

Page 1 RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT TRANSCRIPT OF: BOARD MEETING DATE: January 7, 2025 TIME: 4:00 p.m. - 5:45 p.m. PLACE: Maureen Gauzza Regional Library Community Room A 11211 Countryway Boulevard Tampa, Florida 33626 REPORTED BY: Whitlee Grace Cullipher Notary Public State of Florida at Large	Page 3 INDEX <table> <tr><td>Meeting called to order</td><td>5</td></tr> <tr><td>Roll Call</td><td>5</td></tr> <tr><td>Consent agenda</td><td>6</td></tr> <tr><td>Motion to accept</td><td>6</td></tr> <tr><td>(Motion passes)</td><td>6</td></tr> <tr><td>Audience comments</td><td>6</td></tr> <tr><td>Lake 125 questions</td><td>7</td></tr> <tr><td>Engineer's Report</td><td>27</td></tr> <tr><td>TECO trail update</td><td>27</td></tr> <tr><td>Motion to approve Site Masters bid for</td><td></td></tr> <tr><td>TECO trail</td><td>28</td></tr> <tr><td>(Motion passes)</td><td>29</td></tr> <tr><td>Sidewalk discussion</td><td>29</td></tr> <tr><td>Lake 125 update</td><td>31</td></tr> <tr><td>Attorney's Report</td><td>39</td></tr> <tr><td>Manager's Report</td><td>40</td></tr> <tr><td>USDA agreement discussion</td><td>40</td></tr> <tr><td>Motion to continue with USDA agreement</td><td>44</td></tr> <tr><td>(Motion passes)</td><td>46</td></tr> <tr><td>Field Manger's Report</td><td>46</td></tr> <tr><td>Discussion about repairing aerators</td><td>46</td></tr> <tr><td>Hurricane Milton tree debris cleanup</td><td>53</td></tr> <tr><td>Discussion of RedTree invoice for Hurricane</td><td></td></tr> <tr><td>Milton cleanup</td><td>53</td></tr> <tr><td>Motion to approve \$154,300 to RedTree for</td><td></td></tr> <tr><td>hurricane cleanup</td><td>56</td></tr> <tr><td>(Motion passes)</td><td>63</td></tr> <tr><td>Discussion of irrigation</td><td>64</td></tr> <tr><td>Motion to approve \$10,844.11 to fix</td><td></td></tr> <tr><td>clock three</td><td>70</td></tr> <tr><td>(Motion passes)</td><td>71</td></tr> <tr><td>Sidewalk discussion</td><td>72</td></tr> <tr><td>Cell tower discussion</td><td>78</td></tr> <tr><td>Audit discussion</td><td>83</td></tr> </table>	Meeting called to order	5	Roll Call	5	Consent agenda	6	Motion to accept	6	(Motion passes)	6	Audience comments	6	Lake 125 questions	7	Engineer's Report	27	TECO trail update	27	Motion to approve Site Masters bid for		TECO trail	28	(Motion passes)	29	Sidewalk discussion	29	Lake 125 update	31	Attorney's Report	39	Manager's Report	40	USDA agreement discussion	40	Motion to continue with USDA agreement	44	(Motion passes)	46	Field Manger's Report	46	Discussion about repairing aerators	46	Hurricane Milton tree debris cleanup	53	Discussion of RedTree invoice for Hurricane		Milton cleanup	53	Motion to approve \$154,300 to RedTree for		hurricane cleanup	56	(Motion passes)	63	Discussion of irrigation	64	Motion to approve \$10,844.11 to fix		clock three	70	(Motion passes)	71	Sidewalk discussion	72	Cell tower discussion	78	Audit discussion	83
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Page 2 APPEARANCES: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS: Matthew Lewis, Chairman Greg Chesney, Vice Chairman Jim Wimsatt Christopher Barrett Reggie Gillis ALSO PRESENT: INFRAMARK: Andy Mendenhall, District Manager DISTRICT ATTORNEY: Erin McCormick WESTCHASE STAFF: David Sylvanowicz Sonny Whyte DISTRICT ENGINEER: Robert Dvorak	Page 4 <table> <tr><td>Supervisor's requests</td><td>84</td></tr> <tr><td>Baybridge Park nature trail request by</td><td></td></tr> <tr><td>Mr. Chesney</td><td>84</td></tr> <tr><td>Discussion about golf course</td><td>87</td></tr> <tr><td>West Park Village tree lights request</td><td></td></tr> <tr><td>by Mr. Barrett</td><td>106</td></tr> <tr><td>Motion to adjourn</td><td>110</td></tr> <tr><td>(Motion passes)</td><td>111</td></tr> <tr><td>Adjournment</td><td>111</td></tr> </table>	Supervisor's requests	84	Baybridge Park nature trail request by		Mr. Chesney	84	Discussion about golf course	87	West Park Village tree lights request		by Mr. Barrett	106	Motion to adjourn	110	(Motion passes)	111	Adjournment	111																																																		
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Page 5 1 The transcript of Westchase Community 2 Development District Board Meeting, on the 7th day 3 of January, 2025, at the Maureen Gauzza Regional 4 Library, 11211 Countryway Boulevard, Community Room 5 A, Tampa, Florida, beginning at 4:00 p.m., reported 6 by Whitley Grace Cullipher, Notary Public in and for 7 the State of Florida at Large. 8 ***** 9 CHAIRMAN LEWIS: Good afternoon, 10 everybody. Happy New Year to everyone. I hope 11 everyone had a good holiday and I'm going to go 12 ahead and get the meeting called together so we 13 can get moving. 14 Just a reminder, a little housekeeping, 15 if you have your phone on, just please put it 16 on silence or turn it off. Perfect. And with 17 that, I will call the meeting to order. This 18 is the Westchase CDD meeting for Tuesday, 19 January 7th, 2025 at 4:00 p.m. Let the record 20 reflect that all supervisors are present, 21 including staff, manager, attorney and 22 engineer. 23 And with that, I will look for a motion 24 to approve the consent agenda. 25 MR. WIMSATT: Move to approve the consent	Page 7 1 on what's going on with the berm and the 2 leveling of the west side of Lake 125. And 3 also, we discussed at the last meeting -- I 4 think David was on the phone -- I'm sorry, 5 David was here, but Robert was on the phone -- 6 about purchasing a pump to be able to drain 7 that lake when we have heavy rainfall and/or 8 before a hurricane, actually. So I was 9 wondering if this is -- that vote was going to 10 be taken on that at some point? 11 CHAIRMAN LEWIS: We'll discuss that under 12 engineer's report. 13 MR. DANSEREAU: Okay. 14 CHAIRMAN LEWIS: So if -- 15 MR. DANSEREAU: And then maybe same thing 16 under engineer's report would be the solution 17 towards getting maybe the infrastructure 18 upgraded and/or a permanent type pumping or a 19 structure at the other side of the lake to keep 20 that lake at a level where it doesn't overflow. 21 So is that going to be a part of the 22 engineering report? 23 CHAIRMAN LEWIS: I was going to bring it 24 up to discuss with Robert. So -- 25 MR. DANSEREAU: Okay. So just one
Page 6 1 agenda. 2 CHAIRMAN LEWIS: Okay. Do we have a 3 second? 4 MR. BARRETT: I'll second it. 5 CHAIRMAN LEWIS: Seconded by Chris. 6 Any comments, questions, discussion? 7 (No response.) 8 CHAIRMAN LEWIS: All in favor? 9 (All board members signify in the 10 affirmative.) 11 CHAIRMAN LEWIS: Carries five to zero. 12 (Motion passes.) 13 CHAIRMAN LEWIS: Okay. Moving into 14 audience comments. Does anybody have anything 15 they'd like to say or ask? 16 MR. DANSEREAU: Well, we asked for some 17 stuff on the agenda and I don't see it. So is 18 this the proper time to bring it up? 19 CHAIRMAN LEWIS: You can. Again, if you 20 -- name and address, please, again, for the 21 record? 22 MR. DANSEREAU: Yeah, sorry. 9820 23 Bayboro Bridge Drive, Mike Dansereau. It's 24 kind of just going back to what we talked about 25 last meeting. Trying to find out the progress	Page 8 1 question. So like if we wanted to get 2 something on the agenda so we don't have to do 3 it as audience, is the proper way to e-mail it 4 in like we did, or are we supposed to do it a 5 different way? 6 CHAIRMAN LEWIS: You can. A lot of it 7 depends on -- on, honestly, me. I mean, Sonny 8 or Sherida will come to me with an item and 9 it's one of those things where I keep -- I know 10 you've only been coming to meetings for a 11 couple of months, but I keep pretty detailed 12 notes and records. I actually have this big, 13 thick notebook in the back and I think we do a 14 pretty good job of trying to track that stuff 15 and -- 16 MR. DANSEREAU: So it doesn't have to be 17 on the agenda, necessarily? 18 CHAIRMAN LEWIS: Not necessarily. It's 19 -- there's some discretion there. So -- pond 20 125 is not necessarily going to go away any 21 time soon. So rest assured. 22 Before you, he had in the back. Yes, 23 sir? 24 MR. SMITH: I just picked something up on 25 television this previous week --

Page 9 1 THE REPORTER: Matt, I don't know who is 2 speaking. 3 CHAIRMAN LEWIS: Oh, I'm sorry. Sorry to 4 interrupt. Name and address for the record? 5 MR. SMITH: I'm sorry. It's Graham 6 Smith, 9823 Bayboro Bridge. It was something 7 on TV a couple of weeks ago and it mentioned, 8 again, last week for anybody in the county 9 whose homes have been affected by flooding or 10 from the rain storms, they are giving a 11 reduction in the property taxes to those 12 people. You've got to be able to approve -- 13 it's either five or six weeks that you could 14 not live in your home. You got to pay your 15 2024 property tax and then you get reimbursed 16 on it. I've got no more information, but -- I 17 guess you're going to have to contact property 18 tax for Hillsborough County, but that is 19 available. 20 CHAIRMAN LEWIS: Okay. Yeah, good 21 information. I, personally, had not heard 22 that, but that's good. 23 MS. DANSEREAU: I have a question about 24 the minutes being posted to -- 25 THE REPORTER: Name, ma'am?	Page 11 1 on point to make sure all of Westchase 2 residents have access to the minutes as they 3 should. 4 CHAIRMAN LEWIS: Oh, go ahead. 5 MR. GILLIS: I just want to make a 6 comment. There's two different dates you said 7 there, though. You said they have to have 8 access and then you insisted they have to be on 9 the website. Those are not mutually exclusive. 10 The minutes are accessible, but that doesn't 11 necessarily mean -- and just a reminder, again, 12 I think a lot of folks assume that the five of 13 us up here and the staff and everybody else -- 14 we're just like you. We're in this meeting for 15 two hours. We're back in this meeting two 16 hours later, only during the workshop. So the 17 idea that somebody other than our staff can do 18 those things is -- is probably an expectation a 19 little bit beyond what should be expected. 20 I think you're absolutely right. All of 21 us should have access, but not necessarily the 22 way each of us wants that access to happen. 23 MS. DANSEREAU: I disagree with your 24 point. I totally disagree there. 25 MR. MENDENHALL: So --
Page 10 1 MS. DANSEREAU: -- your website. We 2 raised this -- 3 MR. BARRETT: Name and address, please? 4 MS. DANSEREAU: Lynn Dansereau, 9820 5 Bayboro Bridge Drive. 6 MR. BARRETT: Thank you. 7 MS. DANSEREAU: We raised it at the 8 meeting last month. They are not posted to 9 your website. They're just not -- since 10 2022 -- and I'm wondering why, number one, 11 since it's public information. It should be 12 there. It should be available to all of us 13 that live in Westchase. It's not there. I 14 have to e-mail the office -- Sonny and -- to 15 get them and sometimes, you know, they say they 16 are not available yet and sometimes, they send 17 them. 18 So to be, you know, transparent and keep 19 track of what has been discussed and review 20 things, I would appreciate it if they were 21 posted promptly. They have not been posted 22 since 2022. At times, I have found them in the 23 agenda package, which I don't know why it's 24 there. It should be under approved minutes. 25 So I respectfully ask that someone be	Page 12 1 MR. BARRETT: Could I -- 2 MS. DANSEREAU: I think you should have 3 someone on point if you don't have someone 4 already. 5 MR. BARRETT: So one clarification, Lynn, 6 is that when they appear in the agenda package, 7 it's because we actually have to review them 8 because actually the consent -- 9 MS. DANSEREAU: Yes, have it approved. 10 MR. BARRETT: -- agenda we just -- right, 11 so that would be, in my mind, the only 12 explanation as to why there's a bit of a delay 13 because they have to actually be approved by 14 the board. Is there a reason they're not on 15 the website? 16 MR. MENDENHALL: So the -- we went 17 through a review a couple of years ago of the 18 items that are required by state statute on the 19 website -- not just your district, many 20 districts -- and part of the reason why that 21 review happened is because anything on your 22 website had to be ADA remediated. So most 23 districts chose to only put up on the website 24 what's required by state statute. There's 25 other things, obviously, besides minutes that

Page 13 1 aren't included that, certainly, some folks 2 would like included. Some districts choose to 3 post minutes. This district, we have not 4 posted them since 2022. That doesn't mean you 5 can't -- if that's a board decision that you 6 want to -- but it's not something that's 7 required. 8 What, typically, we do -- again, probably 9 80 percent of the districts I deal with is they 10 don't have them on the website and basically -- 11 they are fully accessible. Anybody can contact 12 my office or Sonny and make a request for any 13 minutes. The only ones that typically 14 wouldn't be available would be the ones 15 basically being approved; like at this meeting. 16 MR. BARRETT: Mm-hmm. 17 CHAIRMAN LEWIS: Essentially, to answer 18 your question, the reason they haven't been 19 posted is because it hasn't been required since 20 that point as a statute -- 21 MR. MENDENHALL: Yes. 22 CHAIRMAN LEWIS: -- and if -- if we 23 wanted to discuss that as a board, I'm open to 24 that. 25 MR. BARRETT: Yeah, I would like to see	Page 15 1 it was a situation, for example, your minutes 2 are very lengthy. I mean, we have a court 3 reporter. So it's -- it's going through those 4 documents, making sure that everything is 5 accessible, is able to be read. 6 But certainly, again, if the board wants 7 to place them up there, you certainly can. 8 You'd have to figure out, you know, how long do 9 you want to keep them up there? Because again, 10 these are things you are not required to, so 11 you'll have -- you know, I'm just saying, in 12 general, some of the public would like every 13 meeting minute up on a website since the 14 beginning of time. Is it realistic? Probably 15 not. 16 So where do you draw the line and those 17 sorts of things. And we can talk about that 18 and, you know, come up with a plan that works 19 best for the district. 20 If anybody requests the minutes from 21 myself or from Sonny, there's no cost for it. 22 We send it electronically, usually pretty 23 quickly, unless it's an extensive request. 24 CHAIRMAN LEWIS: Well, I think that's the 25 point I just wanted to get across, not only to
Page 14 1 if they subsequently come up with some 2 technology to make -- so the issue, Lynn, is 3 that a number of people were going around suing 4 districts -- I remember this conversation when 5 I was working for the WOW -- for basically not 6 having an ADA assessable websites. That means 7 that someone with a reader could open anything 8 on the website and the moment something didn't 9 work, the district got sued for violation and 10 it was a really pricey problem. So to protect 11 themselves -- so there's nothing nefarious 12 going on. This was basically also to protect 13 Westchase residents' interests. 14 But maybe we can just look in and see if 15 there's a technology that solves this problem 16 so that we can get them back up because they 17 used to be on the website. I would like to see 18 us at least try. 19 MR. MENDENHALL: Yeah. You know, again, 20 we can certainly do it. What winds up 21 happening is you have an audit that's done on 22 the website that -- you have an independent 23 company that does -- for compliance -- with ADA 24 and -- you know, they essentially would let you 25 know, you know, here's where you failed. So if	Page 16 1 you, but just everybody in the room, is it is 2 definitely transparent. I mean, e-mailing 3 anybody -- any one of us. I mean, the Florida 4 open -- or excuse me, public records laws are 5 lax. I mean, so you can even verbally ask me 6 and I really need to follow up on. 7 MS. DANSEREAU: I would like to point out 8 that the WCA board posts their minutes all the 9 time. They are very up to date. 10 MR. BARRETT: Well, they actually don't 11 have verbatim minutes like we do and that's 12 what makes it easier -- 13 MS. DANSEREAU: A summary. 14 MR. BARRETT: -- for them to do. Yeah, 15 it's a brief summary that leaves out an awful 16 lot of discussion. 17 CHAIRMAN LEWIS: I -- my personal opinion 18 -- and ma'am, I do recognize your hand. My 19 personal opinion would not be to post them. 20 I'm not sure what technology would be there, 21 but -- 22 MR. BARRETT: There's actually another 23 downside to posting them, Lynn, is that if 24 we're dealing with issues with vendors and 25 we're trying to get the best prices, by just

Page 17 1 not having them just right on the website, it 2 actually is in the financial interest of 3 vendors to be a more competitive bidder. If 4 they've got to contact Andy and say, "Hey, 5 what's this price," and -- and so like by 6 basically having all of the information out 7 there, we end up undercutting ourselves 8 sometimes. That's another kind of just 9 practical reason for, yeah, let's make sure 10 they're available for all residents, but let's 11 not do anything that actually harms the 12 financial interest. 13 CHAIRMAN LEWIS: Ma'am? 14 MS. HIGH: Heather High, 9804 Bayboro. 15 So I guess -- I don't mind if they're not on 16 the website. I'm just wondering if there's a 17 way to communicate how to get them on the 18 website. 19 CHAIRMAN LEWIS: Sure. 20 MS. WHYTE: It's on our website. 21 CHAIRMAN LEWIS: Pardon? 22 MS. WHYTE: It's on our web page. 23 MS. HIGH: It -- 24 MS. WHYTE: It says recording secretary 25 and it --	Page 19 1 congregate at the nexus of Lake 45 and Lake 2 125, including a -- the occasional 125 cc 3 motorcycle, multiple bicycles, lots of foot 4 traffic, and it's become a hangout -- 5 CHAIRMAN LEWIS: It -- 6 MR. HOLDER: -- and I'm concerned about 7 this because the loitering kids will be 8 starting to find things to do, and I almost got 9 knocked down the other day by one shooting 10 between my house and the house next door on his 11 bicycle. 12 CHAIRMAN LEWIS: Have you contacted the 13 sheriff's office at all? 14 MR. HOLDER: What would I tell them, sir? 15 MR. GILLIS: What you just said. 16 MS. WHYTE: (Inaudible.) 17 CHAIRMAN LEWIS: I'm sorry, what? I 18 can't hear you, Sonny. 19 MS. WHYTE: It's our property. 20 CHAIRMAN LEWIS: Oh, it's our property? 21 Okay. And I -- I saw your hand, sir. Just to 22 complain that there's kids loitering or kids in 23 groups. I'm not saying I -- 24 MR. HOLDER: I -- I have -- over time, I 25 have contacted the sheriff's office on a
Page 18 1 MS. HIGH: Where it says, "How to"? 2 MS. WHYTE: -- and we're going to -- yes, 3 it is -- and we're going to -- it's a -- we're 4 going to update it because they now work 5 remote. They don't have a phone number 6 anymore, so I'm going to -- I found that out 7 yesterday. 8 MS. HIGH: That would be great. 9 MS. WHYTE: I'm going to try and update 10 it within the next day or two. 11 MS. HIGH: Okay. 12 MS. DANSEREAU: Okay. Okay. 13 CHAIRMAN LEWIS: Yes, sir. 14 MR. HOLDER: New subject. Rich Holder, 15 9801 Bayboro Bridge Drive. As relates to just 16 north of lake 125 is Westlake Community, M/I 17 Homes with some 200, I think, townhomes, plus 18 and we're having a problem with a congregation 19 of kids leaving that community, going by Lake 20 125, going by Lake 45, which is immediately 21 north of me and immediately west of that 22 community, and it has become an increasing 23 thoroughfare. 24 It used to be one or two. Now I've 25 counted as many as 12, and they are starting to	Page 20 1 variety of subjects. I am happy to do so. I 2 have talked to them in -- over my 25 years 3 there on a variety of subjects. They have been 4 very helpful. The typical response is that's a 5 community problem, not ours. But they are 6 crossing CDD property to get to our property, 7 and my request would be -- and I think Sonny 8 has heard this point -- I'm just making it 9 official on the record. My request would be 10 some sort of an obstruction, perhaps a 11 chain-link fence or something like that at the 12 edge of their property to discourage -- because 13 it's -- like I say, they're starting to loiter 14 in large groups. 15 CHAIRMAN LEWIS: And I -- and again, part 16 of the conversation is I had to be educated on 17 exactly -- 18 MR. HOLDER: Yes, sir. 19 CHAIRMAN LEWIS: -- whether this was your 20 property, our property or public property. So 21 now hearing that, I would agree with you that 22 if it's something that we can look into and 23 David can do and we can put up some kind of 24 barrier or -- you know, a fence, something to 25 keep them from doing it. My only concern was

Page 21 1 that it was something close to your property or 2 on school property there. 3 MR. BARRETT: Is this where he's talking 4 about? 5 CHAIRMAN LEWIS: Yeah, and this -- David 6 -- is why we need to screen up -- 7 MR. SYLVANOWICZ: Mm-hmm. 8 CHAIRMAN LEWIS: This is Baybridge. I'm 9 going to walk over -- 10 MR. HOLDER: To your question, sir, they 11 go across CDD property to get to Bayboro 12 Bridge -- 13 CHAIRMAN LEWIS: Can you just show me -- 14 MR. HOLDER: -- and Bayboro Bridge is on 15 the way -- 16 UNKNOWN SPEAKER: It's right in our 17 backyard, literally. 18 MR. HOLDER: Yeah. 19 CHAIRMAN LEWIS: Yeah, this is Pond 45 20 right here? 21 MR. HOLDER: That's 45, here is 125. 22 CHAIRMAN LEWIS: Right. 23 MR. HOLDER: This is that 200 home -- I'm 24 guessing of the head count. That was a number 25 I read. And they are coming through somewhere	Page 23 1 through. I have never -- it has been a lot and 2 there's motorcycles. They come through my 3 property. They've almost hit me on their 4 bicycles. They've scared the death out of me. 5 My dogs freak out. It's a major inconvenience 6 for us. 7 CHAIRMAN LEWIS: Okay. David, if you 8 can -- 9 MR. HIGH: Oh, excuse me. And I did 10 contact the county sheriff and they said that 11 -- they recommended that we put up "No 12 trespassing" signs with your contact 13 information, but that is your property and so I 14 can't technically go out there and put "No 15 trespassing" signs on your side of it. But 16 that's what they recommended. 17 CHAIRMAN LEWIS: Sure. Okay. Guys, it's 18 right through this area from -- from here. 19 This is Pond 45. 20 MR. BARRETT: David, could you get a 21 potential fence solution there so that -- 22 MR. SYLVANOWICZ: Mm-hmm. I'm going to 23 meet with them and -- 24 CHAIRMAN LEWIS: So you know where he's 25 talking about right there?
Page 22 1 right down here across CDD property down this 2 way, down this way, in between the houses. 3 CHAIRMAN LEWIS: Okay. 4 MR. HOLDER: West Park, being up here -- 5 I think that's an attractive area, too. 6 CHAIRMAN LEWIS: Sure, okay. 7 MR. HIGH: Yeah, so this is where they 8 cut through right here. They jump the fence. 9 There's a gate there and they put -- the jump 10 the fence and come through here. 11 CHAIRMAN LEWIS: Okay. 12 MR. HOLDER: How do they get the 13 motorcycle through there? 14 MR. HIGH: There's a gate on this -- 15 MR. HOLDER: Oh, okay. 16 MR. HIGH: -- right here on this corner 17 and that's -- not this side, but right here, 18 there's a gate. 19 CHAIRMAN LEWIS: Okay. 20 MR. HIGH: So -- excuse me -- Chris High, 21 9804 Bayboro Bridge Drive. So it has increased 22 in the past year. I haven't expressed this 23 concern to the board yet because we've had 24 bigger concerns with the neighbors. But I can 25 say, I've lived right there where they come	Page 24 1 MR. SYLVANOWICZ: I think I do, but I can 2 meet with them. 3 MS. WHYTE: I know where it is. 4 CHAIRMAN LEWIS: Okay. 5 MR. SYLVANOWICZ: -- and we can have a 6 discussion if that's something you want me to 7 move forward with and try and figure something 8 out. 9 CHAIRMAN LEWIS: Yeah, just see what the 10 issue is and then if -- what we can do and if 11 we need to contact their homeowner's 12 association, I feel like -- 13 MR. BARRETT: I don't think that's going 14 to be much of a solution. I think it -- I had 15 the same issue in my neighborhood, kids coming 16 through my yard. The only solution that really 17 works is just the fence. 18 MR. SYLVANOWICZ: Just we have -- 19 CHAIRMAN LEWIS: Yeah, yeah, and that may 20 be. You know, I don't know if the letter would 21 be a lost cause, but -- 22 MR. SYLVANOWICZ: The fence at the 23 Bennington pond, which is on the opposite side 24 of the property, we have a similar issue and 25 it's routinely being destroyed, broken through,

Page 25 1 climbed over so that they can get those bikes 2 through. So this is -- this is -- put it on 3 the list. 4 CHAIRMAN LEWIS: Okay. Sonny? 5 MS. WHYTE: The property that they are 6 referring to, we own the Lake 45, but we do not 7 own the opposite side where the lake is and the 8 fence is on the inside. It belongs to the 9 homeowner's association of the townhomes. So 10 technically, on that side, that property that 11 is -- encompasses where that fence goes around, 12 the inside of that easement belongs to the 13 townhomes of -- it doesn't belong to the 14 district. We only own that side. So on our 15 side, you can definitely put a fence. We've 16 talked about it in the past with our 17 predecessor. The only reason that he did not 18 want to put a fence was because we are allowed 19 to go through there from 45 to 125 for mowing 20 purposes. 21 CHAIRMAN LEWIS: Okay. Yes, David, take 22 a look and see what you find out. 23 MS. HIGH: Heather, 9804. There's 24 actually a "No trespassing" sign on what 25 she's saying is the property of that --	Page 27 1 comments or questions for the board? 2 (No response.) 3 CHAIRMAN LEWIS: All right. Seeing none, 4 we will continue on. 5 Robert with our engineer's report. 6 MR. DVORAK: Okay. Couple of updates 7 going. So you remember the TECO trail where we 8 -- we took the culvert out and sort of at the 9 tail end of the wet season in an emergency to 10 prevent flooding on Countryway Boulevard. We 11 got two -- we did set the plans, did a little 12 RFP, sent it out and got two proposals from -- 13 probably out of the four or five firms we sent 14 out our RFPs to and both qualified, in my 15 opinion. In fact, one guy's done a lot of work 16 out here for probably the last ten or 15 years 17 and Sonny knows him. 18 But one was from Site Masters, which was 19 a \$21,200, and then the other one was from a 20 firm called Finn Outdoor -- we work with a 21 lot -- and it was \$29,500. So the goal was to 22 try and get this -- like a lot of other things 23 -- done in the dry season so that these were -- 24 we could open the trail back up and we will 25 have the proper drainage that connects the
Page 26 1 whatever, but it's not a "No trespassing" 2 sign on the side that goes to Lake 45. There's 3 nothing there that -- they don't have to 4 encounter anything going that direction. 5 MR. HIGH: So they are reluctant to go to 6 Pond 125, but they will come right into the 45 7 and through our house -- you know, the -- you 8 know, between our houses and over to Montague. 9 CHAIRMAN LEWIS: Okay. 10 MR. BARRETT: And if you need a gate for 11 mowers -- 12 MS. WHYTE: We can put a fence up on it. 13 We talked about it in the past, but because of 14 landscaping issues, we left it open. But if it 15 becomes an issue, it certainly can be closed 16 off. All it takes one section of fence. 17 CHAIRMAN LEWIS: Yeah. And David, I 18 don't know if you just heard, but they said 19 the "No trespassing" sign was facing more of 20 125 and not really towards the M/I -- 21 MS. HIGH: 45. 22 CHAIRMAN LEWIS: Yeah. So thank you all 23 for bringing that to our attention. We had no 24 idea. So -- 25 All right. Does anybody else have any	Page 28 1 north and south sides to the wetland area that 2 the trail bisects. 3 So I don't know what the limit is for you 4 guys having to approve this or I -- I was just 5 providing it in case you do need to make a 6 motion to proceed with it, but -- 7 MR. BARRETT: But you did send it out to 8 four companies? 9 MR. DVORAK: Mm-hmm. Mm-hmm. 10 MR. BARRETT: All right. And you think 11 this is a reasonable number? 12 MR. DVORAK: I do. 13 MR. BARRETT: All right. Erin, this is 14 not required to go through any more of a formal 15 bid process than we've used. Right? 16 MS. McCORMICK: Right, no. 17 MR. BARRETT: All right. I'll make the 18 motion to approve the lower bid -- 19 MR. DVORAK: Okay. 20 MR. BARRETT: -- if you're comfortable 21 with working with that company. 22 MR. DVORAK: Mm-hmm. Yeah. 23 MR. GILLIS: I'll second it. 24 CHAIRMAN LEWIS: Seconded by Reggie. All 25 right. Any --

Page 29 1 MR. BARRETT: This is the thing that was 2 backing up onto the road and everything. 3 CHAIRMAN LEWIS: All right. Any other 4 questions, discussion? 5 (No response.) 6 CHAIRMAN LEWIS: All in favor? 7 (All board members signify in the 8 affirmative.) 9 CHAIRMAN LEWIS: Motion carries five to 10 zero. 11 (Motion passes.) 12 MR. DVORAK: Very good. And then just a 13 quick update on our sidewalk project. In early 14 December, we issued the RFP. We had a pre-bid 15 meeting at the field office in the lunch room, 16 meeting room. Four or five contractors showed 17 up. A lot of good -- a lot of really, really, 18 really good questions. They dug into the -- 19 had dug into the RFP document pretty well. We 20 responded to those in writing -- to all of the 21 contractors -- and -- and then so their bids 22 are actually due on January 24th. 23 So we'll have -- and just to let you guys 24 know, we -- because Sonny and I were kind of 25 discussing -- we included in this RFP all of	Page 31 1 just planning reasons, then we wouldn't have 2 to. So there's some built-in flexibility. 3 We'll see how they come in. A lot of 4 interest, though. A lot of interest in the 5 project. I'm expecting three to four really, 6 really good bids. 7 CHAIRMAN LEWIS: Okay. Good. All right. 8 MR. DVORAK: Yep. And then that's -- 9 leads into 125. We had the -- from the last 10 meeting, we revised the plans, took the pipe 11 out of the construction plans, sent those out. 12 Basically, everyone at that time -- it was 13 mid -- you know, early, mid December when we 14 got this thing on the street and then got back 15 that -- from contractors that were starting to 16 lock down for the weeks of Christmas and New 17 Year's. So we haven't received anything yet, 18 but followed up with the purposes of updating 19 you guys for this meeting. There's two 20 contractors that will have proposals to us by 21 the end of the week. 22 You guys had pre-approved a certain 23 amount last time. I believe it was 40 or 24 \$50,000 that -- so that if this -- we got a bid 25 that came in from -- with an acceptable
Page 30 1 the areas above -- north of Linebaugh and east 2 of Countryway, that whole area up there, which 3 includes the Shires, which is the worst -- I 4 believe the worst neighborhood. 5 But the way we did it just so that -- we 6 have some flexibility because what we asked 7 them to do is we divided each neighborhood up 8 with its own little bid sheet that needs to 9 stand alone. So when we get the proposal and 10 if the board looks at it and says, "Well, we 11 don't want to do this all at once. We're going 12 to do just the Shires," let's say, and you can 13 -- you can take that out and award that -- just 14 that village and none of the other else -- if 15 we don't -- if the board decided not to or you 16 can do all of them or you could -- you could 17 even do something where one firm was qualified 18 and low bid in this area and another firm was 19 qualified and was low bid in another section. 20 You could do it that way, too. 21 So it gives you a lot of flexibility as 22 opposed just getting one price for everything 23 and then if we did not want -- for whatever 24 reason, decided we didn't want to do it all at 25 one, for financial reasons or just -- you know,	Page 32 1 proposal that we could go ahead and initiate 2 and engaged with that firm and just move on 3 with it. So -- 4 MR. BARRETT: Can I interrupt you here, 5 Robert? That's exactly an example of why we 6 wouldn't want the minutes up. 7 MS. DANSEREAU: I hear you. I hear you. 8 MR. BARRETT: Okay. Because it would 9 potentially raise the bid. 10 MS. DANSEREAU: I understand. 11 MR. BARRETT: Okay. 12 MR. DVORAK: So -- yeah, we'll have them 13 by -- I'll let you guys know for the 14 workshop -- I mean, in fact, it's only in a 15 couple of weeks. If we get a couple between 16 now and the end of the week, we can check -- we 17 can have those reviewed and if anything comes 18 in by the workshop, we can let you know, also. 19 But if I'm 100 percent happy and you guys 20 pre-approved an amount not to exceed, I'm -- 21 I'm going to say because of everybody's keen 22 interest in this project and our interest in 23 this project that we just go ahead and engage 24 the contractor. 25 CHAIRMAN LEWIS: Yeah, there's no need to

Page 33 1 come back to us. 2 MR. DVORAK: Right, no need to come back. 3 Yeah, okay. That sounds like a plan. I like 4 it. 5 CHAIRMAN LEWIS: Yeah, me too. And then 6 long term -- I know I talked to you before -- I 7 would like to kind of talk about that at the 8 next workshop or at least by the next meeting, 9 if the workshop is too quick, because I know 10 you have a lot going on -- 11 MR. DVORAK: No. 12 CHAIRMAN LEWIS: -- and coming out, but 13 -- you know, some of the stuff we've talked 14 about in some of these meetings -- you know, I 15 know in your mind, I think you've kind of had a 16 thought all along about what you wanted, but 17 just to at least get some rough numbers and 18 then what that effort is going to take, you 19 know, maybe give us a timeline, if you don't 20 mind. 21 MR. DVORAK: Yeah, like a schedule with 22 some hourly estimate and -- 23 CHAIRMAN LEWIS: Right, and then that 24 way, we can at least talk through that and 25 think, "Okay. Is this the best way to move	Page 35 1 in terms of survey that we've gathered, things 2 that we may want to survey in order to approve 3 the model in our vicinity so that we're 4 starting from a very good -- you know, from a 5 very complete model standpoint and then we can 6 run different alternatives and simulations. 7 And you're right, I do have some ideas 8 having been involved and seeing how things work 9 over the years. So I know where I'm -- would 10 like to start. But I'll put together like sort 11 of a -- you know, an hourly estimate and 12 tentative sort of schedule for like this 13 preliminary engineering phase and then we can 14 talk our way through it. 15 CHAIRMAN LEWIS: Yeah, and I'm sure some 16 of the folks here or all the folks here may 17 want to attend and I just want to be able to -- 18 I know, again, we've talked about, too, 19 coordination with agencies and other things, 20 but I just want to make sure we're all on the 21 same page about what needs to happen there and 22 -- and the effort that it's going to take 23 and -- 24 MR. DVORAK: Mm-hmm. Okay. 25 CHAIRMAN LEWIS: All right.
Page 34 1 forward?" 2 MR. DVORAK: Yeah. I mean, just so 3 everyone knows, from my -- my approach to this 4 is that -- you know, we had that nice meeting 5 where I was showing you guys all of the 6 resources that the county and the district have 7 and the county's watershed model, it covers 8 tens of thousands of acres, like square miles 9 of the county that terrains down through this 10 area. And so that particular part of our 11 community is identified in that -- in that 12 model, but it's just a small part. 13 So like my -- my approach to this -- just 14 sort of as a prelim to the workshop would be 15 let's use the tools that have already been 16 developed as much as we can and -- and so that 17 would be like sort of the basis of how we come 18 up with these longer-term projects. You know, 19 one of the first steps that I always -- when 20 you get ahold of these watershed models, they 21 are so global and -- you know, they are just a 22 very large model and you want to look at your 23 area, the area that we're dealing with, with a 24 keen eye so that if there's anything that we 25 see -- data that's missing, things that we have	Page 36 1 MR. DVORAK: And that's really all I 2 have. There was a couple other small things. 3 David and I met with -- there was some inlet 4 repairs and things that -- you know, small 5 stuff, but there's nothing for the -- nothing 6 else to report to you guys at this time. 7 CHAIRMAN LEWIS: Okay. Awesome. Thank 8 you, Robert. 9 MS. DANSEREAU: Do I need to say my name 10 again? 11 CHAIRMAN LEWIS: I think she knows. 12 MS. DANSEREAU: Okay. I read in the WCA 13 notes that Mr. Goldstein -- I hope I am 14 pronouncing his name right -- one of the board 15 members, was going to meet with the county reps 16 regarding drainage issues in Westchase. So I 17 don't know if any of you have heard about that, 18 number one and if you have, if he has met with 19 them yet. And if he has, does it also include 20 Pond 125? 21 MR. DVORAK: I don't know anything about 22 that. 23 MS. WHYTE: I -- 24 CHAIRMAN LEWIS: I -- oh, Sonny. 25 MS. WHYTE: It was me that initiated that

Page 37 1 with Rick and Rick said he had a contact with 2 the county, and we have placed a call, but have 3 not been invited yet. 4 MS. DANSEREAU: Okay. 5 MS. WHYTE: We're still waiting on that, 6 but the county, in the meantime, has hired an 7 engineering firm and we're trying to get on -- 8 somehow into their radar -- 9 MS. DANSEREAU: I see. 10 MS. WHYTE: -- to work with them. So 11 yes, pond 125 is actually a discussion and so 12 is all of the rest of our community. 13 MS. DANSEREAU: Sonny, do you know if 14 Pond 125 is one of the bullets? 15 MS. WHYTE: I don't know. We are going 16 to bring up the flooding issues that we had 17 within our district and all of our community. 18 So yes, it will be general. It will not be 19 focused on 125, it'll be focused on all of 20 Westchase. 21 MS. DANSEREAU: Yes, all of the drainage. 22 MS. WHYTE: So yes, we have -- we're 23 waiting for the county commissioner's office to 24 call us for that. 25 MS. DANSEREAU: Okay. Thank you.	Page 39 1 what I remember, it's not anytime soon. 2 MR. SANTOS: Okay. 3 CHAIRMAN LEWIS: I -- yeah. Thank you. 4 Thank you for that. 5 All right. Robert, you're all good? 6 Nothing else? 7 MR. DVORAK: Mm-hmm. 8 CHAIRMAN LEWIS: Okay. Thank you very 9 much. 10 Erin? 11 MS. McCORMICK: I don't have anything. I 12 -- Andy sent me the USDA agreement, which is 13 coming up, but I don't have anything else. 14 CHAIRMAN LEWIS: Okay. Any -- I'll just 15 ask about Vertex. Any -- 16 MS. McCORMICK: I have not talked with 17 Alan over the holidays. So I don't have any 18 new information, but I'll be happy to check in 19 with him and see what's going on with the 20 providers. 21 CHAIRMAN LEWIS: Yeah, if you don't mind. 22 I haven't seen any antennas go up. 23 MR. BARRETT: The USDA agreement, can we 24 talk about that a little bit? 25 CHAIRMAN LEWIS: It's coming up in
Page 38 1 MS. WHYTE: You're welcome. 2 CHAIRMAN LEWIS: Thanks, Sonny. 3 Yes, sir? 4 MR. SANTOS: This is Marlon Santos, 5 Derbyshire Drive. So if that's the case, can 6 we bring up the resurfacing of Linebaugh? 7 MS. WHYTE: That would not be part of 8 this. 9 MR. SANTOS: No? 10 MS. WHYTE: This is drainage. 11 MR. BARRETT: Yeah, that would be a 12 totally different -- 13 MS. WHYTE: This is strictly all of local 14 drainage after the hurricane. 15 MR. SANTOS: Drainage. 16 MS. WHYTE: If you have a question like 17 that, you can bring that to Rick Goldstein or 18 the HOA's office or you can call the county. 19 MR. SANTOS: Okay. 20 CHAIRMAN LEWIS: Yes, sir? 21 MR. HIGH: The county's plan for repaving 22 is posted. If you want, you can -- 23 MR. SANTOS: But they do have a plan? 24 MS. WHYTE: Mm-hmm. 25 MR. HIGH: They do have a plan. From	Page 40 1 manager's report. 2 MR. BARRETT: Oh, okay. Great. 3 CHAIRMAN LEWIS: All right. Thank you, 4 Erin. 5 Andy? 6 MR. MENDENHALL: Great segue. I was 7 going to bring up the USDA agreement. It was 8 in your package. It's basically a continuation 9 of your previous agreement. It runs, 10 basically, February 1 until January 31st of 11 2026. So Erin had a chance to review it and no 12 real -- actually, two minor modifications, but 13 other than that, pretty much ready for you as 14 far as if you want to continue that on and of 15 course, any questions that we might need to 16 address, we can talk about that, if there are 17 any. 18 MR. BARRETT: So I think this board 19 previously removed like the legal -- sorry, the 20 lethal elimination of vultures, the elimination 21 of firearms? 22 MS. McCORMICK: No. 23 MR. BARRETT: No? 24 MS. McCORMICK: What the -- what is in 25 here right now as far as the work plan and that

Page 41 1 being like sort of a last resort is the same 2 thing that was in it before. 3 MR. BARRETT: Yeah, because that filled 4 the room, as I recall. That filled this room 5 with a lot of very angry people. So -- 6 CHAIRMAN LEWIS: But it was also a very 7 last-resort option for this issue. So -- 8 MS. McCORMICK: Yeah, I don't know that 9 we would get very far with the USDA with having 10 that limitation, but I think based on the fact 11 that it seems like as the -- you know, their 12 practices have not raised further objection, so 13 we haven't made any modifications in that at 14 least in the last two iterations of the USDA 15 agreement. 16 MR. GILLIS: I do want to add that, you 17 know, when we had all this discussion around 18 the vultures, one of the things we talked about 19 was this assumption that it's just where it is 20 now, and I can tell you in the last week, 21 there's vultures on top of many roofs in Harbor 22 Links and it's associated with the dead fish on 23 the golf course. So a lot of the residents 24 have been complaining to the golf course about 25 it and this is why I have been kind of	Page 43 1 August or something like that? 2 MR. SYLVANOWICZ: Yeah. 3 CHAIRMAN LEWIS: Okay. 4 MS. McCORMICK: But we do have the 5 specific area that the USDA is addressing 6 delineated in their agreement. So if we were 7 going to move beyond that, we'd have to modify 8 the agreement. 9 MR. MENDENHALL: Basically, have two -- 10 two of the -- in the policy agreement. 11 MR. BARRETT: This issue is not going to 12 go away until the county addresses the dump, 13 and I've been saying that to the GAC for five 14 years. 15 MR. WIMSATT: Yep. 16 CHAIRMAN LEWIS: Chris, do you know if 17 Rick or anybody from that GAC is -- 18 MR. BARRETT: No. 19 CHAIRMAN LEWIS: Okay. All right. 20 MR. BARRETT: Has there been any 21 continuation of that vulture subcommittee 22 that -- 23 CHAIRMAN LEWIS: I have not heard. I 24 remember joining that on a Zoom call -- my, 25 gosh, that might have been a year -- that might
Page 42 1 preaching that we have to find some sort of 2 holistic solution to this and not try to look 3 at it per sub-communities because they just 4 move. They fly and they are landing in other 5 places and that's what's happening. 6 CHAIRMAN LEWIS: Has there been any 7 issues -- good point, Reggie. Has there been 8 any issues with Stonebridge and specifically 9 this -- where this started or -- 10 MR. SYLVANOWICZ: Not specifically, no 11 residents reaching out to us -- e-mailing or 12 calling -- but they are very visible over the 13 shop, over the TECO lines, Harbor Links, and 14 then we know when they are getting flushed 15 because we can see them going towards the 16 landfill and the trash site. 17 CHAIRMAN LEWIS: Well, when was the last 18 time the USDA came out to perform any -- 19 MR. SYLVANOWICZ: Like three weeks ago. 20 Yeah. 21 CHAIRMAN LEWIS: And how about before 22 that? 23 MR. SYLVANOWICZ: April, I want to say. 24 CHAIRMAN LEWIS: Okay. Because their 25 season is like fall. Right? Starts in like	Page 44 1 have been two years ago. Who knows. With the 2 way time flies, I feel like it was a year, but 3 it was probably two years and -- yeah, I don't 4 know. 5 But -- okay. Erin, is there anything 6 else on this that would -- 7 MS. McCORMICK: That was it. 8 CHAIRMAN LEWIS: Or -- I'm sorry, this is 9 -- 10 MS. McCORMICK: This is Andy's report. 11 MR. MENDENHALL: Nothing else. So just 12 -- we'd need an approval from the board, if you 13 want to continue on with that agreement, and I 14 will give it to Matt for signature. 15 CHAIRMAN LEWIS: Okay. I -- 16 MR. BARRETT: I'll make the motion, but 17 again, stipulated that Stonebridge and 18 Woodbridge, it's assessed to those communities 19 because those are the ones that have driven 20 this, and I've repeated over and over that this 21 is not going to go away. They need to put up 22 deterrents. There's been no movement to put up 23 deterrents, so I'm trying to financially 24 incentivize them putting up deterrents because 25 that's the only way we're going to -- absent

Page 45 1 the GAC actually convincing the county to do 2 something about the dump, we're going to be 3 dealing with this and spending this money for 4 decades. And we were initially told by the GAC 5 chair it would be a three-year commitment. 6 We're in year five. 7 CHAIRMAN LEWIS: I'll second it just for 8 discussion. Did we do that? I thought that's 9 the way we -- 10 MR. BARRETT: Last year. 11 CHAIRMAN LEWIS: With that same motion. 12 With the stipulation that it's to those 13 subdivisions. 14 MR. BARRETT: Correct. 15 CHAIRMAN LEWIS: Okay. Any other comment 16 or questions? 17 All right. All in favor -- 18 MR. CHESNEY: I have one question. How 19 much was the full agreement again? 20 CHAIRMAN LEWIS: 5,000, I want to say. 21 MS. WHYTE: Last year, we used 2,500. 22 MS. McCORMICK: Right. 23 MS. WHYTE: This year, we still had some 24 left over when I called and they added that to 25 what we just did three weeks ago.	Page 47 1 vendor, and then one from Fountain King, which 2 has predominantly serviced these and installed 3 them throughout the years. 4 I asked them to -- both to present me two 5 -- replacing the areas aerators -- for all 6 intents and purposes, they owe us nothing. 7 They've been there for years. They've been 8 running and the electric motors, they don't 9 last forever. 10 Also, with that is the hoses that have a 11 tendency to leak. Get pulled up by fish -- 12 people fishing and then they have to be 13 surfaced back down. So I put it to them to 14 present me a -- something that we can present 15 for insurance, that it's storm damage and then, 16 also, the upgrade to the hoses. There's many a 17 pond that they're floating -- Radcliff, Harbor 18 Links, I -- just to name a few. 19 So you'll see that from A & B. They -- 20 he basically quoted \$5,200 per aerator, and 21 then Fountain King broke it up like I 22 requested. 6,292 to include hoses, air 23 stations, new cabinets, and if we wanted to 24 kind of step into it and not spend that and 25 just do the cabinets and just kind of deal with
Page 46 1 MR. BARRETT: And this was assessed to 2 those two -- I just want to make sure -- 3 CHAIRMAN LEWIS: I'm sure. 4 MR. BARRETT: Okay. 5 CHAIRMAN LEWIS: Okay. 6 All of those in favor? 7 (All board members signify in the 8 affirmative.) 9 CHAIRMAN LEWIS: Carries five to zero. 10 (Motion passes.) 11 MR. BARRETT: You guys make sure that 12 it's booked correctly, please. 13 CHAIRMAN LEWIS: Thank you. 14 Okay. Andy? 15 MR. MENDENHALL: That's it. That's all I 16 had. 17 CHAIRMAN LEWIS: All you got. 18 Okay. David, field manager report. 19 MR. SYLVANOWICZ: Okay. So Milton, we 20 had ten out of our 12 aerators, throughout 21 the community that keep our lawns healthy, 22 damaged. We have electric motors, you know, a 23 few feet off the banks and they did not fare 24 well in the flooding. I got two proposals, 25 one from A & B Aquatics, who is our current	Page 48 1 the hoses in another way -- you'll see it 2 broken down. 3 Going to the -- Fountain Kings, it's two 4 different proposals. So I kind of just added 5 them together and divided by ten, and that's 6 basically what you have. But I wanted him to 7 highlight -- take pictures showing the damage 8 so that we can use this as some sort of 9 submittal when it comes to insurance and storm 10 damage. 11 CHAIRMAN LEWIS: So is it -- and I think 12 I know the answer to this, but I mean, is it -- 13 what's your recommendation? Is it to do the 14 whole thing or is it to do it in pieces with 15 just the motors and -- 16 MR. SYLVANOWICZ: I think knowing how -- 17 CHAIRMAN LEWIS: They're needed. Right? 18 MR. SYLVANOWICZ: Huh? 19 CHAIRMAN LEWIS: They are needed. Right? 20 MR. SYLVANOWICZ: They are needed. 21 CHAIRMAN LEWIS: For the health of the 22 pond and -- 23 MR. SYLVANOWICZ: Yep. A & B Aquatics 24 will always tell us that those are the 25 healthier ponds, keeps everything flowing. We

Page 49 1 have less of the fish kills and less of the 2 algae growth, the -- you know, the invasive 3 species. It's just a healthier pond. I think 4 you'd probably get better pricing if you kind 5 of -- they get in here and they work and they 6 get it all done as opposed to piecemealing it 7 per -- per unit. 8 It definitely sounds like, from my 9 discussions, that Fountain Kings is -- has the 10 bandwidth for this because this is what they 11 do. 12 CHAIRMAN LEWIS: The total for Fountain 13 Kings is -- 14 MR. SYLVANOWICZ: He kind of broke it 15 down. He kind of answered my e-mail and 16 it's -- 17 CHAIRMAN LEWIS: -- about \$60,000? 18 MR. SYLVANOWICZ: Yeah, he was at 5,200 19 for ten or so and he wasn't -- he kind of said 20 that he could take the hoses here and there and 21 see what we can do. On a side note, I've been 22 wanting to work with him to get some hoses 23 repaired. I'm still waiting. So I'm -- I'm 24 not overly confident on their bandwidth. 25 They've done other stuff for us and they take	Page 51 1 any action today? I mean, unless everyone -- 2 someone is welcome to make a motion, but -- 3 MR. SYLVANOWICZ: To raise them? 4 CHAIRMAN LEWIS: Yeah. 5 MR. SYLVANOWICZ: I can reach out to them 6 for -- 7 MR. WIMSATT: Yeah, raise them, move, 8 mitigate, you know -- 9 CHAIRMAN LEWIS: For the future. 10 MR. WIMSATT: -- for a future problem. 11 CHAIRMAN LEWIS: Yeah. I mean, I don't 12 know how -- again, the crazy rain from this 13 past season was nuts, but -- you know, would it 14 happen again, I don't know. Some of these are 15 down pretty close to the edge of the pond. I 16 mean, I'd say -- unless you guys want -- I say 17 let's get some costs on maybe raising those 18 and/or relocating and then we can go from there 19 next month, if that's okay. 20 MR. SYLVANOWICZ: Yeah. 21 MR. BARRETT: I suspect it's cheaper to 22 raise them because then you wouldn't have to 23 run quite so many -- 24 CHAIRMAN LEWIS: Conduit or wiring, yeah. 25 MR. SYLVANOWICZ: What is your feeling
Page 50 1 care of our ponds really good. I'm questioning 2 whether or not this sort of project is -- 3 CHAIRMAN LEWIS: Okay. And you think 4 this is something that insurance can -- we 5 can -- 6 MR. SYLVANOWICZ: Well, we can at least 7 submit some of it. We can at least -- these -- 8 the 38,000 where it's the -- the actual 9 flooding damage. A lot of the pictures you can 10 see that -- you know, have the water the ring 11 around it where the water came up and submerged 12 the electric motor. 13 CHAIRMAN LEWIS: Is it possible to 14 relocate those but -- I mean, I know it's 15 possible. That's a dumb question, but -- 16 MR. SYLVANOWICZ: Yeah, I -- I didn't get 17 quotes on that. I'm sure they -- 18 MR. BARRETT: Or just raise them a couple 19 of feet. 20 MR. SYLVANOWICZ: Some of these are back 21 behind people houses and some of them are 22 hidden behind some places, behind bushes and 23 planting, so they're not so visible. 24 CHAIRMAN LEWIS: Do you think -- should 25 we look at getting a cost for that and not take	Page 52 1 about being behind people's houses? I can 2 think of a few -- some of them are in common 3 areas and, definitely, they can be on like -- 4 I'm picturing turning a -- 5 CHAIRMAN LEWIS: How many? 6 MR. SYLVANOWICZ: Let's say three or four 7 of them. 8 CHAIRMAN LEWIS: To the point where it 9 would -- you know, you can see it from -- 10 MR. SYLVANOWICZ: Yeah, it's behind 11 people's lanais. They are kind of nestled in 12 with the trees and -- 13 MR. BARRETT: Can we landscape around it 14 or do you think that would upset the homeowner? 15 CHAIRMAN LEWIS: Is there any on Pond 16 125, anyone know? 17 MR. SYLVANOWICZ: No. 18 CHAIRMAN LEWIS: I was just curious. Get 19 their opinion since they are here. 20 MR. SYLVANOWICZ: I would -- I could hear 21 the, "You're blocking my pond view," comment. 22 CHAIRMAN LEWIS: Maybe -- you know, maybe 23 -- David, maybe get the cost for raising all of 24 them, but then those three or four, get a cost 25 of relocating them and let's just see where it

Page 53 1 goes from there. 2 MR. SYLVANOWICZ: Okay. 3 CHAIRMAN LEWIS: And then we can at least 4 have all the info. All right. What else you 5 got? 6 MR. SYLVANOWICZ: Milton tree damage, 7 debris pickup. RedTree is here. Peter, Andy. 8 They were integral in -- now that I know and 9 I've lived through this hurricane and been in 10 this position, we definitely did it in a timely 11 fashion and we certainly turned around quicker 12 a lot with RedTree and their crews. Their 13 invoicing is in your Dropbox. It's -- it's 14 there. It is. It's not something that I can 15 write a check for and approve, so that's why 16 it's in front of you. 17 But I did have a discussion with Peter 18 about some of the line items. Not so much the 19 manpower, but some of the mobilization costs, 20 and understand that we did not have to really 21 pay for any of the debris removal. We made 22 arrangements with county and FEMA and the FEMA 23 contractors and had it all removed from our 24 site. So -- 25 CHAIRMAN LEWIS: I went through this last	Page 55 1 We're still quite a ways out. We haven't done 2 any of our tree replantings, all of that stuff. 3 So it's ongoing thing, but Andy can maybe 4 enlighten you a little bit more. He's got a 5 company that's been waiting five years -- or a 6 district that's been waiting for -- what -- 7 five years for reimbursement? 8 MR. MENDENHALL: Yeah, it's like three 9 and a half. So -- 10 MS. WHYTE: Yeah, there you go. So I'm 11 not sure -- I wouldn't hold our breath for it, 12 but we will work through it and we'll get it 13 into them and see what we can get. 14 MR. MENDENHALL: Yeah, it's tough. I 15 mean, we -- I think we talked about this 16 before. I have an attorney that I've worked 17 with other the years with a couple of the past 18 hurricanes and progressively, as we've gone 19 along over the past ten years, each hurricane 20 that's been a little bit worse, it's been 21 tougher and tougher to get a response from 22 FEMA. 23 Working with him, in general, over some 24 other districts, he did let me know this was 25 probably going to be one of the toughest ones,
Page 54 1 night pretty well. I mean, I guess the only 2 question is did you -- if you feel comfortable 3 with everything they've got. I mean, I did 4 kind of question the mobilization every day. I 5 mean, I just know if some of your equipment 6 stayed here because if it did, I think that 7 that really wouldn't be warranted. But -- you 8 know, I didn't question it too hard. I mean, 9 you guys, I thought, did a really good job of 10 helping us out. I don't want you to 11 misunderstand me on what I'm saying because it 12 was a lot of effort, for sure. 13 And then I did research -- maybe looking 14 into getting reimbursed by FEMA, but from what 15 I can tell -- unless somebody else in the room 16 knows -- it didn't look like we're going to 17 necessarily qualify for that because of -- I 18 think the oversight that we're supposed to have 19 with their T and M records. So -- 20 MS. WHYTE: We did apply. We do have an 21 account. We -- Greg came over to the office, 22 we applied. They did reach out. So -- but I 23 told them we haven't received all of our 24 invoices because we still have the pond stuff 25 to do, we still have final invoicing to do.	Page 56 1 and then expectation-wise, probably FEMA was 2 only going to reimburse for items that caused 3 -- stuff that would go down in roads that had 4 to be moved as compared to ancillary stuff that 5 might be off to the side, but yet, you had to 6 clear it. That sort of thing. 7 So they're getting a little bit pickier, 8 and Sonny is right. We had some significant 9 damage -- Manatee County -- with this one 10 particular district, all valid and we've gone 11 through two appeals and -- it's all very 12 straightforward and it's -- it's tough. So -- 13 CHAIRMAN LEWIS: Yeah, okay. Understood. 14 So we need action on this? I guess I'll make a 15 motion to approve the payment -- let's see -- 16 what is it? 17 MR. SYLVANOWICZ: 154,300. 18 CHAIRMAN LEWIS: \$154,300 to RedTree for 19 their Hurricane Milton cleanup efforts. 20 Do we have a second? 21 MR. GILLIS: I'll second. 22 CHAIRMAN LEWIS: All right. 23 Any discussion? 24 MR. BARRETT: Yeah, would you guys 25 speaking to mobilization charge?

Page 57 1 MR. LUCADANO: Sure, we can center 2 ourselves a little bit more. Wasn't 3 intentionally hiding from you guys. 4 CHAIRMAN LEWIS: Sure you weren't. No, 5 I'm just kidding. 6 MR. BARRETT: First off: Let me be less 7 rude. Thank you for all your hard work. I saw 8 you guys out there the week after the 9 hurricane. I'm really grateful for that, but I 10 think we'd be remiss -- since it's not like 11 really in the conclusion -- if you could just 12 explain that, please? 13 MR. SYLVANOWICZ: Just say your name so 14 she can get it. 15 MR. LUCADANO: Absolutely. Pete 16 Lucadano, owner, RedTree Landscape Systems. 17 With me, Andy Cadwallader. You might want to 18 say your name the correct way. 19 MR. CADWALLADER: Cadwallader. 20 THE REPORTER: Spell your last name, 21 please? 22 MR. CADWALLADER: C-a-d-w-a-l-l-a-d-e-r. 23 THE REPORTER: Thank you so much. 24 MR. LUCADANO: Sorry, my New Jersey 25 accent messed that up.	Page 59 1 split our resources and make sure that we can 2 act quickly. He, on his side, is using 3 standard DOT rates, FEMA rates and -- you know, 4 to give you an idea, he not only charged me 5 mobilization every day, he -- he had to, 6 understandable -- but he also charged a 7 transport fee. Two different fees. I did not 8 pass that second one on to you. I understand 9 it. I looked up the compatibles of what other 10 companies doing FEMA and DOT work was, but I 11 did have to pass on the mobilization fees from 12 his side and on our side, we did incur 13 significant additional costs during the 14 hurricane. 15 For example, I had trucks running all 16 over the state and even out of state purchasing 17 fuel just so that we could get out in the 18 morning, the next morning. We had fuel runs 19 going on consistently -- really, 24 hours a day 20 -- to keep us functional and we had stockpiled 21 prior to the hurricane. There was just a few 22 -- if you recall, they were really slow on the 23 drop with getting gasoline out and half of 24 everything running on the properties is 25 gasoline, half is diesel. Diesel was about a
Page 58 1 THE REPORTER: That's okay. 2 MR. LUCADANO: Yeah, I think just that we 3 appreciate everybody's comments, and David and 4 his team, extremely aggressive, worked very 5 hard. Just to give you a little idea, you 6 know, there's -- obviously, I'm sure everyone 7 has done their research, but I was looking at a 8 comparable district to yours, MiraBay in Apollo 9 Beach. OLM has history working for them -- so 10 do we -- and their bill from their landscape 11 contractor was -- I looked over the minutes 12 last night. It was 275,000 for hurricane 13 cleanup. So -- and again, I had eyes on that 14 property and it didn't look as significant as 15 yours, so we -- there was a lot of working 16 together to keep costs down. 17 On that mobilization fee -- so first of 18 all, I think everybody knows, we brought in a 19 partner company of ours, AML. There a -- I've 20 known the owner of the company for 25 years. 21 We've worked together. He has a -- really, 22 what he does mostly is large-scale retention 23 pond work, drainage work, road work. He's more 24 of a construction contractor, but he had the 25 heavy equipment that could help supplement and	Page 60 1 week and a half later after the worst storms, 2 when we were able to get our hands on any. So 3 a lot of those -- the mobilization pieces tied 4 with that. 5 And look, honestly, I'm like you. I look 6 at all of our vendor invoices and I don't like 7 to get nickled and dimed with additional line 8 items, either. I don't like to do that to my 9 clients. I mean, to give you guys an idea, 10 Hurricane Helene, we never had to have this 11 conversation because we didn't charge anything 12 additional for any of the additional crews that 13 I brought out here. 14 And David will tell you, we brought 15 additional crews, but they were RedTree crews. 16 I didn't have to do special expenses and line 17 items for fuel, so we just chalked it up to say 18 it's part of the big cleanup and, you know, 19 part of building the relationship together; but 20 on this one I did. and when I was able to cut 21 off those mobilization fees, I did, and that's 22 what you're seeing it from. 23 CHAIRMAN LEWIS: Thank you for that. 24 MR. BARRETT: Yes, thank you. 25 CHAIRMAN LEWIS: Any other questions?

Page 61 1 (No response.) 2 CHAIRMAN LEWIS: Anything else you guys 3 want to say or -- no pressure. Just asking. 4 MR. LUCADANO: No, it's okay. Andy and 5 his team are rolling forward. You know, we 6 appreciate your team and that -- very 7 accommodating and available for our side to 8 make sure communication is at a premium. The 9 landscape inspection reports have shown that 10 there's progress and the grades reflect the 11 work, which we appreciate. We are to that 12 point now where it's routine maintenance. 13 We're done finding areas and restoring them. 14 Now, we're about maintaining and approving -- 15 and improving them. 16 From an additional standpoint, we've been 17 working with David, with our arbor care team 18 coming in -- excuse me -- every several weeks 19 and making progress there. Some of it is 20 David's long list of needs and wants from 21 residents, and some of it are recommendations 22 from OLM and us, when we're doing walkthroughs. 23 And as Sonny had mentioned, we will work with 24 David in trying to provide some quality pricing 25 on landscape replacement once you get to that	Page 63 1 affirmative.) 2 CHAIRMAN LEWIS: Carries five to zero. 3 (Motion passes.) 4 CHAIRMAN LEWIS: So thank you. 5 MR. LUCADANO: Appreciate it. 6 MR. WIMSATT: And again, just a big 7 thanks to you all and to the staff. Really 8 just -- Westchase looked so good so quick 9 compared to the rest of the community, the rest 10 of Tampa. It really was an impressive effort. 11 So thank you. 12 MR. LUCADANO: Thank you for recognizing 13 that and I -- and not to take your time, but 14 RedTree was fortunate enough, we were awarded 15 two different CDDs over the last 30 days -- one 16 of them being Park Place right around the 17 corner and both of them had this in common. To 18 this day, to this minute, they still have not 19 had their complete hurricane cleanups done. 20 And so -- you know -- and Park Place 21 specifically said what you said about 22 Westchase. They were very impressed and I 23 explained it was a team effort. 24 MR. WIMSATT: Yeah. 25 CHAIRMAN LEWIS: I'm sure. Well, thanks,
Page 62 1 point and you're ready for that. 2 CHAIRMAN LEWIS: Yeah, I noticed the sod 3 restoration and the median there on line -- 4 near Countryway and then also near Countryway 5 and Glenclyff Park. That looks really good. 6 MR. LUCADANO: That does look good. They 7 did a good job. 8 CHAIRMAN LEWIS: Yes. 9 MR. BARRETT: Can I just follow up with 10 Andy? Andy, is there anything in the invoice 11 that strikes you as unusual or something you 12 would question based on your experience with 13 other districts and how they're dealing with 14 it? 15 MR. MENDENHALL: Nope. Very, very 16 similar to what I've see with other districts 17 and -- and my own district that I sit on the 18 board for. So nothing unusual. 19 MR. BARRETT: Okay. Thank you. 20 CHAIRMAN LEWIS: All right. Thanks, 21 guys. 22 All right. We got a motion on the floor, 23 seconded. All in favor of payment for 1,000 -- 24 excuse me, \$154,300, please raise your hands. 25 (All board members signify in the	Page 64 1 guys. We appreciate you coming. Thank you. 2 MR. LUCADANO: Thank you. Have a good 3 day. 4 CHAIRMAN LEWIS: You, too. 5 David, what else you got? 6 MR. SYLVANOWICZ: So I think this is will 7 be the bell I always ring. Irrigation. In 8 your Dropbox section, there's a memo from Paul 9 Woods. If you remember from the last meeting, 10 Paul spoke about the future, what his 11 recommendations are. I -- it's there for your 12 -- for when you have time to read it. Clock 13 three, I have a proposal to replace it and this 14 is basically a symptom of where we are with it 15 is that when RedTree came in and started 16 taking over irrigation, they were having issues 17 with it. I think a lot of issues were hidden 18 by all the rain we got leading up to that 19 point, especially with Fieldstone kind of on 20 their way out. 21 So they've replaced the face plates three 22 different times in this particular clock 23 because it has a lot of zones in it and they 24 just want to keep it going and they are not 25 succeeding. Like I mentioned in previous times

Page 65 1 is that the face plates are refurbished. They 2 have to -- we have to turn in the core and, 3 hopefully, get another one in a timely fashion. 4 We're struggling with that. 5 Previous to RedTree, I did meet with the 6 Toro rep and it was a comparable cost to 7 upgrade that sentinel system to -- something 8 that would be on that system. With RedTree 9 being in, they don't like the Toro. They've 10 been hoping to get away from that, wanting to 11 propose the -- using the Hunter system that is 12 a lot more user friendly, but it's also 13 supported very well. The proposal I have is to 14 replace clock three. It's for a little over 15 \$10,000, almost \$11,000. 16 CHAIRMAN LEWIS: Remind us, where's clock 17 three? 18 MR. SYLVANOWICZ: Right near Blind Tiger 19 -- 20 CHAIRMAN LEWIS: And it controls most of 21 Linebaugh -- 22 MR. SYLVANOWICZ: So it's Linebaugh, it's 23 -- and it's going up Montague to the Bridges in 24 that vicinity. 25 CHAIRMAN LEWIS: Okay.	Page 67 1 beginning of the summer and then it started to 2 rain and you're right. Things looked okay, but 3 really, when I -- as professionals driving 4 around, when we see there's a lot of grassy 5 weeds in there, there's a lot of -- you can see 6 us fertilizing, trying to kill the weeds, 7 trying to get the grass back, but we're going 8 to get exposed here in May, June, July for -- 9 for some really bad irrigation problems, and 10 this will help us to get out ahead of that 11 until we're able to look at some of the bigger 12 improvements that can be made. 13 CHAIRMAN LEWIS: Okay. So it is 14 compatible with anything you guys would want to 15 potentially do in the future? 16 MR. LUCADANO: Yes. 17 CHAIRMAN LEWIS: Okay. 18 MR. LUCADANO: Yes, David said it right. 19 I've -- you know, we recommend this. It's 20 definitely user friendly. It's something 21 that's a lot more standard for a property of 22 your nature versus -- again, nothing against 23 Toro, great company, but their systems tend to 24 be used more on golf course application where 25 we've seen the technology advance and the
Page 66 1 MR. SYLVANOWICZ: And this is 2 unfortunately -- if, you know, everything goes 3 through with improvements as we move forward in 4 the future, this would be replaced, so this 5 would be money spent and this is in addition to 6 everything we heard about the \$147,000 worth of 7 improvements that are needed. But they've 8 tried, they've tried to keep this going and 9 they -- they are not getting successful. 10 CHAIRMAN LEWIS: Okay. So obviously, 11 this is a Band-Aid that you guys feel is going 12 to get us a little more coverage for a little 13 bit longer until we make a decision on bigger 14 ticket stuff -- right -- from what you guys 15 presented at, I think, the last meeting. 16 MR. LUCADANO: Yes, it's actually both. 17 Right? It's a bridge to that. So it could 18 benefit that. Just something needs to be done. 19 Right? Something that hasn't been done for a 20 long time. Unfortunately, that needs to be 21 addressed now because of the condition of the 22 system, but it will help immediately protect 23 the landscape and -- you know, David said it 24 right. You know, remember the -- the pendulum 25 of last year. There was a drought at the	Page 68 1 support that Hunter offers. You know, what we 2 never want to have happen is you be in a 3 situation where if we're not here that you're 4 left with questions and there's going to be so 5 many people from -- on Hunter's side available 6 to David, so much accountability as to this 7 system and the warranty is impeccable, parts 8 availability is impeccable. So that's the 9 basis of our recommendation. 10 CHAIRMAN LEWIS: Okay. Thank you for 11 that. 12 Ma'am, did you have a question? 13 MS. DANSEREAU: Just a quick question. 14 So going up Montague past Davidson Middle 15 School and all the way to where our property 16 ends and the issue is the water is not flowing 17 through the irrigation because the irrigation 18 is poor? 19 MR. SYLVANOWICZ: It's not communicating 20 properly. It's not running the schedule -- 21 MS. DANSEREAU: I see. 22 MR. SYLVANOWICZ: -- properly. The first 23 symptom was that -- and we were getting this 24 from Stonebridge, also -- 25 MS. DANSEREAU: Right.

Page 69 1 MR. SYLVANOWICZ: -- heads were popping 2 on and off all day long. It was a ghost in the 3 machine. He had our reps, they went through 4 it, they -- he brought in a rep from Daytona 5 Beach to fix the problem. Did find the 6 problem, but it's been an ongoing thing and 7 then there's been parts that -- he's replaced 8 more parts in there than actually was there 9 beforehand and we're still in that situation. 10 MS. DANSEREAU: Okay. Thank you. 11 MR. BARRETT: Just -- I know this sounds 12 -- I'm just -- is there a secondary market that 13 we could recoup some of this investment after? 14 I know it's complicated, but sur -- surplus 15 property law, but is there anyone that we could 16 eventually turn around and sell this for half 17 of what we paid for it, or is that just 18 unrealistic? 19 MR. MENDENHALL: I haven't seen it done. 20 That doesn't mean it couldn't be done. So the 21 -- how extensive your system is here is pretty 22 unique. So that means two things: Basically, 23 I haven't seen the circumstance that you have 24 right now and secondarily, I haven't seen 25 potentially an opportunity. Maybe something of	Page 71 1 (No response.) 2 CHAIRMAN LEWIS: All in favor? 3 (All board members carry in the 4 affirmative.) 5 CHAIRMAN LEWIS: Carries five to zero. 6 (Motion passes.) 7 CHAIRMAN LEWIS: I -- you know, with that 8 being said -- I -- and maybe I'm jumping ahead 9 on supervisor's requests, but over the last 10 year, I mean, we've got a lot of stuff that's 11 potentially out there. Big ticket items. 12 Phase one for this irrigation that you -- that 13 Red Tree proposed a couple of weeks ago or 14 months ago. I know there's been some 15 discussions about the Westchase Golf Course. 16 Pond 125 is a long-term project that may have a 17 good price tag to it. 18 Obviously, we need to -- I really want us 19 to focus this year more on these workshops when 20 we have them and -- and I know, sometimes, we 21 come to these things and we have good 22 discussion, but there's a lot of big -- I think 23 big decisions and you guys know that. 24 MR. WIMSATT: Yeah. 25 CHAIRMAN LEWIS: I don't have to tell you
Page 70 1 that size, there is something that somebody 2 would be looking for. 3 MR. SYLVANOWICZ: Can I say this about 4 that? Let's just say in a perfect world, phase 5 one happens, which we've talked briefly about. 6 So that controller would not be used anymore, 7 but we're going to do -- if -- if Matt and a 8 team wants to do it the way they want to do it, 9 they are going to phase in sections. So we 10 have other sections of the property that have 11 old and aging Toro sentinel systems. This can 12 be used. 13 Understand both clock nine and ten, we've 14 already done this. It just fell in the 15 threshold that I took care of it. 16 CHAIRMAN LEWIS: And they are under the 17 Hunter -- 18 MR. SYLVANOWICZ: It's the same Hunter 19 family of controllers and we're just -- 20 CHAIRMAN LEWIS: Okay. I'll make a 21 motion to approve this for \$10,844.11 for 22 clock three. 23 MR. WIMSATT: I'll second it. 24 CHAIRMAN LEWIS: Any other questions or 25 comments?	Page 72 1 -- 2 MR. WIMSATT: Sidewalks, we have to 3 figure -- 4 CHAIRMAN LEWIS: Yeah, sidewalks is 5 another one. I mean, I actually created a list 6 earlier today between like large projects and, 7 in my opinion, what smaller projects are. I 8 know the trail connect for all the subdivisions 9 is a big want. That had a big price tag to it 10 with what Robert brought to us, so I don't know 11 if, really, that's going to be on the list. 12 But needs, I think, are really -- you know, in 13 terms of community value, property values, 14 keeping Westchase the top place to live. So -- 15 anyway, just wanted to get that out. 16 Yes, sir, Mr. Holder? 17 MR. HOLDER: Rich Holder, 9801 Bayboro 18 Bridge. Just a question, is there a method to 19 communicate about sidewalks? If we see an area 20 -- Bayboro has been marked a number of times 21 over the years. I don't know that they come 22 through and -- and done anything with it and 23 also, there's some areas that were not marked 24 that could clearly use some help. I was just 25 wondering if there was a method that a

Page 73 1 homeowner could, you know -- 2 CHAIRMAN LEWIS: The county would be the 3 -- the commissioner's office, Commissioner 4 Cohen, would be the start or -- or maybe I'm 5 misunderstanding you? 6 MR. HOLDER: Forgive me, so the CDD is 7 not doing sidewalks? 8 CHAIRMAN LEWIS: Only -- so here's -- 9 okay. Yeah, let me clarify this. So anything 10 behind a gate is CDD controlled. Anything -- 11 Bayboro, your street -- you're not a gated 12 street, are you? 13 MR. HOLDER: No. 14 CHAIRMAN LEWIS: Okay. Yeah, so that's 15 going to be a county property. Now, you've -- 16 you guys -- not you guys, but a lot of 17 Westchase has had a lot of sidewalk repairs. I 18 think Sonny's neighborhood -- 19 MS. WHYTE: Fords, Bridges, most of -- 20 CHAIRMAN LEWIS: I think Greg's and maybe 21 even Chris's have had some stuff over the last 22 three or four years. We decided as a board -- 23 because the Shires is, I think, one of the 24 older communities. A lot of mature trees and 25 the sidewalks were really bad and I had	Page 75 1 they won't. 2 CHAIRMAN LEWIS: Right. I don't know who 3 had their hand up first, Sonny or Karen? 4 MS. RING: Go ahead. 5 MS. WHYTE: We're going to do it 6 together: The county. They have the website. 7 On their website, they will get a service 8 request, you follow up with that service 9 request. That's going to be open tickets. 10 It's addressed to you at your home and your 11 e-mail address. It will put a little dot on 12 the areas in question. Follow up with the 13 county, stay on top of the county. 14 When they did ours -- I do live in 15 Westchase. When they finally did mine, it was 16 a 12-year request. It took 12 years to get our 17 community sidewalks. So try to get a dot on 18 their -- on your sidewalk. 19 MR. HOLDER: Well, thank you. At least 20 now I know which door to knock on. 21 MS. WHYTE: Yep. County. 22 MR. DANSEREAU: And just to follow up 23 with what everybody's talking about. So who's 24 going around and marking sidewalks because 25 there's one that's uplifted and --
Page 74 1 obtained a map from one of the operations guys 2 at the county, and their work program -- it 3 showed those neighborhoods being way off into 4 the future. 5 And so we felt as a board -- we've been 6 talking about sidewalks and trees for eight, 7 nine years now. Probably even before that, but 8 we kind of took it on ourselves as a board to 9 do that project. We may have other phases to 10 go further in the other communities, it's just 11 a matter of budget and -- and also, so let's 12 see how this first one goes. 13 MR. BARRETT: We've not actually -- Mr. 14 Holder, we've not even taken the vote, 15 technically, not yet. So this is still kind of 16 the discussion phase. 17 MR. HOLDER: Respect to all of that. I'm 18 worried about jurisdiction on some of these 19 things and I understand that it gets really 20 edgy and iffy. I just wanted to find if there 21 are -- and you have helped me already -- if 22 there was a proper way to communicate or a 23 person with whom to communicate because I have 24 found that often you get it to the right 25 person, people pay attention and otherwise,	Page 76 1 CHAIRMAN LEWIS: If it's behind a gate or 2 maybe in the Shires -- 3 MR. DANSEREAU: No, no, it's on Bayboro. 4 CHAIRMAN LEWIS: Yeah, it's going -- 5 MS. WHYTE: County. 6 CHAIRMAN LEWIS: -- it's going to be the 7 county. 8 MR. DANSEREAU: Is that the county doing 9 that? So they're going around and marking up 10 -- okay. 11 MR. HOLDER: Our street has been marked 12 three times over the last decade and nobody has 13 ever come and found the marks. 14 CHAIRMAN LEWIS: Yeah, even in my 15 neighborhood, somebody's come along and put a 16 white reflective tape on areas that are 17 potential trip hazards and -- so I don't know. 18 MR. DANSEREAU: So it's the county that 19 actually has marked -- 20 CHAIRMAN LEWIS: Yes, yes, sir. 21 Karen? 22 MS. RING: I was just going to add, you 23 definitely should go through the county because 24 then it's recorded, but you can also try 25 reaching out to Rick Goldstein, who is with the

Page 77 1 Government Affairs, because he is having 2 ongoing conversations about sidewalk repairs. 3 Whether it goes anywhere -- but it's just one 4 more way to let him know that you want your 5 name added to the list. 6 MR. HOLDER: Thank you. 7 CHAIRMAN LEWIS: Thanks, Karen. Did you 8 have something else or you good? 9 MR. SYLVANOWICZ: Uh -- 10 CHAIRMAN LEWIS: Or to add to that 11 conversation or -- 12 MR. SYLVANOWICZ: Oh, just to add to 13 that, I would say the more of you that put in 14 requests, then maybe they look at that 15 community as something they need to address. 16 Kind of like the Bridges and the Fords, but be 17 realistic. It did take ten or so years to get 18 that done. But then they might -- I think they 19 told us that it was going to be 2026 and then 20 all of a sudden, they were there ready to go. 21 So -- I don't know. 22 CHAIRMAN LEWIS: Anything -- anything 23 else on your -- 24 MR. SYLVANOWICZ: Just -- I think we 25 mentioned the sod. It's ongoing. We have the	Page 79 1 general poll about how people feel about the 2 signs in here, those that have seen it? 3 MS. DANSEREAU: They are amazing. They 4 are really, really beautiful. 5 UNKNOWN SPEAKER: I didn't see it. 6 MR. BARRETT: Do you -- could I just have 7 -- those of you that like it, raise your hand. 8 Those of you that are less than fans of it, 9 raise your hand. 10 MR. SANTOS: You're talking about the 11 granite on the four corners. Right? 12 MR. BARRETT: Yeah. 13 MR. SANTOS: Yeah, I love it. 14 MS. DANSEREAU: They are very elegant. 15 CHAIRMAN LEWIS: Hang on. One at a time 16 for the court reporter. So -- sir? 17 UNKNOWN SPEAKER: What signs? 18 CHAIRMAN LEWIS: Down at 7-Eleven and -- 19 UNKNOWN SPEAKER: Oh. 20 CHAIRMAN LEWIS: -- and Fifth Third Bank 21 or whatever -- whatever it is there. 22 MR. SYLVANOWICZ: Countryway and 23 Linebaugh. 24 UNKNOWN SPEAKER: I tend to pay attention 25 to the road in front of me. So --
Page 78 1 four new signs at the four corners. I don't 2 know if you noticed. I know it's a busy 3 intersection, but we have the new gold lettered 4 marble -- 5 MS. WHYTE: It's very pretty. 6 CHAIRMAN LEWIS: I thought it looked -- 7 hold on, sir. I will get to you in a second. 8 I thought it looked great, personally. 9 MR. SYLVANOWICZ: If you want to talk 10 later on in a -- more of a planning thing to 11 address the next signs -- 12 CHAIRMAN LEWIS: That is on my smaller 13 projects list of where that's going to go. So 14 -- 15 MR. SYLVANOWICZ: There you go. And you 16 mentioned cell tower. I took a picture of it 17 today, so it's -- I can get back there. It's 18 fenced and tall, but it doesn't have any -- it 19 doesn't have any -- 20 CHAIRMAN LEWIS: It's not helping cell 21 service currently? 22 MR. SYLVANOWICZ: No, it's not helping. 23 CHAIRMAN LEWIS: All right. 24 MR. SYLVANOWICZ: And that's it. 25 MR. BARRETT: Could I just ask for a	Page 80 1 CHAIRMAN LEWIS: Yeah, don't go there. 2 Did you have a question? 3 MR. SANTOS: So yeah. One of my 4 questions was who was responsible for doing 5 that? I was going to, you know, thank you guys 6 for doing that. 7 CHAIRMAN LEWIS: That's Sonny. 8 MR. SANTOS: It looks nice. So having 9 said that, though, the Villages have some of 10 the entrances -- right -- and some of those 11 signs that like -- it's like the one with a -- 12 like a ball or something, can those -- some of 13 those be cleaned up, like pressure washed? 14 Because the Shires, it looks kind of moldy like 15 -- 16 MS. WHYTE: It's in the works. 17 MR. SYLVANOWICZ: So I've gone down that 18 rabbit hole, and when it comes to the brick 19 facade that is the irrigation and the salt, 20 it's reclaimed water and that florescence, it 21 is the salt and chemicals in the mortar and the 22 bricks are porous. In previous property 23 management positions I've had, it's a tough 24 struggle to clean. It's not -- it's not like 25 mold on the side of your white fence.

Page 81 1 MS. WHYTE: And it's very expensive. 2 MR. SANTOS: So the pressure washer 3 wouldn't do it? 4 MR. SYLVANOWICZ: No, it wouldn't touch 5 it because it's actually the stone of a salt 6 that's coming out of the brick or getting 7 affected by the reclaimed. 8 MR. SANTOS: Okay. 9 MR. SYLVANOWICZ: I've done some 10 research. There's some chemicals I'm going to 11 make another attempt on -- because it was a 12 request that Radcliff, I'd try. 13 MR. SANTOS: Maybe after the -- whatever 14 that application, maybe put some kind of 15 sealant. I don't know if it works or not, but 16 -- 17 CHAIRMAN LEWIS: Good question. Thank 18 you, David. Moving on to supervisor requests. 19 Greg, I'll start with you. 20 MR. CHESNEY: So you had talked about on 21 the project list, I, too, agree. I think the 22 next two or three workshops, we should really 23 focus in doing some planning, and my initial 24 suggestions is that maybe we think of -- we 25 come up with a formal mission statement or a	Page 83 1 MR. GILLIS: I was going to suggest -- so 2 we can go back to some earlier -- that's 3 exactly what it was. It was a method to look 4 at the goals and then try to line up these 5 workshops so that we address them in kind of a 6 methodic way, and I'd be glad to go back and 7 brush some of that stuff off to try to make it 8 more appropriate for now. 9 CHAIRMAN LEWIS: Okay. 10 MR. CHESNEY: So why don't we -- I'll go 11 ahead and -- has the audit being completed yet? 12 MR. MENDENHALL: I believe -- 13 MR. CHESNEY: She said she paid the bill, 14 but I don't recall seeing the audit yet. 15 MR. MENDENHALL: Yeah, no, it was done. 16 MR. CHESNEY: Was it in the budget 17 package and I just missed it or -- 18 MR. MENDENHALL: It would've been 19 probably April of -- of last year is when -- I 20 think it was -- 21 MR. CHESNEY: No, I'm talking about this 22 year's, the one that just ended. 23 MR. MENDENHALL: Oh, this year? No, not 24 yet. 25 MS. WHYTE: So what did we pay the bill
Page 82 1 purpose statement. I mean, it's kind of fairly 2 easy, but I think we can make it broad or 3 narrow. You know, I mean, we're responsible 4 for the infrastructure in Westchase, but I 5 think that might help guide us on the projects 6 and then I'd be happy to go through like our 7 financial position. 8 I had a request from David that before I 9 leave that I actually get the budget in some 10 functional form that, you know, is a real -- 11 what did we used to call it with the -- like a 12 zero-based budgeting. So we go back and go 13 through every line item. And so I'm willing to 14 do that part. So -- 15 MR. GILLIS: When are you leaving? 16 MR. CHESNEY: Well, I'm not leaving. I 17 live here, but -- I mean, I -- I have -- the 18 next three months, I have some availability 19 here. I got a few things to do, but -- so I'd 20 be happy to do some of that. 21 CHAIRMAN LEWIS: I think that would be 22 great. And it kind of brings in, you know, 23 when Reggie got on the board, he had kind of a 24 -- I don't know what to call that thing, but it 25 -- it sort of us narrow and focus.	Page 84 1 for? 2 MR. MENDENHALL: I'd have to see the 3 bill. I don't know exactly -- 4 MS. WHYTE: Is it Grau and -- 5 MR. MENDENHALL: Grau & Associates, 6 yeah. 7 MS. WHYTE: That's the bill that they had 8 in the box this morning and I asked her to pick 9 it up so we can get your approval. 10 MR. MENDENHALL: (Inaudible.) 11 MR. CHESNEY: I don't mean to break this 12 down, but I will get the last two or three 13 audits and then I will be ready for the 14 workshop -- this workshop -- to do that kind of 15 stuff. 16 CHAIRMAN LEWIS: Okay. 17 MR. CHESNEY: And then we can go from 18 there and see what we all need to do. 19 CHAIRMAN LEWIS: Okay. Perfect. Thank 20 you for that. 21 MR. CHESNEY: And then, also, I had one 22 other thing. So I noticed on the nature trail 23 in Baybridge Park, I have a request that we put 24 in bollards or some kind of barrier because 25 people are riding their bikes, golf carts,

Page 85 1 motorcycles through there and they keep tearing 2 it up. So it makes it challenging to actually 3 walk on the nature trail in Baybridge Park 4 because it's -- they keep knocking all the 5 stuff off of it, all the mulch. So I would -- 6 I don't know how much that will cost -- if we 7 need a motion for that, but I'd like for that 8 to be done. 9 MR. HOLDER: Can I make a comment? 10 CHAIRMAN LEWIS: Hold on. 11 MR. HOLDER: It's the E-bikes. I'm 12 sorry. 13 MR. SYLVANOWICZ: It's very 14 disheartening. 15 CHAIRMAN LEWIS: I was -- I'm actually 16 going to bring that up, too, but -- 17 MR. BARRETT: So I guess the question is 18 -- if it's E-bikes, the bollards might not be 19 the best solutions. So if there's a -- would 20 you mind looking at multiple ways that we might 21 address this? 22 MR. SYLVANOWICZ: So hiking trails, I 23 would think like -- you can do like a fencing 24 chicane where you have to kind of like -- I 25 think we've probably all did them on a nature	Page 87 1 MR. BARRETT: Cool. 2 MR. CHESNEY: And also, I noticed on the 3 nature trail some of the spots don't have 4 picnic tables or benches still. 5 MR. SYLVANOWICZ: They're in -- we have a 6 tree to remove. Yes, we still are doing the 7 recovery. Yep. 8 MR. CHESNEY: Okay. I'll take that off. 9 Thank you. 10 MR. SYLVANOWICZ: Mm-hmm. 11 CHAIRMAN LEWIS: Okay, Greg. Thanks. 12 Reggie? 13 MR. GILLIS: I don't know if it will 14 require a motion, but six or seven months ago, 15 the board authorized that \$3,000 that Greg had 16 put away for golf course assessment. I slow 17 rolled going and doing that partly because we 18 wanted to get more input from the community. 19 So we did the survey, the WOW. Again, the 20 results were pretty overwhelmingly from the two 21 communities that are adjacent to the golf 22 course, the Greens and Harbor Links. About 75 23 percent either were strongly in favor or in 24 favor of pursuing ownership of the golf course. 25 Have not done that. A lot of things have
Page 86 1 trail. You can walk through this way and that 2 way and then go through. That's one solution I 3 had, but the issue is that Linebaugh and the 4 sidewalk coming through is multiple places that 5 you -- the kids can just get on it again. 6 MR. HOLDER: Shortcuts. 7 MR. CHESNEY: How about we try just the 8 entrances for now and see if that improves it? 9 I mean, I like that suggestion. It seems like 10 that's something we could even maybe build 11 in-house, maybe? 12 MR. SYLVANOWICZ: Correct. Yeah. 13 MS. CHESNEY: Yeah, so I mean -- I don't 14 think allocate we need to allocate any funds 15 and I don't think that'll exceed your -- 16 MR. SYLVANOWICZ: No. 17 MR. CHESNEY: -- your limit. So -- and 18 if everyone's in agreement -- 19 MR. BARRETT: Talking about made out of 20 wood as opposed to like -- 21 MR. SYLVANOWICZ: I would probably use 22 pressure-treated wood and then create like a 23 little bit of a fence to make it look nice and 24 keeping it with the character of the nature 25 trail.	Page 88 1 changed recently. One being the golf course 2 dramatically increased its rates as of January 3 1st. When I say dramatic, I'm talking about 4 25, 30 percent. Some of the rates -- and 5 that's for everybody: Golf league, people that 6 come on the weekends and -- there's a lot of 7 moving parts that are going on and I think, you 8 know, we need to look at it in a workshop and 9 talk through it, but we don't really have all 10 the information so far because we haven't gone 11 down this path of at least looking at those 12 options a little more seriously with the owner. 13 So I'd like to -- if I need to redo a 14 motion to do that, but I'd like to at least 15 bring to one of those workshops what those 16 options look like. Because the other part of 17 it is -- and I know Matt has seen some of this 18 playing in the golf league as of late -- and 19 I'll just mention, when I talk about increased 20 rates, I know a lot of residents are probably 21 not aware, but the golf league, right now, does 22 about a half million dollars in revenues for 23 the golf course. This benefits all of us in 24 trying to keep the place up and all those other 25 things, but that's the challenge.

Page 89 1 As it stands right now, it needs dramatic 2 reinvestment. When I say that, I am talking 3 about things like the Greens and in places -- I 4 see your head going up and down in the back. 5 As you all know, in the local area, it's 6 happening everywhere except our community. The 7 reinvestment is not happening there, and that's 8 not a dig on the owner at all whatsoever. If I 9 were an owner, I'd be doing the same things. 10 Because of that, a lot of our residents 11 are frustrated and they are willing and wanting 12 to -- and I give it a lot, partly, because I 13 was involved in an earlier effort in trying to 14 make it go -- change the ownership, I -- 15 probably at least 20 residents have come to me 16 in the last six months or a year and said, 17 "Hey, I'm ready to donate. I'm ready to 18 invest. I'm ready to do something about the 19 facilities that we have there," particularly 20 that clubhouse. It does not represent our 21 community well. That's my statement to you. A 22 golf course as good as we have, the location we 23 have -- it's one of the reasons you see places 24 -- other local places putting money and effort 25 in doing that.	Page 91 1 there and -- and you may not be as aware of -- 2 I mean, when I say dramatically increase, the 3 rates of the clubhouse went up like crazy. 4 Everything went up, but -- 5 MR. CHESNEY: I just meant the -- I'd be 6 happy to do the introduction. 7 MR. GILLIS: Sure, sure. 8 MR. CHESNEY: Yeah, especially with the 9 golf course consultant because he'd be like, 10 you know, who's this guy calling me. 11 MR. GILLIS: He comes -- when he comes 12 into town, usually he'll come chase me down on 13 the golf course somewhere. I know -- 14 MR. CHESNEY: Yeah, I meant more of the 15 consultant because he doesn't even know that we 16 approved -- now, I talked with him -- we 17 approved the dollars and then I never talked 18 with him again. That's all I know. 19 MR. GILLIS: So yeah, that would be 20 helpful. 21 MR. CHESNEY: Sure. 22 MR. GILLIS: There's another part, too -- 23 and I'm saying this in this meeting because I 24 really want it to be on the record. I've 25 encouraged the golf league, a week from today,
Page 90 1 So like I said, if I need to do a motion 2 again, but I think we should get on with at 3 least getting those options in front of us. We 4 were looking to try and get more information 5 from other communities for lots of reasons; 6 holidays and whatnot. We didn't -- don't have 7 that, but it's pretty clear to me a lot of our 8 residents want to do something significant to 9 change that, and I think we should move on with 10 at least finding out what those options look 11 like. 12 CHAIRMAN LEWIS: Okay. I don't think we 13 need another motion if we've already approved 14 it. So I'd say if that's something that -- 15 MR. CHESNEY: So do you want to engage 16 that? Because that -- I mean, to engage it, 17 really, is just two phone calls that I would 18 make and then I would give it to you. 19 MR. GILLIS: I'll be frank: I'd like to 20 do that myself. 21 MR. CHESNEY: Sounds great. 22 MR. GILLIS: I want to get him -- I want 23 to talk with him -- a face-to-face with him and 24 to talk to him through some of the -- many of 25 those issues because there's a lot happening	Page 92 1 to be at the homeowners voting members 2 discussion because as we pursue some of these 3 things, I believe we strongly need change in 4 culture in our neighborhood when it comes to 5 that golf course, and I don't say that lightly. 6 I love this community, but I am embarrassed at 7 -- somehow -- many of our residents act in and 8 around our golf course, and I'm not the only 9 one. We are Florida inter club. We play 10 against other clubs. That starts this 11 Thursday. Other people that come here look at 12 us and say, "What is going on? What happened 13 here?" Great golf course. Everywhere in 14 Florida -- Florida case law says a golf ball 15 belongs to the golfer. You have a temporary 16 easement when a ball goes in somebody's 17 property -- everywhere, to include that here. 18 And our rules and covenants state that very 19 clearly. 20 However, we have residents -- and I can't 21 give you a better example. Last week, the best 22 golfer in our golf league for the last 25 23 years -- he has to shoot 66, which is six below 24 par. He is better than the scratch golfer. 25 Less than a half percent of the words

Page 93 1 population are golfers that good. We had a 2 resident screaming and yelling saying, "You 3 should be on a driving range somewhere," 4 because the golf ball got near his property. 5 Same thing. It wasn't even on his 6 property. He's -- "Get off. Make sure you 7 don't get on my property." We have to stop 8 this. It's just getting worse and worse and 9 worse, and when you have visitors from Canada 10 showing up paying \$140 to play at our golf 11 course and having residents screaming and 12 yelling at them about not even getting near 13 their property -- it has to stop, and the only 14 people that can really address that is our 15 homeowners association, and even though the 16 board has tried to engage them, they are not 17 doing it. 18 So I think a lot of us -- not as a board 19 member by myself, but as a resident here, I 20 think at mass, people are going to show up and 21 say, "You need to start enforcing all the rules 22 and covenants." We ask why you aren't 23 enforcing any because if you're picking and 24 choosing the rules that you enforce, that sets 25 yourself up for not being able to enforce the	Page 95 1 that have seven, eight, \$900 bill to be able to 2 play there, so that may or may not be 3 attractive to a lot of folks. 4 But in either case, you're going to need 5 the capital reinvestment to do things to the 6 golf course to get it up to the standard to be 7 able to charge those certain things and to 8 increase our property values because that's 9 really the bottom line. It's saving it from 10 ensuring that's how it stays and something that 11 we all would be proud of. Some of us still 12 have kids that we may like to see get married 13 there someday, but not at that clubhouse. 14 CHAIRMAN LEWIS: Yes, sir? 15 MR. SPLAINE: Just couple of points. So 16 you mentioned the home we were talking about -- 17 THE REPORTER: Sir, what's your name? 18 MR. SPLAINE: Oh, Steve Splaine. 10404 19 Acelia Way, Greens. I was in a meeting where 20 that did come up. I think the challenge is the 21 -- how? I mean, you can put things in the WOW, 22 but if somebody doesn't read the WOW, doesn't 23 do any good. You can put -- 24 MR. GILLIS: Steve, I have listened to 25 those reasons now for years and I don't think a
Page 94 1 other ones. So I just want to make sure that 2 the board knows that that's the intent of a lot 3 of the folks. 4 MS. DANSEREAU: I have a question about 5 the -- we don't own it. 6 MR. GILLIS: Don't own what? 7 MS. DANSEREAU: So the owner of the golf 8 course, should he or she elect to sell it, 9 could sell it. 10 MR. GILLIS: Yeah. 11 MS. DANSEREAU: To anybody. 12 MR. GILLIS: That's correct, and as we've 13 talked through a lot of the workshops -- I 14 didn't want to go down that path too much, but 15 there's plenty of private residents that would 16 like to be engaged in some type of investment 17 group to do just that. Anybody can buy it, but 18 there's advantages and disadvantages if the 19 community owned it over another private owner. 20 You're just changing owners. 21 It might be residents here -- and I can 22 tell you, I've seen, heard -- and seen some of 23 the ideas. Most of them are associated with 24 going private. Going private is quite 25 different. Now, you're talking about residents	Page 96 1 lot of them hold water. One of the things is I 2 can't do anything about a fence in the 3 backyard. Well, wait a minute. If you can 4 tell me my shrubs in the back need to be cut, 5 why can't you tell the owner that he can't have 6 that fence on the back of his -- or I'm sorry, 7 the sign -- it should be illegal -- that says 8 no trespassing, when, in fact, there's no such 9 thing. They are required to allow the golfer 10 to temporarily go on their property to retrieve 11 their property. 12 And we've even going -- we've looked at 13 police officers, but I say, look, if they show 14 up, they're just going to tell them the same 15 thing. If we can send out notices to 16 everybody, we should be able to do this, as 17 well and I don't think we should just put it on 18 the WOW. 19 MR. SPLAINE: So there's the change in 20 the culture, but if you're saying that there's 21 an opportunity to enforce a rule that's not 22 being enforced, then yes, the -- Green Acres 23 Property is the group that goes around checking 24 for shrubs or wrong-colored roof. They could 25 go around and look for those things to identify

Page 97 1 them and notify the homeowner. So -- but from 2 a -- trying to be positive perspective, the 3 Greens are obviously one of the major 4 communities -- and obviously, Harbor Links is 5 another. We do have a Facebook page. We have 6 approximately 500 members -- not all of them 7 are particularly active -- but if you or 8 somebody from this group would like to put 9 together an educational article, I'm more than 10 happy to post that on the Greens Facebook page 11 to try to educate people. It's -- some of them 12 will read it, they won't read it, but they read 13 the WOW or the -- 14 MR. GILLIS: So we tried that in Harbor 15 Links -- 16 MR. SPLAINE: -- and if you'd like to do 17 that, I'm more than happy to -- 18 MR. GILLIS: Yeah, we've done that in 19 Harbor Links. We put those things out. I 20 guess the reason we want to show up at the 21 homeowners association meeting and make it 22 clear that we think they could do more. The 23 alert system that went out to do the first 24 survey was wonderful. We had over 500 25 responses to that survey and it went to every	Page 99 1 it's ridiculous. But that's -- that's what 2 we're living with. 3 CHAIRMAN LEWIS: Mr. Anderson, did you 4 have a question? 5 MR. ANDERSON: Barry Anderson, 11829 6 Derbyshire. The homeowners association 7 meeting, board meeting, is this Thursday. I 8 would encourage you to attend. My 9 understanding from last meeting, Matt, is that 10 they were going to send to you their response 11 to your inquiry requisition. Have you received 12 that response yet? I would suggest that before 13 you go and talk to them -- 14 MR. WIMSATT: It's in the minutes. 15 MR. ANDERSON: -- you get their response. 16 MR. GILLIS: In their minutes? 17 MR. WIMSATT: It's in their minutes, if 18 you want to know what it is. 19 MR. GILLIS: And what does it say? 20 CHAIRMAN LEWIS: Yeah, we -- we haven't 21 received it, but -- 22 MR. WIMSATT: It says, "CDD requests for 23 clarification on backyard signs/golf course 24 interaction. After discussion, it was decided 25 the board will respond to the CDD informing
Page 98 1 home that had an e-mail address. 2 This is big enough, I think, that they 3 could take it on and say, "Hey, we need to do 4 something about this," and the part we're -- 5 how do you compel people to do it? The same 6 way I get a notice to say, "You better put new 7 sod down on your house" -- I get an individual 8 letter to my house saying I need to do this 9 within 30 days. If somebody gets a notice and 10 say, "Your sign needs to come down," or, "You 11 need to stop harassing your" -- "your neighbors 12 over something that you're violating a rule," I 13 think people will -- at least they will be 14 told. 15 What I hear from these same residents is, 16 "Nobody told me." 17 "That's BS." 18 "I never signed an easement." 19 There's easements all the way around that 20 golf course. A lot of residents property lines 21 are on the golf course, but because they are 22 part of this neighborhood, that easement exists 23 and the idea that I refute it -- and I've heard 24 it -- screaming at me, by the way -- "I refute 25 that easement," that's been there for 30 years,	Page 100 1 them that there is no enforcement ability on 2 backyard signs by the Association. Alternate 3 options available via the golf course 4 management." 5 MR. GILLIS: Yeah, and the golf course 6 management turns to us and says, "I can't get 7 anything out of them," and we've been stuck in 8 this doom loop now for probably 20 years. 9 CHAIRMAN LEWIS: But the golf course is 10 also -- 11 MR. SPLAINE: To make your point about 12 the -- you said the covenants actually -- so 13 you can't put the signs up? 14 MR. GILLIS: No, you cannot. 15 CHAIRMAN LEWIS: It's -- I -- Steve, I 16 actually put it in our letter to clarify that 17 and I mean, I -- public record because I put it 18 out there, but -- yeah, it's in the covenants 19 for the WCA. And that's what we're just 20 asking. We were asking, as a board, what the 21 clarification -- 22 MR. GILLIS: It says that every sign has 23 to be approved by the HOA. 24 CHAIRMAN LEWIS: But then it also says 25 -- about the easements and the property to go

Page 101 1 get your ball if you're a golfer. 2 MR. SPLAINE: Yeah, because there's a 3 bunch of -- it's -- I'm on the modifications 4 committee. There's a whole bunch of 5 regulations about what you can see from the 6 street, not what you can see from the golf 7 course, from the back. And so -- 8 CHAIRMAN LEWIS: But to Reggie's point -- 9 and again, I'm -- this is me, as a resident and 10 honestly, as a board -- because we chose to 11 engage the WCA about this -- is if you're going 12 to have rules and covenants that require 13 residents to do modification forms, then 14 include the backyard because I know I put one 15 in for my pool a couple of years ago. That 16 should be an enforceable thing and there should 17 be a way to find that and enforce that. 18 MR. SPLAINE: Okay. And -- so there are 19 some things related to what you can see from 20 the street and there are other things that 21 don't have that clarification. If we can -- 22 if you can point out where it is in the 23 covenants, I'm happy to go to them and -- 24 CHAIRMAN LEWIS: Sure, it's section 8. 25 But I'll -- I'll give you a copy of my letter	Page 103 1 about it, you can send a picture -- or if 2 somebody is on the golf course, you can send a 3 picture identifying it; but they are not 4 allowed because Debbie says, "I can't enforce 5 this because it's private property." They 6 cannot literally walk. 7 Now, if we invite them on to a district 8 property -- which we don't have any common area 9 around golf course -- but if we did, then we 10 could take her through and show it to her that 11 way. But that is part of the -- part of the 12 problem in the backyards. 13 MR. GILLIS: But just to follow up with 14 what you just said -- and this is very 15 frustrating to me. 16 MS. WHYTE: I know. 17 MR. GILLIS: I don't understand the logic 18 of saying that, "I can't." I can do something 19 about a front yard sign that I can see and I 20 cannot do something about a backyard. 21 MS. WHYTE: Because it's on private. 22 MR. GILLIS: So -- but they're both on 23 private property. 24 MS. WHYTE: But the front is visible, the 25 back is not.
Page 102 1 and -- I'll e-mail it to you. 2 MR. SPLAINE: And then if that is the 3 case, then it's -- it's Debbie and Charlotte. 4 They drive around, they are looking for people 5 who are not complying and they submit in the 6 notifications to the homeowner. Now they are 7 probably driving on the street. They are not 8 in a golf cart going around and -- but maybe 9 they should -- 10 MS. RING: But they did discuss that. 11 They did discuss using the golf cart. I mean, 12 they talked a lot about it for a long time. 13 CHAIRMAN LEWIS: Jim, did you -- 14 MR. WIMSATT: Well, I -- 15 CHAIRMAN LEWIS: Oh, okay. 16 MS. WHYTE: When we have issues or items 17 to bring to the HOA, any residents who has 18 visibility of next-door neighbors, backyards, 19 whatever, you are allowed to send a picture of 20 that to the HOA. They cannot encroach on to 21 private property, on homeowner property. 22 MR. WIMSATT: But if your neighbor 23 complains about it, they can still fine you 24 for it. 25 MS. WHYTE: If the neighbor complains	Page 104 1 MR. GILLIS: Wait a minute. If I can see 2 the sign, it's visible. I mean, it doesn't 3 make any sense. I mean, this is -- and I'm 4 telling you, this isn't one place. This is all 5 around our golf course. We have -- we have 6 people in our community that have a sign that 7 you can clearly see from the street that is in 8 violation because it's never been approved. 9 And so the -- I don't get the idea that, "I 10 can't do anything about it," and that's what's 11 been very frustrating for a long time for a lot 12 of people. 13 MS. WHYTE: I know. 14 MR. SYLVANOWICZ: Have your golfers or -- 15 taken pictures of the sign from the golf course 16 and then submitted it as a violation to the 17 HOA? 18 MR. GILLIS: Well, I guess we all will. 19 MR. SYLVANOWICZ: Well, because if you 20 did, what would happen? They can drop a pin on 21 that house and say, "Oh, that's" -- whichever 22 address that is and this is the violation. 23 MR. GILLIS: Well, I would say this: 24 We've given pictures of the easements, as well 25 as the problem to the last two HOA presidents

Page 105 1 as a resident. As a guy who -- running the 2 golf league, from all the complaints that I 3 get, I have sent those to them, the last two 4 HOA presidents, and I'm getting the same thing. 5 "I can't do anything about it." For some 6 reason, only here -- 7 MR. SPLAINE: Probably two elements. 8 There's the signs -- 9 MR. GILLIS: Mm-hmm. 10 MR. SPLAINE: -- but then there's also 11 the angry resident coming out and screaming, 12 which is -- 13 MR. GILLIS: Yeah. 14 MR. SPLAINE: -- probably a lot harder 15 thing to enforce. But to kind of move forward, 16 you know, if you could provide some verbiage, 17 I'd be more than happy to put it on the Greens 18 Facebook page back. It's a chip on the iceberg 19 until there's a change in culture, but I mean 20 -- maybe it's a way to move forward that 21 conversation. 22 And if you can point out the actual 23 covenant, I'll have a discussion with the 24 people on the modifications committee. We -- 25 we only approve things. We don't find things	Page 107 1 CHAIRMAN LEWIS: Oh, come on. 2 MS. WHYTE: We'd have to explore it 3 further. 4 CHAIRMAN LEWIS: There's a guy in my 5 neighborhood that has one. 6 MS. WHYTE: They're -- they're coming 7 down, Chris. Just tell her that. 8 MR. BARRETT: We can -- we can put up our 9 own. Right? So -- just -- 10 MS. WHYTE: Shew. Well, I'm glad I'm 11 retiring. 12 MR. BARRETT: Well, I'm not asking you to 13 do it. 14 MS. COOK: Listen, I agree with you guys. 15 I think they should stay up, too. 16 MR. SYLVANOWICZ: I don't know about the 17 crape myrtles. 18 CHAIRMAN LEWIS: I'm going to jump on 19 Chris's request, and if you all could look into 20 that, that would be great. 21 MS. WHYTE: We'll look into it. 22 MR. BARRETT: Again, if it's the board. 23 I don't want to basically say -- if the board 24 wants to do this, then -- yeah, you know? 25 MR. WIMSATT: It's pretty.
Page 106 1 that are failing, but I can certainly talk to 2 Debbie and Charlotte about it, as well. 3 They're the enforcement that identify the 4 issues. 5 CHAIRMAN LEWIS: Okay. I'll chat with 6 you after the meeting. Just get your e-mail. 7 All right. Let's keep moving. Good 8 discussion all the way around. 9 Chris? 10 MR. BARRETT: Hugely important issue. My 11 wife wants to keep the lights in the West Park 12 Village trees that we put up on the holidays. 13 CHAIRMAN LEWIS: I remember -- I remember 14 we talked about that at the ribbon cutting and 15 I agree. 16 MR. BARRETT: So have you guys -- have 17 you guys explored that? 18 MS. WHYTE: We -- we talked to the 19 gentleman that does the Christmas lights. 20 First of all, they are on rental. 21 MR. BARRETT: Yeah. 22 MS. WHYTE: Secondly, we've been informed 23 that they could possibly damage the trees due 24 to the -- they won't know when it's daylight 25 and -- and I don't know.	Page 108 1 MR. BARRETT: Huh? 2 MR. WIMSATT: It's pretty. 3 MR. BARRETT: Yeah. And again, not like 4 the whole thing. Some of it does have to come 5 down, but at least like -- like they do 6 throughout -- really kind of nice commercial 7 areas where they put lights in trees. 8 MR. GILLIS: That's how my neighborhood 9 feels about the entrance to Harbor Links, too. 10 MS. WHYTE: Did you like it? 11 MR. GILLIS: Everyone loves it. 12 MR. WIMSATT: Everybody loved that. 13 MR. GILLIS: Yeah, it was -- 14 MR. WIMSATT: Radcliffe wants it. 15 MS. WHYTE: Yeah, it was gorgeous. 16 MR. WIMSATT: Yeah. 17 MS. WHYTE: The Christmas lights turned 18 out really, really well this year. I'm very 19 pleased with everything. 20 CHAIRMAN LEWIS: For sure. 21 MR. SPLAINE: Can I ask that you submit a 22 modifications request for the external 23 lighting? 24 CHAIRMAN LEWIS: Steve, we're almost 25 going to adjourn here soon. So --

Page 109 1 MS. WHYTE: You're cut off, Steve. 2 CHAIRMAN LEWIS: If it's CDD property, I 3 don't know if we're bound by those covenants. 4 MS. WHYTE: (Inaudible.) 5 MR. SPLAINE: I thought with the 6 Westchase Community, everything has to go 7 through the modifications committee? 8 MS. WHYTE: Nope. 9 CHAIRMAN LEWIS: Actually, that's -- no, 10 that's not necessarily -- 11 MR. BARRETT: I know you mean it in jest, 12 but just for the edification for everyone here, 13 actually, that is CDD property and we're not 14 subject to HOA rules because it's not a 15 residential property. So -- 16 CHAIRMAN LEWIS: Okay. 17 MR. WIMSATT: I don't have anything. 18 CHAIRMAN LEWIS: You don't have anything? 19 I got one and it's kind of for Sherida because 20 I know Sonny is, you know, starting to step 21 away. There has been some discussion over the 22 last couple of months about painting the 23 tunnel. I think the woman that had approached 24 us about it kind of abandoned that. Could you 25 look or maybe talk --	Page 111 1 affirmative.) 2 CHAIRMAN LEWIS: Five to zero. 3 (Motion passes.) 4 (At 5:45 p.m., all proceedings were 5 concluded.) 6 7 8 9 10 11 12 13 14 15 16 17 <u>Matthew Lewis, Chairman</u> 18 19 20 21 22 23 24 25 1.7.25
Page 110 1 MS. COOK: So I was going to ask David 2 about that. However, as you all know, the last 3 few months have been a little crazy and chaotic 4 and it was kind of -- got brought down low on 5 the totem pole since -- 6 CHAIRMAN LEWIS: Sure. 7 MS. COOK: -- some of the other issues 8 came up, but that was actually -- with the New 9 Year, I was going to ask him if he would like 10 me to reach out to the art teachers and get 11 that going? 12 CHAIRMAN LEWIS: Yeah, and see if, you 13 know, the community would want to come together 14 with something. I mean, we're not looking to 15 really spend any money on it, I don't think, 16 but if we had to buy some materials or 17 something, I'm sure we would all agree. 18 MS. COOK: Absolutely. 19 CHAIRMAN LEWIS: Thank you for that. 20 With that, I'll make a motion to adjourn. 21 Do I get a second? 22 MR. CHESNEY: Second. 23 CHAIRMAN LEWIS: All right. All in 24 favor? 25 (All board members signify in the	Page 112 1 REPORTER'S CERTIFICATE 2 3 STATE OF FLORIDA: 4 COUNTY OF HILLSBOROUGH: 5 6 I, Whittie Grace Cullipher, certify that I 7 was authorized to and did stenographically report 8 the foregoing proceedings and that the transcript is 9 a true and complete record of my stenographic notes. 10 I further certify that I am not a relative, 11 employee, attorney or counsel of any of the 12 parties, nor am I a relative or employee of any of 13 the parties' attorney or counsel connected with the 14 action, nor am I financially interested in the 15 action. 16 DATED January 27, 2025. 17 18 19 20 21 22 23 24 25