 14 ahead. 15 MR. CHESNEY: So anything need to be done 16 right now to maintain compliance with our 17 contract? 18 MR. WOODS: So -- 19 MR. OLSON: Yeah, a lot needs to be done. 20 MR. WOODS: I'm sorry. Your contract 21 does require the contractor to survey the 22 system for any damages to assume operation and 23 the ongoing two inch and component of the 24 maintenance. If -- if you're prepared for the 25 district board to consider a proposal, I would	Page 48 1 these days, they use a battery called DC action 2 cell node. Very unreliable. They stick open, 3 they don't open after maybe six months to a 4 year and now, you're out there because it, you 5 know, hasn't opened or you're out there 6 constantly trying to shut it down. 7 MR. CHESNEY: Yeah. 8 MR. OLSON: So it can be done that way, 9 but I don't recommend it. It's not there yet. 10 MR. CHESNEY: Right, I was just throwing 11 out one of many questions that I have in my 12 head percolating at the moment. I understand 13 that this is something that, you know, we've 14 been pushing aside for some time. So -- 15 MR. GILLIS: I just don't want water 16 spraying on my car when I go down the road. 17 That's it. 18 MR. OLSON: Doing my best. 19 CHAIRMAN LEWIS: Okay. So your 20 recommendation, at least from -- and let me 21 make sure I'm hearing this right -- is for the 22 individual -- the grouping of individual 23 repairs. Correct? 24 MR. SYLVANOWICZ: I wanted to get this in 25 front of you guys so that you guys could hear

Page 49 1 what they had to say about it -- 2 CHAIRMAN LEWIS: Okay. 3 MR. SYLVANOWICZ: -- and Paul's here, 4 also, to shine light on it. There's a lot of 5 work that needs to be done. The irrigation 6 system is aging, as we've discussed. Which way 7 do we want to go right now in 2024 and how do 8 we want to look forward in the future? What do 9 we want to look at with that? We've talked 10 about, you know, the legalities of it, what we 11 can do, what -- what is the next step. So -- 12 go ahead. 13 CHAIRMAN LEWIS: I'm sorry to interrupt, 14 but -- so the grouping of repairs that we have 15 in front of us that I added up to just under 16 \$150,000, that's -- that's stuff that you 17 recommend that -- you'd prefer to see action on 18 that tonight? 19 MR. SYLVANOWICZ: Well, that's -- you 20 can. That's what Paul and I just talked about, 21 and I can look to him for guidance, but that's 22 what is contractually obligated by the vendor 23 coming into a new contract to highlight what -- 24 what repairs are out there and what we need to 25 do.	Page 51 1 the hole and turning that on and watering for 2 the day and that's why we see a lot more 3 irrigation on during the day because they are, 4 basically, manhandling it -- 5 MR. OLSON: Yeah. 6 MR. SYLVANOWICZ: -- throughout the day 7 to manage it appropriately because they are 8 contractually obligated to manage the 9 irrigation system. 10 CHAIRMAN LEWIS: Okay. Thanks. Paul, 11 did you have something to add? 12 MR. WOODS: And I really, first off, feel 13 that this is a great workshop discussion, but 14 since we're here and now, is there any -- Matt, 15 would there be any economy -- or any reduction 16 in that 150 if there is less labor because 17 things are simplified or are there areas that 18 could be amended, for lack of a better word, or 19 change ordered because it's not so -- does your 20 current proposal consider the worst case of 21 might need to happen to get the system up 22 working? 23 MR. OLSON: Yes. 24 MR. WOODS: Okay. So is there economies 25 that would reduce the cost of that repair?
Page 50 1 CHAIRMAN LEWIS: Okay. But you feel -- 2 or they -- together, you guys feel that that 3 needs to be done or -- 4 MR. CHESNEY: Or wait until we do. 5 CHAIRMAN LEWIS: That's what I'm trying 6 to say. I -- 7 MR. CHESNEY: I cut you off. 8 CHAIRMAN LEWIS: No, that's okay. I 9 guess I was trying to make sure I'm conveying 10 this the right way. 11 MR. SYLVANOWICZ: If I -- and I can be 12 corrected. I feel like what we're -- what's 13 happening now is that they -- if they wanted to 14 skip within that phase -- and the reason we 15 looked at it in phases is because it's -- it's 16 a big job and for the price tag -- to circle it 17 out for a couple of years and kind of phase our 18 irrigation system from the old to the new and a 19 little bit intermediate as we have to go 20 through it and repair what has to be done 21 now -- which we've already started -- that if 22 you want to look at not repairing what's in the 23 first phase to discuss doing that type of phase 24 work, that is in our most intensive part; that 25 they are literally going around and going into	Page 52 1 MR. OLSON: Well, if they don't move 2 forward with that, then no, not really. 3 MR. WOODS: Okay. But that repair covers 4 the entire campus of Westchase? 5 MR. OLSON: The entire campus. 6 MR. WOODS: So we're not just talking 7 about Linebaugh to -- or I mean Sheldon to 8 Gretna Green anymore. We're talking about the 9 entire parcel, including sports and all right 10 of way areas, with a commitment that if RedTree 11 finds economies, it would come off of that 150k 12 and you could do it as an NTE? 13 CHAIRMAN LEWIS: And you felt like you 14 could implement those over what time frame, 15 Matt? 16 MR. OLSON: To get it all complete, I'd 17 say it would be close to a year. Eight months 18 to a year. 19 CHAIRMAN LEWIS: Okay. 20 MR. WOODS: Still able to operate it 21 manually? 22 MR. OLSON: Yeah, we'd have to operate it 23 manually until we get everything under control 24 or battery opped. 25 CHAIRMAN LEWIS: Okay. Hmm. Okay.

Page 53 1 MR. WOODS: If I could? 2 CHAIRMAN LEWIS: Yes. 3 MR. WOODS: When would the best time to 4 do this be? 5 MR. OLSON: It doesn't really matter to 6 us. 7 MR. WOODS: Okay. 8 CHAIRMAN LEWIS: You're not affected by 9 the rainy season or anything like that? 10 MR. OLSON: No. 11 CHAIRMAN LEWIS: Okay. I mean, honestly, 12 we're probably watering less during the rainy 13 season, I guess. 14 MR. WOODS: I thought each of the items 15 was informational, so if it's better to go back 16 to workshop so that we can hash out any 17 questions to be -- have increased confidence -- 18 CHAIRMAN LEWIS: Okay. 19 MR. WOODS: -- I will do my best to make 20 myself available for that portion of the 21 workshop. 22 CHAIRMAN LEWIS: Okay. That would be 23 great. 24 All right. Anything else from the board 25 on this? Just one second. Chris, anything	Page 55 1 CHAIRMAN LEWIS: Well, I think -- I think 2 most of the 900,000 and what he's talking about 3 is mostly wiring and valve control. So that's 4 -- it's not a wholesale -- 5 MR. SANTOS: What about the -- 6 CHAIRMAN LEWIS: -- like, "Hey, we're 7 ripping up all the conduit and sprinkler heads 8 in the community," and -- yeah. 9 MR. SANTOS: The \$150,000 is for repairs, 10 so -- we just talked about it. Right? 11 CHAIRMAN LEWIS: Right. 12 MR. SANTOS: That is to kind of have it 13 in the working condition for how long -- 14 right -- and are we going to consider a -- some 15 other option to kind of fix it for good for the 16 next 30 or so years so -- 17 CHAIRMAN LEWIS: Yeah, and that's what 18 we're talking about for a workshop. 19 MR. WIMSATT: Yeah, we just need more 20 information. 21 CHAIRMAN LEWIS: Yeah, this is -- they've 22 been trying to get on our agenda and present 23 this to us for a couple of weeks and we had to 24 push them off for other reasons. So -- okay. 25 MR. OLSON: Okay.
Page 54 1 else? 2 MR. BARRETT: No, I'm fine. 3 CHAIRMAN LEWIS: Okay. Mr. Santos? 4 MR. SANTOS: Two questions. The options 5 are \$150,000 to fix whatever it is in the whole 6 Westchase and then later, we're going to figure 7 how to replace the whole thing for \$3,000,000 8 or whatever? Is that the only option? 9 CHAIRMAN LEWIS: Well, they presented 10 phase one, which is Gretna Green back to 11 Sheldon, so that's roughly \$900,000. But yes, 12 overall, they're estimating potentially 13 \$3,000,000 community wide. 14 MR. SANTOS: So we're leaning towards 15 having them fix it for now, Band-Aid it for now 16 and then issue an RFP for a full replacement. 17 Is that what I am hearing? 18 CHAIRMAN LEWIS: Correct. Right? I 19 don't want to -- 20 MR. OLSON: You want full replacement, we 21 can do that, as well. 22 CHAIRMAN LEWIS: Well, I want to answer 23 his question. 24 MR. OLSON: Sorry, I couldn't hear half 25 of it. So --	Page 56 1 CHAIRMAN LEWIS: Matt and -- and Andy. 2 Right? 3 MR. OLSON: Yes, sir. 4 CHAIRMAN LEWIS: Okay. Make sure I 5 didn't get it wrong. Paul, thank you guys very 6 much for being patient with us and getting to 7 this meeting. 8 MR. OLSON: Happy Holidays. 9 CHAIRMAN LEWIS: Okay. Moving on to 10 other audience comments. Does anyone have 11 anything they would like to bring up, ask? 12 Yes, sir. 13 MR. SANTOS: I talked to -- it's just 14 about the street sweepers. At least in my 15 neighborhood, I haven't seen them after the 16 hurricane, so I was just wondering when is the 17 next time that it's going to come by or -- I 18 mean, the streets look pretty dirty. 19 MR. SYLVANOWICZ: They are in the 20 schedule. 21 CHAIRMAN LEWIS: Pardon? 22 MR. SYLVANOWICZ: They are in the 23 schedule. 24 CHAIRMAN LEWIS: For when? 25 MR. SYLVANOWICZ: Sometime this month or

Page 57 1 -- 2 CHAIRMAN LEWIS: Okay. And they are 3 still twice a year? 4 MR. SYLVANOWICZ: No, I think they were 5 six times a year. 6 MS. WHYTE: Yeah, I just checked. He 7 will confirm with that community. I already 8 texted him and asked him. 9 MR. SANTOS: Thank you. 10 CHAIRMAN LEWIS: All right. Anything 11 else? 12 MR. DANSEREAU: Yeah, I have a -- a 13 question to his -- this is Mike Dansereau just 14 asking. You say they actually come through 15 each community six times a year? 16 MR. SYLVANOWICZ: Yes. 17 MR. DANSEREAU: Contractually? I 18 guarantee, it's -- I mean, I don't know when 19 they are coming through there, but I -- 20 MS. WILCOX: I've seen them. I can't 21 count six. 22 CHAIRMAN LEWIS: Just so you know, I've 23 asked, I think, Sonny before -- don't we get a 24 GPS track of their bread crumb trail? 25 MS. WHYTE: He has a GPA tracker. I've	Page 59 1 our schedule -- whoever they, it may have been 2 Sonny -- put our schedule out and people took 3 advantage to sweep anything and everything that 4 was in their yard out into the street so the 5 sweepers would get it. 6 MS. WILCOX: And then it goes down the 7 drains. Right? That's where it goes. 8 CHAIRMAN LEWIS: Well -- 9 MS. WILCOX: Right? 10 CHAIRMAN LEWIS: -- if the sweepers don't 11 get it. 12 MR. HOLDER: They'll get it up. It gets 13 vacuumed up in the truck and then -- and 14 disposed of, but the sweeper anticipates being 15 able to do six streets with an empty truck, but 16 everybody sweeps everything out into the street 17 and they only get two streets done before they 18 got to go empty it and do it again. 19 So the community was taking advantage of 20 the schedule. So somewhere down the line, I 21 heard that they decided to just let it be 22 random so that it would clean what was there 23 instead of everybody else's projects. 24 CHAIRMAN LEWIS: Good point. Thank you. 25 Okay. If there is nothing else from
Page 58 1 asked them for it. 2 CHAIRMAN LEWIS: Because I've asked that, 3 too, and I've -- I was a little surprised to 4 remember that they came -- 5 MR. DANSEREAU: I'm positive it isn't -- 6 MS. WILCOX: It'd just be nice if this 7 stuff was posted so you can look and go, "Oh," 8 you know, "it's on" -- like the specific -- the 9 website seems a little light on information. 10 So I -- maybe I'm just not looking at the right 11 -- 12 MR. HOLDER: I think they've discovered 13 they can't do that because everybody put their 14 trash out. 15 CHAIRMAN LEWIS: Oh. 16 MR. HOLDER: During the leaf season, 17 everybody was sweeping all their leaves into 18 the street because they knew the sweepers were 19 coming and it filled up prematurely and he 20 couldn't do his work. 21 CHAIRMAN LEWIS: If you don't mind 22 stating your name, please? 23 MR. HOLDER: I'm sorry. Rich Holder, 24 9801 Bayboro Bridge Drive. I -- it may have 25 been rumor mill, but a few years ago, they put	Page 60 1 audience, I'll move on to engineer's report. 2 Robert, still on? 3 MR. MENDENHALL: Yes, he's -- 4 MR. DANSEREAU: Well, we're -- we're not 5 done. 6 CHAIRMAN LEWIS: Oh, okay. I'm sorry, I 7 asked and I didn't hear any -- 8 MR. DANSEREAU: Mike Dansereau, 9820 9 Bayboro Bridge Drive. Just follow-up from the 10 workshop in reference to the flooding that we 11 had on Bayboro with the six houses. I'm just 12 wondering what the progress is, what the plan 13 is. I know there was some discussion of 14 easement. The tenants at 9820 are not in 15 agreement with an easement. I don't know if 16 you had contact with 9822, but they got a for 17 sale sign up, so I'm not quite sure they're 18 going to be in agreement with the easement, 19 either. 20 So without the agreement of an easement, 21 the plan I understood -- I don't know if 22 Robert's on the line -- was to still level that 23 whole area back behind them homes so it's 24 leveled, not -- not a natural spot where it all 25 drains into and actually start working on that

Page 61 1 berm -- that six-foot-wide berm that's going to 2 be 19 and a half elevation. Is that still the 3 plan moving forward and then having a pump 4 available when a storm is brewing out there in 5 the bay to start pumping down that lake ahead 6 of time without me having to call or having to 7 ask for that to happen? 8 CHAIRMAN LEWIS: Okay. Let me try and 9 break it down. So the progress -- so we did 10 get an e-mail from you folks that you were not 11 in agreement with an easement for the pipe to 12 go through. Robert, the plan -- so between 13 then -- the last workshop or the last meeting 14 and getting your e-mail, we were sort of moving 15 forward with what Robert had provided with the 16 drainage pipe install. There are -- Robert, 17 did the idea of a -- I don't know if a backup 18 plan is the right terminology, but to still 19 build a berm as proposed and then not install 20 the drainage pipe. Is that correct? 21 MR. DVORAK: Yeah, that's kind of -- when 22 we went through the presentation last meeting, 23 that was one of the questions that was asked at 24 that time, which was if we didn't do the inlets 25 and the pipes and all that, could you still	Page 63 1 that there is no way to have that water leave 2 that area if water gets behind the berm. Is 3 that correct, Robert? And I guess, further 4 concern is that -- you know, it may not be 5 mowable at certain times during the summer. Is 6 that a fair statement? 7 MR. DVORAK: Yeah, the -- I mean, yeah. 8 The idea was, too, with the berm, you know, 9 you're kind of grading towards the low points, 10 which are the inlets, and you're -- you are 11 going to have a little back slope on that area 12 -- from the top of the berm back down to the 13 existing ground. But yeah, you're going to 14 have some standing water behind there, just 15 kind of like you do now. I mean, I'm not 16 saying it would be any worse, necessarily, but 17 you're going to have the same soggy sod and 18 standing water, like it happens during the 19 rainy season like you do now. 20 CHAIRMAN LEWIS: Okay. 21 MR. DANSEREAU: Can I ask a question now? 22 CHAIRMAN LEWIS: Yes, go ahead. Sorry. 23 MR. DANSEREAU: Robert, I don't know if 24 you can hear me. This is Mike Dansereau. 25 Yeah, I -- we understand -- a lot of what we
Page 62 1 even build the berm, and an answer to that was 2 yes, we're just -- you're just not going to 3 have anyway for the standing water -- when it 4 rains back there, to get the water out or it 5 would prevent the water from coming -- you 6 know, from the lake up to that elevation from 7 coming -- you know, from going over the top of 8 the bank. 9 So yeah, you can build it without, and I 10 think that was kind of like my first -- like my 11 most first item on my engineer's report, which 12 was -- and it's really a simple modification to 13 the construction plans. You're just deleting 14 information off of there and reprinting it and 15 we can -- like we're just now heading -- 16 getting into the dry season, so there's plenty 17 of time to make a change and -- and if the 18 board wants to do that and then move forward 19 with getting bids for the berm and getting a 20 contractor in place to do the work before the 21 rains start coming in late May or July -- or 22 June. 23 CHAIRMAN LEWIS: So the only issue -- 24 just one second. So the only issue there -- 25 right -- is -- my concern is if we do that,	Page 64 1 see back there is when we get a heavy rain, 2 even if the lake doesn't come over and -- and 3 it does come over a lot, but when it doesn't, 4 behind my house especially is a natural low 5 spot, and I think you've seen that in the 6 elevations. So I think if we had all that back 7 area leveled -- not with drains because we 8 don't want drains now. But to have it level, I 9 think that water would naturally sit on the 10 grass and saturate. 11 Now, obviously, you know, you get a whole 12 lot of water, it's going to pond anywhere, in 13 anybody's backyard, but I think the main thing 14 is it needs to be nice and level and then the 15 berm be on 19 and a half elevation. That's 16 leveled across everything. Because I can tell 17 you, if you get a good rain storm now, you go 18 into my backyard, you'll see it just start to 19 want to go -- I mean, it's all coming to my 20 back area is where it wants to naturally pond. 21 That needs to be leveled out and then across 22 the berm. 23 And then the pump -- I think, Robert, 24 last time if I heard you right was that you and 25 Dave found a better way of draining that lake

Page 65 1 down by closing off the inlet or outlet and 2 then draining out. Was that correct? 3 MR. DVORAK: Yes. I mean, that was the 4 -- David -- when David and Sonny got the last 5 pump and set it up, that was sort of a -- our 6 experiment to see how effective it would be in 7 a 24-hour period. I think we ran it for 15 8 hours, but we got the answer we wanted, which 9 was that long term, that appears to be a viable 10 thing to -- you know, to further pursue, 11 definitely. 12 MS. DANSEREAU: Mm-hmm. 13 MR. DANSEREAU: Right, so what -- what I 14 am hearing is for the short term, leveling and 15 grading that area so it's all on a nice leveled 16 area back there -- there's no low pitching 17 areas -- and do the berm to the elevation that 18 we talked about and then when we get to the 19 rainy season, especially when we have a 20 hurricane brewing out and coming towards the 21 bay, you guys can at least rent the pump or 22 buy one so you're not in the challenge of 23 renting a pump when everyone else is -- and 24 then at least be able to drain that lake down 25 ahead of time -- whatever inches you think.	Page 67 1 Correct? 2 MS. DANSEREAU: Hotel, yes. 3 MR. HOLDER: She's been in a hotel for 4 over a month. 5 MS. DANSEREAU: We rented out a Pod -- we 6 have a Pod, just about like all of the other 7 homes. So just so you know what this has been 8 and continues to be, it's -- it's devastating. 9 Absolutely life altering. What do we do with 10 our home? 11 Our neighbor, Ruth, just put a post up 12 and going to have it up for sale because she is 13 like -- this is -- this is where we are right 14 now. Okay? Not to rehash, but everything 15 going in motion now is now. What would have 16 happened if it was five, six years ago when we 17 were reaching out and reaching out and reaching 18 out? 19 Okay. We're just moving back in. People 20 have gone into their retirement money. Other 21 people just bought a house. Young kids. Here 22 we are. Here we are. I mean, I just want you 23 to at least feel a little bit -- just a bit of 24 what we're going through. Okay? We're tough 25 people. We've been -- we've been around the
Page 66 1 And then the permanent solution would 2 obviously be the berm in place, but to 3 actually do an automated pump that would do the 4 same exact thing and have a structure built so 5 that it would turn off and on when the -- when 6 the lake got to a certain level on its own 7 without manually having to do it. 8 Am I close to what you were thinking? 9 MR. DVORAK: Yeah, I think -- from what I 10 heard -- yeah, you reiterated what we've 11 already discussed to this point. 12 MR. DANSEREAU: Yeah. Okay. 13 CHAIRMAN LEWIS: So I think -- oh, yes, 14 sir. Go ahead. In the back. 15 MR. HOLDER: Her hand was up first. 16 CHAIRMAN LEWIS: Oh, I didn't see it. I 17 just -- just saw you shoot your hand up. 18 Yes, ma'am? 19 MS. DANSEREAU: I just want to make a 20 comment about what our lives are like now, just 21 so you know the status. We are just now moving 22 back into our home and it's three rooms. It's 23 a bedroom, a bathroom and a makeshift office 24 with a little TV and -- 25 MR. HOLDER: You've been in a hotel.	Page 68 1 block and have gone through many, many life 2 challenges. We work through it. We navigate 3 through it, but sometimes, things are tough 4 when you think and believe that if something 5 had been done in the past, we would've had a 6 fighting chance. 7 Now, our home is marked as flooding. 8 There's another house around the cul-de-sac 9 that's been up for sale for a while. You know 10 what it says in their notes? "Not affected by 11 the flood." Is that what we're becoming 12 known for? Is it? 13 My question today is I hear about the 14 short term and for many reasons, my husband and 15 I do not agree and we will not permit an 16 easement for many, many reasons. The long-term 17 plan that you speak of, we've been hearing, 18 "Oh, we'll have an engineer look at it." 19 "Yep, we have an engineer looking at 20 that." 21 Years. I want to know what year is a 22 long-term plan. Do you have a year? 23 Yes, no? 24 MR. DANSEREAU: So what -- I guess my 25 question is -- the short term is an easy thing.

Page 69 1 Right? That's -- Robert can do that on a 2 napkin and get that done. When is the design 3 going to be starting on the real -- when are we 4 working on the real project? So when are we 5 going to put that in place; start getting 6 permits, start working? Is that in motion 7 already, or are we going to wait five or six 8 months to even start that to get in motion? 9 Because they can go simultaneously. Right? We 10 -- the one thing with the berm, it doesn't have 11 to wait on anything else. I mean, you can 12 start working on a permanent solution today. 13 So that's what we're asking. Where are 14 we almost a month later? Are we any further 15 along than what we talked about at the previous 16 meeting? I don't want to do an easement. 17 CHAIRMAN LEWIS: Fair question. So we 18 tasked Robert to put together a plan for this 19 berm and for the drainage, I think, back in 20 August. So actually, before the storms 21 occurred. Right? 22 MR. DANSEREAU: Right. 23 MS. DANSEREAU: Yes. 24 CHAIRMAN LEWIS: Unfortunately, you know, 25 that -- that issue occurred and the storms	Page 71 1 So that -- that's what I can tell you. 2 And listen, when I told you a month ago that we 3 were going to start looking into a long-term 4 plan, I -- I mean it. I mean, it's -- it's 5 something that we need to look at. I think -- 6 I don't want to speak for the rest of the 7 supervisors, but I would think that they would 8 all agree that it's definitely something that 9 we can look into and it would be, as Robert 10 said, a multi-agency issue. I mean, we would 11 have to get the county involved, SWFWMD -- I 12 may be forgetting somebody or -- 13 MR. MENDENHALL: TECO. 14 CHAIRMAN LEWIS: Possibly TECO with their 15 easement. So -- 16 MR. DANSEREAU: I am -- 17 CHAIRMAN LEWIS: If you could let me 18 finish, sir. We -- I don't have an answer for 19 you in terms of when that long-term plan -- 20 what year that's going to be, but that's 21 something that we would discuss at our workshop 22 in January. 23 MR. DANSEREAU: So at the last workshop 24 we had and at the last board meeting we had, I 25 thought you guys approved the short-term
Page 70 1 came. We had our meeting a month ago. We 2 presented that to everyone. We've heard from 3 you about the easement situation. We need to 4 discuss how we want to move forward with just 5 the berm, if that's something we want to do as 6 a board. 7 Because of -- we only -- we operate in 8 the sunshine. We do not talk to each other in 9 between meetings or workshops -- 10 MS. DANSEREAU: Right. 11 CHAIRMAN LEWIS: -- so bluntly, we 12 haven't done anything because we've -- you 13 know, our engineer has thrown out a concept to 14 put in like a permanent type pump or lift 15 station, if you will. 16 MR. DANSEREAU: Right. 17 CHAIRMAN LEWIS: With that being said, I 18 -- we were not scheduled to have a board -- 19 excuse me, workshop in December, but we -- I 20 would like to have one in January because we do 21 need to talk about this, among many other 22 things. I think you heard Mr. Gillis talk 23 about a lot of long-term projects that we have 24 for the community and you just actually heard 25 one about the irrigation, as well.	Page 72 1 approach. Right? Build the berm and the 2 drains. So we're just going to take the drains 3 out of the equation. So that's approved, so we 4 can start moving forward now. Correct? You 5 don't want to have to go through another 6 meeting for. 7 MS. WILCOX: The berm and the pump. 8 MR. DANSEREAU: The berm and -- not the 9 -- yeah, the berm. You guys -- last time we 10 were in here, we talked about -- Robert, about 11 the August -- discussion about putting in a 12 berm, putting in -- leveling out the area, 13 putting in some drains, and then you guys would 14 pump out when needed. That was approved, I 15 thought, by this committee? That, yep, that 16 plan is approved. 17 We had the workshop. There was -- there 18 was some discussion about an easement, which 19 was new information -- at least to some of us 20 -- and we got back to you as soon as we could 21 and said, "We're not" -- "we're not good with 22 the easement, but we are fine with everything 23 else." 24 So what I am saying is is there a -- are 25 we waiting on another meeting for him to start

Page 73 1 going out and getting contractors to start 2 working on the berm and leveling the back of 3 that area? 4 CHAIRMAN LEWIS: We -- did you want to 5 say something? 6 MR. GILLIS: No. 7 CHAIRMAN LEWIS: Oh, okay. 8 MS. McCORMICK: Yeah, so -- 9 CHAIRMAN LEWIS: Pardon? 10 MS. McCORMICK: So when Robert presented 11 his plan, it was a workshop. So there can't be 12 official action taken at a workshop. It has to 13 occur at a board meeting. So just to clarify 14 it. 15 MR. DANSEREAU: So at this board right 16 now, can we approve that piece of it? 17 MS. WILCOX: The berm and the pump. 18 MR. CHESNEY: Do we have a price for -- 19 MS. WILCOX: Can we make someone make a 20 motion to -- to -- those are the two things: 21 Do the berm and do the pump. Can someone -- 22 MR. GILLIS: We -- 23 MS. WILCOX: -- make a motion to do -- 24 yes, we agree on that and -- 25 CHAIRMAN LEWIS: We don't --	Page 75 1 CHAIRMAN LEWIS: I think at the last 2 meeting, I had asked to -- for his engineer's 3 estimates and I -- Robert, I don't know, have 4 you been able to put anything together from an 5 engineers's standpoint? 6 MR. DVORAK: We did a -- we did a quick 7 estimate on the berm with the pipe system and 8 it was in the \$50,000 range. 9 CHAIRMAN LEWIS: Okay. 10 MR. DANSEREAU: Okay. So 50,000 and 11 we're going to take the drains out and you guys 12 need -- what -- what do you need to decide on? 13 It's less than 50,000, at worst, to get going 14 on this. So what more information do you need 15 from your engineer to get started, to wait 16 another month -- 17 CHAIRMAN LEWIS: I don't know if we 18 necessarily need anything else from our 19 engineer, but we would need to talk about that 20 at this board meeting -- 21 MR. DANSEREAU: Okay. 22 CHAIRMAN LEWIS: -- and we can talk about 23 that at this board meeting. 24 MR. DANSEREAU: Yeah, right now. I mean, 25 I just sat through an hour about an irrigation
Page 74 1 MR. GILLIS: We have no idea how much 2 that berm is going to be or anything right now. 3 We don't have any of that information to make a 4 decision on -- 5 MS. WILCOX: Right, but June, May -- I 6 mean, you're -- 7 MR. CHESNEY: And you're altering the 8 design of it, which is problematic to me. 9 CHAIRMAN LEWIS: And that's -- exactly. 10 And that's -- and sir, I know you've had your 11 hand up and I'm sorry, I -- I'll get to you in 12 just a second. With the changes that were 13 presented to us, with not wanting the drainage, 14 we -- that's something we had to consider. 15 So again, this is the first time we're 16 together as a board and we're going to need to 17 talk about that. And I -- I think that's the 18 biggest part of that is what -- what's the 19 information now and the cost of this to go 20 forward. 21 So that -- that's something that we'll 22 need to talk about. 23 MR. DANSEREAU: Okay. So -- so Robert 24 have a cost -- since August -- on the actual 25 berm and the drains?	Page 76 1 system. So -- 2 CHAIRMAN LEWIS: Yeah, sure. I'm going 3 to -- in all fairness, I'm going to go to the 4 gentleman who had his hand up. So -- 5 MR. DALE: Yes, Bradley Dale, 9818 6 Bayboro Bridge Drive. I'm just curious. He 7 said he is experimenting, you know, with 8 pumping water out. He's experimenting. Should 9 we hire some -- somebody to take another look 10 at this or maybe some extra eyes to figure out 11 the real problem? Because right now, we're 12 just talking about filling in -- up a berm. It 13 seems like when this happened, there was storm 14 water coming into the lake. It didn't have 15 anywhere to go, so it came to our houses. We 16 need to look, I think, down the line to an 17 actual fix. 18 CHAIRMAN LEWIS: Well -- 19 MR. CHESNEY: Well, the fix -- I mean, we 20 could create a bigger berm. I'm just trying to 21 understand your -- 22 MR. DALE: You're talking about pipes 23 that were under Linebaugh that were -- you 24 know -- 25 MR. GILLIS: Robert talked about that.

Page 77 1 MR. DALE: -- that were the county's and 2 things like that. That hasn't -- that's the 3 real fix. 4 MR. GILLIS: So Robert did talk about 5 that at the last meeting. He talked about the 6 purposes of why it all happened and it was 7 associated with the other community, but he's 8 on the line. He can explain more, but I feel 9 like -- 10 MS. WILCOX: (Inaudible.) 11 MR. DALE: But -- but now he's saying, 12 you know, he is experimenting with pumping some 13 water out and, yeah, our experiment worked. 14 Why are we experimenting? Why can't we get 15 somebody who like -- 16 MR. WIMSATT: He's an engineer. 17 MR. DALE: -- knows why it happened and 18 knows how to fix it? All right. I think we 19 should -- you're getting multiple -- you got 20 Toro -- you know, multiple -- Rain Bird, you 21 get all these different people for the 22 sprinklers. Get -- get some other eyes on this 23 and see what's actually the issue because it 24 seems like we're guessing at this point. 25 CHAIRMAN LEWIS: Well --	Page 79 1 guys meet -- what -- one time a month for an 2 hour and all this is going to get done? Like 3 it's not going to get done and you guys all 4 know it. 5 We're talking about golfers for 20 years 6 -- golfers that can't hit the fairway and 7 fighting with other people that -- and that 8 hasn't been fixed for 20 years. Like what are 9 we doing? How are we going to fix something 10 meeting for an hour once a month? That's 11 ridiculous. It's just ridiculous. 12 CHAIRMAN LEWIS: Well, in all fairness to 13 our staff -- we do have staff that works behind 14 the scenes. I talk to them. I would imagine 15 other supervisors talk to them. I know I've 16 talked to Robert. I talked to Robert earlier 17 this morning about this very issue. 18 MR. DALE: Yeah, and you need -- 19 CHAIRMAN LEWIS: So -- it's a -- 20 MR. DALE: -- you just meet one time a -- 21 you know -- 22 CHAIRMAN LEWIS: -- it's not something 23 that just sits idle. 24 MR. DALE: Okay. 25 CHAIRMAN LEWIS: So -- yes, ma'am?
Page 78 1 MR. DALE: Am I wrong? 2 CHAIRMAN LEWIS: I'm -- I'm not going to 3 comment on that. Robert is a licensed engineer 4 in the State of Florida and -- 5 MR. DALE: I understand that. 6 CHAIRMAN LEWIS: -- I trust what he's 7 saying and I think the -- in terms of the 8 experiment, I think that might have been taken 9 out of context a little bit. I think at the 10 end of the day, you know, we have a short term 11 solution that's there. Some things have 12 changed since our last meeting on that and so I 13 think that's something that we need to talk 14 about and we will talk about it. 15 Right now, I'm currently in audience 16 comments and I always want to make sure I get 17 -- 18 MR. DALE: Yeah, I understand. It's just 19 -- like I don't plan on moving in a year or 20 two. Like I'm going to live probably the rest 21 of my life. Like I want a fix. I want 22 somebody to call the county. I want somebody 23 to call TECO. Figure out the drainage of 24 Westchase. Figure out, you know, how it's all 25 connected. Why aren't you doing that? And you	Page 80 1 MS. WILCOX: Pam Wilcox, 9817 Bayboro 2 Bridge Drive. I mean, everybody on our street 3 is affected. So we see these monthly meetings 4 and we want to just see action. So we have an 5 actionable step to discuss and approve and make 6 a motion on. Is there a way we can do that or 7 have a workshop or another meeting because the 8 rainy season is going to be here and with or 9 without a hundred-year event, anybody that 10 lives in the Bridges -- Chesney knows -- we all 11 know that Montague floods and then our street 12 floods. So it's not a new issue. It's been 13 going on for seven years. 14 So we need an actionable item right now. 15 Right now. Get the pump going and get that 16 berm set up so that -- 17 MR. DANSEREAU: And that area leveled 18 out. 19 MS. WILCOX: -- his house doesn't flood 20 and his house doesn't flood because if that 21 floods, it's going to flood the whole street. 22 So these are under \$50,000. You all have the 23 authority to take action. Why do we need to 24 wait another month? Why can't we start step A, 25 get the berm going? Step B, get the pumps

Page 81 1 ready to go and start practicing now, which we 2 used to do for forever. 3 These are two simple steps to create a 4 major stopgap in disaster for us again because 5 next time -- I'm across the street from him and 6 them. Next time, it's my house. Halfway up my 7 driveway. Those drains get -- all the stuff 8 gets swept into the drains and -- 9 MS. DANSEREAU: And it can't get out. 10 MS. WILCOX: Right. We don't want to be 11 the cork at the bottom of the tub with these 12 easements. We want it to go down Linebaugh the 13 way it's supposed to be designed. There's a 14 quick fix. Why do we have to wait another 15 month? Why can't we do these simple steps 16 under \$50,000? 17 MR. WIMSATT: We have agenda -- 18 MR. CHESNEY: Okay. You're the one -- 19 I'm sorry. 20 MR. WIMSATT: I was just going to say: 21 We have agenda-based meetings -- 22 MS. WILCOX: Right. 23 MR. WIMSATT: -- and right now, we're on 24 the audience comments part of it. 25 MS. WILCOX: I understand.	Page 83 1 everything at the top because if anybody has 2 anything to say, I want to make sure that's in 3 our heads for when we make our decisions. So 4 -- yes, sir? 5 MR. HOLDER: On the same subject -- Rich 6 Holder, 9801 Bayboro Bridge Drive. During the 7 big event, we had an outflow from -- in the 8 northwest corner. It went from Lake 121 to 9 Lake 145. I ask only that as Robert is doing 10 his design, that that be kept in mind because 11 if we berm two-thirds of a lake, the one-third 12 is where it will escape. So I -- I only ask 13 that the northwest section also be considered 14 because is it will then spill to Lake 45 and 15 flood 45. So I only ask that that be in the 16 consideration. 17 CHAIRMAN LEWIS: Duly noted. And just so 18 you know, I think you weren't at our -- we had 19 our initial meeting at the Swim & Tennis Club 20 and then we had another meeting. I did point 21 out that you had made that comment and I 22 pointed that out to Robert to make sure that 23 that was something that was checked. So -- 24 MR. HOLDER: Thank you very much. 25 CHAIRMAN LEWIS: Yeah, it'll definitely
Page 82 1 MR. WIMSATT: So we're not really at the 2 part where we have had our engineer's report 3 and then we would take action on the things 4 we're talking about. 5 MS. WILCOX: So we have to wait for the 6 engineer to take the actionable steps to 7 move -- 8 MR. WIMSATT: No, I'm just saying that 9 there's an agenda that we have and we kind of 10 go through the agenda. Now is just the comment 11 part -- 12 MR. HOLDER: He's saying he's going to 13 talk about that later on. 14 CHAIRMAN LEWIS: Yes. 15 MR. WIMSATT: We're saying we -- we have 16 -- we're going to get to it. We just got to 17 get to it. Just give us the chance to get to 18 it. 19 CHAIRMAN LEWIS: Yes. I like -- when I 20 run these meetings, I like to have all the 21 audience members' participation. This used to 22 be an agenda item at the bottom of the agenda, 23 which made no sense to me. 24 MR. WIMSATT: Right. 25 CHAIRMAN LEWIS: I wanted to put	Page 84 1 be something that -- 2 MR. HOLDER: Right, just -- when we're 3 talking about capacity and outflow, it -- you 4 know, when it escapes, it's got to go 5 somewhere. So -- 6 MR. WIMSATT: Yep. 7 CHAIRMAN LEWIS: For sure. 8 MR. HOLDER: -- just wanted to make sure 9 we don't shift problems from one place to 10 another. 11 CHAIRMAN LEWIS: Thank you. 12 MR. CHESNEY: Thank you for understanding 13 that. 14 MR. HOLDER: Sir, I -- I'm sorry, I -- 15 you'll forgive me, I've developed communities 16 before and things do get overlooked, so you 17 like to have it in the record. 18 CHAIRMAN LEWIS: Sure, absolutely. 19 Okay. Any other audience -- yes, sir? 20 Matt, go ahead. 21 MR. RICE: Matthew Rice, 9825 Bridgeton 22 Drive. I'd like to piggyback off that. 23 Stonebridge, Bridgeton Drive there. As we look 24 at building up a berm, we look, obviously, to 25 help the people of Sturbridge and Bayboro. I

Page 85 1 don't want the waters to be just then shoveled 2 over to Stonebridge because it did come up to a 3 few patios. It didn't -- didn't cross into 4 anything, so there's still some room to grow 5 there, but just don't want that overlooked and 6 want that on the record. 7 CHAIRMAN LEWIS: Okay. 8 MR. WIMSATT: And that was one of the 9 things that we asked the engineer to look into 10 and make sure that it would not happen, 11 anything we did here would not impact the other 12 neighborhoods. 13 MR. RICE: Perfect. 14 CHAIRMAN LEWIS: Yep. 15 Yes, sir? 16 MR. SMITH: Graham Smith, 9823 Bayboro. 17 I heard comments last week and the preceding 18 week that there is apparently some type of an 19 issue with TECO in trying to communicate with 20 them. Can somebody expand on that? I mean, 21 they have to answer to somebody. If you're not 22 getting your answers from TECO that you need, 23 then you -- 24 MR. CHESNEY: So -- so those were my 25 comments. I'll address them.	Page 87 1 MR. DALE: Well, seven years, eight, ten 2 years tells me you don't care. 3 MR. CHESNEY: Well, I think your -- your 4 parameters are -- that's not true. We have -- 5 MR. DALE: When did you purchase the 6 property? 7 MR. CHESNEY: Don't laugh at me. I do 8 not laugh at any of you. I understand your 9 problems and I really feel for you guys. I 10 really do. And we're going to do our best. 11 The flooding -- 12 MR. DALE: We just have not seen any 13 action. 14 MS. WILCOX: We're just looking for -- 15 yeah, and we're not laughing. We're just 16 saying seven years of calling Sonny, seven 17 years -- and it's like, "Oh, we're going to 18 talk about it at the next meeting," and we're 19 all like really? Seven years of the -- I mean, 20 you know -- it's just -- 21 MR. CHESNEY: Yeah, my perception -- I'm 22 sorry that you feel that that happened. I'm 23 sorry that that happened. 24 MS. WILCOX: You know, seven years -- 25 seven years of us -- everybody raising the
Page 86 1 MR. SMITH: Okay. Thank you. 2 MR. CHESNEY: So they can be a 3 challenging partner. So if you want something 4 like -- 5 MR. SMITH: Can you define that, 6 challenging? 7 MR. CHESNEY: So we have consulted them 8 numerous times over some access issues for some 9 property we own and they've ignored us, you 10 know, to some extent. I don't know if ignored 11 is the right word, but -- 12 MS. MCCORMICK: Yeah, they just don't 13 want to grant access -- 14 MR. CHESNEY: They just don't want to 15 grant it -- 16 MS. MCCORMICK: -- over the property. 17 MR. CHESNEY: -- even though it's the 18 logical way to do things. So -- and since I -- 19 since I have the floor, I'll address some of 20 the other things. You know, we -- we took over 21 that lake. That lake wasn't owned by 22 Westchase. We took it over because we saw what 23 the problem was that was coming. I don't want 24 you to think we don't care and that we haven't 25 been identifying --	Page 88 1 concern, calling Sonny. "When is" -- "is the 2 pump working?" 3 "Does David know how Doug used to use the 4 pump?" 5 Like these conversations -- they are not 6 new. 7 MR. CHESNEY: Yeah. 8 MS. WILCOX: They are just -- it's just 9 -- for us, it's very frustrating to be on our 10 street. You know, at the end of the street -- 11 he's worrying about his pond that's going to 12 flood. On our side of the street, it's their 13 houses, it's across from me. If the drain is 14 full, we're the cork at the bottom of the tub. 15 MR. CHESNEY: Yeah. 16 MS. WILCOX: So his end, my end -- or -- 17 okay. Now, over there, your end -- we're going 18 -- everybody, we're the bottom -- we're the 19 bottom of the tub. So it doesn't make sense -- 20 but we just want some sign that you do care. 21 We haven't seen it and we don't -- 22 MR. CHESNEY: I'm sorry. You -- 23 MS. WILCOX: I mean, he's a brand new 24 owner. He hasn't even been there -- 25 MR. CHESNEY: Yeah.

Page 89 1 MS. WILCOX: -- a year and we've lived 2 there 30 years and not -- 3 MR. DALE: So we were out of our house 4 for seven weeks. I didn't have flood insurance 5 because it wasn't a flood zone. Didn't have 6 flood insurance. My father-in-law, we ripped 7 two feet of drywall all around the house, put 8 it back on. Did the texture, painted the 9 walls, redid the floor. It was all carpet. 10 All porcelain tile. Me and him. Seven weeks, 11 you know, working full-time. Nights and 12 weekends on our hands and knees, you know, to 13 save some money. You know, it still cost us 14 you know, 50 grand and we still have to buy 15 a kitchen, but -- you know, that's what we're 16 in for and we just wanted to get it 17 straightened out. And I'm sorry to yell at you 18 guys. You're kind of in a tough spot. I 19 understand, but, you know, we just want 20 somebody to see, you know, what it took and 21 what it really did to us. 22 MR. CHESNEY: Yeah. 23 CHAIRMAN LEWIS: I say we understand. 24 Obviously, our house wasn't impacted, but I 25 think from being down the road, we get it. I	Page 91 1 you know, that's been charged back to the 2 Stonebridge general fund, I believe. Section 3 412. 4 Our board has some issues with the storm 5 drains, not sewer. It's the actual storm drain 6 manhole cover that's in the apron of the 7 driveway that ties the rainwater runoff 8 together. Right? There's an access point 9 there. As I understood it, the engineer, 10 Robert -- he's on the phone -- came out and 11 looked at it. My initial request to David was 12 to try and move it out of the street, but I 13 understand David has given me some drawings 14 that -- the as-is drawings. That sewer line -- 15 the sanitary line is what's under the street. 16 This kind of runs, you know, in a bit of a 17 zigzag pattern along the road. 18 So I've looked at the plans. Right? I 19 physically walked the property. I believe -- 20 and this is what I am trying to get an estimate 21 on, working with you and the engineer. I 22 believe we could actually move this storm drain 23 manhole cover out of the apron of this driveway 24 and move it about six to ten feet west, left. 25 It would still be along the pipeline.
Page 90 1 mean, and I know I've -- well, yeah. Okay. So 2 -- anything else? 3 MR. CHESNEY: No. 4 CHAIRMAN LEWIS: Okay. 5 Okay. Any other audience comments? 6 Matt, again. 7 MR. RICE: Yeah, sorry. Something that's 8 different from this. I'm not quite sure if it 9 made the agenda. It was about a manhole cover, 10 drainage -- 11 CHAIRMAN LEWIS: Oh, no, it's not on 12 here. No. 13 MR. RICE: It'll probably just take like 14 two and a half, three minutes. Is that okay? 15 Just a quick -- 16 CHAIRMAN LEWIS: Sure. 17 MR. RICE: Okay. We have that driveway 18 that's been torn up. We've talked about this a 19 few times. 9859 Bridgeton Drive, I believe it 20 is. Our board, our association has decided to 21 take action to redo that driveway since it was, 22 you know, determined to be an association cost; 23 even though we're changing some documents to 24 make it homeowner specific. The old trees have 25 been removed. That was something that you --	Page 92 1 I bring this up because our board is, you 2 know, concerned with doing the work around that 3 manhole drain and it cracking and having issues 4 and then whose liability is it. Right? Oh, 5 Stonebridge took on the work to do this. We 6 are looking to do this. We are basically 7 putting out some bids for the driveway work. 8 So I just really wanted to press upon this 9 board and the engineer to see if we could 10 finally, for once and for all, get this storm 11 drain manhole cover out of the this driveway 12 and just get it six to eight -- even 12 feet 13 west. 14 CHAIRMAN LEWIS: I -- you know -- 15 MR. RICE: It would be in a yard where 16 the oak trees were that are no longer and would 17 still have access. 18 CHAIRMAN LEWIS: Okay. 19 MR. RICE: Just like everything else. 20 CHAIRMAN LEWIS: Yeah, okay. Thanks, 21 Matt. Robert -- is Robert still on? 22 MR. MENDENHALL: He is. 23 Robert, can you hear us okay? 24 MR. DVORAK: Yeah, I can hear you. 25 CHAIRMAN LEWIS: And you said this was

Page 93 1 9859 Bridgeton? 2 MR. RICE: 9859 Bridgeton Drive. 3 CHAIRMAN LEWIS: Okay. Yeah, there had 4 been some e-mails -- Robert had taken a look at 5 this and I think because of the location of 6 those underground pipes, he didn't feel that it 7 could be moved. So -- 8 MR. RICE: And the initial -- that's what 9 I'm saying. I'm clarifying, the initial 10 request that I communicated to David was to 11 move it out into the street, which doesn't make 12 sense the way the pipes run. Now I'm saying 13 run it along the pipes -- again, this is a 14 project. I realize that, but you would dig 15 down, you would cap that area off that has the 16 vertical climb down and you would just move 17 that access point down the pipe eight, ten feet 18 and it comes up into a yard that's a very 19 large yard that doesn't have the trees yet 20 planted -- right -- the crape myrtles -- and it 21 -- we could finally get the driveway done. 22 This is not an issue in ten or 15 or 20 years. 23 Again, much like some of the people in here, 24 I'm thinking long term. This never should have 25 been put into a driveway. Simple as that.	Page 95 1 MS. McCORMICK: Okay. 2 MR. RICE: And -- so yes, it would still 3 be in your right of way because that pipe is 4 still in your right of way. I'm just asking to 5 move it into the yard. There's one other storm 6 drain and it's in a yard. Every other storm 7 drain that we have -- manhole access cover -- 8 are actually on top of the -- whatever the 9 catches are officially called. Where the rain 10 runoff actually is caught and funneled to the 11 -- to the systems. 12 CHAIRMAN LEWIS: Okay. If you can just 13 get with David and get more specifics on where 14 you're -- maybe a closer-up picture or 15 something because what he's showing there is 16 just a dot and a line on like a plat. 17 MR. RICE: That's all we're going to 18 have, though. 19 CHAIRMAN LEWIS: Okay. 20 MR. RICE: And just real quick -- 21 right -- I actually had a whole colored thing, 22 but I was running late for work. This dot on 23 the map is actually in the driveway. Right? 24 The driveway extends down. 25 CHAIRMAN LEWIS: Yeah, the manhole and
Page 94 1 CHAIRMAN LEWIS: Robert, any comment on 2 -- on -- I don't know if you heard what Matt 3 said about the -- 4 MR. DVORAK: I did, but I really didn't 5 -- I'd have to like maybe go out and see what 6 he's -- have him explain it to me in a -- 7 CHAIRMAN LEWIS: Yeah, I think -- if you 8 could provide something, Matt, through David 9 and Sonny. 10 MR. RICE: Yeah, I provided -- 11 CHAIRMAN LEWIS: And just on what you're 12 talking about and then we can talk to Robert 13 offline and, you know, outside of the meeting. 14 MR. RICE: Yeah, I provided an e-mail 15 already to Sonny and David and that's why I 16 wanted to come to the board meeting myself. 17 David actually has this. 18 CHAIRMAN LEWIS: Okay. Did you have 19 something, Erin? 20 MS. McCORMICK: I was just going to say, 21 when you -- you say it would be in the yard 22 where it would be relocated, is that on CDD 23 property or is -- 24 MR. RICE: It's still on your right of 25 way, yes.	Page 96 1 the structure. Okay. 2 MR. RICE: This dot should be a manhole, 3 does not exist. This dot here is a manhole on 4 a storm drain. So I'm simply saying let's move 5 this dot lateral into -- between these homes. 6 These were where the two oak trees were that 7 were removed. 8 CHAIRMAN LEWIS: Yeah, that's a lot of 9 excavation. So -- okay. We'll -- we'll have 10 to discuss it at another time. 11 MR. RICE: I'm just trying to get it on 12 the -- you know -- 13 CHAIRMAN LEWIS: Okay. 14 MR. RICE: -- on the docket. I'm just 15 trying to see is it a cost thing? When I was 16 told it can't be done with this, it can be 17 done. What's the cost? What's the benefit? 18 You know, that's what I am just trying to do 19 for the homeowners in our community. 20 CHAIRMAN LEWIS: Okay. All right. Thank 21 you. 22 MR. RICE: Thank you. 23 CHAIRMAN LEWIS: All right. Any other 24 audience comments? 25 Yes.

Page 97 1 MS. WHYTE: You have 20 minutes. 2 CHAIRMAN LEWIS: To be done with the 3 meeting? 4 MS. WHYTE: Yes. 5 MR. GILLIS: It's almost 6 o'clock. 6 CHAIRMAN LEWIS: Okay. 7 MS. WHYTE: Just FYI. 8 CHAIRMAN LEWIS: Any other audience 9 comments? 10 MS. WHYTE: No pressure for this poor 11 girl. 12 CHAIRMAN LEWIS: Engineer's report. 13 Robert, anything else? 14 MR. DVORAK: Yeah, a couple of other 15 updates. I mean, we talked about 125. We -- 16 we got with David and Sonny and decided on a 17 date and time and place, which will be the 18 field office, for a pre-bid meeting for the 19 sidewalk RFP and so that will be drafted up and 20 going out. 21 The TECO trail project where we opened up 22 the trail in order to let the water go from one 23 side to the other, we put a plan together for 24 upgrading that crossing and replacing the pipes 25 and we're soliciting bids for that. I don't	Page 99 1 also, like I said, there was some sediment that 2 looked like it had built up. 3 So I don't know if David and his guys 4 have taken that on yet, but that was something 5 that we decided to do on the spot and then see 6 how it -- it should work a lot better coming -- 7 coming into this next rainy season. 8 MS. WILCOX: That was at Radcliff and -- 9 CHAIRMAN LEWIS: Okay. No, excuse me, 10 please. If you could, please raise your hand. 11 MS. WILCOX: Oh. 12 CHAIRMAN LEWIS: Thank you. Yes, ma'am. 13 MS. WILCOX: Was that that Radcliff issue 14 that that woman was talking about that was 15 draining over Radcliff and -- 16 MR. WIMSATT: Correct. 17 CHAIRMAN LEWIS: Thank you. 18 MS. WILCOX: Okay. I didn't know where 19 Middlebury was. It just -- some of this stuff 20 -- I just want to make sure I'm understanding 21 -- I don't want to miss part of we're supposed 22 to talk about. 23 CHAIRMAN LEWIS: Understood. Thank you. 24 MR. BARRETT: So -- Matt, I have a 25 follow-up with Robert on that issue.
Page 98 1 have any feedback yet to share with you guys, 2 but should have something by the next meeting. 3 MS. WILCOX: Could I pause -- could -- is 4 that part of what we're worried about, that 5 TECO trail water movement? Is that part of us? 6 CHAIRMAN LEWIS: No, it's down 7 Countryway. 8 MR. WIMSATT: No, it's over by 9 Countryway. 10 MS. WILCOX: Oh, okay. I don't know what 11 he's talking about. Okay. Countryway. Okay. 12 MR. DVORAK: Yeah. And then David and I 13 went and looked -- there was a request for us 14 to go look at the Middlebury swale. There was 15 some ponding or flooding in the swale between 16 the houses in their rear yard, and to be 17 honest, the grades of the swale look -- for the 18 most part, they look good to me in terms of 19 like positive flow into the pond. 20 We did see a lot of overgrowth and some 21 sediment build-up at the tail end of the swale 22 before it went into the pond, so we decided to 23 go ahead and clean all that vegetation out. 24 There's some Brazilian peppers that have taken 25 hold in there and clogged everything up and	Page 100 1 CHAIRMAN LEWIS: Yes. 2 MR. BARRETT: So Robert, the resident, as 3 I recall, was talking about difficulty -- 4 repeated difficulty about -- just kind of a 5 really mucky backyard close down to the swale, 6 and so I wanted to also -- that we come up 7 with a solution so they are not dealing with 8 that all the time. 9 MR. DVORAK: Oh, okay. I mean, it wasn't 10 -- I mean, I don't know. I looked at it. It 11 didn't seem -- you know, we were -- we are just 12 getting into the dry season, but it didn't seem 13 that mucky and like soft grounded to me when we 14 were out there. But I -- like I was looking 15 more at the actual flowline of the -- the swale 16 itself, but I don't recall -- I don't know, 17 maybe David remembers seeing -- if he sees it, 18 saw anything like that, that that would 19 indicate that things were soft or mucky. 20 It might be during the wet season, for 21 sure, Chris. I -- that's entirely possible, 22 but when we went out there -- which was 23 probably a week after the last meeting that we 24 had. We were out there maybe less than a 25 week after, but we went out there shortly after

Page 101 1 the last meeting and it didn't seem mucky. It 2 seemed rather firm to me, anyway. 3 CHAIRMAN LEWIS: Chris, do you have any 4 follow up? 5 MR. BARRETT: Yeah, I -- I don't want to 6 dismiss how they described it. I think that we 7 need to follow up with the family and -- 8 MR. WIMSATT: Yeah. 9 MR. BARRETT: -- and find out what their 10 concern on that issue was. I know it's -- you 11 know, you keep saying it's going into the dry 12 season. I just don't recall a lot of rain in 13 the last three, four weeks. So I -- I just 14 wonder if -- 15 MR. WIMSATT: I mean, I know that yard 16 gets super wet during the rainy season. It 17 gets really, really, really bad back there. 18 MR. BARRETT: Yeah, so I -- I would like 19 to pay this family the -- they are very 20 concerned about this and if they -- and they've 21 been living there for decades. So if they are 22 saying like, "Look, this place gets really 23 mucky," then I think we need to take them at 24 their word and see what we can do to kind of 25 resolve that because it's clearly being -- from	Page 103 1 there's been the progression of a swampy 2 triangle yard that's there to try to alleviate 3 that by knocking down the vegetation. 4 MR. WIMSATT: I think that's definitely a 5 great first step. 6 MR. SYLVANOWICZ: Yeah, and that's the 7 work order that's created. 8 MR. WIMSATT: Perfect. 9 CHAIRMAN LEWIS: All right. 10 Chris, anything else? 11 MR. BARRETT: Yeah, just if you could -- 12 David, I don't know how you keep track of 13 things, but if you could maybe follow up with 14 them in the midst of the next wet season to see 15 if the proposed solution is actually working in 16 addressing that concern, I'd be grateful. 17 MR. SYLVANOWICZ: Will do. 18 MR. BARRETT: Thank you. 19 CHAIRMAN LEWIS: All right. 20 Robert, anything else? 21 MR. DVORAK: No, that's it. 22 CHAIRMAN LEWIS: Okay. Thank you very 23 much, Robert. Appreciate it. 24 Erin, attorney's -- 25 MR. CHESNEY: Well, he's not leaving.
Page 102 1 their perspective -- caused by this swale or 2 that sump or whatever it is. 3 MR. WIMSATT: Yes, please. 4 MR. DVORAK: Yeah, I -- I think they were 5 -- you know, I think our timing -- I think when 6 we were showing up, they were getting ready to 7 leave. So they were probably -- otherwise, 8 they would have joined us out there like at 9 that time. But yeah, we can get with them and 10 see exactly what they are referring to. I was 11 just looking at it from a functional 12 standpoint. I wasn't necessarily looking for, 13 you know, areas where things were soft or 14 mucky. 15 CHAIRMAN LEWIS: Robert, David had 16 something to add. 17 MR. SYLVANOWICZ: Yeah, I met with the -- 18 the missus resident twice. I also involved 19 the county in cleaning out the connecting storm 20 drains between that pond and the pond that runs 21 west from there that Robert had indicated this 22 pond drains to. And then when I had Robert out 23 there, where he is indicating there is some 24 vegetative growth built up might be 25 contributing to why -- over the years --	Page 104 1 Right? 2 MR. MENDENHALL: No. 3 MS. McCORMICK: No, I don't have anything 4 right now. 5 CHAIRMAN LEWIS: Okay. 6 MS. McCORMICK: Yeah. 7 CHAIRMAN LEWIS: All right. Moving on to 8 manager's report. Andy? 9 MR. MENDENHALL: Yeah, just a couple 10 quick housekeeping type items. This is the 11 meeting that, every year, we typically talk 12 about holiday bonuses for staff. So I wanted 13 to bring that to the board's attention. I can 14 go over the amounts from last year, if you 15 would like. Essentially, for -- for Doug and 16 Sonny, at that time, you had chosen to do 17 \$2,000 per and, as well, for our other two 18 employees, you had chosen to do one thousand 19 per, for LaVaughn and Christian. 20 CHAIRMAN LEWIS: Any -- any discussion on 21 that? Any -- let me -- I guess let me just say 22 this: Have you looked at anything in terms of 23 that or thought about this in terms of -- 24 MR. CHESNEY: I have, but I didn't prep 25 anything.

Page 105 1 CHAIRMAN LEWIS: Okay. 2 MR. CHESNEY: I have a very clear idea, 3 actually, but -- that, I think, makes sense, 4 but are you talking about just -- I mean, these 5 are our normal -- we've done these since before 6 I was even on the board -- holiday bonuses -- 7 honestly. I've never paid a holiday bonus to 8 any of my -- other than here. 9 CHAIRMAN LEWIS: Yeah, I would -- I would 10 make a motion to remain, for this year, at the 11 holiday bonus that -- for this -- well, now 12 it's not Doug. It's David and Sonny at 2,000 13 and Christian and LaVaughn at 1,000. 14 MR. MENDENHALL: Okay. 15 CHAIRMAN LEWIS: Do we have a second? 16 MR. GILLIS: Second. 17 MR. WIMSATT: Should we add our new 18 employee? We've got a new employee, don't we? 19 CHAIRMAN LEWIS: We do, we do. Thank you 20 for bringing that up. 21 MR. WIMSATT: So -- and I know she just 22 joined, but -- 23 CHAIRMAN LEWIS: Well, let me take that 24 back. 25 MR. WIMSATT: -- she's been working with	Page 107 1 (Motion passes.) 2 CHAIRMAN LEWIS: Thank you, guys. 3 MR. MENDENHALL: Okay. The second item 4 that I have is you offer benefits to your 5 employees, as well as (401)k. Just wanted to 6 double check with the board that we remain 7 consistent with that and it would be put in 8 place just like Sonny had. 9 MR. CHESNEY: For Sherida, you mean? 10 MR. MENDENHALL: Correct. I'm sorry, for 11 your newest employee. I apologize. 12 MR. CHESNEY: Well, I mean, we only have 13 two classes of employees. Right? We have 14 field manager and all other. 15 MR. MENDENHALL: Correct. 16 MR. CHESNEY: Okay. All right. I just 17 wanted to make sure I'm not misunderstanding 18 something. 19 MR. MENDENHALL: No, you're not. Again, 20 just a housekeeping item to get -- get a motion 21 from the board, if I could. 22 MR. CHESNEY: I'll make that motion. 23 MR. WIMSATT: Second. 24 CHAIRMAN LEWIS: Seconded by Jim. 25 Any discussion?
Page 106 1 us and here helping out and doing a lot of work 2 for a long time. 3 CHAIRMAN LEWIS: Yeah, no, no. I don't 4 want to forget that because -- 5 MS. WHYTE: That's okay. I already took 6 -- 7 CHAIRMAN LEWIS: Or make -- or that we 8 forgot it, I guess. Let me amend my proposal 9 here. I -- I would -- or my motion. I would 10 move for David and Sonny to be at 2,000. 11 Christian LaVaughn and Sherida at 1,000. 12 MR. GILLIS: Still seconded. 13 MR. CHESNEY: That's way more than any 14 bonus here. 15 CHAIRMAN LEWIS: Okay. You seconded. 16 Any other comments, questions, 17 discussion? 18 (No response.) 19 CHAIRMAN LEWIS: All right. All those in 20 favor? 21 MR. BARRETT: Aye. 22 (All board members signify in the 23 affirmative.) 24 CHAIRMAN LEWIS: Okay. Carries five to 25 zero.	Page 108 1 (No response.) 2 CHAIRMAN LEWIS: All in favor? 3 MR. BARRETT: Aye. 4 CHAIRMAN LEWIS: Chris? Okay. 5 (All board members signify in the 6 affirmative.) 7 CHAIRMAN LEWIS: Carries five to zero. 8 (Motion passes.) 9 MR. MENDENHALL: That's all I had. 10 CHAIRMAN LEWIS: Okay. Thank you. Let's 11 see -- so any -- let's see -- we need to 12 discuss. Well, I guess field manager. We 13 still got an opportunity here. 14 So David, anything -- 15 MR. SYLVANOWICZ: Yep. I just wanted to 16 comment -- maybe I'm out of line for commenting 17 on this because I'm not a board member, but 18 some of the things that were said in respect to 19 the audience -- in respect to figuring it out, 20 Robert presented a ton of information about how 21 everything kind of drains and works and I've 22 been learning for as -- from the get-go about 23 all of this. 24 So I would like to -- if you didn't get 25 the links to that that was shared through the

Page 109 1 previous meetings, I would like to make sure 2 that you get your information so that you get 3 that because there were models and studies of 4 how the water flows and what -- 50, a hundred 5 and, you know, above that year storms, how 6 that kind of has an effect on -- 7 MR. DALE: Understood, yeah. 8 MR. SYLVANOWICZ: With respect to setting 9 up pumps and practicing with pumps, I have 10 plenty of practice setting up that pump, and my 11 experience with these two storms -- being my 12 first two hands-on -- hands-on hurricanes was 13 that the pumps were there. I'm not psychic. I 14 can't set up a pump in anticipation of a storm 15 that comes or doesn't come. 16 But that being said, we had the pumps out 17 there and I cannot put myself or my staff in 18 danger to refuel pumps that need to run and be 19 filled up every 12 hours for when we're off 20 property hunkering down with our families for 21 greater than 24 hours. 22 MS. WILCOX: Understood. 23 MR. SYLVANOWICZ: Also understood that 24 those pumps were running through Helene and 25 we're running through -- up until the point	Page 111 1 Dropbox. Let me see if I can get them. 2 MR. CHESNEY: Okay. Well, I can get 3 them. So -- 4 MR. DVORAK: Yes, I had (inaudible). 5 MR. CHESNEY: So what was the -- what was 6 the internal drainage part? What was the 7 easement necessary for? What part of the 8 system was that? 9 MR. DVORAK: So the idea would be that 10 you'd have a berm that ran along the western 11 bank at an elevation that was established based 12 on grades, the existing grades, and the 13 elevations that got up in the pond. And so 14 then behind that, you would end up with 15 containing the lake, but behind that berm, you 16 would have the low area that is behind the 17 houses -- in between the berm and the houses -- 18 MR. CHESNEY: Okay. I got it. 19 MR. DVORAK: -- and then -- so it was a 20 pipe that was -- it was three inlets and it was 21 a series of pipes that took the water from 22 behind the houses and in between the house, out 23 to the road, to the west and dumped it into an 24 existing inlet in the street. That's all the 25 pipes that --
Page 110 1 where we had to vacate for Milton and that's 2 what happened. 3 Now, Robert was very clear about what a 4 hundred-year storm and what we experienced, for 5 18 inches of rain in our community, and that is 6 well above a hundred-year storm. That is well 7 above what Robert had indicated is engineered 8 -- what our current system is capable of doing. 9 MR. CHESNEY: So we are looking to expand 10 it, which I'd like to talk about, briefly, 11 whenever we -- 12 CHAIRMAN LEWIS: Yeah, I know. That was 13 going to be a -- if you didn't bring it up, I 14 was going to segue into this. So -- go ahead, 15 if you -- 16 MR. CHESNEY: So -- so again, we have -- 17 Robert, are you there? 18 MR. DVORAK: Yes. 19 MR. CHESNEY: So you have some initial 20 plans for a system? I apologize, I wasn't here 21 physically at the workshop so I didn't see 22 exactly -- 23 MR. WIMSATT: Yes, there are plans. 24 MR. CHESNEY: We have physical plans? 25 CHAIRMAN LEWIS: Yeah, they are in	Page 112 1 MR. CHESNEY: Okay. So currently, the -- 2 okay. Let me ask some more questions. So 3 currently, it's graded to go towards the 4 street, from the back to the front, in that 5 neighborhood? 6 MR. DVORAK: It's very flat, but that -- 7 that was the -- the original design was to 8 drain to the front. 9 MR. CHESNEY: Okay. 10 MR. DVORAK: And so -- and so -- 11 MR. CHESNEY: Okay. So like in my 12 yard -- I live on a lake and I understand -- so 13 the back of my yard is higher closer to the 14 lake and then -- 15 MR. DVORAK: Right. 16 MR. CHESNEY: -- and then the front -- 17 unfortunately, there's a dip in my yard, 18 probably like many yards. The closer you get 19 to the sidewalk, it pools and goes out. So I 20 know in my yard -- at my own expense or 21 probably my neighbor's expense, as well -- we 22 put in drains that went towards the front to 23 keep it out of our yards; rain issues. 24 So you're concerned if the rain gets 25 buffered between this -- this berm and the

Page 113 1 house, like this could potentially cause more 2 damage. Correct? 3 MR. DVORAK: Well, it's just going to be 4 standing water and the idea was to -- you know, 5 it's -- it's -- 6 MR. CHESNEY: So standing water -- so if 7 you had -- I don't remember exactly how much 8 rain we had. 18 inches. Right? So if you had 9 18 inches of standing water, the house would 10 still get flooded regardless of the berm. 11 Correct? 12 MR. DVORAK: Correct. 13 MR. CHESNEY: Without the drains. Right? 14 MR. DVORAK: Right, the drains are not 15 for -- 16 MR. CHESNEY: Right, I'm good. I'm good. 17 I got it. So why don't you want to allow us to 18 put in the drains? Are you putting in your own 19 drains? I'm just trying to understand what you 20 guys are thinking. 21 MR. DANSEREAU: So the easement takes a 22 lot away from our property. Right? So now, I 23 -- if I try to sell my property, I'm selling it 24 not only as a flooded property, but also, as a 25 property that has an easement. It also	Page 115 1 a pond that's accepting storm water is the way 2 I understand it. 3 MR. CHESNEY: The county has turned it 4 into a storm pond. 5 MR. DANSEREAU: Whoever did. 6 MR. CHESNEY: Yeah, but -- 7 CHAIRMAN LEWIS: Let me say this, too, 8 though: I mean, I know we're classifying this 9 as short term and long term, but in reality, 10 this plan that we had presented -- Robert 11 presented -- is really a long-term plan. I'm 12 not saying we're abandoning any other long-term 13 plan, but this essentially becomes permanent. 14 So -- I mean, it's -- we want it to be long 15 term, but also in conjunction with anything 16 else that we could potentially do. 17 MR. CHESNEY: Yeah, we want to increase 18 the capacity of our system. 19 CHAIRMAN LEWIS: Right. 20 MR. DANSEREAU: Right. 21 MR. CHESNEY: So this, to me, just seems 22 -- because we had -- a number of years ago, 23 Stonebridge over there, they had some water 24 intrusion coming up there and I can't for the 25 life of remember -- it was a engineer that we
Page 114 1 restricts me from doing a fence or anybody that 2 would want to buy my house from doing any type 3 of work on that side of the house because it's 4 -- technically, I can't do anything on it. You 5 have a pipe running underneath it. 6 My thing is -- I know what you're saying, 7 and I know you want to go back to this 18-inch 8 storm, but I'm telling you, a six-inch storm or 9 seven-inch storm, we still have these issues. 10 So let's get -- so let's not try -- 11 MR. CHESNEY: Don't get angry. I'm just 12 trying to understand. 13 MR. DANSEREAU: I know, but I know you -- 14 you just want to focus on this one storm. 15 MS. WILCOX: It's not that one storm. 16 MR. WIMSATT: No, we're trying to figure 17 it out long term. That's the point. 18 MR. DANSEREAU: The long term would be -- 19 like I think Brad mentioned -- is to make sure 20 that we're all working with the community -- 21 your local folks and your engineer and Robert 22 is working with getting a true solution to 23 this. Like Robert said, that was never made to 24 be a storm pond. Right? Communities being 25 developed in that area have now turned it into	Page 116 1 had. We've had other engineers look at this 2 lake issue and that was before we actually 3 owned the lake, so we have a little bit more 4 control here. 5 And -- you know, any time you build up -- 6 just as a number of people in this room have 7 identified -- it means the water goes somewhere 8 else. So -- you know, the real solution -- not 9 the real solution -- is the best way to 10 increase capacity is the things Robert has been 11 doing as far as the pipe size and things like 12 that. So I'm just trying to make -- be 13 realistic about what the berm does. I'm just 14 trying to be realistic about what the berm 15 does, especially without pushing the water to 16 the front of the house -- to the house here. 17 MR. WIMSATT: And that's what I had a 18 question on. When you were talking earlier, I 19 believe you kept saying you envisioned the CDD 20 flattening the back area and grading it all and 21 I don't know -- is there a part of that back 22 area that is the homeowner's yard and part is 23 the CDD's yard? Are you envisioning us, the 24 CDD, doing work on your yard? 25 MS. DANSEREAU: No.

Page 117 1 MR. DANSEREAU: No, no, no. Obviously, 2 you haven't been out there. 3 MR. WIMSATT: I'm -- I'm asking you -- 4 MR. DANSEREAU: Let me explain it to you 5 then. So you have a fence there and beyond 6 that fence has always been the property of the 7 farmer and now -- 8 MR. WIMSATT: Yeah, yeah, yeah, the 9 CDD's. You were saying flattened -- is that 10 what you meant by flattening? 11 MR. DANSEREAU: Do you want to let me 12 finish or do you want to keep talking? Let me 13 finish. You asked me a question, but you keep 14 cutting me off. So between that fence and the 15 lake is the CDD's property -- if you want to be 16 angry about it, get angry. 17 MR. WIMSATT: I'm not angry. 18 MR. DANSEREAU: You haven't been through 19 half the shit we have been through, so you can 20 get angry, if you want. 21 MR. WIMSATT: I'm not getting angry one 22 bit. 23 MR. DANSEREAU: So between them two 24 areas, it's a low spot. This guy has sat there 25 and looked at it. So it needs to be graded so	Page 119 1 going with this. Jim was -- he was just trying 2 to help me here because -- so we don't want to 3 create a situation where it's going to pool, 4 you know and not move forward. So -- 5 MS. WILCOX: You don't want it to go to 6 other houses. Is that what you're -- 7 MR. CHESNEY: Well, I'm more concerned 8 about it going -- just staying in your house, 9 like just rain coming in. To me, any time you 10 hire an engineer, you either follow the 11 engineer or you don't and he has designed this 12 with drains. And honestly, I mean, I would -- 13 without thinking about it, you know, for me to 14 put drains in your yard, I'd probably -- you 15 know, that's probably a big no-no. That's 16 something Erin would tell me I'm not supposed 17 to do; but I am just trying to understand what 18 you want and if that's a -- and if a berm is 19 there -- I mean, I've seen -- 20 MS. WILCOX: Just -- I guess the problem 21 is just an equal on the whole street. The same 22 amount. 23 MR. CHESNEY: Yeah, that makes sense, 24 because it's just lower there. 25 MS. WILCOX: It's lower.
Page 118 1 that the water doesn't naturally go there, 2 that's number one. That is, as far as I am 3 concerned, your property because I'm not even 4 allowed to go out there and fish on that lake. 5 MR. WIMSATT: And I understand that part. 6 I've got that part completely. I was asking if 7 there is part of your yard that water cumulates 8 in between the fence and the back of your 9 house? That's what I'm asking. 10 MR. DANSEREAU: Not -- not when it's not 11 coming from that lake. If it's just a normal 12 -- 13 MR. WIMSATT: So if it's just a normal 14 storm -- 15 MR. DANSEREAU: It goes all down 16 (inaudible). 17 MR. WIMSATT: Yes, that was my question. 18 MS. WILCOX: It goes down the side of the 19 house. 20 MR. WIMSATT: That was my question. 21 MS. WILCOX: It's -- it's like an eight- 22 foot river on each side of the house that comes 23 around and it's -- 24 MR. CHESNEY: Right, because that's what 25 I am trying to understand. That's where I'm	Page 120 1 MR. WIMSATT: I have been back there. I 2 have -- 3 MR. CHESNEY: (Inaudible.) 4 CHAIRMAN LEWIS: One at a time. 5 MS. WILCOX: (Inaudible.) This is 6 without a big storm. It doesn't always come in 7 their back house, but it goes on the side -- 8 like it's a river on each side of their house. 9 So just to make that fair for everybody on the 10 street, that they are not the lowest, that that 11 whole -- just to make the level with everybody 12 else and then push the water with those pumps 13 out where it's supposed to go. It's not 14 supposed to come eight feet on each side of his 15 house. 16 MR. CHESNEY: Well, mine is designed to 17 go on each side of my house. That's my point. 18 MS. WILCOX: Okay. But this is a river. 19 MR. CHESNEY: Yeah, I -- it's too much 20 water. I understand. 21 MS. WILCOX: This is without any big -- 22 MR. CHESNEY: I just meant the rain is 23 designed to go on each side of my house and I 24 am just concerned that if you put a berm back 25 there --

Page 121 1 MS. WILCOX: You're just making it level 2 with everybody else on the street on that side. 3 MR. CHESNEY: Okay. That's true. 4 MS. WILCOX: Not making it higher. Just 5 skip the dip so that everybody on that side of 6 the lake is all the same elevation. 7 MR. CHESNEY: Just -- let me ask a couple 8 more questions here. So -- 9 MR. DANSEREAU: Can I ask one question to 10 Robert? Robert's the engineer. 11 MR. CHESNEY: Yeah. 12 MR. DANSEREAU: Robert, if we did not do 13 the drains, would that still be a useful 14 solution to stop that lake from coming over and 15 if we got a five- or six-inch rain and if 16 everything was level back there, if -- the 17 water would try to naturally just go in the 18 ground and then eventually, it would just flow 19 across every -- the whole area? It wouldn't -- 20 MS. WILCOX: Whole street. 21 MR. DANSEREAU: -- just go to one low 22 spot. Are the drains absolutely necessary to 23 make this successful? And I want to make one 24 other point: You're draining into a storm 25 drain that is already over capacitated by that	Page 123 1 adding to a storm drain that the street is 2 already flooding when we get rain. So you're 3 adding more water to it instead of letting it 4 go into the grass and naturally drain into the 5 -- you know, a porous type thing. We're going 6 to add water into the -- the already 7 overflowing outlet. 8 So -- so that's my question because I'm 9 -- I am hearing from the board that they are 10 trying to say, "Well, if we don't do one, we 11 probably shouldn't do the other." 12 MR. CHESNEY: No, that's not what I am 13 saying. 14 MR. DANSEREAU: Well, that's what I'm 15 hearing, though. So let me -- 16 CHAIRMAN LEWIS: Okay. You asked your 17 questions. Let's let Robert tell -- 18 MR. CHESNEY: Well, I just have a couple 19 more questions. So does the -- does the fence 20 back there, Robert, impact any of this in any 21 way? Because -- because let me explain the -- 22 you probably aren't aware, but that fence was 23 put up at the time of the development to 24 protect that lake because we didn't own the 25 lake and -- you know, we just have never taken
Page 122 1 street, so I don't know where this water is 2 going. It's just going to back up right 3 (inaudible). 4 MS. WILCOX: And that's my analogy of 5 being at -- 6 CHAIRMAN LEWIS: One at a time, please. 7 MS. WILCOX: -- the bottom of the 8 bathtub. 9 MR. DANSEREAU: So now, we have more 10 water (inaudible). 11 MS. WILCOX: And now, no one's going to 12 go (inaudible). 13 CHAIRMAN LEWIS: Guys, please. Please, 14 one at a time, please. 15 THE REPORTER: I can only take down one 16 of you yelling at a time. 17 MR. DANSEREAU: Okay. Let me finish. So 18 -- 19 THE REPORTER: Well, she keeps on yelling 20 over top of you and I can't take it down, sir. 21 So -- sorry. 22 MR. DANSEREAU: Robert, the question was 23 is it absolutely necessary -- and I thought at 24 the last meeting, you said it wasn't. The 25 second thing is if we had that there, we are	Page 124 1 it down. 2 CHAIRMAN LEWIS: Is Robert still on the 3 -- 4 MR. MENDENHALL: Yeah. Robert, did you 5 catch that one, the question? 6 MR. DVORAK: You're talking about the 7 rear yard fence. Right? 8 MR. CHESNEY: Yeah. 9 MR. DVORAK: No. I mean, that wouldn't 10 affect the project either way, I don't think. 11 I mean, it -- depending on how low it is to the 12 ground, it could have some impact on -- on -- 13 MR. CHESNEY: Would it assist in the 14 grading, I guess, to remove it? 15 MR. DVORAK: Well, I don't know that -- I 16 don't know that you need to remove it. The 17 idea was -- is to not affect grading and -- 18 MR. CHESNEY: Or we put it on the other 19 side. 20 MR. DVORAK: -- it would not affect 21 private property. So -- 22 MR. CHESNEY: Okay. 23 MR. DVORAK: -- the idea was to have the 24 inlets on CDD property some distance off the 25 fence and then grade to the -- the low points,

Page 125 1 which would be the inlets, but not -- not do 2 any grading on private property. 3 MR. CHESNEY: Gotcha. Then Matt, right 4 here, who is, obviously, another skilled 5 engineer is also pointing and explaining to 6 me so my feeble brain can make it. I -- okay. 7 I got it. 8 So all you want is a berm. I'll make a 9 motion -- 10 MR. RICE: Hold on. 11 CHAIRMAN LEWIS: No, hold on a minute, 12 Matt. Let him finish. Okay, please? Thank 13 you. 14 MR. CHESNEY: I mean, I'll -- we have the 15 -- not to exceed prices of 50,000, which that 16 includes drains. Right? That was the 17 engineer's estimate. I don't know what we 18 really need to do here. I mean, we can just go 19 get -- who are you going to have do the work? 20 MR. DVORAK: We can just go get bids and 21 see what's the -- but yeah, that's our 22 estimate, but we can get bids and see what the 23 price for the berm is. 24 MR. CHESNEY: Okay. 25 MR. DVORAK: I'm telling you, to revise	Page 127 1 dotted things are drains. 2 MR. RICE: Okay. 3 CHAIRMAN LEWIS: And this is the drain 4 between the houses that was proposed. 5 MR. RICE: Gotcha. Okay. So the lake -- 6 MS. WILCOX: We're not doing that part. 7 MR. RICE: Understood. David, this lake 8 here, what is this lake? That's the one -- 9 we've got Stonebridge and we've got this lake 10 near the apartments. 11 MR. SYLVANOWICZ: This right here? 12 MR. RICE: Yeah. 13 MR. SYLVANOWICZ: This is in Lake Chase, 14 so that's out of CDD property. 15 MR. RICE: That's out of -- okay. 16 MR. SYLVANOWICZ: Yes. 17 MR. RICE: Okay. So the issue -- I just 18 want the Bayboro, Sturbridge people to 19 understand. Right? Is that you can go forward 20 with the berm without the drainage. They can't 21 just drain it on TECO property. If you look at 22 the map, where that lake ends is at the edge of 23 TECO property. So without these drains and 24 this easement -- right -- you're not draining 25 it. If that lake overflows, it's going to the
Page 126 1 the plans is no big deal and we can issue them 2 out and get proposals (inaudible). 3 MR. CHESNEY: So I'll make a motion that 4 we move forward with the berm -- only -- 5 project and not to exceed the price of -- let's 6 say \$45,000. Even that shouldn't -- it should 7 be way less than that. The drains cost more 8 than the berm. The berm is just some grading. 9 Probably only going to be ten or 20. 10 CHAIRMAN LEWIS: Do we have a second? 11 MR. WIMSATT: I'll second it. 12 CHAIRMAN LEWIS: Okay. Seconded by Jim. 13 Up for discussion. 14 Matt, did you have a comment? 15 MR. RICE: Yeah. So if I understand 16 correctly, along with the berm, there were 17 going to be a couple of drains that go between 18 the fence -- between the fence and the lake -- 19 yeah, I know this property pretty well. 20 CHAIRMAN LEWIS: So this is Bayboro. 21 MR. RICE: Yep. 22 CHAIRMAN LEWIS: This is the berm here. 23 MR. RICE: That's -- yep. And then this 24 -- 25 CHAIRMAN LEWIS: And then these little	Page 128 1 lowest point. Okay? 2 So I understand your concerns about 3 losing property. Okay? If there was an area 4 for us to drain it to -- but I'm looking at 5 this map and it doesn't look like there's a ton 6 of areas to drain to if CDD doesn't own that 7 lake north of 125. 8 MR. SYLVANOWICZ: It drains to the 9 southeast area -- 10 MS. WILCOX: Right, where -- 11 MR. SYLVANOWICZ: -- and it goes under 12 the TECO lines and it goes to other drainage 13 and then proceeds through -- 14 MR. CHESNEY: Goes to West Park Village. 15 MR. SYLVANOWICZ: Yeah, it goes all the 16 way to West Park Village and then -- 17 MR. RICE: But those are the existing 18 lines already? 19 MR. SYLVANOWICZ: That's what exists, 20 yes. 21 MR. RICE: So would there be any way for 22 those lines that were prepared by Robert and 23 his team to be tied into that infrastructure 24 that's at the southeast side? Even if it went 25 down -- down the west end and --

Page 129 1 CHAIRMAN LEWIS: I asked him this 2 question before the Thanksgiving break and the 3 answer was no. 4 MR. RICE: The answer was no. 5 CHAIRMAN LEWIS: Yes, because it's such a 6 vast -- I mean, I don't want to put word in his 7 mouth, but it's a vast pond area. 8 MR. RICE: Oh, yeah. I mean, it would be 9 probably close to, you know, anywhere from a 10 quarter mile to, you know, less than a half 11 mile worth of digging and drainage. 12 CHAIRMAN LEWIS: Yeah, yeah. 13 MR. RICE: So just want to make this 14 point clear: Without that easement -- right -- 15 if that water comes over, even with that berm, 16 you're still probably at a low point and their 17 point is valid, as well. If that -- if that 18 storm drain is already at capacity, having 19 those lines there pushes it to a high capacity. 20 That's why I was thinking is there any way to 21 tie into that existing -- 22 MR. CHESNEY: Yeah. I don't know, 23 though, because what it is is there's a dip 24 here and then every house is kind of channeled 25 and it's designed that way for the rain to come	Page 131 1 back there and will be -- 2 MS. WILCOX: The same? 3 CHAIRMAN LEWIS: The cross-section plan 4 here shows, basically -- let's see -- elevation 5 of the top of the berm is 19 and a half feet. 6 Robert, is there -- is there an actual 7 thickness of the berm? 8 MR. WIMSATT: Six feet. 9 MR. DVORAK: Yeah, I think it's a width 10 of -- 11 MR. CHESNEY: Six inches. 12 MR. DVORAK: -- six feet or eight feet, 13 something like that. 14 MR. WIMSATT: It's six feet. 15 MR. CHESNEY: Or six feet, I'm sorry. 16 CHAIRMAN LEWIS: Well, hold on. There's 17 a lot of numbers being thrown out. So it's six 18 feet wide at the top of the berm. I'm just 19 trying to get an idea of like thickness, like 20 the height of the berm from existing ground? 21 MR. DVORAK: Well, yeah. In various 22 locations, it might be area from six inches to 23 eight inches high -- 24 CHAIRMAN LEWIS: Okay. 25 MR. DVORAK: -- and then it tapers down,
Page 130 1 through. So that's what picked it up. It kind 2 of came through -- because when we looked at 3 Stonebridge there, they actually didn't want 4 anything higher there. That was when we 5 started with the pump, actually. 6 MR. RICE: Yeah, that was before my time. 7 MR. CHESNEY: Yeah. 8 CHAIRMAN LEWIS: Thank you for bringing 9 that up. Thank you. 10 MR. RICE: Thank you. 11 CHAIRMAN LEWIS: Okay. Any other 12 discussion, questions? 13 MS. WILCOX: So just to confirm that 14 we're -- we're just fixing -- this berm is 15 fixing the low pot on our street, in his 16 backyard. 17 MR. DANSEREAU: All that backyard 18 along -- 19 MS. WILCOX: So it's all the same in all 20 of our backyards and -- 21 MS. DANSEREAU: That's my understanding. 22 MS. WILCOX: Is that the understanding? 23 We're going to make all the back elevations -- 24 MR. CHESNEY: How many feet is it? 25 MR. DANSEREAU: It will all be graded	Page 132 1 you know, because it ties into existing grade 2 and, you know, goes down like a triangle. 3 MR. CHESNEY: And how -- I was just -- 4 MR. DVORAK: And its peak is probably -- 5 MR. CHESNEY: Yes. 6 MR. DVORAK: -- at maybe seven, eight, 7 nine inches height, something like that. 8 CHAIRMAN LEWIS: Okay. Okay. 9 Let's vote. All in favor of moving 10 forward with the motion on the -- 11 MR. BARRETT: Could I ask a clarifying 12 question? So is -- Greg, is your -- your 13 motion -- the intent of it is to empower staff 14 as long as the bid does not exceed the amount 15 you stipulated to go ahead with the project 16 with the lowest bid, or do you still want to 17 look at the bid? 18 MR. CHESNEY: No, I'd like these people 19 not to come back if they don't have to. 20 MR. BARRETT: All right. I actually 21 just want to us make forward, rapid motion. So 22 -- thank you. 23 CHAIRMAN LEWIS: Okay. Thanks, Chris. 24 Okay. All in favor? Raise your hand. 25 Chris?

Page 133 1 MR. BARRETT: Aye. 2 (All board members signify in the 3 affirmative.) 4 CHAIRMAN LEWIS: Carries five to zero. 5 (Motion passes.) 6 MR. WIMSATT: We don't deserve your 7 applause. We're just doing our jobs. 8 MS. WILCOX: May I ask follow-up, a 9 second -- 10 CHAIRMAN LEWIS: No. No, just kidding. 11 Yes. 12 MS. WILCOX: Sorry, Pam Wilcox. Second 13 part of the question: The pump, is he going to 14 get the funding for the pump? So that was 15 berm, no drains, pump. So do we need to -- 16 MR. CHESNEY: So I'm going -- first of 17 all, I'm only one member here, but my thoughts 18 on this particular matter is that we need to 19 look more at the drains because Robert did a 20 great job of addressing the -- the inequity of 21 the flows. So that's the main thing that 22 drives it and whether or not we actually have 23 -- I mean, I don't know what a pump costs. I 24 mean, buying a pump is probably not a big deal, 25 but keeping one there permanently is a much	Page 135 1 of it, but those kinds of issue -- like 2 Montague used to be even worse and then what we 3 discovered was when the developer was 4 connecting the systems, he left a concrete pipe 5 in. It's stuff like this that even 30 years 6 now we find. So it's a discovery process. And 7 especially, we had two developers and a jillion 8 contractors. I mean, you can see just by what 9 we were talking about with our sprinkler 10 system. It's just craziness. So -- 11 CHAIRMAN LEWIS: Do you have one more 12 question, ma'am? 13 MS. WILCOX: Okay. Just -- I mean, I do 14 remember when those were cleared because we're 15 all -- we're all in the Bridges and that whole 16 area was Westchase Corner -- Westchase Drive 17 and Montague was cleared. I remember when that 18 was done and I think, you know, when we say 19 short-term solution, you know, buying this pump 20 -- the short-term solution -- until we get the 21 county and the city and the governor and 22 whoever get their pipes working as they're 23 supposed to be is going to be our 5-year plan 24 -- 25 MR. CHESNEY: Yeah.
Page 134 1 different deal. 2 MR. SYLVANOWICZ: Do you want me to 3 comment on that? 4 MR. CHESNEY: Sure. 5 CHAIRMAN LEWIS: Well, I guess comment, 6 too -- because we've been through -- I know 7 Doug had one out there. So -- you know -- 8 MR. SYLVANOWICZ: So the one we had -- 9 the previous one was the four-inch diesel pump 10 and it would run about 18 hours on a full tank. 11 That ran about -- that ran new, 85 grand, and 12 so then the one you just recently had was a 13 six-inch pump that had a lot more to it, and I 14 think that's well over \$100,000 for a pump like 15 that to buy new. I'm sure we can find it used. 16 So the issue with the pump -- and this is 17 something that Robert and I have also 18 discovered is that without certain steps taken, 19 during the storms that cause the damage, the 20 water was flowing back into the pond and that's 21 what he's indicated with the way the pipes are. 22 So the pump isn't the -- the long-term 23 solution. 24 MR. CHESNEY: Yeah. Just so you know, 25 like not to bedevil this or talk about too much	Page 136 1 MS. WILCOX: -- with the way things move 2 and if we need to make a motion to get the pump 3 -- it seems to be that Doug would do it well 4 before the storm. He wasn't doing it at the 5 storm. He was doing it well before the storm, 6 in anticipation of the storm and lowering the 7 ponds. 8 CHAIRMAN LEWIS: It's a -- 9 MS. WILCOX: I don't want you out there 10 doing it during the storm. I'm actually -- 11 MR. SYLVANOWICZ: No, that's what I was 12 doing. 13 MS. DANSEREAU: Right, we -- we want it 14 automated. 15 MS. WILCOX: We want it automated and we 16 have that dropped -- dropped a level well 17 before that's coming, before it's coming and be 18 proactive so if -- they shouldn't be out there 19 in that crap, but the -- but my understanding 20 was Doug's like, "I'm on it," or, "I'm dropping 21 it already," because -- I mean -- 22 CHAIRMAN LEWIS: And honestly, I don't 23 see David skipping a beat from Doug. So -- 24 MS. WILCOX: Right. I mean, but it's not 25 fair to him. But to do it -- you know, like

Page 137 1 it's coming and maybe storm season, we drop it 2 five feet to start out the rainy season. 3 CHAIRMAN LEWIS: Yeah. Go ahead. 4 MR. CHESNEY: Well, so -- so the way to 5 think about it is that we have to increase the 6 capacity of the system we have and the system 7 we have is the system we have. I mean, we 8 didn't permit it, we didn't build it. We're 9 here to take care of it. That's it. 10 MS. WILCOX: So if we could proactively 11 take care of it, say like before the storm, 12 then we don't have anybody out there in danger. 13 That's ridiculous, you know? It's not -- I 14 mean, to proactively drop it five or ten feet. 15 So -- boom, there's a storm. We don't have to 16 worry about it and that's what you -- you know, 17 that's kind of what Doug would -- you know, 18 because I would see Doug all the time around 19 the community because I walk and I -- I'm 20 everywhere. He's like, "Got it. We're already 21 dropping it." 22 So before it went -- I don't want any of 23 those people out there. So if there's a 24 process we need to take to get this \$100,000 25 pump going so he's not trying to rent it, it	Page 139 1 area that flowed back into the major lake and 2 thus, it was basically an appearance of a 3 solution that wasn't actually providing a 4 solution. This is the second meeting I've 5 heard him say this, and I still hear people 6 basically saying, "We need \$100,000 pump," and 7 we -- this doesn't make sense unless we fix a 8 different issue because buying a \$100,000 pump 9 to pump water back into the large lake isn't a 10 long-term or a short-term solution. 11 So I would like clarification on whether 12 or not a pump actually would work under any 13 circumstance there before I vote for anything. 14 Thank you. 15 MR. WIMSATT: But -- I mean -- again, 16 this is a topic for a much larger conversation, 17 but I remember our engineer did say that when 18 they blocked the one pipe and used the pump, 19 then it was solving the backflow problem and 20 being useful for getting that level down. 21 Again, conversations for a much longer -- much 22 longer conversation, a much longer meeting, but 23 I remember that. And yes, that needs to be 24 considered and looked at, absolutely. And we 25 will.
Page 138 1 seems -- you know, that's part of this process 2 and planning -- 3 CHAIRMAN LEWIS: It is, and that's an 4 option that we'll consider. That's an option 5 we'll consider. 6 MR. BARRETT: And actually, I think -- if 7 I could just say something? 8 CHAIRMAN LEWIS: Quickly, please. 9 MR. BARRETT: I think -- it sounds to me 10 like people are talking past each other at this 11 point because I think David just clearly stated 12 that the pump doesn't work. 13 MR. DALE: Yeah, that's my question. He 14 didn't -- backfilling. Backfilling. 15 CHAIRMAN LEWIS: Hold on, please. Yes, I 16 know. 17 MR. DALE: During the storm -- 18 CHAIRMAN LEWIS: Sir, please. 19 MR. DALE: -- I think I want to hear what 20 David -- 21 CHAIRMAN LEWIS: I'm also trying to let a 22 supervisor finish his question, please. 23 MR. BARRETT: So I've heard David now at 24 two meetings and the first comment he made 25 about the pump basically pumping water into an	Page 140 1 MS. DANSEREAU: Yes. 2 CHAIRMAN LEWIS: Okay. 3 Yes, sir? 4 MR. SANTOS: From what I understand, the 5 berm was approved. Right? 6 CHAIRMAN LEWIS: Yes. 7 MR. SANTOS: The easement was not -- the 8 residents don't want the easement to be given. 9 Right? 10 CHAIRMAN LEWIS: Correct. 11 MR. SANTOS: So how can the board with -- 12 let's say in 15 years from now, the current 13 future board is accused of not doing anything 14 when it was clearly stated that you guys said 15 that the solution is the berm with the 16 drainage, but the drainage cannot be done. So 17 then, in the future, someone's going to say, 18 "Well, you guys should have done something." 19 Right? How can that be prevented? 20 MR. GILLIS: And that's obviously 21 happened. 22 MR. WIMSATT: That's why we have public 23 meetings with record and minutes of the 24 meetings to show what the decision-making 25 process was and the -- somebody who wants to

Page 141 1 question this board's decisions can look back 2 at the meeting minutes and figure out why we 3 made our decisions and agree or disagree. 4 MR. SANTOS: Mm-hmm. Okay. 5 CHAIRMAN LEWIS: All right. 6 Supervisor's requests. Chris, anything? 7 MR. BARRETT: No, thank you. 8 CHAIRMAN LEWIS: Okay. 9 Greg? 10 MR. CHESNEY: No. 11 CHAIRMAN LEWIS: Okay. 12 Jim? 13 MR. WIMSATT: Nothing. 14 CHAIRMAN LEWIS: Reggie? 15 MR. GILLIS: I just want to know why Greg 16 didn't vote for me. 17 MR. SANTOS: We were all thinking about 18 that. 19 MR. CHESNEY: We can talk. 20 CHAIRMAN LEWIS: I have nothing. 21 MR. MENDENHALL: No, you can't. Board 22 decision. 23 CHAIRMAN LEWIS: Okay. 24 I move to adjourn. Second? 25 MR. WIMSATT: Seconded.	Page 143 1 REPORTER'S CERTIFICATE 2 3 STATE OF FLORIDA: 4 COUNTY OF HILLSBOROUGH: 5 6 I, Whitlie Grace Cullipher, certify that I 7 was authorized to and did stenographically report 8 the foregoing proceedings and that the transcript is 9 a true and complete record of my stenographic notes. 10 I further certify that I am not a relative, 11 employee, attorney or counsel of any of the 12 parties, nor am I a relative or employee of any of 13 the parties' attorney or counsel connected with the 14 action, nor am I financially interested in the 15 action. 16 DATED December 16, 2024. 17 18 19 20 21 22 23 24 25
Page 142 1 CHAIRMAN LEWIS: All right. 2 All in favor? 3 MR. WIMSATT: Yep. 4 (All board members signify in the 5 affirmative.) 6 CHAIRMAN LEWIS: Carries five to zero. 7 MR. BARRETT: Aye. 8 (Motion passes.) 9 CHAIRMAN LEWIS: Thank you, folks. Thank 10 you. 11 (At 6:20 p.m., all proceedings were 12 concluded.) 13 14 15 16 17 <u>Matthew Lewis, Chairman</u> 18 19 20 21 22 23 24 25	