

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

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TRANSCRIPT OF: BOARD MEETING

DATE : JULY 1, 2025

TIME: 4:00 p.m. - 6:08 p.m.

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

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

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| <p style="text-align: right;">Page 6</p> <p>1 Let the record reflect that all supervisors are 2 present, with Chris Barrett on the phone. We also have 3 staff, engineer and attorney and manager present. 4 Before we get started, just a reminder, cell phones 5 silenced, on vibrate. I'll get into audience comments in 6 just a second, but first, looking for a motion to approve 7 the consent agenda? 8 MR. WIMSATT: Move to approve. 9 CHAIRMAN LEWIS: Okay. 10 MR. GILLIS: Seconded. 11 CHAIRMAN LEWIS: Seconded by Reggie. 12 Any questions, comments? 13 (No response.) 14 CHAIRMAN LEWIS: Seeing none, all the favor? 15 Chris? 16 MR. BARRETT: Aye. 17 (All board members signify in the affirmative.) 18 CHAIRMAN LEWIS: Okay. Carries five to zero. 19 (Motion passes.) 20 CHAIRMAN LEWIS: So that brings us to audience 21 comments. If anybody has anything that they would like to 22 ask or say, if you would, please state your name and address 23 for the record. 24 Anyone? Ms. Wilcox. 25 MS. WILCOX: Surprise, surprise. Pam Wilcox, 9817</p> | <p style="text-align: right;">Page 8</p> <p>1 website and two, I would love to see the proposal details, 2 both in budget and in execution for the -- the trail 3 execution. 4 I'd also like to add to that: I'd love to see 5 clarification on the numbers of the projected ROI for this 6 investment. I think it was captioned in the minutes from 7 last month and would love to know the basis of that 8 calculation or any data that supports this because six times 9 are a lot on this project. 10 CHAIRMAN LEWIS: Sure, let me -- I want to give A & 11 B a chance. Thank you for your question. No other audience 12 -- okay. 13 Sir, I'm forgetting your name. 14 MR. SYLVANOWICZ: Reid. 15 CHAIRMAN LEWIS: A & B. 16 MR. SYLVANOWICZ: Yeah, A & B. 17 MR. CONNER: Yeah, Reid Conner, owner of A & B 18 Aquatics. Just wanted to come say hello, kind of a -- 19 stating the union for us, you know, the recent rains are 20 helping giving us some -- some volume into the ponds. You 21 know, that shallow, stagnant water -- it's just a breeding 22 ground for algae, you know and nuisance and evasive growth, 23 so we're really excited that it's raining again, but we'll 24 continue, you know, fighting against anything we see. 25 You know, Mark is here Monday to Friday, 8:00 to</p> |
| <p style="text-align: right;">Page 7</p> <p>1 Bayboro Bridge Drive. Two quick things: One is the agenda 2 is still not being posted on the website. 3 MS. COOK: I got it late on -- on Thursday and I 4 submitted it right away to AudioEye and they did not do it 5 and -- 6 MR. VEGA: We're going to be talking about a 7 different website company today. 8 MS. COOK: Yep. 9 MS. WILCOX: And then just my second -- I don't see 10 it on that agenda because I just saw -- but will we 11 eventually see the details of the trail -- proposed trail 12 map and components? If I did a -- would it look like -- 13 like what comes up for that 11.7 million? 14 CHAIRMAN LEWIS: Hey, Chris, I gotcha. Yeah, so I 15 -- I was going to bring that up and I think Greg actually 16 prepared something, so maybe after -- as soon as anybody 17 else maybe doesn't have anymore comments, I'll let him kind 18 of run through that. So -- 19 MS. WILCOX: Okay. 20 CHAIRMAN LEWIS: Does anybody else -- good 21 afternoon, by the way. Does anybody else have any comments, 22 questions? 23 MR. GARMAN: Hi, Aaron Garman. I live at 12417 24 Glenfield. I will second Pam's comments with both -- on 25 both matters. One, the agenda continues not to be on the</p> | <p style="text-align: right;">Page 9</p> <p>1 5:00. He just lives here essentially, but -- you know, and 2 Dave does a great job communicating with Mark and myself, 3 but if anybody ever sees or hears anything that they, you 4 know, have questions about or are concerned with, feel free 5 to reach out to us, you know. 6 We're hear every single day, all day, you know, so 7 we want to make sure we're doing the right thing or -- or if 8 you see something before we're back by the end of the month, 9 that it's addressed. 10 And then secondary, about two weeks ago, I 11 completed a merger with Estate Management Services, so I 12 e-mailed Mark an assignment of contract. What that means 13 for you guys, no change in the contract, no change in who 14 provides service, no change in who you communicate with. I 15 now have a regional -- southeast regional company at my 16 disposal to help with more services. 17 So we now offer full scale dredging, storm water 18 repair design and maintenance, fish docking, Florida native 19 and protected wildlife conservation studies, you know, about 20 a dozen other niche elements that we can offer to the 21 community that we previously could not. Also, with an 22 inhouse water lab. So if there's areas of concern, I have a 23 lab that I can use, take samples, send it to them for 24 testing; any surveys, anything like that. So I'm pretty 25 excited about it.</p> |

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| <p style="text-align: right;">Page 10</p> <p>1 Again, nothing changes about who you guys work 2 with. You're still -- everything is A & B and in January, 3 the invoicing will probably say EMS, Estate Management 4 Services, but -- you know, the contract is the contract. 5 We're not interested in changing it and, you know, the goal 6 is still to be here in perpetuity and you'll still deal with 7 me and Mark and everyone else. 8 CHAIRMAN LEWIS: Okay. Thank you. 9 MS. McCORMICK: When did you say the merger was 10 going to be effective or is it? 11 MR. CONNER: It is already in effect. 12 MS. McCORMICK: It's already -- okay. 13 MR. CONNER: Yes, ma'am. 14 MS. McCORMICK: So Mark had e-mailed me about that 15 and I'm going to -- just when I get to my report -- ask for 16 the board to approve the assignment of that agreement and 17 then I'll take care of documenting it. 18 CHAIRMAN LEWIS: Okay. 19 MS. McCORMICK: But if you have any other questions 20 for him about it before we get to that. 21 CHAIRMAN LEWIS: Okay, sure. 22 Do you have a question? 23 MR. KAUFFMAN: Robert Kauffman, 10440 Springrose 24 Drive. Once the plans are announced about the -- those 25 sidewalks along the trail, will we have a chance to comment</p> | <p style="text-align: right;">Page 12</p> <p>1 MR. SYLVANOWICZ: I'll add to that: He is very 2 responsive, both him and Mark and we get observations, 3 complaints from residents, we can pass it along to them and 4 they deal with it quite quickly. 5 And yes, all his treatments -- now that we're 6 getting some rain -- is going to make it a lot better behind 7 everybody's backyards. 8 CHAIRMAN LEWIS: Excellent. All right. With that 9 and no other comments, I'll turn it over to Greg. 10 MR. CHESNEY: Sure. Can you bring up that 11 presentation, please? And I'll even stand so I can see it. 12 Westchase trail system. So this is just a trail 13 system. So this -- this project was something that was born 14 out of our engineer's vision. He looked at our property map 15 and he was the first person that recognized that our 16 communities could come together through a common trail 17 system through our conservation areas. 18 So I'm going to apologize a little bit in advance 19 on this as I threw this together very quickly today. I had 20 some computer issues and I have a lot going on. My son's 21 getting married next week to another Westchase girl. Excuse 22 me, woman. They're all women now. I can be happy to share 23 a picture with you. They've known each other since they 24 were in kindergarten, so -- right here at Westchase 25 Elementary.</p> |
| <p style="text-align: right;">Page 11</p> <p>1 or ask questions about it? 2 CHAIRMAN LEWIS: You're talking about the trail 3 project? 4 MR. KAUFFMAN: Yeah. 5 CHAIRMAN LEWIS: Yeah, I -- I -- this is actually 6 something that we've been talking about for quite a bit for 7 the last -- probably like -- I'd say a year maybe. 8 MR. GILLIS: Yeah, over a year. 9 CHAIRMAN LEWIS: Yeah, over a year. I know Karen 10 is -- yeah, Karen is there. Sorry. You were blending in. 11 I know she's written a little bit about it in the WOW, but 12 yeah, I mean, we're always open to comment. 13 I'll -- I don't want to steal Greg's thunder. If 14 he doesn't cover something, I know Robert's obviously been a 15 big part of this, our engineer. There's still some steps 16 that we have to take with SWFWMD and permitting processes to 17 go through, so I -- again, I'll let Greg try to go through 18 that. 19 And then any other questions -- I'm pretty open 20 about audience comments. I don't stop you in here. So -- 21 Going back to you. Thank you for that. Appreciate 22 you coming in. I haven't heard any complaints out of David 23 or Sherida or any residents, to be honest, so keep up the 24 good work and I see you guys here all the time, too, so 25 that's good.</p> | <p style="text-align: right;">Page 13</p> <p>1 So why don't you go to the next one? Next slide 2 there. There we go. So I -- I thought I'd go -- this is 3 mine -- this isn't our actual CDD mission -- and maybe it 4 should be -- but any time I think of a project -- and I was 5 probably the most reluctant person on this board about this 6 project, but you got to think about what this board does and 7 to me, what this board does is enhances our infrastructure 8 within Westchase so we have a safe, vibrant environment 9 where families thrive because that's really what it is. 10 I mean, back when I moved in, it was a bunch of 11 young -- I was right out of college, a young jun gen Xer, 12 like some of you others that moved into Westchase then and 13 it's been beautiful to see the community grow and now, we 14 have a whole other generation of millennials moving in and 15 having children and supporting our schools and everything 16 else. So I just want you to think about what we do here, 17 keeping this in perspective. 18 You can go to the next slide. Okay. So what we're 19 proposing is an accessible path that will connect all of our 20 neighbors and I think it's ten plus miles. I wasn't really 21 sure. I did that from memory, but we have some maps here 22 that you can get from Sherida, if you'd like to see. Maybe, 23 Sherida, you can pass those out. 24 MR. DVORAK: It's about four and a half. 25 MR. CHESNEY: Oh, okay.</p> |

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| <p style="text-align: right;">Page 14</p> <p>1 MS. WILCOX: It's about what?</p> <p>2 MR. DVORAK: Four and a half.</p> <p>3 MR. CHESNEY: Like I said, so I -- I was having</p> <p>4 some computer difficulties today.</p> <p>5 MS. WILCOX: Wow.</p> <p>6 MR. CHESNEY: Some of my notes were -- some of my</p> <p>7 notes were squashed, so that's why I printed this out</p> <p>8 because this was literally me typing this in before I came</p> <p>9 today. So let's call it five.</p> <p>10 And these will go through our conservation areas.</p> <p>11 We haven't had it permitted yet. Correct? I ask Chris, we</p> <p>12 haven't had that meeting yet?</p> <p>13 MR. DVORAK: No, I've had it. I am going to give</p> <p>14 an update on it.</p> <p>15 MR. CHESNEY: Okay, perfect. I'll let you -- I'm</p> <p>16 not going to steal your thunder, too.</p> <p>17 MR. DVORAK: Yeah.</p> <p>18 MR. CHESNEY: Okay. So that's what we're</p> <p>19 proposing. Let's go to the next one then. So why? We</p> <p>20 talked about it, connect the neighborhoods, but a lot of</p> <p>21 this came from Reggie's survey where he talked about some of</p> <p>22 these projects and he collected the information and things</p> <p>23 that we do as a community.</p> <p>24 So trails, I had never thought of, really, the</p> <p>25 trails, but I guess trails are a popular amenity in many</p> | <p style="text-align: right;">Page 16</p> <p>1 was \$215 per unit and that is -- think of it as a household.</p> <p>2 So this number, like I said, is back from October. I got</p> <p>3 some updated numbers last Friday that is -- probably about</p> <p>4 \$204 per unit and that is with a more expensive financing</p> <p>5 cost than was anticipated here.</p> <p>6 For example, our bankers quoted us a four and a</p> <p>7 half percent rate. We don't really know what the rate is</p> <p>8 going to be until it's put together, but we used a five and</p> <p>9 quarter percent rate. Right?</p> <p>10 MS. McCORMICK: Yes, this is a --</p> <p>11 MR. CHESNEY: Right. Okay, good. And a 20 year</p> <p>12 amortization.</p> <p>13 MS. McCORMICK: And this is an annual cost?</p> <p>14 MR. CHESNEY: This is an annual cost, yes.</p> <p>15 MS. WILCOX: For 20 years?</p> <p>16 MR. CHESNEY: For 20 years, yes.</p> <p>17 MS. WILCOX: Per household?</p> <p>18 MR. CHESNEY: Per household. So this -- this was,</p> <p>19 once again, the October estimate just because I had it</p> <p>20 readily available. Like I said, the estimates that have</p> <p>21 been coming in as we've been progressing through the bond</p> <p>22 financing, this number, so far, has been coming down.</p> <p>23 So next slide. So someone's already asked this.</p> <p>24 Why we think -- and this was -- I was the most reluctant</p> <p>25 person on the board because when Robert told me that it was</p> |
| <p style="text-align: right;">Page 15</p> <p>1 neighborhoods. South Fork and Pasco County, they are known</p> <p>2 for their trail system and here in Westchase, we have --</p> <p>3 once again, I'm loose with the numbers here -- but thousands</p> <p>4 of acres of conservation area -- at least hundreds.</p> <p>5 MR. DVORAK: Yep.</p> <p>6 MR. CHESNEY: -- and, you know, for the most part,</p> <p>7 they are underutilized. Now, we wouldn't want to do</p> <p>8 anything to disrupt our conservation areas, so that's why</p> <p>9 this project begins with SWFWMD who governs the water</p> <p>10 quality in Westchase and our ponds and things like that.</p> <p>11 And -- and another big reason is just to encourage</p> <p>12 outdoor activity. I got a little bit of feedback from some</p> <p>13 people that talked about our sidewalks and things like that.</p> <p>14 I don't know if some of you -- this is not a sidewalk</p> <p>15 project. We have approved the sidewalk repairs throughout</p> <p>16 Westchase, so those are going to be done, but what we like</p> <p>17 about this is that it will get people off the sidewalk. No</p> <p>18 more jogging down Linebaugh. Maybe this will add some</p> <p>19 additional areas to jog that we think will be a little bit</p> <p>20 more pleasant. So next.</p> <p>21 MR. SYLVANOWICZ: Oh, more?</p> <p>22 MR. CHESNEY: Yeah.</p> <p>23 MR. SYLVANOWICZ: There you go.</p> <p>24 MR. CHESNEY: Okay. Is that the next one? Okay.</p> <p>25 So this was the original cost we had back in October. It</p> | <p style="text-align: right;">Page 17</p> <p>1 going to cost \$10,000,000, it just blew my mind, but</p> <p>2 \$10,000,000 -- I found that the National Association of</p> <p>3 Realtors had a study online that says if you live near a</p> <p>4 trail system, it had a three to 15 percent increase in</p> <p>5 value.</p> <p>6 So I used the low end of the number, a three</p> <p>7 percent increase. So for example, if you had a \$550,000</p> <p>8 home gain, three percent increase is \$16,500, which comes up</p> <p>9 in your community wide impact of \$60,000,000 of added value.</p> <p>10 So we put in 12 and we get 60, a five times return across</p> <p>11 all of our community.</p> <p>12 So when you sell your house, you should have an</p> <p>13 increase because, "Wow, I want to live the Westchase. Look</p> <p>14 at that cool trail system."</p> <p>15 The other thing to think about is the soft cost</p> <p>16 here. As Westchase ages, what do we have to offer new</p> <p>17 homeowners? We have 30-year-old houses. I mean, you can go</p> <p>18 right up to Pasco and get a new house, so why do you want to</p> <p>19 live in Westchase? Well, you know, it's nature, we're</p> <p>20 closer to the airport and now, we have a trail system.</p> <p>21 That's the kind of things this board does. We</p> <p>22 improve our parks. I hope you've all been down to west --</p> <p>23 West Park Village and seen some of the improvements we've</p> <p>24 done there with the fountain and if you have any other</p> <p>25 improvements, talk to David.</p> |

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| <p style="text-align: right;">Page 18</p> <p>1 Go to the next slide.</p> <p>2 MR. SYLVANOWICZ: Mm-hmm.</p> <p>3 MR. CHESNEY: I don't know if there's any -- there</p> <p>4 should be one more.</p> <p>5 MS. SHAUGHNESSY: Can I ask you a question about</p> <p>6 the -- backing up a little bit?</p> <p>7 MR. CHESNEY: No, let me finish this and then you</p> <p>8 can ask all the questions you want. So what's next? I --</p> <p>9 there's been some misinformation on where we are in this</p> <p>10 process.</p> <p>11 So we have hired bond counsel to raise the money.</p> <p>12 That's what we've done so far. We have engaged a landscape</p> <p>13 architect. I don't know if we've signed a contract with her</p> <p>14 yet or --</p> <p>15 MS. McCORMICK: No, not yet.</p> <p>16 MR. CHESNEY: We have not signed a contract with</p> <p>17 the landscape architect and apparently, we have met with the</p> <p>18 permitting people, which Robert will talk about later.</p> <p>19 So that is where we are in this process. Giving</p> <p>20 you an idea, this assessment -- if this project goes</p> <p>21 through -- would not hit until next budget year. So it</p> <p>22 would not hit in this year, it would hit in next year.</p> <p>23 Now, construction, you know, could theoretically --</p> <p>24 would -- could start before the actual assessment begins</p> <p>25 next year. That's just how these projects work and now, all</p> | <p style="text-align: right;">Page 20</p> <p>1 and the two big projects that were -- the community seemed</p> <p>2 to lean on to some of the same reasons was the acquisition</p> <p>3 of the golf course and this project. The respondents to</p> <p>4 that survey, the last one. Was 500 and some residents, so</p> <p>5 if you look at those numbers, that's about a 15 percent</p> <p>6 return.</p> <p>7 When you look at polling, you know, data about</p> <p>8 politicians, you're often looking at one, two, three</p> <p>9 percent, so that's a pretty significant amount of the</p> <p>10 population that responded in their thoughts about this, so I</p> <p>11 would just like you to keep that in mind.</p> <p>12 This was not something that was done in vacuum. It</p> <p>13 wasn't done just by this board, but a lot of the community</p> <p>14 had input and there was an awful lot of positive impute</p> <p>15 about those projects and what they mean for the community.</p> <p>16 CHAIRMAN LEWIS: Greg?</p> <p>17 MR. CHESNEY: Please, and sorry about before.</p> <p>18 MS. SHAUGHNESSY: No problem. Cheryl Shaughnessy</p> <p>19 and I live at 9948 Stockbridge Drive and backing up, I have</p> <p>20 a couple of questions. One is the \$215 figure represented</p> <p>21 and excuse me my naivety, but what does that represent? Is</p> <p>22 that the CDD charge, the -- I got think the CDD taxes --</p> <p>23 MR. CHESNEY: That would be increasing your taxes.</p> <p>24 MS. SHAUGHNESSY: Yeah, by only that. Thank you.</p> <p>25 Okay. And since you brought up the golf course, who does</p> |
| <p style="text-align: right;">Page 19</p> <p>1 -- I can stand or I can sit down and you can ask me any</p> <p>2 kinds of questions or also, our professionals.</p> <p>3 So I've been working with Erin and Mark and Robert</p> <p>4 here on this project for the last -- however long this has</p> <p>5 been going on and so each of us have a little bit of</p> <p>6 information.</p> <p>7 And now, I'm open to any and all questions that you</p> <p>8 have.</p> <p>9 MR. GILLIS: Well, before you go into that --</p> <p>10 MR. CHESNEY: Sure.</p> <p>11 MR. GILLIS: -- I do want to explain a little bit</p> <p>12 more about -- you mentioned the cones -- or surveys that</p> <p>13 were done. One of the concerns I had when I came on this</p> <p>14 board a few years ago now is that -- and it's not a slight</p> <p>15 at anybody in the room, but we have a lot of issues and</p> <p>16 often, the people that show up in the room are the voice of</p> <p>17 the concerns of the -- of the community.</p> <p>18 So we did two leveled surveys. The first one was</p> <p>19 about broad things, it was not specific. It was about what</p> <p>20 are your interests, what would you like to see the community</p> <p>21 improve upon and we've reported those things both in the WOW</p> <p>22 and we've given that data out here at these meetings and we</p> <p>23 still have all of that information and can provide it to any</p> <p>24 and all.</p> <p>25 The second series of surveys went to more specifics</p> | <p style="text-align: right;">Page 21</p> <p>1 own the golf course? Now, we didn't move forward -- in my</p> <p>2 understanding -- with purchasing it, so we still lease it?</p> <p>3 MR. GILLIS: We don't lease it, we don't own it.</p> <p>4 It's a private owned entity from outside the community and</p> <p>5 it has been since the community has been in existence. One</p> <p>6 of the things that communities looked at is changing that</p> <p>7 dynamic for lots of reasons.</p> <p>8 MR. WIMSATT: More than one.</p> <p>9 MS. SHAUGHNESSY: But we have not done this. So at</p> <p>10 this point, if the -- is there any type of contractual</p> <p>11 arrangement that the current owner can't just sell it one</p> <p>12 day?</p> <p>13 MR. GILLIS: He always can.</p> <p>14 MR. WIMSATT: And that's the issue.</p> <p>15 MR. GILLIS: Yeah, that's our concern.</p> <p>16 MS. SHAUGHNESSY: I -- my concern -- on several</p> <p>17 instance -- and I'll keep it really short, but we are</p> <p>18 talking about 30-year-old homes and so do I want to move</p> <p>19 into a community where there are 30-year-old homes and yes,</p> <p>20 you might have a -- a walking trail. If I have kids, that's</p> <p>21 great. I would probably never walk on a walking trail</p> <p>22 because I got to think that if -- unless it's kept up well,</p> <p>23 there's going to be weeds, there's going to be Poison Ivy,</p> <p>24 there might be more snakes and so I wouldn't walk in it, but</p> <p>25 I get the idea of it.</p> |

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| <p style="text-align: right;">Page 22</p> <p>1 Do I want to -- do I care enough about a walking</p> <p>2 trail that I want to take on the 20 -- is it a 20 year CDD</p> <p>3 charge --</p> <p>4 MR. CHESNEY: Mm-hmm.</p> <p>5 MS. SHAUGHNESSY: -- on my taxes? I used to live</p> <p>6 in the Vineyards and we were all so happy with we did pay</p> <p>7 off the CDD that we had at that time, so I would not want to</p> <p>8 buy into another one.</p> <p>9 In addition to the \$ 2,500 now, if we wanted to</p> <p>10 sell our home, I'm starting to think that I'm -- I'm almost</p> <p>11 starting to think it is time to sell my home because our</p> <p>12 property elevation has not changed, but with the weather</p> <p>13 changing, now, if you look at a real estate listing about</p> <p>14 our home, they have an environmental concern there because</p> <p>15 we are now a moderate flood risk. That means we're not a</p> <p>16 mild risk anymore, we're not -- yet -- a severe risk, but if</p> <p>17 someone looks at purchasing my home, then I've got to tell</p> <p>18 them there's a \$2,500 charge to buy into the HOA and it is a</p> <p>19 30-year-old home.</p> <p>20 Last year, did I see the water come up to the pool</p> <p>21 much, much more than I wanted to or that I've ever seen</p> <p>22 before? Absolutely. Did we decide to buy windows because</p> <p>23 of that, yes, to protect our moment as much as we can, but</p> <p>24 it just seems to me that the last thing I am concerned</p> <p>25 about, if I am a buyer, is the trail and -- and one final</p> | <p style="text-align: right;">Page 24</p> <p>1 will probably go over some of the materials. I mean, we've</p> <p>2 talked about using synthetic materials, things that will</p> <p>3 last a lot longer and get a good lifecycle cost for; but --</p> <p>4 you know, two -- and you kind of mentioned it. I mean --</p> <p>5 and I think that's been the whole premise of the project is</p> <p>6 Westchase has been voted in several publications as the</p> <p>7 number one place to live in -- in, I think, all of Florida.</p> <p>8 MR. GILLIS: In all of Florida.</p> <p>9 CHAIRMAN LEWIS: Right. So going back to what Greg</p> <p>10 was saying, we want to keep it that way. We want to keep up</p> <p>11 with fresh things and, you know, things that new homeowners</p> <p>12 will look to buy into on the community.</p> <p>13 MR. CHESNEY: And you brought it up yourself, but</p> <p>14 our CDD fees are actually lower than they've ever been or</p> <p>15 are lower than they were when any of us moved in here.</p> <p>16 MS. SHAUGHNESSY: And that's great, but --</p> <p>17 MR. HIGH: Well, we're respectfully -- to upper</p> <p>18 communities.</p> <p>19 CHAIRMAN LEWIS: That's also a great point.</p> <p>20 MS. SHAUGHNESSY: Yeah, so maybe we need to enter</p> <p>21 into a CDD charge -- if you don't want to take on that debt</p> <p>22 as a community, I guess, is the question. We can disagree</p> <p>23 all day, but --</p> <p>24 MR. GILLIS: Well, I want to make sure there's a --</p> <p>25 I think there might be a misperception. We're talking about</p> |
| <p style="text-align: right;">Page 23</p> <p>1 concern I'll have on the trails and it's the same concern</p> <p>2 that many of us have seen expressed in the Facebook and in</p> <p>3 my community and that's the motorized scooters on the</p> <p>4 sidewalks, in the street.</p> <p>5 It is an accident waiting to happen when you've got</p> <p>6 a -- a kid going down Montague where we -- down by the</p> <p>7 school, 30 miles an hour probably doing a wheelie.</p> <p>8 MR. CHESNEY: Yeah, so --</p> <p>9 MS. SHAUGHNESSY: And they are going down the</p> <p>10 sidewalks at a great speed. I don't hear very well, so if</p> <p>11 they're coming behind me, I probably wouldn't hear them and</p> <p>12 not a one of them has a horn. Not a one of them says, "On</p> <p>13 your left," or --</p> <p>14 CHAIRMAN LEWIS: So let me respond to a couple of</p> <p>15 things that you've said. First, the other thing is it</p> <p>16 won't -- it won't necessarily be a natural ground trail and</p> <p>17 -- and honestly, with the standards that we hold as this</p> <p>18 board and, I think, as a community, it's not going to grow</p> <p>19 over and have Poison Ivy or anything like that. I can</p> <p>20 assure you because I know David cleans it and keeps up</p> <p>21 the --</p> <p>22 MS. SHAUGHNESSY: Well, unless the maintenance</p> <p>23 company is spraying for it, it will.</p> <p>24 CHAIRMAN LEWIS: Understood, but let -- let me</p> <p>25 finish. So the other thing, too, is -- and Robert, I think,</p> | <p style="text-align: right;">Page 25</p> <p>1 something like an HOA fee. This is in addition to your</p> <p>2 current taxes, so depending on where you live, that's eight,</p> <p>3 nine, \$10,000. We're talking about adding 200 to that, so</p> <p>4 the percentage gain increase is pretty low.</p> <p>5 So -- I mean, there's this perception that this is</p> <p>6 a large amount, it's a large amount per -- but look at it in</p> <p>7 your taxes and what increase it would be.</p> <p>8 MR. WIMSATT: And compare that --</p> <p>9 MR. CHESNEY: He lives in a nicer neighborhood than</p> <p>10 we do.</p> <p>11 MS. SHAUGHNESSY: Yeah, I'm familiar with the CDD.</p> <p>12 I've had CDD charges before, but again, we haven't</p> <p>13 determined that that's even a stable figure.</p> <p>14 MR. WIMSATT: And I would just encourage you all to</p> <p>15 compare the current CDD charges for Westchase to other</p> <p>16 communities, similar situated communities and especially</p> <p>17 newer communities. They are multiples of -- multiples, not</p> <p>18 a couple of hundred dollars more, but multiple times.</p> <p>19 CHAIRMAN LEWIS: One other thing -- and this is the</p> <p>20 last thing you brought up about the e-scooters and the</p> <p>21 e-bikes. I don't want to get too far into that today. Greg</p> <p>22 had actually asked David at one of our last meetings -- and</p> <p>23 Sherida -- to bring in our off duty deputy that we have</p> <p>24 patrol the neighborhood to come in and talk about that. I</p> <p>25 think we're looking to schedule that for either the July or</p> |

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| <p style="text-align: right;">Page 26</p> <p>1 August workshop.</p> <p>2 However, I can tell you, I personally have one that</p> <p>3 stopped in my cul-de-sac and I spoke to him one day and</p> <p>4 currently, there is no state statute, law or anything that</p> <p>5 enforces the age or the speed or whether you have to helmet</p> <p>6 on or anything and that's what the deputy told me. And</p> <p>7 unfortunately, I -- I think everybody in this room feels</p> <p>8 your pain.</p> <p>9 MS. SHAUGHNESSY: Well, I'm not surprised by that</p> <p>10 because they're a fairly new function of a bicycle or other</p> <p>11 -- we don't usually motorize scooters and bicycles and it's</p> <p>12 new, so it's new so there is no law, but now, we knew when</p> <p>13 we could have them on these new trails as well and if the</p> <p>14 trail has --</p> <p>15 MR. CHESNEY: Well, so we -- we have more power to</p> <p>16 get -- keep them off the trails because they're our trails.</p> <p>17 It's like being able to keep them out of the park. The</p> <p>18 problem is it's public sidewalks. We're not allowed to</p> <p>19 restrict bikes and pedestrians from the public sidewalks.</p> <p>20 So --</p> <p>21 MS. SHAUGHNESSY: Is this -- is it an issue that is</p> <p>22 decided on just by the voting members or do --</p> <p>23 MR. CHESNEY: By this board.</p> <p>24 MS. SHAUGHNESSY: -- residents have a vote or a --</p> <p>25 MR. CHESNEY: The five of us will vote.</p> | <p style="text-align: right;">Page 28</p> <p>1 Trail. We ride the trails a lot and they do go fast, but</p> <p>2 I'm wondering, could you put a speed limit on our trails</p> <p>3 here in Westchase, like can't go more than 15 miles an hour,</p> <p>4 something like that?</p> <p>5 MR. CHESNEY: Sure, yeah. So what I would suggest</p> <p>6 is -- is we haven't designed the trail yet and exactly how</p> <p>7 the surface is that will be in there. I can't -- I don't</p> <p>8 think anyone on this board can really say exactly if we'd be</p> <p>9 more suitable as a walking, hiking trail, if</p> <p>10 running/bicycles would be allowed, but during the design</p> <p>11 phase, I encourage you to come to those meetings. The</p> <p>12 person that we will contract -- I forget the name of the</p> <p>13 firm, but her name is --</p> <p>14 MR. McCORMICK: BHB.</p> <p>15 MR. CHESNEY: BHB, and her name is Ivy Clinton and</p> <p>16 she -- she will hold a workshop and she will gain community</p> <p>17 input before she submits her designs to us. So I would</p> <p>18 encourage you to provide that feedback to her when -- during</p> <p>19 the design phase.</p> <p>20 MR. BARRETT: Hey, Matt?</p> <p>21 MR. WIMSATT: And one of our concerns definitely is</p> <p>22 those motorized bicycles and how to deal with them and how</p> <p>23 we address it as a board. We are very aware of the issue</p> <p>24 and we want to get some type of design or something in -- in</p> <p>25 the overall project to address that. I just want you to</p> |
| <p style="text-align: right;">Page 27</p> <p>1 UNKNOWN SPEAKER: The CDD is different than the</p> <p>2 HOA, so they are completely different.</p> <p>3 MS. SHAUGHNESSY: I really am a homeowner. I've</p> <p>4 been -- I've owned four homes in my life and I've had CDDs</p> <p>5 and HOAs, so I do understand the issue. Thank you.</p> <p>6 CHAIRMAN LEWIS: Okay. May -- I saw your hand go</p> <p>7 up, but I think you had yours up first.</p> <p>8 MS. KOHLI: I just have a question for -- what</p> <p>9 she's saying about --</p> <p>10 CHAIRMAN LEWIS: I'm sorry, name and address,</p> <p>11 please?</p> <p>12 MS. KOHLI: Oh, I'm Lorrie Kohli. I live on -- I</p> <p>13 live at 10440 Springrose and so we're avid bicyclists. We</p> <p>14 love bicycling and are very enthusiastic about this plan and</p> <p>15 hope that it goes through because we're out there riding</p> <p>16 bikes every day and I have to tell you, Westchase is not a</p> <p>17 safe place to ride bikes and before we moved here, I was</p> <p>18 like, "I don't know if I want to" -- first thing, we love</p> <p>19 the -- the community is beautiful, but as we drove around,</p> <p>20 we were like, "There is no place to ride a bike here</p> <p>21 safely," and so like when I heard about this, I was very</p> <p>22 excited because it looks like it'll give us a safe place to</p> <p>23 ride our bikes.</p> <p>24 And as far as the speed, you know, we have that</p> <p>25 problem over on the Pinellas Trail and the Upper Tampa Bay</p> | <p style="text-align: right;">Page 29</p> <p>1 know, that is a topic of mine at least.</p> <p>2 CHAIRMAN LEWIS: Chris, did you have something you</p> <p>3 wanted to say?</p> <p>4 MR. BARRETT: Yeah, if I could chime in, I'd be</p> <p>5 grateful. So one of the -- I -- I'd like to take a little</p> <p>6 bit of credit in terms of bringing this idea of a trail</p> <p>7 system and kind of pushing it before the board and kind of</p> <p>8 get -- at least starting some of the conversation with this</p> <p>9 and I wanted to kind of explain to the people that are there</p> <p>10 -- and I want to thank them for coming out because we don't</p> <p>11 often get many people at the meetings and when we do, I</p> <p>12 think we ultimately always improve our product and our</p> <p>13 performance when we hear from the constituents that we</p> <p>14 represent.</p> <p>15 And I know that, you know, the 225 -- and I know</p> <p>16 the number is not set in stone, but I'm just using the</p> <p>17 conservative high number. I know it's a sacrifice, I know</p> <p>18 it's asking a lot, but I -- and I suspect the other</p> <p>19 supervisors believe this, but I don't think any of us would</p> <p>20 be doing this if we didn't think that there was a bigger</p> <p>21 bang for the buck for all of us down the road.</p> <p>22 And I think if you just look at the math that Greg</p> <p>23 presented, you know, even if you sold your home in two to</p> <p>24 three years, you would -- as a result of the construction of</p> <p>25 this trail, you would end up getting a variable increase in</p> |

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| <p style="text-align: right;">Page 30</p> <p>1 the sale of your home and that's kind of what we're looking 2 at in terms of bringing in the value, but my motivation for 3 kind of pitching the trail system in the first place -- and 4 I don't know if anyone has some of the maps that Robert put 5 together of a proposed trail system.</p> <p>6 There's one -- one in the board packet called park 7 one. I don't know if you have the -- sorry, I had an alarm 8 on, I needed to turn it off. I don't know if you can put 9 that up on the projector screen there. Is there anyway we 10 can do that?</p> <p>11 MR. CHESNEY: We handed out the trail map to 12 everyone.</p> <p>13 MR. BARRETT: Oh, okay. All right.</p> <p>14 CHAIRMAN LEWIS: He's got it up, too, by the way.</p> <p>15 MR. BARRETT: Oh, awesome. So you can see that 16 east to west trail from basically the back of the Bridges. 17 I guess that would be the back of the Kingsford all the way 18 over to Radcliff and the Shires. So what kind of prompted 19 me to pitch this idea of this trail is that -- years ago, 20 when Citrus Park Drive -- the Citrus Park Drive extension 21 was initially pitched, the Board of County Commissioners 22 also pitched an extensive series of trails that would go 23 through the area just north of us and eventually connect, in 24 theory, down the road all the way up to the Sunshine 25 Skyway's, the trail that goes along that.</p> | <p style="text-align: right;">Page 32</p> <p>1 Another example, at the very bottom of Montague 2 Street at West Park Village, the land that's on the tracks 3 there was initially pitched by a group of HOA leaders as a 4 community center. We're going to purchase the land and put 5 up a community center where people could actually have a 6 gathering space, different parties and events there and that 7 was actually going to only be \$100 added at the time to the 8 Westchase Association fees and there was a small group of 9 people that came out and opposed that. Now, it's going to 10 just be a group of townhomes.</p> <p>11 So all of these projects, in hindsight, because 12 people kind of balked at the initial sacrifice, which is a 13 lot, inevitably, all of these projects down the road -- 14 we're going to think back again and think, "Wow, that was 15 such a missed opportunity," and I think this is one of those 16 -- this is one of those opportunities that if we -- if we 17 basically choke on the initial upfront cost, the commitment 18 to it, I think 15, 20 years down the road, people will look 19 back and say that that was a hugely missed opportunity to do 20 something really great for this community.</p> <p>21 You know, we do have 30-year-old homes and I think 22 that one of the things that we all do in order to make sure 23 our homes remain in sellable condition is we invest in it 24 them. We redo our kitchens, we redo our bathrooms so they 25 stay up-to-date; they don't just kind of become 30-year-old</p> |
| <p style="text-align: right;">Page 31</p> <p>1 And so what I am hoping is that if Westchase kind 2 of takes the lead here and makes this investment, we can 3 then prevail upon our county representatives to dust off 4 that plan and actually create that more extensive trail 5 system just south of Ed Radice and we can potentially 6 connect these trail systems so that ultimately, you know, we 7 can ride, hike, et cetera, whatever we want to do in terms 8 of this trail system and have an even longer trail system at 9 our disposal, not just the one in Westchase and I think that 10 that would be just a super, super neat opportunity.</p> <p>11 And the only -- the only thing I would caution 12 everyone to think about -- I've lived in the community since 13 1998 and over -- over the long time I've lived there, lived 14 in Westchase, I've seen a couple of really good ideas come 15 forth by representatives and it required -- and it also 16 needed an increase in the assessment and the two that come 17 to mind was the purchase of the Westchase Welcome Center, 18 which is now owned by a realtor on Radcliff, right at the 19 opening of the golf course and they wanted half a million 20 dollars -- half a million dollars for that building and that 21 could have been our Westchase HOA building and we passed up 22 buying that and instead, ended up building one down the 23 road.</p> <p>24 I think that that was a missed opportunity because 25 there was a handful of people that balked the cost.</p> | <p style="text-align: right;">Page 33</p> <p>1 homes.</p> <p>2 The communities have to be treated one way or they 3 decline and when I ran for the board now almost three years, 4 I decided that I'm not going to be a caretaker supervisor, I 5 want to be a supervisor that adds to the community and I 6 think I'm lucky to serve with four other guys that are of 7 the same mindset.</p> <p>8 And I know that we're asking a lot, but I can 9 promise you that if we do this, this will be one of things 10 that is the lead thing that realtors will use to sell 11 Westchase down the road.</p> <p>12 Thanks for listening.</p> <p>13 MR. GILLIS: I want to add one thing, though, 14 Chris. I thought you didn't -- and the third one was the 15 pushing off the acquisition of the golf course. It was 16 pushed off years ago and --</p> <p>17 MR. BARRETT: Yeah, that's another -- that's 18 another one.</p> <p>19 MR. GILLIS: -- that was a huge mistaken.</p> <p>20 MR. CHESNEY: Yeah, from one supervisor.</p> <p>21 MR. GILLIS: So --</p> <p>22 CHAIRMAN LEWIS: Yeah, thanks Chris. I appreciate. 23 I saw you, Miss, on the far right.</p> <p>24 MS. HIGH: Heather High, 9804 Bayboro. I was just 25 going to ask a question on the surveys that you had</p> |

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| <p style="text-align: right;">Page 34</p> <p>1 discussed earlier. What was the timing of the surveys, 2 specifically for the trail project? So when you had the 500 3 response, was that this year, last year, five years ago, ten 4 years ago? 5 MR. GILLIS: It was this year. 6 MS. RING: It was a year ago. 7 MR. GILLIS: Well, there was two, actually. 8 MS. RING: Yes, there were two and the last one was 9 a year ago. It just popped up in my August issue of the 10 WOW. Read the WOW. 11 CHAIRMAN LEWIS: Is that the only question you had? 12 MS. HIGH: Yeah, I think I'm good now. 13 CHAIRMAN LEWIS: Okay. I saw you, sir, to the 14 left. 15 MR. ZAIS: I'm Mark Zais, 10019 Parley Drive. I'm 16 -- I'll be quick. I'm representing the Government Affairs 17 Committee for the WCA, so I collected a few questions. I 18 think you answered most of them, I just want to make sure I 19 got everything right. One of them was who was the proposed 20 champion and who proposed the champion's project? I'm 21 assuming that's the CDD board is the one that -- for that? 22 CHAIRMAN LEWIS: Correct. 23 MR. ZAIS: Okay. And then I think based on looking 24 at the map, I -- one of the questions we had, does it impact 25 or go through any gated communities, but it doesn't look</p> | <p style="text-align: right;">Page 36</p> <p>1 for e-bikes and scooters and things like that. So -- 2 CHAIRMAN LEWIS: Stay tuned. 3 MR. CHESNEY: Yeah, I encourage participation in 4 the design phase with our design consultant. 5 CHAIRMAN LEWIS: I thought I saw one other in the 6 back. Was it you, sir? 7 MR. ASHLEY: Yes. Zach Ashley, 12417 Glenfield 8 Avenue. Just as few questions here. First off, is -- are 9 people having trouble selling their houses in Westchase? 10 From what you guys are staying here today, it's sounding 11 like -- I'm hearing contradicting information on we're the 12 number one neighborhood in Florida, but then we also want to 13 be able to sell our houses, so -- 14 MR. WIMSATT: (Indiscernible.) 15 MR. CHESNEY: Just our proactive thought. 16 MR. ASHLEY: It's a little contradicting to what 17 you're saying, but going back to the project itself, 18 maintenance, is maintenance going to be involved in that 19 \$215. 20 MR. CHESNEY: So maintenance would be a part of our 21 normal operations budget. 22 MR. ASHLEY: So it could go up on a different side 23 of the budget if there's maintenance that's -- 24 MR. CHESNEY: Potentially. 25 MR. ASHLEY: Certainly, there's going to be</p> |
| <p style="text-align: right;">Page 35</p> <p>1 like it does. Could you -- are you able to confirm that? 2 MR. DVORAK: No, they don't. 3 MR. CHESNEY: No, I don't -- 4 CHAIRMAN LEWIS: I think Robert came up -- and 5 again, Robert, I don't want to take anything away or 6 misstate anything, but it's just a preliminary thing where 7 Robert kind of came up with his -- where he thinks might be 8 the best -- you know -- 9 MR. CHESNEY: But we've engaged in a firm that will 10 provide the final -- 11 MR. ZAIS: Okay. I'm just really -- some of the 12 community members had some concerns about the -- the gated 13 communities. And then the -- does this impact the 14 prioritization for any other projects such as sidewalk 15 repairs? 16 MR. CHESNEY: Let me answer that. So no, that is a 17 common thing. So it's actually -- it's its own separate 18 item, so like we will hold the hearing just for the debt 19 associated with this project. 20 MR. ZAIS: Okay, got it. That makes sense. 21 MR. CHESNEY: It's not part of our operational 22 budget. 23 MR. ZAIS: And then last, it's probably -- I just 24 want it to be on the record, piled on, just there were a lot 25 of concerns about, you know, what is the mitigation strategy</p> | <p style="text-align: right;">Page 37</p> <p>1 maintenance that needs to be done most likely yearly. If 2 we're looking at the storms, the size of storms, the amount 3 of flooding that we're getting, it doesn't make much sense 4 -- even the Tampa Bay Trail just went down for almost a year 5 just because of flooding and different things like that. 6 MR. CHESNEY: That was a hundred-year bridge issue, 7 but yeah. 8 MR. ASHLEY: It was underneath the bridge, but 9 okay. I think there's many things that kind of -- we're new 10 residents, so we've been here for probably a year now and 11 just to see that things are going up constantly -- so like 12 this is the second time that -- and again, I'm new to a CDD 13 and HOA. We're younger, we're on the younger side, we don't 14 want things to go up. You know, interest rates are 15 outrageous right now. Our taxes are going to be outrageous, 16 just incurring more, you know, money monthly or yearly that 17 we're going to have -- I understand it's not a huge number 18 right now, but I think just from -- that was kind of a shock 19 to me is -- is seeing that numbers are continuing to go up 20 and -- and that's all around the board. 21 Inflation is going up, everything is going up, so 22 this kind of seems like more of a passion project versus 23 something that's needed to be done, which is understandable. 24 I mean, you want to make the -- you know, the community a 25 better and safer, nicer place and I totally get that, but</p> |

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| <p style="text-align: right;">Page 38</p> <p>1 the plans and hearing from each one of you -- I've heard 2 contradicting information from a lot of different people 3 today, so I'm thinking like, you know, this might -- and I'm 4 not saying that this is a terrible idea, but I think like 5 six more months of like planning going into this would have 6 been a lot better to like -- I don't know, we're voting on 7 it in a month and this is all we have and you guys can't 8 tell us what the surface is going to be, what -- 9 MR. CHESNEY: I don't know why -- where you got 10 that we're voting on it in a month. That's -- that's 11 misinformation on what we're trying to encounter here. I 12 mean, so I -- I appreciate your -- you know, your position, 13 but -- 14 MR. ASHLEY: August, we're not voting on funding 15 the trail map -- funding for the trail map? 16 MR. CHESNEY: No, it will be next -- it will be the 17 next assessment hearing. 18 MR. ASHLEY: So we're not voting to take further 19 action in August? 20 MR. CHESNEY: So -- 21 MR. ASHLEY: Are we approving a budget item or -- 22 or funding or -- (indiscernible.) 23 MR. CHESNEY: I mean -- we're only -- hold on, 24 please. You're -- (indiscernible.) 25 THE COURT REPORTER: I can only take down one</p> | <p style="text-align: right;">Page 40</p> <p>1 MR. CHESNEY: I said it could be within the next -- 2 before the bond financing is finalized, you can start 3 construction. 4 MR. GARMAN: What's the timeline? So like it'd be 5 helpful if we're not going through -- 6 MR. CHESNEY: Well, I think the -- so timelines 7 come out of the design phase and we haven't completed that. 8 We haven't even really begun that other than the -- the 9 beginning drawings, so I encourage you to participate in the 10 design phase and you'll have a better idea of the 11 construction plan. 12 MR. ASHLEY: Just a -- sorry, just a follow -- 13 MS. McCORMICK: Just to clarify, though, we are 14 planning on starting the assessment process and it's going 15 to be a process that will take a couple of months. So that 16 may happen beginning the August meeting and then it will be 17 finalized potentially at the September meeting, so we're 18 talking about a couple of months. 19 MR. CHESNEY: Yeah. 20 MR. ASHLEY: Perfect. Just really quick, two final 21 thoughts and then I'll pass it on because I know we have 22 limited time, but for this meeting specifically -- I know 23 there was countless people on Facebook when I -- I did make 24 a post just -- just letting people know -- because I was not 25 aware. Again, like we have busy jobs, busy lives, everyone</p> |
| <p style="text-align: right;">Page 39</p> <p>1 person at a time. 2 CHAIRMAN LEWIS: Yes, hold on, please. One at a 3 time, please, because we do have a court reporter. 4 MR. CHESNEY: Okay. So the project requires a -- a 5 vote on bond financing, so it's not just one vote. So we -- 6 we did a vote last month, I guess, to engage our bond 7 counsel. 8 MS. McCORMICK: Mm-hmm. 9 MR. CHESNEY: I'm looking at you because you keep 10 me in line. 11 MS. McCORMICK: Yes, that's correct, we did do 12 that. 13 MR. CHESNEY: So that was one vote. We will -- did 14 we have a vote for Ivy's firm yet? 15 MS. McCORMICK: No. 16 MR. CHESNEY: Okay. So we will have a vote for the 17 design consultant, but the vote for the actual financing 18 would not come until next year. 19 MR. ASHLEY: So we'll build it and then vote on the 20 financing? 21 MR. VEGA: No. 22 MS. WILCOX: So what is -- 23 MR. CHESNEY: I'm just saying it could -- 24 MR. ASHLEY: Did you not say build within the next 25 year?</p> | <p style="text-align: right;">Page 41</p> <p>1 does, but 4 o'clock is like not a great time for working 2 adults to be able to come in and hear about these types of 3 things. I don't appreciate laughter, either. Thank you. 4 But why -- why are people able to join 5 electronically or over the phone, but residents are not and 6 then why -- also, why is it at 4:00 p.m. when most of us 7 work at least until 5:00 p.m. because then how are we 8 supposed to have a voice or have any kind of comments if 9 we're not able to join? We both had to cancel multiple 10 meetings today in order to -- 11 CHAIRMAN LEWIS: Just so you know, as we did, too. 12 So -- as supervisors, so it's not something that's taken 13 lightly, but I -- I don't know. Unless another supervisor 14 has a good response, I don't have a great response. I mean, 15 I -- this is my third term on the board. The meetings have 16 always been at 4:00. It's always something that we can talk 17 about, but -- 18 MR. BARRETT: Matt? 19 CHAIRMAN LEWIS: Yeah, Chris, did you have -- 20 MR. BARRETT: Matt, yes, so let me give you some 21 history to it. 22 CHAIRMAN LEWIS: Sure. 23 MR. BARRETT: I'll go on the record saying it 24 doesn't matter to me if we have our meetings at 7 o'clock or 25 at 4:00 p.m. I think, in general, the reason that,</p> |

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| <p style="text-align: right;">Page 42</p> <p>1 historically, the board has its meetings at 4:00 p.m. is 2 because our staff members would be significantly -- in costs 3 in terms of our support staff when we go up, if we schedule 4 meetings at 7 o'clock and the reality is is while it's 5 awesome that we have a large number of people at the meeting 6 this week, typically, if you look at the -- the typical show 7 up for even meetings that are held at 7:00 p.m. by the WCA, 8 there may only be two or three people that show up every 9 meeting for those.</p> <p>10 So I -- I think that given the -- the typical lack 11 of turn out for most CDD meetings, the default has always 12 been to schedule to the benefit of like -- the financial 13 costs of having staff present and -- and doing it within the 14 typical workday rather than after the workday.</p> <p>15 Now, if we basically have meetings where 20, 30 16 people are showing up every month, then obviously, that 17 could change, but I think that that's generally just it. We 18 just have a lot of staff members that we pay to be present 19 for these things and so they also have families and we try 20 to be respectful of that.</p> <p>21 And also, we want to make sure that we're giving 22 the best value to residents who have to pay assessments that 23 could go up if we basically have meetings regularly at 7 24 o'clock versus as opposed to during the workday. Thanks.</p> <p>25 CHAIRMAN LEWIS: Thank you for that, Chris.</p> | <p style="text-align: right;">Page 44</p> <p>1 know, we have zero plans to cut down trees for a sidewalk. 2 That's just not part of the -- it's not part of the plan.</p> <p>3 MR. ASHLEY: So how do we go through conservation 4 areas without cutting the trees?</p> <p>5 MR. WIMSATT: Our engineer will explain that during 6 his --</p> <p>7 MR. DVORAK: Yeah, first of all, the part of the 8 trail that goes through the wetlands would be a boardwalk. 9 It would be elevated, so there it wouldn't be into -- you 10 know, into the water level and it would be -- it's required 11 to be above the hundred year flood level. So there wouldn't 12 be any -- you know, if we did have another hundred year 13 storm, the -- the lowest part of the deck would have to be 14 above that elevation so that we are not impeding flow or 15 creating a flooding problem or making something worse.</p> <p>16 And the other thing is is that it gives you the 17 ability to meander the trail so that you can minimize in the 18 impacts to, you know, wetland species. That was one of 19 things I was going to talk about. We had a pre-application 20 meeting --</p> <p>21 CHAIRMAN LEWIS: Let me interrupt you. I know 22 three or four of you had your hand up and I will come back 23 to you, but Robert, go ahead.</p> <p>24 MR. DVORAK: Yeah.</p> <p>25 CHAIRMAN LEWIS: Since you already kind of went --</p> |
| <p style="text-align: right;">Page 43</p> <p>1 MR. CHESNEY: And as far as the electronics, we 2 have a new staff here. I know that they are -- we're trying 3 to expand our opportunities for civic engagement, but you 4 got to give them a little time. They haven't --</p> <p>5 MR. ASHLEY: No, I appreciate that definitely. And 6 just -- sorry, last thing. It's not a question, just a 7 statement. I -- one of the reasons we moved here was for 8 the conservation areas. They are really beautiful, there's 9 lots of animals that come in and it is something that we 10 love to go out and look at, but I do fear that like building 11 into the habitat of those animals is only going to drive 12 things farther or animals farther away.</p> <p>13 The conservation areas are mostly wet and could 14 propose some kind of, you know, issues when it comes to 15 flooding and those types of things, so my only -- my only, 16 you know, kind of problem I have right now is like the 17 conservation areas, I feel like touching those is like 18 really -- it's safer for this community. It's a very nice 19 area for us to be able to go through and see the different 20 animals and different things that are going on. Having the 21 -- the shade and all different types of things, I just don't 22 see like -- like cutting down a lot of trees just for a 23 sidewalk, basically, would be like --</p> <p>24 MR. WIMSATT: I back up to a lot of that 25 conservation. I love that conservation, too. As far as I</p> | <p style="text-align: right;">Page 45</p> <p>1 yeah, go ahead.</p> <p>2 MR. DVORAK: Yeah, and that was one of things that 3 came up. But first of all, just to let the board know, 4 we've been waiting for about three months to get this 5 meeting because they're so backed up, the Water Management 6 District, but everything went as I expected.</p> <p>7 There were no deal breakers. Everything was -- is 8 still -- is a go, but one of things that they spoke about 9 was the -- the work in the wetland areas. If there are 10 trees that need to be removed, that they are going to 11 require mitigation and mitigation can come in a couple of 12 different forms and one is that you carve out a place and 13 you plant similar species to offset that impact and the 14 other thing is you can buy mitigation credits in a bank and 15 those are both very common. Like every -- you know, it's 16 not -- this isn't new technology. They've been building 17 mitigation areas for 40 years now and they can do it 18 successfully, so that's not going to be an issue.</p> <p>19 The other thing that -- and then the -- the 20 portions of the trail that are going to be in upland areas 21 like where your -- you know, we have a couple that showed 22 down the TECO right of way, which is an already -- it's -- 23 already people use it to jog on, but it would be an 24 asphalt -- you know, an asphalt trail and they have special 25 exemptions for trail systems.</p> |

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| <p style="text-align: right;">Page 46</p> <p>1 In other words, if you build the trail -- if you 2 went out and build a roadway and you're going to have cars 3 driving on it and cars drip oil and things like that, then 4 you have to storm-water pond to stick all your storm water 5 that runs off of it into the pond to get treated. 6 Now, the trail project, you can't have any gasoline 7 motorized vehicles on it and if you ensure that there's not 8 going to be any vehicular traffic on your trail system, then 9 you don't have to do -- you know, you don't have to dig a 10 pound and reroute all the storm water to it. They make sure 11 that you have grassed -- you know, grassed areas along the 12 edge of the trail in order -- so that when water runs off 13 the asphalt, part of the trail, it goes through and into the 14 grassed area. 15 So -- but it was all very -- you know, they -- they 16 got four pages of meeting minutes, but 99 percent of this is 17 just their general -- their general comments on -- you know, 18 and they tweak a few things for a trail project, but it was 19 a very good meeting. 20 They are aware of what we're doing now. This is on 21 their file of record for the Westchase, you know, online 22 database and their head environmental scientist was there 23 and one of their head engineers was there, so those two 24 would be, you know, following this through the process as 25 well as we get going on it.</p> | <p style="text-align: right;">Page 48</p> <p>1 some dirt into, you know, an area to fill it and that's -- 2 that fill is in the hundred year flood plain, they can 3 analyze that. We -- as consultants, we analyzed it first, 4 but the county and the Water Management District, they 5 analyze it themselves. 6 So -- but in terms of -- you know, variation, it 7 would depend on what water body specifically you are talking 8 about, but all of the elevations and the systems we are 9 dealing with are very well known. They're -- it's been 10 established and that's what is used for regulatory purposes. 11 MR. CHAPMAN: Yeah, based after the last storm -- I 12 mean, I know the water got pretty high in some stages, so I 13 didn't know if we were talking elevating the trail like 14 three feet off the ground or -- 15 MR. DVORAK: It will depend, yeah. And the 16 topography inside these wetlands changes a lot also. So in 17 some areas, you could be four feet off the ground and in 18 some areas, you can be two feet off the ground depending on 19 -- 20 MR. CHAPMAN: Okay. 21 MR. DVORAK: Yeah. 22 MR. CHAPMAN: Thank you. And my second question 23 was is there any data related to similar aged subdivisions 24 that have satisfied their CDD, like we have, that have 25 entered into a new CDD? Just wondering, is it a large</p> |
| <p style="text-align: right;">Page 47</p> <p>1 But -- but anyway, that was one of the big things 2 that the group was waiting to hear about. We didn't know if 3 there was going to be some kind of, you know, some kind of 4 requirement that would -- that would make it, you know, not 5 feasible or not possible, but that wasn't the case. 6 CHAIRMAN LEWIS: Good news. Okay. 7 MR. DVORAK: Yeah, good news. 8 CHAIRMAN LEWIS: I appreciate that update. I'm 9 going to go in order of who I saw, so the man in the green 10 shirt first. 11 MR. CHAPMAN: Thanks. Taylor Chapman, 12415 12 Bristol Commons Circle. Two questions now, first one 13 related to the hundred year storm comments. What's the most 14 dramatic elevation difference between the surface and where 15 that hundred year storm -- 16 MR. DVORAK: Well, probably depends on where you're 17 at. I mean, the county has a really good model, computer 18 model, that simulates all of the flow in the -- basically, 19 in the county. This particular -- you know, Westchase is 20 located in the whole branch creek -- you've heard that name 21 before. Right? And they have specific watersheds that 22 cover this area and everything upstream and everything 23 downstream. 24 So when the project comes in for permitting -- 25 let's say you are going to build a home and you have to put</p> | <p style="text-align: right;">Page 49</p> <p>1 percentage, are we pioneers and leading the way or -- I just 2 curious. 3 MR. CHESNEY: Well, do you want to answer this? 4 Because there's no new and old CDD. It's just our CDD. We 5 used to actually have two CDDs in Westchase and we combined 6 them many, many years ago. 7 MS. MCCORMICK: Yeah, I mean, that does bring up 8 the point, though -- and I don't know if this is what you 9 are referring to, but when the CDD -- when the community was 10 built, there were originally debt assessments on all of the 11 lots within Westchase and those were typically 30 year debt 12 assessments. 13 That has all been paid off, so the assessments that 14 are being paid right now, the CDD assessment, is just for 15 operation and maintenance. It's no debt assessment. So -- 16 you know, the residents here are paying significantly less 17 than they would if they were, you know, in a new community 18 that had debt assessment on it. 19 MR. CHAPMAN: Right, yeah, yeah. I didn't know if 20 there were other communities that are similarly aged that 21 have it in the CDD as we are discussing now. 22 MR. VEGA: There are. 23 MR. CHAPMAN: And it could be a common thing, I 24 don't know. 25 MR. VEGA: There are several and it's very common.</p> |

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| <p style="text-align: right;">Page 50</p> <p>1 MR. CHAPMAN: Okay. Thank you.</p> <p>2 CHAIRMAN LEWIS: Is it Chris? Right?</p> <p>3 MR. HIGH: Yeah, so just going back to the</p> <p>4 timeline, kind of where we're at, it just appears to me that</p> <p>5 you guys are wrapping up maybe the feasibility stuff for</p> <p>6 this trail and you're going to start design soon?</p> <p>7 Feasibility, anything else that we need to do? I mean,</p> <p>8 sounds like next step is landscape architect, contract and</p> <p>9 then start the design?</p> <p>10 CHAIRMAN LEWIS: Mm-hmm. Right.</p> <p>11 MR. HIGH: Right, and is it your opinion that this</p> <p>12 project is feasible?</p> <p>13 CHAIRMAN LEWIS: Yes.</p> <p>14 MR. HIGH: That's what it sounds like. Okay.</p> <p>15 MR. CHESNEY: Yeah, I mean, you know, the design</p> <p>16 might uncover stuff, but from a financing standpoint, from a</p> <p>17 permitting standpoint, it seems to be looking positive for</p> <p>18 the --</p> <p>19 MR. HIGH: Okay. Thank you.</p> <p>20 CHAIRMAN LEWIS: Hold on, Ms. Wilcox was in front</p> <p>21 of you.</p> <p>22 MS. WILCOX: So my question is what is the purpose</p> <p>23 of the public hearing in August for the CDD meeting and the</p> <p>24 trail?</p> <p>25 MR. CHESNEY: So it won't be in August.</p> | <p style="text-align: right;">Page 52</p> <p>1 normal budget cycle where we create a high water and we --</p> <p>2 and then it lowers --</p> <p>3 MS. WILCOX: No, I understand, just I -- if it's a</p> <p>4 public hearing, what are you asking from the public?</p> <p>5 MS. MCCORMICK: For comment and then the board</p> <p>6 votes on it.</p> <p>7 MS. WILCOX: Okay. So whatever comments there are</p> <p>8 from the public, is there a stronghold that everyone says,</p> <p>9 "Yes"? Like is there any -- does the public comment on --</p> <p>10 whether the meeting is in August or September, does the</p> <p>11 public comments have any influence on approving or not</p> <p>12 approving this project?</p> <p>13 MR. WIMSATT: I guess depending on our individual</p> <p>14 supervisor. If I hear something from the public that says,</p> <p>15 "Wow, this seems like it really might all be a bad idea,"</p> <p>16 then of course that's going to affect my vote. That's the</p> <p>17 purpose of public comment.</p> <p>18 MS. WILCOX: So if we just -- if we did a</p> <p>19 stronghold right now, it sounds like everyone is in approval</p> <p>20 as far as the commissioners. Is that correct?</p> <p>21 MR. WIMSATT: I think that it's little early to say</p> <p>22 that. I don't know what the design looks like, I don't know</p> <p>23 if the -- if the design is in the budget, I don't know what</p> <p>24 the impacts are going to be on the wetlands. I don't know</p> <p>25 if I'm in favor of it or not. I like the concept of it, but</p> |
| <p style="text-align: right;">Page 51</p> <p>1 MS. MCCORMICK: Yeah, it's going to be in</p> <p>2 September. So what's going to happen probably in August is</p> <p>3 that the board is going to look at an assessment methodology</p> <p>4 that will come up with sort of a high watermark of what the</p> <p>5 assessment levels would be for each of the properties within</p> <p>6 the district and then there will be a hearing that will be</p> <p>7 scheduled and notices will be sent out to each resident</p> <p>8 within the community that says this is when that hearing is</p> <p>9 going to be.</p> <p>10 You may have been thinking that that was going to</p> <p>11 occur in August and we originally were targeting that, but</p> <p>12 we've now determined that that is not going to be in August.</p> <p>13 MS. WILCOX: Okay. So what was published in the</p> <p>14 WOW today that Karen published was -- it said August, so the</p> <p>15 notification of the fee and the assessment that said it was</p> <p>16 going to be in the August public hearing and the purpose of</p> <p>17 that public hearing is to do what? Whether it's August or</p> <p>18 September, what's the purpose of that one meeting?</p> <p>19 MS. MCCORMICK: The purpose of it would be to say,</p> <p>20 "okay. This is the most assessment that will go on each</p> <p>21 property," but keep in mind that we won't have completed the</p> <p>22 financing, so the assessment that is voted on in September</p> <p>23 may end up being less.</p> <p>24 MS. WILCOX: Okay. It's not --</p> <p>25 CHAIRMAN LEWIS: It's not to dissimilar than our</p> | <p style="text-align: right;">Page 53</p> <p>1 I would need to know all of the details before I can say</p> <p>2 whether I am in favor of it or not.</p> <p>3 MS. WILCOX: So would that all be in the same</p> <p>4 meeting, the concept, the public decision? It just seems</p> <p>5 like we're going to -- when everyone does get all the</p> <p>6 details, we all need to know that before the public hearing,</p> <p>7 like -- well, you wouldn't want to vote on it, we wouldn't</p> <p>8 want to --</p> <p>9 MS. MCCORMICK: Okay. So -- so we're going to have</p> <p>10 this assessment hearing most likely in September. That's</p> <p>11 when the board is going to approve like these are</p> <p>12 assessments that can be placed on the property when we get</p> <p>13 the financing for this trail project in place. If between</p> <p>14 the time of the assessment hearing, assuming the assessments</p> <p>15 are voted for by the board and something happens six months</p> <p>16 down the line before the financing is done and the board</p> <p>17 says, "Wait," you know, "this is new information. We don't</p> <p>18 think that we want to go forward right now," then they can</p> <p>19 -- they can tap the brakes and say, "This is not the time to</p> <p>20 do this project." So just because the assessments get</p> <p>21 approved --</p> <p>22 MR. WIMSATT: Yeah, exactly. So basically, the</p> <p>23 public meeting where we approved the assessment and says,</p> <p>24 "Hey, we're interested in this project, let's go ahead and</p> <p>25 say what the most the assessment could be on the public</p> |

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| <p style="text-align: right;">Page 54</p> <p>1 forum," so that we could just know that, you know, we have a 2 high watermark for us. That doesn't mean we're imposing 3 that assessment. That doesn't mean that we're agreeing even 4 to a project. It's basically just saying like, "Hey, we 5 understand that there's going to be assessment, this is the 6 most it could be." Now, let's get the details and see kind 7 of what the actual details of it is. 8 It's basically just giving us the operating room to 9 say, "Here is a budget that we could potentially have and 10 use if we agree on the project and the details of the 11 project going forward." 12 MS. WILCOX: So when is the date of the agreement 13 of the project going forward giving the project is -- 14 MR. WIMSATT: Who knows. 15 MS. McCORMICK: We don't have one yet. 16 MR. WIMSATT: We don't know yet. We have to get 17 the design and that process has to start. 18 MS. WILCOX: So just because we approve the amount 19 -- or you approve the amount in the September meeting, it 20 does not mean that the -- the trail project is approved? 21 MR. WIMSATT: No, and it does not mean that the 22 assessment is imposed. 23 MS. WILCOX: Okay. I'm just -- I'm just kind of 24 making sure that the public knows -- 25 MR. WIMSATT: It's just -- it is just like our</p> | <p style="text-align: right;">Page 56</p> <p>1 but this has been a fluid process. 2 MS. McCORMICK: We had a call yesterday. So -- 3 MR. CHESNEY: Yeah, I've had multiple calls since 4 last month. 5 MS. WILCOX: No, I understand, I was just -- just 6 concerned that if we get the money approved, that it's a 7 done deal and we don't know any of the facts. Like the 8 trail surface, you know, we just got the map today, so it 9 just seems like -- 10 MR. CHESNEY: That map has been floating around for 11 over a month or so. 12 MS. WILCOX: I've asked, I said to send an e-mail, 13 I haven't gotten it and -- 14 MS. COOK: Yes, I sent it to you two days after you 15 asked for it. 16 MS. WILCOX: I -- I haven't gotten it. Okay. So 17 that was the first part. The second part is my concern -- 18 this is a very interesting project and my concern is that 19 \$13,000,000 is a lot of money and that maybe we should 20 priorities our current infrastructure to current ponds that 21 -- at the meeting or so, they had indicated that 15 ponds 22 were cleaned up, which would mean 85 more ponds in areas 23 need to be cleaned up and maybe we should focus on cleaning 24 up our current structure before we add more maintenance 25 items for something new and --</p> |
| <p style="text-align: right;">Page 55</p> <p>1 budget process where we basically say, "Hey, here is the 2 most everything could be," you know, the most we can spend 3 on this year and then we kind of -- then, we do the budget 4 and the budget comes in underneath that. That's why we 5 always set that little bit higher, so it'll probably -- the 6 assessment will probably say -- and I'm just using -- I am 7 making up numbers, so please don't quote these as actual. 8 We'll say, "Okay. Let's approve assessment level at \$300," 9 you know and anything -- per home and anything that comes in 10 less than within that is within -- is within what we've 11 approved, but we don't have to approve it. 12 MS. WILCOX: So my question is when and how will we 13 know when that final approval is going to be made when all 14 the facts are done? Like is that expected like December, 15 once you get all the details of the trail, like for the 16 public to have -- 17 MR. CHESNEY: That depends on the design. 18 CHAIRMAN LEWIS: It depends on the design. If it 19 takes her two months, I mean, it could -- no, that's okay -- 20 could be in the fall. I mean, it could be in the spring. 21 So -- 22 MR. CHESNEY: Yeah. 23 MR. DVORAK: It's going to take a long time. 24 MR. CHESNEY: And I wanted to follow up with Karen 25 for not keeping her in the loop on the August and September,</p> | <p style="text-align: right;">Page 57</p> <p>1 CHAIRMAN LEWIS: What was your question? 2 MS. WILCOX: My question would be should we not as 3 a community start -- like here's an analogy: You don't add 4 on a new pool to a house if you have a leaky roof. 5 MR. CHESNEY: I know, but we don't have a leaky 6 roof. We have -- 7 MS. WILCOX: Well, that's -- 8 MR. CHESNEY: Let me finish, let me answer your 9 question. You -- you can be a very frustrating person. You 10 got to relax a little, lady. So -- 11 MS. WILCOX: Well, you need to answer mine, too. 12 MR. CHESNEY: Okay. So -- I mean, we have a 13 contract for all of our are ponds, all the maintenance. 14 Okay. So -- I mean, if you're -- if you know of something 15 that's deficient -- I know the pond behind your house, it 16 still -- it still performed the standards and we've improved 17 it since, but if you are aware of any other ponds, please 18 bring it to our attention, but -- but your implication or 19 the way you asked the question implies that we're not taking 20 care of our ponds, which is just not accurate. So if we 21 could go back -- 22 MS. WILCOX: So if I could clarify? 23 MR. CHESNEY: -- and try again? 24 MS. WILCOX: So I want to clarify that at a meeting 25 a time ago, we talked about -- they talked about all the</p> |

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| <p style="text-align: right;">Page 58</p> <p>1 pond cleaning up they are doing, which is phenomenal and 2 that David had all been able to get to these culverts, ponds 3 with this drought period and at that time, he said, "There 4 are a hundred ponds on the Westchase properties," and he's 5 done 15 pond clean ups. 6 So my question is this is -- this is a very 7 interesting trail idea, but does this trail idea and 8 execution take away from what he had stated of this pond and 9 culvert clean up that is kind of -- that needs more 10 resources and help? 11 MR. CHESNEY: Okay. First of all, I apologize. I 12 understand your question better now. So those are two 13 separate budget items. One is our operations budget and you 14 know, if we need to increase it for pond maintenance, that's 15 definitely something we should take into consideration. I 16 -- I'm not just not aware of additional -- you know, where 17 there's a deficiency in our budget for that. 18 If anything, we probably -- we've had a very large 19 pond -- just happens to be a big pond management and for 20 years, we over-funded that thing and it actually caused a 21 surplus in our budget. So it's just a separate budget item, 22 just to answer your question. 23 MS. WILCOX: I understand. That was the point of 24 my question -- 25 MR. CHESNEY: I'm sorry.</p> | <p style="text-align: right;">Page 60</p> <p>1 time more than the budget. 2 MR. SYLVANOWICZ: Right. 3 MS. WILCOX: Right, but it is all -- time, money, 4 budget, it's all related, like his time is money, it is 5 budget. I mean, that's what it is and I -- I don't want to 6 start a new project if -- if he's all up to date and all of 7 our ponds and culverts he's fully resourced and everything, 8 we're not going to have any flooding from -- from debris and 9 you're a hundred percent, then that makes sense, but to me, 10 I don't know if we're a hundred percent. 11 MR. GILLIS: I'd just like to comment and to 12 reiterate something that Chris Barrett said earlier. 13 Generally, you know, we looked at a long-range plan for the 14 community. The mindset that we fix only the things we have 15 and don't go anywhere else, we will make the same mistakes 16 we've made in the past where we did not advance the 17 community. So I think it's important to put some value on 18 change and the ability to enhance the community. 19 Also, it's not an either or, you can do both and 20 that's -- 21 MS. WILCOX: Right. 22 MR. GILLIS: -- and that's why this budget for this 23 project is separate. It doesn't affect the current 24 operating budget. If we feel like we need to do more with 25 the ponds, we would increase the operating budget for those</p> |
| <p style="text-align: right;">Page 59</p> <p>1 MS. WILCOX: -- is are we giving David enough 2 resources to finish these 100 pond clean ups and maintenance 3 without adding more maintenance. 4 CHAIRMAN LEWIS: So -- so the other part to that, 5 though, too is -- and Robert can chime in, if he feels like 6 it or any other supervisor -- we don't necessarily have to 7 clean up the ponds every year. This is a thing that -- you 8 know, over the past -- I think it started even prior to 9 Helene and Hurricane Milton coming through, but for obvious 10 reasons, we've -- you know, David has ramped that up, but 11 that's something that has been going on pre-David. 12 You know, I know Doug had -- had schedules of when 13 -- when he would go out and clean things. So -- 14 MR. CHESNEY: The guy that was here earlier, that 15 was his job. That's what we hire him for. 16 MS. WILCOX: So can I -- 17 MR. VEGA: The is just standard maintenance. 18 MS. WILCOX: No, no, I understand, but when he made 19 the statement -- or David made a statement a couple of 20 months ago that you have a hundred ponds and you've only 21 really been able to clear out 15. Is that a true statement? 22 MR. SYLVANOWICZ: Right, but not every single one 23 needs the work that the 15 did. 24 MS. WILCOX: Okay. So -- 25 MR. CHESNEY: I think David was talking about his</p> | <p style="text-align: right;">Page 61</p> <p>1 things, but this is a project to look at long-range planning 2 to enhance the community. 3 MS. WILCOX: I completely understand that -- 4 CHAIRMAN LEWIS: All right. I got to move on. 5 MS. WILCOX: -- but I just want to make sure that 6 we're not -- we're not keeping our -- what we need cleaned 7 with our money. If -- if all of our ponds are good and 8 we're not going to have flooding anymore, I'm good. That's 9 wonderful. Thank you. 10 CHAIRMAN LEWIS: Thank you. All right. 11 In order, I saw Mr. Kauffman raise his hand first 12 awhile back. 13 MR. KAUFFMAN: Thank you. Just a comment, I know 14 that around Glencliff Park that goes behind the pond and 15 then around the basketball courts and then reappears on 16 Countryway, if -- if we're saying that it's bicycle friendly 17 and with the width of those pedestrian trails, it's not that 18 friendly because it's kind of narrow. 19 So as far as the design phase, you know, with this 20 project, is it going to be eight feet, ten feet? How wide 21 is this going to be throughout the -- 22 CHAIRMAN LEWIS: Yeah, and I think the intent was 23 to be wider than that. Robert, did you want to share some 24 -- 25 MR. DVORAK: Yeah, well, that's all stuff that is</p> |

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| <p style="text-align: right;">Page 62</p> <p>1 going to be fleshed out in the design and I mean, to me, you</p> <p>2 know, you would have to look at like a ten-foot asphalt</p> <p>3 trail in being able to -- you know, pedestrians and</p> <p>4 bicyclists being able to coexist --</p> <p>5 MR. KAUFFMAN: Right.</p> <p>6 MR. DVORAK: -- but if you ended up selecting a</p> <p>7 six-foot boardwalk for whatever reason, maybe to minimize</p> <p>8 wetland impacts or keep the costs down, I don't think that's</p> <p>9 a bicycle and pedestrian, you know, facility. That would be</p> <p>10 just a -- a pedestrian facility.</p> <p>11 If you selected a larger boardwalk where you could,</p> <p>12 you know, get some separation maybe, but like -- like -- you</p> <p>13 know, that's all part of the upfront sort of vision and</p> <p>14 planning for the project and I mean, these routes are things</p> <p>15 that -- I mean, that's fairly arbitrary right there.</p> <p>16 You know, I looked at where the -- the end points</p> <p>17 were going to be and I connected them with a bunch of lines</p> <p>18 through the wetlands. The actual alignment of all of these</p> <p>19 trails -- with the exceptions of the ones that are on like</p> <p>20 the TECO -- you know, a TECO power line easement are -- are</p> <p>21 -- need to be set based on, you know, based on permitting</p> <p>22 parameters.</p> <p>23 So -- and that -- the size of all this stuff is all</p> <p>24 going to come -- you know, is all going to be determined in</p> <p>25 the -- in the initial planning stages.</p> | <p style="text-align: right;">Page 64</p> <p>1 MR. DVORAK: A year minimum.</p> <p>2 CHAIRMAN LEWIS: One year.</p> <p>3 MS. WAIT-WOODCOCK: Okay.</p> <p>4 MR. DVORAK: This is not -- no one's -- no one is</p> <p>5 going to be building anything --</p> <p>6 MS. WAIT-WOODCOCK: Tomorrow.</p> <p>7 MR. DVORAK: -- any time soon.</p> <p>8 MS. WAIT-WOODCOCK: Got it.</p> <p>9 MR. DVORAK: It's just a long process. The</p> <p>10 permitting process is long, you've got a lot of stakeholders</p> <p>11 involved in this project, you've got trails that go through</p> <p>12 golf course property, you've got part of the trail going</p> <p>13 through county property, so you got TECO involved.</p> <p>14 I mean, there's a lot that's going to go into it</p> <p>15 and it's just going to take a lot of time to get to the</p> <p>16 point where you're -- you're starting construction.</p> <p>17 MS. WAIT-WOODCOCK: I think that alleviates a lot</p> <p>18 of people's fears that this isn't happening tomorrow.</p> <p>19 And then also, within the discussion, it made me</p> <p>20 have another question come to mind and I don't know -- I'm</p> <p>21 ignorant to the fact of the person who's cleaning up the</p> <p>22 ponds and however long they've been doing it, but to speak</p> <p>23 to her point, when he said that they recently had a merger</p> <p>24 with M & S or whatever the name was, because he needed more</p> <p>25 resources, was he in over his head from what his company --</p> |
| <p style="text-align: right;">Page 63</p> <p>1 MR. KAUFFMAN: It's pretty exciting that, you know,</p> <p>2 we're doing this project and maybe the, you know, county</p> <p>3 commissioners can extend the Upper Tampa Bay Trail to hook</p> <p>4 up with the Westchase or the Oldsmar Trail, you know, around</p> <p>5 Race Track Road. I think that would be awesome.</p> <p>6 MR. WIMSATT: We intend to engage them on that.</p> <p>7 CHAIRMAN LEWIS: All right. So I'm going to try to</p> <p>8 wrap this up, but you have not spoke yet and you had a</p> <p>9 question.</p> <p>10 MS. WAIT-WOODCOCK: Hi, I'm Ashley Wait-Woodcock,</p> <p>11 10615 Gretna Green back in Brentford. Just to add</p> <p>12 perspective of my background, I'm a real estate paralegal,</p> <p>13 title agent. I used to be a board director for the</p> <p>14 Westchase Community Association and voting member and used</p> <p>15 to come to the CDD meetings every, single meeting for two</p> <p>16 years straight, like five years ago.</p> <p>17 So two questions: One what is the design phase</p> <p>18 timeframe look like? Five months, six months, one year, two</p> <p>19 months, is there any sort of --</p> <p>20 MR. DVORAK: We would not -- I mean, the -- the</p> <p>21 consultant that we're going to use would establish a</p> <p>22 schedule for all of that, but here, I -- I can tell you from</p> <p>23 what I -- from my personal experience, there's a years worth</p> <p>24 of design and planning.</p> <p>25 MS. WAIT-WOODCOCK: Years?</p> | <p style="text-align: right;">Page 65</p> <p>1 MR. VEGA: I don't think he meant he needed</p> <p>2 moreover resources, it was expanding his resources because</p> <p>3 he doesn't have dredging have he doesn't have --</p> <p>4 MR. WIMSATT: Yeah, doesn't have dredging and</p> <p>5 certain --</p> <p>6 MS. WAIT-WOODCOCK: Okay.</p> <p>7 CHAIRMAN LEWIS: I think David would probably be</p> <p>8 better to -- he deals with him more, so he would be --</p> <p>9 MS. WAIT-WOODCOCK: Okay.</p> <p>10 MR. SYLVANOWICZ: Okay. So A & B takes -- and I</p> <p>11 wanted to say this earlier, but they take care of the ponds,</p> <p>12 the water, the algae, the evasive plants, picking up trash,</p> <p>13 dealing with fish kills.</p> <p>14 MS. WAIT-WOODCOCK: Mm-hmm.</p> <p>15 MR. SYLVANOWICZ: What I am speaking of previous</p> <p>16 was drainage clean outs. Storm drains bring a lot of that</p> <p>17 road debris into ponds and then that piles up for 30 years</p> <p>18 and then those storm drains don't work anymore. We have</p> <p>19 quite a few of them that we've addressed this year, we</p> <p>20 addressed a handful last year and we've been very successful</p> <p>21 at doing it and I am encouraged to see what's going to</p> <p>22 happen.</p> <p>23 That vendor is separate than Reid. His small</p> <p>24 business acquiring of another business, that's another</p> <p>25 discussion. So he -- it's not like he's -- he's swamped or</p> |

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| <p style="text-align: right;">Page 66</p> <p>1 anything like that. He is taking care of the health of the 2 ponds in the community.</p> <p>3 MR. WIMSATT: A & B has been a contractor for a 4 number of years and have always been excellent. We've never 5 had any problem with them.</p> <p>6 MS. WAIT-WOODCOCK: But are the people maintaining 7 the ponds, that's been the same people for the last five 8 years? It's been the same company?</p> <p>9 MS. McCORMICK: Longer than that.</p> <p>10 MR. WIMSATT: Yeah, maintaining the water quality 11 and all of that.</p> <p>12 MR. CHESNEY: I mean, the opposite owner, but yeah.</p> <p>13 MS. WAIT-WOODCOCK: Because I've noticed the ponds 14 looked different, but it could be like you're saying, 15 attributed to all the hurricanes and all the mess and all 16 the debris and all of it.</p> <p>17 MR. SYLVANOWICZ: Sure, sure.</p> <p>18 MR. WIMSATT: Yeah, there's issues that come up and 19 they look different, but hopefully, it's just temporary and 20 they get on top of it pretty quick.</p> <p>21 CHAIRMAN LEWIS: If you see something, too, feel 22 free to call the office and -- and -- you don't have to come 23 to the meetings or -- I mean, you're more than welcome to 24 the come to the meeting, but if it's something like that, 25 you can just call these guys and --</p> | <p style="text-align: right;">Page 68</p> <p>1 We did look at bank and bond financing. We are 2 currently still doing that, different ways to manage it that 3 way.</p> <p>4 MR. GARMAN: And I think for public awareness and 5 transparency, it'd be very helpful to see the rationale 6 behind that just so that we know we've explored the best 7 options and -- and we're not coming taxpayer's pocket. I 8 think that would help us.</p> <p>9 MR. CHESNEY: So like -- I mean -- I mean, do you 10 know of a grant that I'm not thinking of? I -- because we 11 have a --</p> <p>12 MR. GARMAN: No, I'm just saying --</p> <p>13 MR. CHESNEY: -- grant consultant that we use and 14 --</p> <p>15 MR. GARMAN: No, I'm not. I'm just saying -- right 16 -- I think that part of our due diligence -- right -- I 17 would expect that we are pursuing all other public funding 18 first for our community before coming --</p> <p>19 MR. CHESNEY: Sure.</p> <p>20 MS. McCORMICK: (Indiscernible.)</p> <p>21 MR. CHESNEY: No, I don't think that's -- yeah, so 22 we will have a -- a financing -- yeah, I don't know exactly 23 what part you were going -- they are not going to bring up 24 any grants, but we will have a financing presentation where 25 the supervisors are going to explore some of the options and</p> |
| <p style="text-align: right;">Page 67</p> <p>1 MS. WAIT-WOODCOCK: I try not to complain unless I 2 really have to.</p> <p>3 CHAIRMAN LEWIS: I appreciate that. So I do want 4 to move on because we have a lot of other business, but I 5 did see three hands and I think you, sir, you were one of 6 those?</p> <p>7 MR. GARMAN: Yeah, so I just have -- again, this is 8 Aaron Garman at 12417 Glenfield. Just really curious on the 9 funding and why you went directly to ponds and did we 10 explore the possibility for grants and other funding from 11 the county, state, federal levels that we would exploit 12 first rather than just trying to roll the money upfront is 13 kind of my first question?</p> <p>14 CHAIRMAN LEWIS: Do you want to -- do you want to 15 take that?</p> <p>16 MR. CHESNEY: Sure. So no, we did not explore any 17 grants for this. We have used grants in the past. I'm 18 trying to figure out how to say this. I -- first of all, 19 I'm not saying things very well today, so the -- we don't 20 think -- I don't think -- I don't think that the grant 21 process that -- that this would be a good project for the 22 grant process and -- and given the grant resources in this 23 state have been greatly diminished, I just -- I did not 24 explore that option because I don't -- I don't think it 25 would be fruitful. That's the best way I can say it.</p> | <p style="text-align: right;">Page 69</p> <p>1 those are things like private placement versus issuing our 2 own bonds, whether we should ensure the bonds or whether we 3 should, you know, use our traditional banking relationship.</p> <p>4 So -- I mean, we -- we've engaged grant consultants 5 before. There's just no programs that I'm aware of that, 6 you know, that's -- that I think we would get.</p> <p>7 CHAIRMAN LEWIS: I will say, the -- the woman, Ivy 8 Clinton, that we -- the landscape architect that we 9 mentioned earlier, at our last -- I think it was the meeting 10 or maybe it was our workshop, I can't remember, she did say 11 -- they do a lot of trail projects nationally and there is a 12 potential that should could find -- or they could find 13 something, but to Greg's point, there's probably not a lot 14 there.</p> <p>15 MR. GARMAN: Sure, there's a lot more to -- you 16 know, I understand grant approval and funding is a thing, I 17 just -- and as part of transparency and due diligence, there 18 are -- I also, again, appreciate the point on, you know, 19 bringing the conservative three percent for apps ROI from -- 20 from that single data point.</p> <p>21 Again, I would love to understand more of that and 22 if there are other places where it just doesn't include foot 23 traffic to increase tax dollars through sales tax, revenue 24 of restaurants so that -- right -- what is the plan -- right 25 -- if there's --</p> |

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| <p style="text-align: right;">Page 70</p> <p>1 MR. CHESNEY: Well, yeah, so like have you been to 2 Atlanta, so like the BeltLine? So like -- I mean, a project 3 like that, that's a trail system, that's -- or the Pinellas 4 trail. 5 You know, Westchase, unfortunately, the way it was 6 laid out, the trails aren't going to go around restaurants 7 and things like that, so -- so, you know, the impact is 8 mooted. When I was researching the data on what to use as a 9 percentage for the value, I -- I did use -- I have zeroed in 10 on that NAR study and that was because the other studies 11 were much more comprehensive trail systems and their return 12 was much higher. I mean, 15 -- the BeltLine stood out to me 13 because they had some areas where it was a 48 percent 14 increase if you were within a half mile of the BeltLine, 15 which was just staggering. 16 So that's why I used, actually, a very conservative 17 number, three percent, to come up with, you know, the 18 return. 19 MR. GARMAN: Sure, just as a new homeowner -- right 20 -- just buying within the last year, the trails wasn't 21 something -- you know, it wasn't an option to me to be able 22 to view it. Right? Low CDD costs were -- that was a major 23 selling point -- 24 MR. CHESNEY: Yeah, I could see that. 25 MR. GARMAN: -- right -- and in addition to the</p> | <p style="text-align: right;">Page 72</p> <p>1 the community is made up of all kinds of people. Some 2 people are struggling, some people are doing great, so it's 3 hard to find that sweet spot. 4 I -- I'll go back to what Chris and Reggie had 5 said. They really motivated me. Like I said, I was the 6 most reluctant person on this board about doing this project 7 because is it really necessary, what are we doing? I mean, 8 I can make a case for the golf course because in theory, it 9 should be revenue neutral, but this isn't. This isn't 10 revenue neutral. 11 So then you look at the soft cost. What does it 12 do? Our community is aging. Do you want it to be like 13 Town-N-Country? I mean, probably not. You want to keep it 14 the number one suburb in Florida. I don't know where that 15 came from, but -- but that's the record I'm proud us is the 16 community that was here and I want the same opportunities 17 for the new families moving in. 18 You know, I want the schools to be better than they 19 were when my kids came through and they were great. I mean, 20 that's really what drove this community is Westchase 21 Elementary is one of the best elementary schools definitely 22 in the county, but -- you know, so I understand those things 23 and -- 24 MR. GARMAN: Yeah, I think what we're asking for is 25 a stronger plan and timeline so that we know -- right --</p> |
| <p style="text-align: right;">Page 71</p> <p>1 marketing that the community does for itself in terms of CDD 2 and schools. And so again, I think part of the broader 3 concern is when we think about funding and increasing the 4 assessment to improve operating and maintenance versus 5 taking on larger projects, it's nice to have versus what 6 needs to be done now and so again, I raise concern -- 7 MR. CHESNEY: I -- I'm with you a hundred percent. 8 I've been on this board for 23 years, next year are will be 9 my last. Yeah, I saw -- I saw the look. Anyways, and I'm 10 proud of the record of being on this board. I mean, our 11 operating budget when I started has been decreased by 25 12 percent at one time, we didn't expand our staff, we've 13 consolidated our expenses. We consolidated from two CDDs to 14 one. 15 I can go on and on. I'm proud of the record that 16 we've had in this organization. I've been on it since this 17 was formed, since it was resident controlled and I think 18 we've done a great job. 19 MR. GARMAN: I appreciate that. What I meant to 20 say -- you know, again, thank you for this and transparency. 21 MR. CHESNEY: Yeah, and I wasn't trying to brag, 22 but -- but to me, the cost was always important because when 23 -- I had two elections that were contested and I walked 24 around and -- and anyone who knows me, I walk around this 25 neighborhood all the time and talk to people and, you know,</p> | <p style="text-align: right;">Page 73</p> <p>1 what's happening and -- and again, I know the design phase 2 comes after. 3 Could be saying things like, "Hey, it could be a 4 six-foot wide or a ten-foot" -- and I understand that's 5 contracted by the budget, but then it leads me back to the 6 point of, well, where did this figure come from if we don't 7 know how wide the walkway is going to be and so -- again, I 8 think moving on, I'd like to just see a stronger plan of, 9 you know, the costs. 10 The map is completely influx and so it feels like 11 we're putting the cart before the horse a little bit in 12 terms of -- the enthusiasm is there, but I'm not sold on the 13 ROI and the plan and -- 14 MR. CHESNEY: Yeah. So I -- I mean, the -- the 15 process, the way we're going about it is just how it has to 16 happen for a CDD to do this kinds of project. So the 17 financing comes first and that's usually the role I've 18 played on this board for a long time and so that's the part 19 we're doing. 20 MR. GARMAN: Okay. 21 MR. CHESNEY: And I try to be as transparent as 22 possible. I apologize, I -- you know, things change. Like 23 I've had four or five meetings at least with -- since our 24 last CDD meeting just on this topic and hence, why Karen 25 published August when it turns out to be September.</p> |

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| <p style="text-align: right;">Page 74</p> <p>1 You know, it's not -- relationships, communication 2 with people is challenging and we're all doing different 3 things. This is not the only thing I do. So -- 4 CHAIRMAN LEWIS: Appreciate your comments. 5 All right. So really quickly, if you guys can be 6 quick, I saw Heather -- right, Heather? 7 MS. HIGH: Yeah, I mean -- 8 CHAIRMAN LEWIS: I saw your hand go up first. 9 MS. HIGH: It was -- it was kind of tying into 10 that. Everybody's talking about time lines and -- and the 11 plan. Is there -- is there a process that this goes 12 through? Instead of saying, "It's going to be ten months," 13 this, that and the other, it's during the design process, 14 which is coming up. Right? We're going to be going through 15 this workshops. 16 At the end of the design phase, is there a -- a 17 point in the process where, you know, then there's going to 18 be a presentation to the public and then they're -- and then 19 you guys are going to vote or -- like what is that process 20 like so that if people understand -- like who knows how long 21 the design is going to take. 22 CHAIRMAN LEWIS: Well, we have to -- you know, 23 great question. We have to get under the contract with the 24 BHB first and then we can engage her and kind of sort that 25 out.</p> | <p style="text-align: right;">Page 76</p> <p>1 MR. DVORAK: It's possible, probably not likely. 2 MS. SHAUGHNESSY: -- may start building before -- 3 CHAIRMAN LEWIS: Yeah, I -- I think to Robert and 4 maybe Greg's point. It's possible. Is it going to happen, 5 most likely, no. 6 MS. SHAUGHNESSY: And then just one more question. 7 Will golf carts be allowed on the boardwalks, which are 8 going to require a lot of maintenance and -- I mean -- 9 MR. WIMSATT: Not if I have anything to do with it. 10 CHAIRMAN LEWIS: Yeah, I -- I'm against -- 11 MS. SHAUGHNESSY: So the design might want to 12 include some kind of narrowing the entrance there so that 13 golf -- sure, we say that some things aren't allowed 14 somewhere, but if they can get there, they are going to go, 15 so something that narrows the entrance to the trail. 16 MR. WIMSATT: And those type of design features are 17 what I'm really looking forward to hearing from our -- our 18 designer about. 19 MS. SHAUGHNESSY: Okay. Thank you. 20 CHAIRMAN LEWIS: All right. Great comments today. 21 Appreciate the participation. Maybe one of the longest 22 we've ever had, even more than vultures. 23 Okay. Let's move on. Robert, you've already 24 probably covered half of your report, but -- 25 MR. DVORAK: Yeah, I was just going to add that the</p> |
| <p style="text-align: right;">Page 75</p> <p>1 MR. WIMSATT: I mean, you can -- if you -- you can 2 kind of look back at the process that we did for West Park 3 Village and for redesigning the fountain there and it was 4 just that. We had open meetings, you know, Ivy would come 5 in, she had would, you know, initial kind of design 6 concepts, she would present them to us, we would make 7 comments, the public would make comments, she would take 8 them back. Then, she'd come back and eventually, you know, 9 she brought us a pretty finished product of what, you know, 10 we were asking for. We asked some more questions, there was 11 some more back and forth, but the community was involved and 12 then eventually, we voted on it, but it did happen over a 13 course of meetings and workshops where, you know, our 14 contractor would bring stuff to us, we'd comment on it, we'd 15 go back refine it. It -- it's that natural unearthed 16 process that we -- we would go through. 17 MS. HIGH: That's helpful. 18 CHAIRMAN LEWIS: Thank you. 19 Yes, ma'am? One more. 20 MS. SHAUGHNESSY: Is it possible that any building 21 would start before the financing is completed and in place? 22 MS. McCORMICK: That's -- that's not a plan right 23 now to start with the -- 24 MS. SHAUGHNESSY: I thought I heard that. I 25 must've misheard that, but --</p> | <p style="text-align: right;">Page 77</p> <p>1 sidewalk project is going hot and heavy. They finished the 2 Sturbridge neighborhood week and a half, week or so ago and 3 are now in the Shires and just to let you know, we've had 4 someone here. We do have someone here every day that the 5 contractor is actually doing work because there's always 6 something -- something to be dealt with, like constantly. 7 You know, finding a broken irrigation line or -- or some -- 8 something is always -- 9 MR. CHESNEY: Is someone from your firm -- 10 MR. DVORAK: What's that? 11 MR. CHESNEY: Someone from your firm? 12 MR. DVORAK: Yes, yes. You know, my goal was to 13 not have David ever get a call from -- you know, about the 14 project. He's got enough to do. So we've been trying to 15 cover -- trying to cover everything on a daily basis. 16 And then the last thing I was going to say is on 17 the -- on the August 5th meeting, I'm going to be on 18 vacation. Stephen will be here in my place. He attended 19 the pre-application meeting with me, you know, with the 20 Water Management District. It was online, but he was in 21 there. He did the concept, so if -- you know, as this thing 22 evolves, he will be up to speed on everything and I'll be 23 here for the workshop, if you have one this month, you know, 24 a July workshop. I'll be here for that, I'll be missing the 25 August meeting.</p> |

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| <p style="text-align: right;">Page 78</p> <p>1 CHAIRMAN LEWIS: Okay. If I could ask about pond 2 125, for lack of a better term, I will call it the long-term 3 plan? 4 MR. DVORAK: Yes, I -- I submitted for 5 pre-application meeting -- 6 CHAIRMAN LEWIS: Okay. 7 MR. DVORAK: -- and have not even gotten a response 8 for a set date. 9 CHAIRMAN LEWIS: Okay, okay. 10 MR. DVORAK: That's how -- I mean, honestly, 11 Stephen submitted one and it took them a month to get back 12 to him and the meeting was three months out. That's how -- 13 CHAIRMAN LEWIS: Okay. But you are working on it? 14 MR. DVORAK: Yes, yes, I submitted the inquiries -- 15 CHAIRMAN LEWIS: Okay. 16 MR. DVORAK: -- the requests. Yep. 17 CHAIRMAN LEWIS: Thank you, appreciate that. 18 Erin, attorney's report? 19 MS. McCORMICK: So I do have come update about the 20 cell tower from Alan. As -- you know, I had mentioned at 21 the last month's meeting, he, at this point, isn't in 22 control of the timing of AT&T or T-Mobile as far as when 23 they'll get their service. The AT&T antenna has gone up on 24 the cell tower, T-Mobile's has not and neither of those 25 providers right now has the fiber that is going to be</p> | <p style="text-align: right;">Page 80</p> <p>1 MS. McCORMICK: So yeah, it's going to be -- AT&T 2 and T-Mobile are the two and they are not operational yet. 3 CHAIRMAN LEWIS: Okay. All right. Thanks. 4 MS. McCORMICK: And then we did get the off duty 5 sheriff's patrol agreement in place and that's been provided 6 to the sheriff now. I think the board had authorized going 7 forward with that at last month's meeting, so I just want to 8 give you an update about that. 9 We have the -- Azzarelli Paving agreement that's 10 been finalized and the -- the agreement for the fountain 11 cleaning that's been finalized and you guys are still 12 waiting for me on the street sweeping agreement. 13 MR. SYLVANOWICZ: Correct. 14 MS. McCORMICK: And then just to go back to the 15 issue that A & B Aquatics brought up today, so we just need 16 to have the board authorize the assignment of that 17 agreement, which will be the same agreement, but it will 18 authorize it as to do the assignment with the new company's, 19 as stated, management services. So if you want to take that 20 motion up, then I'll make sure that I get the paperwork 21 done. 22 MR. WIMSATT: I'll move to allow A & B Aquatics to 23 assign their contract to the new company. 24 CHAIRMAN LEWIS: Okay. I'll second. 25 Any comments, discussion?</p> |
| <p style="text-align: right;">Page 79</p> <p>1 providing the service and what he told me is that even 2 though, you know, Verizon has its facility there and it 3 would only, you know, require running a small amount of 4 fiber to the new cell tower, that's not what these companies 5 typically want to do. 6 They want to bring it, you know, so that they're 7 going to have a lower cost going forward monthly and so they 8 are working on connecting that fiber from another location 9 and right now, he had just gotten, from T-Mobile, a 10 projected date of August when they are planning up putting 11 up their antenna and also having that fiber in place, but 12 both -- both of those cell phone providers have not done the 13 fiber portion of it yet and he's just relying on the 14 timetables that they give him right now. 15 So I feel like I keep saying, "It's going to be 16 next month, it's going to be next month," but that's the 17 latest information I got. 18 CHAIRMAN LEWIS: Okay. In terms of revenue -- I'm 19 sorry, David, did you have a question? 20 MR. SYLVANOWICZ: I do have a question because we 21 get asked that often, do we have any providers right now 22 from that? 23 MS. McCORMICK: None that are operational. 24 MR. SYLVANOWICZ: Thank you. They are all in 25 progress?</p> | <p style="text-align: right;">Page 81</p> <p>1 (No response.) 2 CHAIRMAN LEWIS: Okay. I'll in favor? 3 MR. BARRETT: I'm in support. 4 (All board members signify in the affirmative.) 5 CHAIRMAN LEWIS: Thanks, Chris. 6 Carries five to zero. 7 (Motion passes.) 8 MS. McCORMICK: Okay. And then I guess at the end 9 of the meeting, we'll talk about whether or not the workshop 10 is going to take place in July or whether we are going to go 11 with the August meeting -- 12 CHAIRMAN LEWIS: Yeah, I was going to bring that 13 up. 14 MS. McCORMICK: -- so I will wait until we get to 15 that point, but I don't have anything else right now. 16 CHAIRMAN LEWIS: Okay. 17 MS. McCORMICK: I -- I'm thinking -- so we did have 18 a couple of reports that were related to the trail financing 19 and engineer's report and a bond validation report that are 20 just sort over preliminary documents, but I think if we're 21 going to wait until August or -- or potentially look at this 22 July 15th, then I think we can wait to deal with those look 23 at it all at the same time. 24 CHAIRMAN LEWIS: Okay. 25 MR. VEGA: Okay. Never mind.</p> |

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| <p style="text-align: right;">Page 82</p> <p>1 MR. SYLVANOWICZ: That's it?</p> <p>2 MR. VEGA: That's it. We'll put that off for next</p> <p>3 month.</p> <p>4 CHAIRMAN LEWIS: All right. Erin, thanks.</p> <p>5 MS. McCORMICK: Sure.</p> <p>6 CHAIRMAN LEWIS: Mark?</p> <p>7 MR. VEGA: So under district management, the only</p> <p>8 thing I had is as I said, the attached fiscal year budget</p> <p>9 for 2026, the last page, when you look at it where it's</p> <p>10 going to be talking about the debt, the debt is going to be</p> <p>11 for next year, but the methodology consultant has not</p> <p>12 completed the benefit determination as of yet and that work</p> <p>13 -- they work in conjunction with bond counsel, so that is</p> <p>14 going to be a key way of -- where that number is, 215, 205,</p> <p>15 170.</p> <p>16 And like I said previously, that's all -- you know,</p> <p>17 that's based on trip generation from the Institute of</p> <p>18 Traffic Engineers and that's used by Florida DOT.</p> <p>19 MR. CHESNEY: Right, so do you -- that was an</p> <p>20 issue. Do we need a --</p> <p>21 MS. McCORMICK: Get some sense from the board --</p> <p>22 MR. CHESNEY: Yeah, to make sure they understand.</p> <p>23 MS. McCORMICK: So the assess -- go ahead.</p> <p>24 MR. CHESNEY: Yeah, so that -- that is an important</p> <p>25 thing. So last month when we approved -- when we were</p> | <p style="text-align: right;">Page 84</p> <p>1 -- I guess what I am saying is that it's unlikely that the</p> <p>2 commercial interests will participate. From a practical</p> <p>3 standpoint, it actually -- you know, so when I got it</p> <p>4 originally with the original methodology, I mean, you're</p> <p>5 looking at like \$160 assessments versus a more realistic</p> <p>6 high water number of, you know, 205 for a residential only</p> <p>7 assessment. It's still under what we've been projecting.</p> <p>8 CHAIRMAN LEWIS: Your original methodology included</p> <p>9 the commercial spaces?</p> <p>10 MR. CHESNEY: Well, that's what we -- that's what</p> <p>11 we directed staff to do last month and that -- besides the</p> <p>12 bond counsel's opinion, it also caused the commercial</p> <p>13 interests to -- I mean, their increases were massive.</p> <p>14 MR. VEGA: Yes.</p> <p>15 MR. CHESNEY: 30 percent, you know, some of them.</p> <p>16 So I think you would have a room full of commercial</p> <p>17 interests if you followed that plan.</p> <p>18 CHAIRMAN LEWIS: Yeah, I mean --</p> <p>19 MR. CHESNEY: Especially because it's strictly kind</p> <p>20 of a recreational benefit. So --</p> <p>21 CHAIRMAN LEWIS: Right, I don't know. I guess in</p> <p>22 my mind, I -- it doesn't really change my mind, but the</p> <p>23 commercial -- you know, commercial businesses or whatever</p> <p>24 they are, you know, they are going to benefit some from it</p> <p>25 and -- you know, indirectly.</p> |
| <p style="text-align: right;">Page 83</p> <p>1 approving the agreements for the bond financing, we directed</p> <p>2 staff to utilize our traditional assessment methodology,</p> <p>3 which incorporated the commercial structures. Our bond</p> <p>4 counsel has come back to us and said that this project is</p> <p>5 not something that the commercial interest should</p> <p>6 participate in, so that -- do we need to approve it</p> <p>7 differently?</p> <p>8 MS. McCORMICK: Well, so the assessment consultant</p> <p>9 has not given a final determination about how -- what his</p> <p>10 opinion is going to be about how the assessment methodology</p> <p>11 is going to be finalized, but typically, with residential --</p> <p>12 or with recreational projects like this, it would just be an</p> <p>13 assessment on the residential properties, not on the</p> <p>14 commercial properties and that's -- that's the vast majority</p> <p>15 of the way that these financings are done.</p> <p>16 So we wanted to get some input from the board, if</p> <p>17 you had any, about this before the assessment consultant</p> <p>18 makes a final determination.</p> <p>19 MR. VEGA: And the -- the assessment -- the</p> <p>20 consultant is also going to be leaning towards bond counsel</p> <p>21 for clarification because it may be weighted as your current</p> <p>22 assessment methodology is or it could be -- if it's</p> <p>23 completely benefit driven, it could be plat for all</p> <p>24 residences.</p> <p>25 MR. CHESNEY: Yeah, which is closer to that. So I</p> | <p style="text-align: right;">Page 85</p> <p>1 MR. CHESNEY: Yeah.</p> <p>2 CHAIRMAN LEWIS: You know, I know they're not going</p> <p>3 to get direct use of it. So --</p> <p>4 MR. CHESNEY: So when the bond counsel shows up, we</p> <p>5 can bring that up.</p> <p>6 MR. VEGA: Yeah, because we need the determination</p> <p>7 from bond counsel and then --</p> <p>8 MS. McCORMICK: Yeah, I mean, the bond counsel is</p> <p>9 not going to make a determination -- a final determination</p> <p>10 about the assessment methodology. It's the assessment</p> <p>11 consultant that's going to do that, but we are getting</p> <p>12 input, you know, we have received input that, you know, when</p> <p>13 it comes to municipalities who do assessment methodologies</p> <p>14 for recreational facilities is typically the residential</p> <p>15 properties that are incurring the assessments.</p> <p>16 CHAIRMAN LEWIS: Okay.</p> <p>17 MR. VEGA: And I didn't mean the bond counsel is</p> <p>18 going to do the determination, but the bond counsel's going</p> <p>19 to be validating the amount and -- and that's going to weigh</p> <p>20 on the methodology consultants.</p> <p>21 MS. McCORMICK: Yeah, they are going to file for</p> <p>22 validation based on the assessment methodology that the</p> <p>23 consultant puts together. So I think for purposes of the</p> <p>24 assessment consultant coming back with his, you know,</p> <p>25 determination as to the best way to do this assessment</p> |

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| <p style="text-align: right;">Page 86</p> <p>1 methodology, we just wanted to revisit what the board 2 directed at last month's meeting because at that time, you 3 specifically said, "I want you to use the O and M assessment 4 methodology," and I think with we want to make sure that 5 everybody is okay with the assessment consultant coming up 6 with the best methodology. 7 MR. CHESNEY: Yeah, she said it better. I'm just 8 very off today. 9 CHAIRMAN LEWIS: Chris, Reggie, Jim, any input, 10 thoughts? 11 (No response.) 12 CHAIRMAN LEWIS: Okay. 13 MR. BARRETT: No, I'm fine with, obviously, the 14 bond counsel's advice. I think that's the wisest thing to 15 do. 16 CHAIRMAN LEWIS: Yeah, agreed. Okay. 17 MR. VEGA: And I left it on the agenda, the Form 1, 18 I just wanted to make sure that everybody got that addressed 19 with the state. 20 CHAIRMAN LEWIS: I got mostly there and then I 21 realized I didn't do the ethics training yet. So -- 22 MR. VEGA: Okay. 23 MS. McCORMICK: Yeah, that ethics training, you 24 have to do it every year, so I know some -- it's -- some 25 supervisors on other boards didn't realize that, but I think</p> | <p style="text-align: right;">Page 88</p> <p>1 -- you know, ease of use, speed of use. It's just -- 2 MS. COOK: Just so you guys are aware, like 3 AudioEye has like dropped the ball three times on me in the 4 last four months. 5 THE COURT REPORTER: What was the name again, Ms. 6 Sherida? Sorry. 7 MS. COOK: AudioEye. 8 THE COURT REPORTER: Okay, sorry. 9 MS. COOK: In my short time, I have gone through 10 three different people through support. It sort of seems to 11 change all the time, but they -- they're just not keeping 12 the website up with compliance. We need somebody new. 13 CHAIRMAN LEWIS: Say no more. 14 MS. COOK: Thank you. 15 CHAIRMAN LEWIS: Go ahead, David. 16 MR. SYLVANOWICZ: And I think along the lines of 17 wanting to modernize and move forward and look forward as 18 everyone has said, being able to give these guys something 19 to just pull up on the website, recent information. You 20 know, it's very dated what we have now. So -- 21 MR. CHESNEY: I'll make a motion that we authorize 22 staff to change our internet provider based -- 23 MR. WIMSATT: Website. 24 MR. CHESNEY: -- on their best judgment. 25 CHAIRMAN LEWIS: Website.</p> |
| <p style="text-align: right;">Page 87</p> <p>1 everybody does here. 2 CHAIRMAN LEWIS: All right. Okay. 3 Mark, what else you got? 4 MR. VEGA: Those were the two topics that I had. 5 CHAIRMAN LEWIS: Okay. 6 MS. COOK: AudioEye. 7 MR. VEGA: Oh, yeah. So the -- I've got a verbal 8 proposal, I don't have the final from -- Campus Suites, 9 which is now -- they changed their name to SchoolsNow, they 10 do -- they probably do about 500 CDD websites. They post -- 11 if you send them a post, they'll have it up and they'll have 12 the agenda up in five minutes. If you want to change the 13 blog, five minutes. If you want to make a change on the 14 website, five minutes. Just a huge organization. 15 They do -- they also -- they are doing everything 16 that AudioEye does, but they are probably five times the 17 size of the company. They would charge -- it's \$1,550 one 18 time to convert everything and bring it on to your website. 19 Then, you're paying \$1,573 a year to maintain the website 20 and keep up your ADA compliance per Statute 187. So -- 21 MR. CHESNEY: Do you have -- is this something you 22 want? 23 MS. COOK: Yes, please. 24 MR. VEGA: Most -- a lot of communities have gone 25 over to this company just because of ease of use, how quick</p> | <p style="text-align: right;">Page 89</p> <p>1 MR. CHESNEY: Website provider. Sorry, like I 2 said, I have a lot going on. 3 CHAIRMAN LEWIS: Do we have a second? 4 MR. WIMSATT: I'll second it. 5 CHAIRMAN LEWIS: Seconded by Jim. 6 Any discussions, questions? 7 (No response.) 8 CHAIRMAN LEWIS: All right. 9 All in favor? 10 MR. BARRETT: Aye. 11 (All board members signify in the affirmative.) 12 MS. COOK: Thank you. 13 CHAIRMAN LEWIS: Carries five to zero. 14 (Motion passes.) 15 CHAIRMAN LEWIS: Just a question. Have we -- I 16 mean, I know it's a fairly small amount of money, but have 17 we withheld payment from the other company or looked for 18 money back or a credit or something? 19 MS. COOK: No, no, I -- I'm trying to think of the 20 last time -- it's been a few months since I've paid it, like 21 -- and it's not -- we don't pay them like a huge amount, but 22 for the little amount that we're paying, it's -- 23 CHAIRMAN LEWIS: Just forget it, it's -- okay. 24 Pam, no more questions. 25 MS. WILCOX: Wait, wait, wait. Kidding.</p> |

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| <p style="text-align: right;">Page 90</p> <p>1 CHAIRMAN LEWIS: Three months in a row now. It's 2 going to go away. 3 MS. WILCOX: Hey, you're never getting rid of me, 4 honey. I'm right here. 5 CHAIRMAN LEWIS: That's fine, just tired of that 6 question. It's not you, it's the provider. 7 Okay. Mark, anything else? 8 MR. VEGA: Yes. 9 MR. SYLVANOWICZ: Yes? 10 MR. VEGA: Aren't we going to talk about tow? 11 MR. SYLVANOWICZ: Yes, you can keep on going. I 12 can jump right into it. 13 MR. VEGA: I didn't want to take away -- 14 MR. SYLVANOWICZ: Well, do you want me to start and 15 then you can finish? 16 MR. VEGA: Go ahead. 17 MR. SYLVANOWICZ: So residents were complaining 18 about a few of our parks having off duty overnight parking 19 and we kind of dealt with it in Baybridge area with putting 20 out notices on people's cars that were doing it, which then 21 got us to -- I have a picture of a sign, we have a -- Action 22 Towing listed on our signs. 23 "No overnight parking. You will be towed." So I 24 explored what that looked like and we were not up-to-date 25 with Action Towing. We would not have been able to do that.</p> | <p style="text-align: right;">Page 92</p> <p>1 MR. WIMSATT: -- because I know attorneys who have 2 entire careers just based off of illegal towing. So the 3 signs are just very particular and -- 4 MR. VEGA: No, the signage is -- and everyone in 5 the community -- because it has the roving towing, it is -- 6 counsel -- not to put it on you, Erin, but counsel is always 7 following the statute and the verbiage is specific. 8 MR. WIMSATT: I know heights and locations are -- 9 MR. VEGA: We want to also, you know, communicate 10 that with the HOA to get the word out. Also, with the -- 11 with the World Of Westchase. 12 MS. McCORMICK: Yeah, I mean, I just did this in 13 another community up in Pasco County, so we actually had a 14 policy that was adopted by the board that says, "This is 15 where" -- I mean, it's specific and it identifies where 16 towing is going to be directed and so you identify -- you 17 know, and then you make sure that you have the signage 18 posted. 19 We've never done, you know, towing that the CDD has 20 been involved in here at Westchase, much less having like a 21 roving patrol that would go around and look for vehicles, 22 but I would definitely want to make sure that it's like a 23 well thought out policy, if the board wants to per shoe that 24 and whatever direction you want to give as far as how you 25 would see this being done, you know, that would be helpful.</p> |
| <p style="text-align: right;">Page 91</p> <p>1 The actual people that were authorized to tow, I don't even 2 know who they were. 3 So this is where this started. We reached out to 4 this guys, they sent us a contract, Action Towing. Erin has 5 it. It's just a matter of if that's the type of policy that 6 we want to go forward. Mark has stuff for that, too. 7 MR. VEGA: So then I just told him, if we're going 8 to look at this, to simplify David's life and the board's, 9 several districts have gone over to roving towing from a 10 certain time. So some communities, they just -- if 11 somebody's parked in a parking lot from 1:00 a.m. to 5:00 12 a.m., the vehicle gets towed. Some -- Abbott Square does 13 10:00 p.m. to 6:00 a.m. Everybody does it a little bit 14 different, but it's -- how do you tow a vehicle if it's in a 15 parking lot at 11 o'clock when the board and staff are all 16 asleep? 17 Well, roving towing, it's -- the agreement is it's 18 set up for it. If you want that, that's a board vote and -- 19 and it would just -- we would put clear signage at the 20 locations. 21 MR. WIMSATT: Yeah, I was going to make the point 22 of if we are going to do this, we got to make sure that our 23 signage is absolutely in line with what the Florida Statutes 24 require -- 25 MR. VEGA: Yes.</p> | <p style="text-align: right;">Page 93</p> <p>1 MR. VEGA: And just to let the record know and 2 board know, I'm not in favor or against it. It's something 3 that some communities get in very passionate discussions 4 about and they've done it, some don't, but just wanted to 5 let you know that was available. 6 CHAIRMAN LEWIS: I'm -- so this is -- I mean, they 7 close the gates at the park at dusk and open them at dawn. 8 Right? 9 MR. SYLVANOWICZ: Mm-hmm. 10 CHAIRMAN LEWIS: So -- and I've seen them down 11 there when they do that. Chris and LaVaughn do a great job 12 of clearing the park out. 13 MR. SYLVANOWICZ: Yeah, they do have conflict at 14 times. 15 CHAIRMAN LEWIS: They do? 16 MR. SYLVANOWICZ: They do have issues with people. 17 So -- you know, you bring up signs, speed limit signs on 18 trails and whatnot and e-bikes and all of that and it's -- 19 it goes back to what we've talked about before, like the 20 human nature aspect of things. I mean, kids will be leaving 21 their fishing poles against no fishing signs. So do you 22 want to do something like that, put a little teeth behind a 23 sign because obviously, we have a sign and that's -- that's 24 our towing policy is just an empty threat. 25 CHAIRMAN LEWIS: Yeah, I -- I'm totally against</p> |

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| <p style="text-align: right;">Page 94</p> <p>1 advertising something and not following through. I mean, if 2 we're going to put something up, we need to follow through. 3 MS. COOK: The sign is currently up at Baybridge 4 right now, for example, isn't -- 5 CHAIRMAN LEWIS: Yeah, so if we're not doing that, 6 then I -- I would say we need to fix it. So -- any other 7 thoughts or -- 8 MR. BARRETT: Could I just ask David, you may have 9 said and I maybe couldn't hear him, how prevalent is the 10 problem? 11 MR. SYLVANOWICZ: More Glencliff. We have a lot of 12 out of Westchase kind of traffic. We have really nice 13 basketball courts and so the -- the guys have to kind of 14 chase them out of there because they will set up their cars 15 to light the courts to continue. 16 So what happens is that the guys will close the 17 gates, swing back, ask again and then eventually, they -- 18 they -- no one's going to listen to them and they -- 19 sometimes they can get an off duty involved. Oftentimes, 20 though, people will leave or they can't find where that 21 person is so, with we have to leave a car and we close the 22 gate, we don't lock the chain and that's when I get the call 23 at 11:30 at night that someone's panicked, that they're 24 locked in. 25 Also, my fear is that they would pull the curb and</p> | <p style="text-align: right;">Page 96</p> <p>1 can I get authorized so that if we have the problem and 2 we're -- we're dealing with it -- and then Mark bought up 3 the roving aspect and again, I always defer to -- for 4 contracts and legal stuff. 5 CHAIRMAN LEWIS: Okay. 6 MR. VEGA: But currently, we're definitely looking 7 for a motion or consensus if you're -- to put David on the 8 Action Towing policy that we have right now because he is 9 not the listed as -- 10 MR. SYLVANOWICZ: We don't have one. 11 MR. VEGA: We don't have -- 12 MS. McCORMICK: Well, I don't think we have a 13 contract with Action Towing. 14 MR. SYLVANOWICZ: We don't. 15 MR. VEGA: Wouldn't the old one -- would that -- 16 MR. SYLVANOWICZ: The old one was some people that 17 I don't -- I did not recognize the names as either past 18 board members or past staff. 19 MR. VEGA: Yeah, but we had -- whatever with Action 20 Towing before. 21 MR. SYLVANOWICZ: It was with Action Towing at some 22 point. 23 MR. VEGA: Yeah, they don't have a termination 24 date, so we have an old one -- 25 MS. McCORMICK: I -- I don't think we ever did a</p> |
| <p style="text-align: right;">Page 95</p> <p>1 pop over the curb and drive through the field and cause more 2 damage. 3 CHAIRMAN LEWIS: So what are we looking for here? 4 I mean, do we need to change towing hours or just leave it 5 as it is or -- 6 MR. SYLVANOWICZ: Well -- 7 MS. McCORMICK: Well, we wouldn't -- if we were 8 going to do towing, if the CDD was going to do towing, I 9 think some of the things you need to think about is, you 10 know, you're going to have to enter into a contract with the 11 towing company and then make sure you have the sign that -- 12 that are required by statute out. 13 Then, you have to have a person who's going to be 14 designated to tow the towing -- or call the towing company 15 unless you want to just, you know, authorize the towing 16 company to, on their own, go and identify vehicles to tow 17 them from the community. 18 CHAIRMAN LEWIS: Okay. This sounds like a great 19 workshop item. 20 MR. SYLVANOWICZ: Yeah. 21 MS. McCORMICK: Yeah, it can tend to be -- it can 22 get like -- you can spend a lot of time with this depending 23 on how you want to do it. 24 CHAIRMAN LEWIS: Okay. 25 MR. SYLVANOWICZ: I looked into it just to get --</p> | <p style="text-align: right;">Page 97</p> <p>1 contract with a tow company. 2 MR. VEGA: Oh, it's in a previous -- 3 MR. SYLVANOWICZ: Maybe previous staff -- 4 MR. VEGA: Maybe it was a -- 5 MR. CHESNEY: I remember having it. 6 MS. McCORMICK: Oh, you do remember doing that? 7 MR. CHESNEY: Yeah. 8 MS. McCORMICK: Okay. 9 MR. CHESNEY: But sure, I -- if anything, you could 10 just start it with just Glencliff, but why don't you bring 11 it up on the next -- 12 MR. SYLVANOWICZ: Workshop. 13 MR. CHESNEY: Yes. 14 MR. VEGA: With that, are we having a workshop in 15 July? 16 CHAIRMAN LEWIS: I'm planning to. Are you going to 17 be around or -- 18 MR. WIMSATT: What's the date? 19 CHAIRMAN LEWIS: I think -- 20 MR. WIMSATT: Was it July 15th? 21 CHAIRMAN LEWIS: July 15th, correct. 22 MR. GILLIS: I will not, but I can -- 23 MR. WIMSATT: Yeah. 24 CHAIRMAN LEWIS: Chris, are you available July 25 15th?</p> |

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| <p style="text-align: right;">Page 98</p> <p>1 MR. BARRETT: Yeah, I am. Can I just say 2 something? It sounds like to me, this isn't as much of a 3 trespassing issue as it is towing, so I -- I want David to 4 feel like he has all of our support instead of putting our 5 staff on the line of confronting a bunch of guys that are 6 not listening to the closing hours. When and if we ever 7 need to call an off duty to try to -- to help them, they 8 should feel comfortable doing that and I'm hoping -- I think 9 the board -- it goes without saying that yeah, we back that 10 sort of thing and I think if we have to do that a couple of 11 times, then that sends the message and I'd suspect this 12 towing issue is just going to resolve itself. 13 CHAIRMAN LEWIS: I think I kind of felt the same 14 way, too, Chris and I think we all kind of feel that way. 15 MR. WIMSATT: Mm-hmm. 16 CHAIRMAN LEWIS: Let me just -- really quickly, so 17 what I had down as potential workshop items was Ivy and 18 anything that she has for the trails. I don't know, has 19 anybody touched based with her, if that's even going to be 20 feasible? 21 MR. DVORAK: I was -- I wanted to follow up with 22 her -- the last meeting, I -- I don't have any of her 23 contact information believe it or not and I gave her my card 24 at the last meeting and I was hoping she would reach out to 25 -- maybe attend the meeting that I had, but she -- I haven't</p> | <p style="text-align: right;">Page 100</p> <p>1 August, but we'll touch base with him for sure. 2 CHAIRMAN LEWIS: Okay, let's do that. And we have 3 Ivy for that and then your issue with the park. 4 MR. CHESNEY: Just e-bikes for the sheriff. 5 CHAIRMAN LEWIS: Well, yeah, it's just the thing 6 that sticks out in my mind. So -- okay. 7 MS. COOK: Okay. So canceling July's then? 8 CHAIRMAN LEWIS: Yeah, we're not going to have one 9 in July. 10 Okay. 11 MR. SYLVANOWICZ: So moving on. Right? Is that 12 what you said? Is that what -- 13 CHAIRMAN LEWIS: Yes, please. 14 MR. SYLVANOWICZ: Okay. 15 CHAIRMAN LEWIS: Hey, Whitlie, are you doing okay? 16 THE COURT REPORTER: Shew. I'm okay. 17 MS. COOK: 11 minutes. 18 MR. SYLVANOWICZ: Geeze. Okay, the pressure. This 19 is just something I want to put on the radar that kind of 20 got missed and we had to circle back last year; that we do 21 have turkey vulture issue coming up and we have a contract 22 with the USDA. I just -- maybe Erin can get that contract 23 going ahead of schedule and you guys can already agree on 24 it. It costs us about \$5,000 a year. 25 CHAIRMAN LEWIS: I have not heard a peep about</p> |
| <p style="text-align: right;">Page 99</p> <p>1 heard from her. 2 CHAIRMAN LEWIS: Yeah, because other than this new 3 issue here, I mean, that's really all I had unless you guys 4 can recall something else that -- 5 MR. CHESNEY: Huh-uh. 6 CHAIRMAN LEWIS: -- we were going to talk about, so 7 I -- we don't have to have one in July. I mean, we can push 8 it to August, which may be better to give Ivy a little time 9 to come up with -- I know she's working on overall landscape 10 concepts, too. So -- 11 MR. CHESNEY: Because we also talked about having 12 the sheriff attend because we have not been participating -- 13 CHAIRMAN LEWIS: Yeah, August would be the 19th. 14 That's the third -- 15 MR. CHESNEY: That's the second. No, third. I 16 cannot attend the August one, but that's -- not even via 17 phone. 18 CHAIRMAN LEWIS: Okay. So are we in consensus to 19 not have one in July and we will touch base with Ivy? 20 Sherida, if you guys can do -- 21 MS. COOK: Okay. 22 CHAIRMAN LEWIS: Okay. And then maybe we can have 23 the off duty -- or the deputy come by and talk about 24 e-bikes. 25 MS. COOK: I think he was planning to come for</p> | <p style="text-align: right;">Page 101</p> <p>1 turkey vultures since last year. 2 MR. SYLVANOWICZ: We don't, it's very little, but 3 we're out of season. 4 MR. BARRETT: It's -- 5 MR. SYLVANOWICZ: Chris can comment. Go ahead. 6 MR. BARRETT: I think this is a wise thing. It 7 just -- let's just be anticipatory about it because we know 8 they are going to come back. I'm going to make the same 9 motion I've made for the last two years: Motion for staff 10 to use their judgment to implement the contract -- or at 11 least the contract has to be signed by us, but if -- if the 12 contract needs to be renewed, we really need to -- a motion 13 to renew the contract, but again, budgeted -- the funds 14 provided for by the two affected neighborhoods, Stockbridge 15 and -- no, not Stockbridge, Stonebridge and -- and 16 Woodbridge. 17 CHAIRMAN LEWIS: Okay. Do we have a second? 18 MS. McCORMICK: Yeah, so in the past -- I mean, 19 Sonny had got and gotten -- like to find out how much was 20 left because there was some remaining that hadn't been 21 expended. Can -- do you all want to do that or do you want 22 me to reach out to them? 23 MS. COOK: I can -- I can look into it. I think we 24 use about -- no more than three. 25 MS. McCORMICK: Mm-hmm.</p> |

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| <p style="text-align: right;">Page 102</p> <p>1 MS. COOK: Per contract.</p> <p>2 MS. McCORMICK: Yeah, if you want to contact the</p> <p>3 USDA, they can let us know what the status is, any funds</p> <p>4 that we may have available.</p> <p>5 MS. COOK: But if it costs us like 3,000 this time</p> <p>6 and then --</p> <p>7 MR. SYLVANOWICZ: Yeah, I'm just looking at -- I</p> <p>8 just happened to have a recent invoice. It's -- yeah, I</p> <p>9 think it was like 21 and then there was another one that was</p> <p>10 like reflective of about that. So -- and I think that was</p> <p>11 two treatments.</p> <p>12 MS. COOK: Yeah, we have to do a little extra this</p> <p>13 time because they are learning. They are learning, so yeah,</p> <p>14 they had -- they had to do a little extra.</p> <p>15 CHAIRMAN LEWIS: Okay.</p> <p>16 All right. So do we have a second on the motion?</p> <p>17 MR. GILLIS: Seconded.</p> <p>18 CHAIRMAN LEWIS: All right. Seconded by Reggie.</p> <p>19 Any comments, questions?</p> <p>20 (No response.)</p> <p>21 CHAIRMAN LEWIS: All in favor?</p> <p>22 Chris?</p> <p>23 MR. BARRETT: Aye.</p> <p>24 (All board members signify in the affirmative.)</p> <p>25 CHAIRMAN LEWIS: Carries five to zero.</p> | <p style="text-align: right;">Page 104</p> <p>1 fountain, this is the new fountain and then our older</p> <p>2 fountain is in the circle.</p> <p>3 Unfortunately, I think the reason why they might</p> <p>4 have dropped us is because of the pricing. So right now,</p> <p>5 we're at 250 a week for them to do this. I did find a new</p> <p>6 company. He was the third company. I dealt with local</p> <p>7 people. I dealt with Freeport Fountain that built the</p> <p>8 fountain. They just wanted to maintain that one. They</p> <p>9 didn't want to deal with a splash pad and the other one, but</p> <p>10 this -- Panther Pool is -- sounds like they have quite a few</p> <p>11 fountains in there. (Indiscernible.) For lack of a better</p> <p>12 word and they're already on the case because we were getting</p> <p>13 dropped and we didn't want to have issues with little kids</p> <p>14 swimming and whatnot.</p> <p>15 MR. CHESNEY: So it's now going to be 250 a week?</p> <p>16 MR. SYLVANOWICZ: 250 a week. That's three times a</p> <p>17 week and they cover the three fountains and -- yeah.</p> <p>18 MR. CHESNEY: It has to be three times?</p> <p>19 MR. SYLVANOWICZ: It has to be for the Department</p> <p>20 of Public Health, yes. They are all treated --</p> <p>21 MR. CHESNEY: I remember when we used to play in</p> <p>22 hoses, man. Remember?</p> <p>23 CHAIRMAN LEWIS: My kids look at me funny if I tell</p> <p>24 them to drink out of the hose.</p> <p>25 MR. SYLVANOWICZ: So I do have that contract here</p> |
| <p style="text-align: right;">Page 103</p> <p>1 (Motion passes.)</p> <p>2 MR. SYLVANOWICZ: Third part was that we had</p> <p>3 discussed putting video surveillance at the bell tower to</p> <p>4 protect the investment of the West Park Village new park</p> <p>5 fountain and all of that. It came in over -- it was \$5,700.</p> <p>6 It was over my spending limit. We talked to Greg Chesney</p> <p>7 about it, he said to push it through. It's already been</p> <p>8 done. Camera's are great, state of the art, but --</p> <p>9 MS. COOK: It does look fantastic.</p> <p>10 MR. CHESNEY: That doesn't seem like something I</p> <p>11 would've said, but --</p> <p>12 MR. SYLVANOWICZ: You said you want to hold me to</p> <p>13 my spending limit.</p> <p>14 MR. CHESNEY: Okay, sure.</p> <p>15 MR. BARRETT: Motion to have Greg pay for the</p> <p>16 security camera.</p> <p>17 MS. WILCOX: Second that.</p> <p>18 CHAIRMAN LEWIS: All right.</p> <p>19 MR. SYLVANOWICZ: The fountain maintenance company</p> <p>20 who was also doing the pools, both for the apartment and for</p> <p>21 the HOA, wanted to drop us from service. We don't quite</p> <p>22 know why. I had multiple discussions with them and we moved</p> <p>23 on. We needed some time to find someone.</p> <p>24 So we went from 450 a month for them to be three</p> <p>25 times a week, so this is the -- this is the actuating</p> | <p style="text-align: right;">Page 105</p> <p>1 for someone to sign.</p> <p>2 MR. CHESNEY: Do we need to approve that?</p> <p>3 MS. McCORMICK: Yes.</p> <p>4 MR. CHESNEY: Okay. I'll make the motion that we</p> <p>5 approve the contract.</p> <p>6 MR. WIMSATT: Second.</p> <p>7 CHAIRMAN LEWIS: Seconded by Jim.</p> <p>8 All right. All in favor?</p> <p>9 MR. BARRETT: Aye.</p> <p>10 (All board members signify in the affirmative.)</p> <p>11 CHAIRMAN LEWIS: Carries five to.</p> <p>12 (Motion passes.)</p> <p>13 CHAIRMAN LEWIS: Should be the pool --</p> <p>14 MR. SYLVANOWICZ: Okay. He -- when he -- he</p> <p>15 actually talked to Triangle Pool to get the lowdown and they</p> <p>16 were losing money on 450 coming out. If you think about it,</p> <p>17 they're out there three days a week and all that. We were</p> <p>18 having issues where they're sending us pictures and Sherida</p> <p>19 is looking at the pictures going, "This is the picture they</p> <p>20 sent last week," and then go by and the stains were all</p> <p>21 there.</p> <p>22 MS. COOK: So before the new one was added, we were</p> <p>23 paying 433 for two and they only started charging us 450</p> <p>24 after they added on the very large one. So it was not --</p> <p>25 they didn't -- and we gave them opportunity -- I know Sonny</p> |

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| <p style="text-align: right;">Page 106</p> <p>1 questioned it, I did one time and they never did raise it. 2 So -- yeah, but they weren't -- they weren't up to speed. 3 CHAIRMAN LEWIS: Okay. What else you got, David? 4 MR. SYLVANOWICZ: Just some updates. That's our 5 railroad. If you look to the left, that's the -- where they 6 are cleaning out. So that's looking east back at Countryway 7 Boulevard and I know everyone here new I was banging away 8 trying to get this done. So there's your update picture. 9 That's looking back at it standing at Countryway Boulevard, 10 so they have opened it up. 11 CHAIRMAN LEWIS: This is the county -- 12 MR. SYLVANOWICZ: This is the county doing it on 13 Westchase property has been my -- that's what they have 14 informed me. 15 CHAIRMAN LEWIS: Okay. And did they get under the 16 culvert itself? 17 MR. SYLVANOWICZ: They have plans -- I met with 18 that supervisor. Once this is done, they are going to 19 excavate out both sides and then jet out anything they can 20 while excavating that out. 21 CHAIRMAN LEWIS: Okay. So they're not done? 22 MR. SYLVANOWICZ: They're not done. SWFWMD made 23 them -- you can only just get the plant material and do a 24 little scraping to get your plant material, but you can see 25 that there -- you know they're being a little heavy handed</p> | <p style="text-align: right;">Page 108</p> <p>1 done for us and that just is an example of some of the stuff 2 that is getting done and trying to improve; which brings up 3 an issue that Robert and Kirk know a little bit about that. 4 Unfortunately, at some point, in the wetlands in 5 this property, most likely, the Primrose Daycare did some 6 illegal dumping of soil in the wetlands, whether it's on 7 their property or our property. So this might be something 8 that we need another workshop -- 9 MR. VEGA: What are we making from that? 10 MR. SYLVANOWICZ: I can't confirm it, but I did 11 have a talk with Maren (phonetic) about getting maybe a 12 cease and desist order sent to all the businesses in the 13 area, just to kind of cover all basis, so that we don't have 14 continued issues and then Robert and Kirk had recommended 15 that I bring it up to you guys; how far do you want to take 16 this, what do you want to do, how much is it? 17 We kind of cleaned up some of it with our guy that 18 was there, but I guess the concern is going forward, what 19 might happen. 20 MR. WIMSATT: Well, if we think they're dumping in 21 the wetlands, let's bring everything down on them that's 22 possible. 23 MR. SYLVANOWICZ: Yeah, I think it's landscapers 24 being lazy. We find that often, not wanting to haul it out, 25 so they leave it there. I've had to deal with a resident</p> |
| <p style="text-align: right;">Page 107</p> <p>1 because it gives them some time. 2 CHAIRMAN LEWIS: Yeah, okay. Good. 3 MR. SYLVANOWICZ: Yep. Good progress on that. 4 MR. BARRETT: I just really want to thank David for 5 doing that. Just an example of -- of really kind of 6 addressing that issue of flooding down on Countryway 7 Boulevard and really, you know, kind of using the county to 8 Westchase's advantage and not -- us not having to finance 9 all of this ourselves. So thank you so much, David. That 10 would've been a very pricey project, so thank you. 11 MR. SYLVANOWICZ: Yep. Got to keep moving. That's 12 the pond behind 7-Eleven a month ago, so that wasn't really 13 working? So I'm showing you this just to show because a 14 couple of people asked about ponds. This is the pond 15 rebuilt. 16 UNKNOWN SPEAKER: Nice, nice. 17 MR. SYLVANOWICZ: So there's your drainage 18 structure that you can't even see that puts everything into 19 the wetlands and these are drains on either side and then 20 right here -- so that's the way it's supposed to function. 21 I -- you know, Chris wants to credit me, but I'm going to 22 credit Robert and Kirk in his department with the 23 engineering and just getting this done. 24 And then John Taylor is our excavator, all around, 25 you know, equipment guy that's been getting a lot of this</p> | <p style="text-align: right;">Page 109</p> <p>1 recently doing the same anything. So Kirk did -- did bring 2 it to Robert's attention and say, you know, it needs to be 3 brought up and talked about. 4 MR. DVORAK: I think that it would be -- I mean, it 5 needs to be removed. If it's on CDD's property, it doesn't 6 matter who put it there. The CDD is probably responsible to 7 get it out of there, but I don't know if we know who's 8 property it's on. 9 MR. SYLVANOWICZ: Correct. 10 MR. DVORAK: That's kind of the issue right now. 11 CHAIRMAN LEWIS: Is it -- 12 MR. CHESNEY: Can't hurt to send a letter to each 13 of the businesses say just say, "100 percent, don't do 14 that." You can do that. Right? 15 MR. DVORAK: Yeah. 16 MS. McCORMICK: Yeah, but how do we make the 17 determination of if it's on CDD property? 18 MR. DVORAK: I'll have to find some property 19 corners. I mean -- 20 MR. VEGA: I can get a survey. 21 MR. SYLVANOWICZ: Well, the indication was 22 regardless of who's property it's on, it's on the wetland 23 setback. So that -- 24 MR. DVORAK: Yeah, that was -- 25 CHAIRMAN LEWIS: So do we want to -- I mean, is</p> |

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| <p style="text-align: right;">Page 110</p> <p>1 that something we want to make a motion to approve a little</p> <p>2 money for or -- I guess I will make a motion to approve --</p> <p>3 MR. DVORAK: I mean, I can get a surveyor to stake</p> <p>4 the property line, you know, that would be the easiest thing</p> <p>5 to do.</p> <p>6 CHAIRMAN LEWIS: Yeah, is that like under 1,200</p> <p>7 bucks or --</p> <p>8 MR. DVORAK: Yeah, it's probably a thousand to</p> <p>9 1,500.</p> <p>10 CHAIRMAN LEWIS: How about this, I will, make a</p> <p>11 motion for Robert and BDI to --</p> <p>12 MS. McCORMICK: Do you want to authorize him to get</p> <p>13 a proposal for removing it, if it's on CDD property as well?</p> <p>14 MR. VEGA: Or that being David's threshold.</p> <p>15 CHAIRMAN LEWIS: Yeah, I figured that would</p> <p>16 probably fall under David, but I'll make a motion to have</p> <p>17 BDI provide some survey not to exceed \$1,500 for the -- for</p> <p>18 the pond wetland area behind Primrose 7-Eleven.</p> <p>19 MR. CHESNEY: Okay. Are we going to send out</p> <p>20 letters as well?</p> <p>21 MR. WIMSATT: Yes.</p> <p>22 CHAIRMAN LEWIS: Oh, I didn't know I needed to make</p> <p>23 a motion for that, but --</p> <p>24 MR. CHESNEY: You might not, but I just wanted to</p> <p>25 make sure --</p> | <p style="text-align: right;">Page 112</p> <p>1 CHAIRMAN LEWIS: That's it?</p> <p>2 MR. SYLVANOWICZ: I'm going to skip over a few</p> <p>3 things that can be discussed at another workshop.</p> <p>4 CHAIRMAN LEWIS: Okay, up to you. Let's see -- all</p> <p>5 right. I think that pulls us to supervisor's requests.</p> <p>6 Chris, I'll start with you since you're on the</p> <p>7 phone.</p> <p>8 MR. BARRETT: No, I have nothing. Thank you.</p> <p>9 CHAIRMAN LEWIS: Greg?</p> <p>10 MR. CHESNEY: Nope.</p> <p>11 CHAIRMAN LEWIS: Reggie?</p> <p>12 MR. GILLIS: Just that I will not be at the next</p> <p>13 meeting because I will be five hours ahead in Scotland and I</p> <p>14 don't plan on calling in.</p> <p>15 MR. CHESNEY: The August meeting, you mean?</p> <p>16 MR. GILLIS: The August meeting.</p> <p>17 MR. WIMSATT: Mine is not really a request, just</p> <p>18 more information for the board members. As of today, I have</p> <p>19 am officially a candidate for circuit court judge in</p> <p>20 Hillsborough County. It should not impact my service on the</p> <p>21 board.</p> <p>22 As far as I know from talking to counsel, I'm not</p> <p>23 required to resign to run or anything like that, so I'll</p> <p>24 continue to serve on the board trying to make good progress.</p> <p>25 So just so you all know, it's official now.</p> |
| <p style="text-align: right;">Page 111</p> <p>1 CHAIRMAN LEWIS: Yeah, I would agree. Yeah, and I</p> <p>2 will include to send out letters to each of the businesses</p> <p>3 that surround that one.</p> <p>4 MR. GILLIS: Second.</p> <p>5 CHAIRMAN LEWIS: All right. Anybody else,</p> <p>6 questions, comments?</p> <p>7 (No response.)</p> <p>8 MR. BARRETT: Aye.</p> <p>9 (All board members signify in the affirmative.)</p> <p>10 CHAIRMAN LEWIS: Carries five to zero.</p> <p>11 (Motion passes.)</p> <p>12 MR. SYLVANOWICZ: The last one I'm going to cover</p> <p>13 is just an update. The West Park Village signs the county</p> <p>14 did, they haven been finalized except for I believe two</p> <p>15 signs on one -- one road. So we've put together a request</p> <p>16 for proposal to Reig Industries who is our go-to when it</p> <p>17 comes to poles and borders and all of that, so that will go</p> <p>18 forward.</p> <p>19 I will be able to present that soon and I know that</p> <p>20 was -- kind of came up in multiple meetings, so I just</p> <p>21 wanted to let you know that that is going forward and we're</p> <p>22 just waiting for Reig Industries to give us something that I</p> <p>23 can present to you.</p> <p>24 CHAIRMAN LEWIS: Okay, great. Thank you.</p> <p>25 MR. SYLVANOWICZ: That's it.</p> | <p style="text-align: right;">Page 113</p> <p>1 CHAIRMAN LEWIS: Cue the balloons. Congrats.</p> <p>2 MR. CHESNEY: Good luck. You get to win first,</p> <p>3 though.</p> <p>4 CHAIRMAN LEWIS: All right. I do not have</p> <p>5 anything. Move to adjourn.</p> <p>6 MR. WIMSATT: Second.</p> <p>7 CHAIRMAN LEWIS: All in favor?</p> <p>8 MR. BARRETT: Aye.</p> <p>9 (All board members signify in the affirmative.)</p> <p>10 CHAIRMAN LEWIS: Let's get out of here.</p> <p>11 (Motion passes.)</p> <p>12 (At 6:08 p.m., all proceedings were concluded.)</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21 <u>Matthew Lewis, Chairman</u></p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> |

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CERTIFICATE OF COURT REPORTER

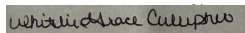
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, Whitlie G. Cullipher, Certified Shorthand Reporter, do hereby
certify that I was authorized to and did stenographically report
the Westchase Community District Development Meeting; and that
the foregoing transcript is a true record of my stenographic
notes.

I FURTHER CERTIFY that I am not a relative, employee, or
attorney, or counsel of any of the parties, nor am I a relative
or employee of any of the parties' attorney or counsel connected
with the action, nor am I financially interested in the action.

DATED this 16th day of June, 2025 at Hillsborough County,
Florida.



Whitlie G. Cullipher, CSR