

Westchase Community Development District

Board of Supervisors

Matt Lewis, Chairman
 Gregory Chesney, Vice Chairman
 Christopher Barrett, Assistant Secretary
 James Wimsatt, Assistant Secretary
 Reggie Gillis, Assistant Secretary

Mark Vega, District Manager
 Erin McCormick, Esq., District Counsel
 Sherida Cook, Office Manager
 David Sylvanowicz, Field Manager
 Robert Dvorak, District Engineer

Regular Meeting Agenda

Tuesday, October 7, 2025 – 4:00 p.m.

www.westchasecdd.us

1. Roll Call

2. Field Manager's Report

3. Audience Comments

4. Engineer's Report

A. Update on Pond 125

5. Attorney's Report

A. Discussion of 12102 Clear Harbor Dr. Paver ExtensionPg. 02

B. Re-Execution of Attorney Engagement LetterPg. 06

6. Manager's Report

A. Approval of September 9, 2025 Meeting Minutes with Any Corrections
 SubmittedPg. 09

B. Financial Statements August 31, 2025.....Pg. 77

7. Supervisors' Requests

8. Adjournment

The next workshop meeting is scheduled for October 21, 2025
 The next regular meeting is scheduled for November 4, 2025
 Meeting location 10405 Countryway Blvd, Tampa, FL 33626



Westchase Community Association, Inc. 10049 Parley Drive, Tampa, FL 33626

ATTENTION: MODIFICATIONS COMMITTEE (MC) Date: _____

The undersigned owner seeks approval of the Committee as follows (refer to page 3 for required documentation):

DESCRIPTION OF ADDITIONS/ALTERATIONS:Driveway = extension + pavers (Front porch: extension + pavers)**MUST INCLUDE:** lot survey where needed; architectural plans showing setbacks for exterior additions; photos of current condition /location being modified; brochures or pictures of requested items; additional items as noted on page 3**APPLICATION DUE:** No later Than Friday prior to MC meeting. Each individual modification request must be submitted on a separate application form.**APPLICATION FEE \$160 – ONLY APPLIES TO HOME ADDITIONS/EXTENSIONS, POOL INSTALL; NEW SCREEN ENCLOSURES; SUNROOM CONVERSIONS & ANY OTHER APPLICATION REQUIRING ARCHITECT REVIEW (fee approved by Board of Directors 12/12/2024)**

AGREEMENT OF OWNER: The undersigned property owner hereby acknowledges and agrees that the undersigned shall be solely responsible for determining whether the improvements, alterations or additions described herein comply with all applicable laws, rules, regulations, codes and ordinances including, without limitation, zoning ordinances, subdivision regulations, building codes, and rules or regulations of, as well as applicable plans on file with, the Southwest Florida Water Management District. The Modifications Committee shall have no liability or obligation to determine whether such improvements, alterations and additions comply with any such laws, rules, regulations, codes, ordinances or plans. I, the undersigned owner, agree to be solely responsible for ensuring my modifications comply with any such laws, rules, regulations, codes or ordinances. I agree to be responsible for any injury, damages, or loss arising out of my modifications, including, without exclusion, any impact my alterations have on surface water management. *I agree to not to begin work on improvements until I am notified in writing of the approval of the MC. I understand that all work must be completed within 60 days of approval by the MC and any work that cannot be completed within 60 days of approval shall require additional approval. I understand the association manager may inspect my property following approval to ensure I have complied with all governing documents and any limitations or requirements specified below.*

12102 Clear Harbor Dr

WCA Property Address

Homeowner Signature

Isabelle VILLIARD ROBERT

Printed Name

Mailing Address, if Different Than Property Address

Phone 813-466-0718

E-mail

isavilliard@gmail.com**ACTION OF COMMUNITY DEVELOPMENT DISTRICT (CDD) and/or SUB-ASSOCIATION VILLAGE ARCHITECTURAL COMMITTEE (IF REQUIRED – (Must Forward to Westchase Mod Committee)**

APPROVED

DENIED for the following reason(s): _____

Signature

Date

Signature

Date

ACTION OF WCA MODIFICATIONS COMMITTEE (MC)

APPROVED: _____

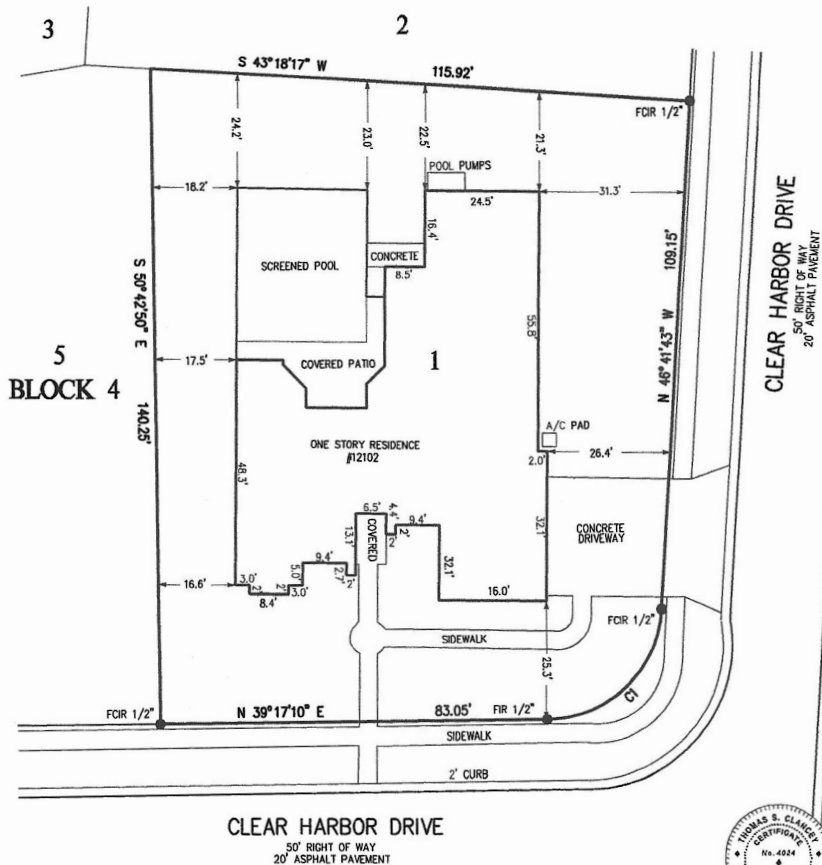
DENIED FOR THE FOLLOWING REASON(S): _____

MC Member Signature

MC Member Signature

RECORD SURVEY
SECTION 30, TOWNSHIP 27 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA

CURVE TABLE				
CURVE	ARC	DELTA	RADIUS/CHORD	CHORD BEARING
C1	37.52	85°58'53"	25.00 / 34.09	N 03°42'16" W





Modifications for Driveway

- anything in yellow (solid and dash lines) is the new driveway area - current + extension
- The white blocks are a simulation of white flush panels enclosure – we purposely want to keep the style minimal, sober and matching current design of white accent wall and garage doors. **We need to know what type of enclosure would be allowed.**
- No removal of mailbox or trees.
- The red lines on the hedge show the hazard: sometimes we are away for weeks in the summer to find branches growing into the AC unit when we come back.
- The red lines on bottom picture show the shape of enclosure / wall to fit trash cans, hidden from the street in BOTH directions (would equal current width of hedge).



September 28, 2017

Westchase Community Development District
Board of Supervisors
c/o Andrew Mendenhall, District Manager
2654 Cypress Ridge Boulevard
Wesley Chapel, Florida 33544

* Approved by the CDD Board on
August 1, 2017. Re-executed by
the Chair of the Board of
Supervisors on the date below.

Re: **Engagement Agreement**

Dear Board Members,

Erin McCormick Law, PA ("Erin McCormick Law, PA" or the "Law Office") is pleased to accept the request of the Westchase Community Development District (the "**District**") for legal representation. In accordance with the Rules of Professional Conduct and the Law Office's procedures, this engagement agreement (the "Agreement") confirms the terms on which Erin McCormick Law, PA will provide legal services to the District in connection with representation on governmental matters and other matters as to which we accept your request for legal representation.

Billing Matters

I will be the attorney in the Law Office principally responsible for the District's matters. My current hourly rate for services performed for the District will be \$335.00. Billing rates and charges for the District may be revised annually, and applied to the District's account.

Erin McCormick Law, PA will provide a monthly statement with a brief description of each item of work. Monthly billings will also include expenses incurred in connection with each service matter. Expenses include items such as filing fees, travel costs, delivery/messenger services, photocopy, telephone and fax charges, and computerized legal research service charges. Disbursements in excess of \$250 will normally be forwarded to the District for direct payment. As is usually the case, disbursement charges may not be current at the time of each monthly billing and will be billed later. If you have questions concerning a billing statement, please call or email me. Payment of our statements is due upon receipt of our invoice.

The District's execution of this Agreement indicates its understanding of and agreement with the foregoing. The Law Office reserves the right to decline to continue to provide services to clients who do not comply with this Agreement. The District agrees that the Law Office may, at its election, and subject to withdrawal requirements as may apply, withdraw from this representation if the District fails to comply with the terms of this Agreement. The District agrees not to contest the Law Office's withdrawal from any court proceeding in such an event.



Westchase CDD Board of Supervisors
Engagement Letter

Erin McCormick Law, PA

September 28, 2017

Erin McCormick, Esq.

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Upon withdrawal or termination of the representation, the Law Office will deliver the files to the District.

Scope of Representation

The District is our sole client with respect to this engagement. Individuals or entities that are affiliated with the District, such as Board members, officers, and employees, are not clients of Erin McCormick Law, PA, unless we otherwise agree in writing.

I will keep the District informed about the status of this representation. I may express my views about the prospects of the District's matters; however, these views are not a prediction or guarantee of the outcome and do not constitute a promise or assurance of success.

Public Communications

The Law Office may sometimes identify clients in various public communications including (but not limited to) press releases, the Law Office website and brochures used to describe the Law Office and its capabilities. We ask that your signature on this letter also acknowledge your consent to including the District's name in these communications.

Document Procedures

The Law Office's policy is to deliver to the client, upon request, all documents and property the client has provided the Law Office and documents and materials prepared as part of the representation. To the extent not inconsistent with Chapter 190, *Florida Statutes*, we may exclude our internal memoranda and records, attorney notes, drafts not intended for external distribution and similar lawyer working materials. We may also elect to retain a copy of other portions of the file at our expense. In accordance with the Law Office's records retention program, we will retain any files relating to the District's matters that it does not ask to have returned. In accordance with Chapter 190, *Florida Statutes*, and to the extent applicable, the Law Office will coordinate with the District's custodian of public records, to provide public records relating to the legal services provided to the District, upon completion of our engagement. To avoid indefinite storage, to the extent that such records are not retained by the custodian of public records, we reserve the right to dispose of any documents or other materials retained by us within a reasonable time after the completion of our engagement. Before disposing of any such documents or materials, we will offer the District an opportunity to obtain such documents or materials within a reasonable time frame.

Effective Date

This Agreement will govern all legal services performed by the Law Office on behalf of the District commencing with the date the Law Office first performed services. Even if this



Westchase CDD Board of Supervisors

Engagement Letter

September 28, 2017

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Erin McCormick Law, PA

Erin McCormick, Esq.

Agreement does not take effect, the District will be obligated to pay the Law Office the reasonable value of any services the Law Office may have performed for the District.

Assent

Please acknowledge your understanding and agreement regarding the terms of our engagement as described in this Agreement by signing one of the enclosed copies in the space provided below and returning it to me at: 3314 Henderson Boulevard, Suite 103, Tampa, Florida 33609. The District should retain the second copy duplicate for its records.

I greatly appreciate your confidence in us, and look forward to continuing to work with the District.

Sincerely,

ERIN MCCORMICK LAW, PA

By


Erin R. McCormick

ACCEPTED this ____ day of ____, 2017.

By: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

By: James Mills, Chair, Board of Supervisors

Re-executed this ____ day of October, 2025

By: Matthew Lewis, Chair, Board of Supervisors

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

_____ /

TRANSCRIPT OF: BOARD MEETING

DATE : SEPTEMBER 9, 2025

TIME: 4:00 p.m. - 6:10 p.m.

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

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

Page 2 1 APPEARANCES: 2 WESTCHASE COMMUNITY DEVELOPMENT 3 DISTRICT BOARD MEMBERS: 4 5 Matthew Lewis, Chairman 6 Greg Chesney, Vice Chairman 7 Jim Wimsatt 8 Reggie Gillis 9 Christopher Barrett 10 11 ALSO PRESENT: 12 INFRAMARK: 13 Mark Vega, District Manager 14 15 DISTRICT ATTORNEY: 16 Erin McCormick 17 18 WESTCHASE STAFF: 19 David Sylvanowicz 20 Sherida Cook 21 22 DISTRICT ENGINEER: 23 Robert Dvorak 24 25	Page 4 1 Motion to use the West Park Village green space on 2 10/25/2025 51 3 (Motion passes) 51 4 Pond 79 discussion 53 5 Motion to approve \$6,684 to install and electrify sign 6 at Countrway Boulevard and Linebaugh Avenue 56 7 (Motion passes) 59 8 Discussion of the Greens guardhouse exit overhang 60 9 Pond 120 drainage discussion 61 10 Motion to approve sending a letter to homeowners about 11 Pond 120 drainage 68 12 (Motion passes) 70 13 14 Audience comments 71 15 16 Engineer's Report 91 17 Pond 125 discussion 91 18 19 Attorney's Report 100 20 Discussion of workshop date on 10/16/2025 101 21 22 Manager's Report 104 23 Consideration of Resolution 2025-10 104 24 Motion to approve Resolution 2025-10 105 25 (Motion passes) 105
Page 3 1 2 INDEX 3 4 Meeting called to order 5 5 6 Roll Call 6 7 8 Consent agenda 7 9 Motion to accept 7 10 (Motion passes) 7 11 12 Motion to terminate the boardwalk trail project 7 13 (Motion passes) 17 14 15 Field Manager's Report 18 16 Discussion of switching Securitas system from Dwelling 17 Live to Techwave 19 18 Motion to approve switching to Techwave 37 19 (Motion passes) 37 20 Tree removal discussion for 10437 Green Links Drive 38 21 Motion to approve tree removal 42 22 (Motion passes) 44 23 Discussion of CDD employees cashing in paid time off 44 24 Motion to approve a one-week buyout for employees 50 25 (Motion passes) 50	Page 5 1 Motion to move funds from Truist to Valley National 105 2 (Motion passes) 106 3 4 Supervisor's requests 108 5 6 Motion to adjourn 109 7 (Motion passes) 109 8 9 Adjournment 109 10 11 12 13 14 15 16 17 18 19 20 The transcript of Westchase Community Development District Board 21 Meeting, on the 9th day of September, 2025, at the Maureen 22 Gauzza Regional Library, 11211 Countryway Boulevard, Community 23 Room A, Tampa, Florida, beginning at 4:00 p.m., reported by 24 Whitlie Grace Cullipher, Notary Public in and for the State of 25 Florida at Large.

Page 6 1 ***** 2 MR. VEGA: Okay. Ladies and gentleman, ladies and 3 gentleman. We're going to start the meeting and -- and I -- 4 do I have all the sign-in sheets from out there? 5 UNKNOWN SPEAKER: No, they are still signing. 6 UNKNOWN SPEAKER: The line goes out to the road. 7 MR. VEGA: Okay. 8 UNKNOWN SPEAKER: The line goes all the way out to 9 the road. 10 MR. VEGA: All right. Now, if we can just keep 11 that doorway open. This one's fine, but they told me to 12 keep that doorway open. Hopefully we have this open over 13 here. You have this -- okay. We're going to start the 14 meeting now and please, if you -- this is a government 15 meeting, so if we could keep some decorum. Everybody has 16 one voice. 17 The court reporter is here capturing everything 18 that's said, so she can't capture if five people are talking 19 over each other. Okay? So appreciate that and we're now 20 here -- everyone is listed, your five supervisors, which are 21 residents of Westchase. They are labeled. Everyone who has 22 a question -- so you have your Chairman, Vice Chairman, 23 supervisors and this is staff. We do not have a vote. We 24 work for the board. 25 So with that said, we are at the Westchase CDD	Page 8 1 the time to come out. I certainly value hearing your input, 2 so I'm going to actually begin by making a motion to kill 3 the trail and also to suspend any further discussion of it, 4 but I -- I am going to add something that may not be popular 5 to hear. All right? 6 What has been most disheartening about this entire 7 experience is how I've -- 8 UNKNOWN SPEAKER: We can't hear you. 9 UNKNOWN SPEAKER: We can't hear him. Be quiet. 10 MR. BARRETT: -- is how I've watched people online 11 and other arenas misrepresent the board's actions, defame 12 the character of people on the board and our staff members, 13 even accusing them of being corrupt and on-the-take and 14 insists none of us can be trusted because we've snuck things 15 through. Residents have even defamed the WOW publisher by 16 making preposterous accusations about the most decent person 17 to ever hold that position. 18 This last month has been a never ending stream of 19 accusation, innuendo and criticism without a whole lot of 20 basis and fact because five of your neighbors who genuinely 21 love this community suggested a nature trail and took the 22 initial imperfect steps to explore and see what one might 23 cost. 24 From an outsider's perspective, not knowing who or 25 what to believe, after reading everything online this month,
Page 7 1 Meeting and I'll turn it over to the Chair. 2 CHAIRMAN LEWIS: Thank you, Mark. Folks, just a 3 reminder, too, if you were at the last meeting or been to a 4 meeting before, I just always ask, for housekeeping, that 5 you silence your phone or put it on vibrate or turn it off. 6 It just helps with the continuity of the meeting for no 7 interruptions. 8 As Mark said, today is September 9th. This is the 9 Westchase CDD Meeting and we will get started. He's 10 already, basically, for the record, shown that all 11 supervisors are present, staff, attorney and engineer. 12 Consent agenda. At this time, I'd make a motion to 13 approve the consent agenda for August 5th. 14 MR. CHESNEY: Second. 15 CHAIRMAN LEWIS: Any comments or questions? 16 (No response.) 17 CHAIRMAN LEWIS: All right. Seeing none, all in 18 favor? 19 (All board members signify in the affirmative.) 20 CHAIRMAN LEWIS: Carries five to zero. 21 (Motion passes.) 22 MR. BARRETT: So -- 23 CHAIRMAN LEWIS: Yeah, at this time, I'd -- 24 MR. BARRETT: So my name's Chris Barrett. I'm a 25 supervisor. I want to begin by thanking everyone for taking	Page 9 1 what would outsiders think of Westchase? 2 My motion isn't motivated so much by stopping the 3 trail as it is stopping the ridiculous nonsense that has 4 shown significant distrust and has damaged the community I 5 love. 6 So I hereby make that motion and ask for a second 7 for it. 8 MR. GILLIS: I second. 9 CHAIRMAN LEWIS: Okay. Does anybody else have any 10 comments or -- 11 MR. GILLIS: I do, but -- yeah, I -- I will do it 12 now. 13 CHAIRMAN LEWIS: Sure. 14 MR. GILLIS: So my name is Reggie Gillis. I've 15 been a supervisor for the last three years and to second 16 what -- some of the things that Chris said, I had planned on 17 kind of presenting something similar. I pushed for a 18 long-range plan, have been pushing for quite awhile for the 19 last few years. I applaud all the folks out there because I 20 was just like you, sitting out there wanting to get 21 interested in what the community did seven or eight years 22 ago and one of the many long-range plan things -- and I 23 think Greg will talk about his initiative to look at 24 financing for several long-range plans -- somehow got 25 deflated to one single project.

Page 10 1 There's also been a misrepresentation that we've 2 not sought input. That is not -- could be no further from 3 the truth. We've not only tried to do it through the WOW, 4 we've put some in parks. 5 I personally have gone to the HOA. The first 6 survey we ran, we had about 15 percent of the community 7 respond. That's about three times or five times what you 8 normally see in polling for political actions, for example. 9 We then -- because we didn't the response we wanted, we went 10 to the HOA and asked them to e-mail every resident. That's 11 why we got a large percentage. 12 Specifically, for the five projects that we're 13 looking at -- and we're looking at them simultaneously, 14 which a lot of folks have -- I've seen a lot of comments 15 about, "Well why not this," and, "Why not that," there's a 16 clear misunderstanding of how our community is funded. I 17 just -- I have my own taxes here. The assessment that we 18 levied for -- I live in Harbor Links -- about less than ten 19 percent of our taxes are from -- from the Westchase CDD. 20 The other 90 percent are through the county overall. 21 Many of the things that people are commenting on, 22 there's a misunderstanding of who is responsible for what. 23 I'll give you one example: The sidewalks. People go, 24 "Well, why aren't you spending more money there?" In fact, 25 we are, but that responsibility is the county's, but the	Page 12 1 So I just want to make sure it's clear what 2 processes, the steps we make, the -- the second survey, I 3 should have added, because of what went on within the HOA 4 and what went on in not allowing that e-mail to go out -- 5 part of it was a changeover in their management -- we only 6 had 170 residents respond, but if -- if anyone's interested, 7 we attempted to put it up on the website. We will hopefully 8 -- if there's no interest, we won't, but there was a 9 majority of the residents that didn't respond that weren't 10 interested in connecting the communities. 11 We clearly see there's a lot of opposition to a 12 large part of that, particularly in the conservation areas. 13 Many of us live with the conservation areas behind us as 14 well and we understand all of that. We don't have any 15 intent in trying to circumvent the will of the residents 16 here. 17 CHAIRMAN LEWIS: Okay. Greg, do you have anything? 18 MR. CHESNEY: Yeah, why not. My name is Greg 19 Chesney. I'm going to stand up just because I am more 20 comfortable doing that. So I am the longest serving board 21 member on the Westchase CDD. Some of you know me, some of 22 you don't and I want to say something at the beginning here 23 that I know my wife would like to get recorded, but I'm 24 sorry and I'm sorry because I can't begin to convey all the 25 reasons each and every one of you are here, but I am sorry
Page 11 1 board through years of -- this board runs about a 3.7 2 million dollar annual budget. Currently, the -- through -- 3 not me, but people like me through the years have 4 represented the community, our current balance is around 5 \$5,000,000. They've tapped into those resources to leap 6 ahead and do things like -- even though it's the 7 responsibility of somewhere else, we've done projects like 8 the -- the 125 pond, like trying to fix the sidewalks and 9 whatnot without increasing the assessment to all of us. 10 Unfortunately, because we can't do large projects 11 like -- this community was originally designed in 1991, just 12 as many of you and me included have renovated houses and 13 done whatnot, many of our resources -- many of our 14 facilities are aged and now, they need some type of 15 refurbishment and we can't do that through your normal 16 taxing authority, so we need to go out to outside funding to 17 do some of these larger projects. 18 I won't get into one of the bigger ones, but the 19 golf course, for example, just two weeks ago, I sat down 20 with the owner to talk through some of these things. We're 21 continuing to work through all those projects because we've 22 made -- and -- and I would think most of the board would 23 agree -- mistakes in the past like moving away from that 24 years ago whereas now, if we do pursue that, it's probably 25 going to cost all of us a multitude more, probably double.	Page 13 1 because I felt that I did a bad job on my part of this 2 project and my part of this project was the financing that 3 Reggie is talking about. And I -- I always like to say that 4 this -- you know, when you get to be my age, you reflect 5 back on your first half of your life think about how you're 6 going to do it better in the second half and I always look 7 back and I always say that this has been my favorite job. 8 My best job was being a member of this board. 9 And yes, it is a job. We do get paid of. Some of 10 you have commented on the pay. We get \$200 a meeting. I 11 was not here last meeting, so I didn't get paid. I was at 12 the U.S. Open. I had a good time. I apologize that I 13 wasn't here to listen to you guys then, but that's just how 14 my life is evolving. 15 But I guess -- so many thoughts in here, but I am 16 sorry that the financing of our district needs exceeded 17 this. Let's just think back. Imagine if we would have come 18 to you and said, "Oh, we're going to spend" -- I don't even 19 know what it is, "\$60,000, approximately, to do a design 20 study about this trail system." Probably some of you would 21 have commented, "We don't want a trail system," great, but 22 definitely the \$18,000,000 number gets people's attention 23 and that's why you're all here. 24 That was my fault. That \$18,000,000, as Reggie was 25 saying -- if you come to the meetings regularly, we're

Page 14 1 always here. We're here twice a month. I'm not always here 2 twice a month anymore because -- 3 UNKNOWN SPEAKER: Because you're at the U.S. Open. 4 MR. CHESNEY: I was at the U.S. Open. This is my 5 last term. This June, I will be off this board. I've been 6 here long enough. I've been here too long, obviously, by 7 the fact that all of you are here. Once again, I'm sorry. 8 That's on me. 9 So I want you to listen to these people. Everyone 10 here -- we're all in this together. It's one community. 11 We're all here together. We all have the same purpose: To 12 make our community better. I've lived here for 30 years. I 13 love this community. This community -- I want the same 14 experience for you to have that I've had in this community. 15 I've raised my children here. I -- my -- my son 16 and new daughter-in-law went to kindergarten here at 17 Westchase Elementary and got married this past summer, last 18 month, while I was also trying to do this financing. So 19 I've been very distracted and I'm sorry for that and that's 20 really -- I guess really what I want to say. 21 We're not going to entertain any questions because 22 that's it. I don't think there's anything else I need to 23 talk about, but -- welcome and -- and as Reggie said, we do 24 appreciate it. I started just like you guys, coming to a 25 meeting like this. I tended to be a little quieter in the	Page 16 1 on this board with, even the guys before this -- because 2 again, I've been on this since 2016, they are absolute 3 professionals and they absolutely care about this community 4 just as much as everybody here. So I just want everybody to 5 know that. 6 The thing that we did at our last meeting, which 7 was August 19th, which was a continue meeting from August 8 5th, was a -- we were going to vote to approve a study, a 9 feasibility study as, I think, Greg mentioned it as well. 10 That is something that is so very common for local 11 governments to do -- I just want everybody to understand 12 what that was for. It wasn't to approve the trail project 13 and in fact, I made a list of everything that we've voted on 14 and approved to date. 15 The three things that we have not voted on is the 16 bond, the project approval because we don't have a design 17 and we haven't voted on a design contract. All we voted on 18 at the August 5th meeting was the bond counsel engagement 19 letter, an agreement for underwriting services and assign -- 20 to assign a trustee, an engineer's report, a bond validation 21 report and two resolutions. One authorizes the bonds and 22 the other one is intent to resolution, which is basically 23 that we get reimbursed if we spend any of our funds. 24 So I, with that -- and I think Reggie kind of 25 mentioned this in what he said -- we had no mall intent or
Page 15 1 back, but -- 2 UNKNOWN SPEAKER: What, what? 3 MR. CHESNEY: -- I -- I'm glad that you all came 4 and I'm sorry that you felt you had to come. 5 CHAIRMAN LEWIS: Thank you. 6 UNKNOWN SPEAKER: We can't hear you. You all need 7 a microphone. 8 CHAIRMAN LEWIS: Anything else? 9 MR. WIMSATT: Message received. 10 UNKNOWN SPEAKER: Can we just go back really 11 quickly to talk -- 12 CHAIRMAN LEWIS: No, no. Ma'am, we're just having 13 comments, please, right now. So -- 14 UNKNOWN SPEAKER: Sorry. 15 CHAIRMAN LEWIS: That's okay, that's okay. So -- 16 so something that I kind of prepared is -- is more along the 17 lines of what Chris was saying. I joined this board in 2016 18 and I wrote this down because I just want it to come out 19 right. So I don't normally get too nervous speaking in 20 front of the public, but -- luckily, I was elected and like 21 Greg and like the rest of these guys, I love this. I 22 absolutely love it. I don't even mind you guys being here. 23 I really don't, I get yelled at during my normal job 24 everyday, so it doesn't really matter. 25 I can tell you this: The people that I have served	Page 17 1 just any shadiness. I guess I've heard some of these 2 comments that's been posted or put out there that we're 3 somehow in cahoots with each other. I mean, it's just 4 flabbergasting to be perfectly honest with you and it was 5 not a perfect survey. I get that. We've learned that. 6 I've learned that at least, but there was nothing there that 7 we were trying to pull the wool over anybody's eyes. 8 And so -- you know, we're not going to agree on 9 everything here, but when -- when I get the majority of 10 e-mails from you folks have been pretty respectful and, you 11 know, you don't agree with the trail, but I think some of 12 the disinformation that's been out there -- and that's why I 13 wanted to say exactly what we've been voted on and what 14 we're -- to date so it's out there and maybe we did a bad 15 job of organizing that, but -- you know, the fact that you 16 guys think somehow that we've deceived you or rushed this 17 through is just not true and I just want to say that. 18 And especially even like Karen over here with the 19 WOW, I mean, that -- that was tough for me to read and I 20 think a lot of our regulars -- and I'm going to call Barry 21 Anderson out on that -- he's been to a lot of our meetings 22 and workshops and I hope you don't mind me doing that, but I 23 think he would agree that we run a pretty professional 24 meeting and -- and I guess that's all I'm going to say. So 25 --

Page 18 1 MR. BARRETT: Can I just call the vote? 2 CHAIRMAN LEWIS: Yes, so we have a motion on the 3 floor. We have a second to kill the vote for the pursuit of 4 the trail project. 5 All in favor, please raise your hand. 6 (All board members signify in the affirmative.) 7 CHAIRMAN LEWIS: Vote carries five to zero. 8 (Motion passes.) 9 CHAIRMAN LEWIS: Okay. So we -- we obviously still 10 have other -- okay. Sorry, just getting -- I like the light 11 thing. That's like the orchestra, that's pretty good. 12 So again, you guys signed up to speak. If you guys 13 want to, when we get to that part, you are more than welcome 14 to. I am probably going to limit it to less than three 15 minutes because of the number of people here that were 16 signed up. If you don't really want to speak, we've just 17 obviously made a vote, which is the reason why I think a lot 18 of you folks are here, but we do have other -- other 19 business that we need to tend to. So -- anyway. 20 Thank you. If you could, please try to remain 21 quite. Thank you. 22 MR. BARRETT: And by the way, like don't -- if you 23 want to leave now, that's perfectly understandable and -- 24 because we will not be offended. 25 CHAIRMAN LEWIS: All right.	Page 20 1 member of Techwave with me they can answer any in-depth, 2 technical questions. 3 UNKNOWN SPEAKER: You need to use the microphone. 4 MR. VEGA: We -- we don't have a microphone. There 5 is not one there. 6 MS. TRUJAN: Yeah, there isn't unfortunately, but I 7 do -- 8 CHAIRMAN LEWIS: I'm sorry to interrupt you. And 9 please, anybody -- please, when we're trying to conduct the 10 meeting here, too, we will have an audience comments 11 section, so I would appreciate it if -- if -- please don't 12 yell out. I -- I understand there's a lot of people here, 13 but we're trying to conduct a meeting. 14 So thank you. 15 MS. TRUJAN: The good new is, my many years in 16 security, I can project. So with Techwave, we use them at 17 multiple of our sites. It's not only a way to lower costs, 18 but it's also easier for the -- the older residents and 19 younger residents who don't understand like in-depth 20 technology. It's a bit more easy on your phone. There's 21 literally three buttons to get to -- to put in your own 22 guests and to allow entry. It allows you to send QR codes 23 to your visitors so that they get it via e-mail or via text 24 message and they'll go up to the gatehouse and the guard 25 will scan it. It makes it a lot more simple, especially if
Page 19 1 MR. VEGA: We have the -- 2 CHAIRMAN LEWIS: Yeah, so let's -- so for the 3 record, I'd like to move on to field manager's report and 4 then David you have what -- 5 MR. SYLVANOWICZ: So what do you want me to start 6 with, Securitas? 7 CHAIRMAN LEWIS: Securitas, yeah. 8 MR. SYLVANOWICZ: Okay. If you want to go to the 9 podium. 10 UNKNOWN SPEAKER: Where are we on the agenda? 11 MR. VEGA: Part three. 12 CHAIRMAN LEWIS: Part three, field manager's 13 report. 14 MR. SYLVANOWICZ: So board, this is Angel. She is 15 the regional director for Securitas and then with her -- I 16 don't know your name. 17 MR. COUPLAND: Mark. 18 MR. SYLVANOWICZ: He is from Techwave, which is the 19 software company that they are together with respect to the 20 guardhouse and Dwelling Live and months ago, we wanted to 21 have them in to discuss that. If you live in the Greens, 22 this is -- this is the woman who helps run the guard shack 23 and she is going to give us a little bit of an update about 24 the new software. 25 MS. TRUJAN: So with me, like you said, I bought a	Page 21 1 you've seen those passes in your windshield that fade very 2 easily. The good news is that with Techwave, it is a 3 thermal printer, so no more faded pass. 4 When it comes to Techwave and me personally using 5 it as an officer, it was much easier on the officer's side. 6 Less mistakes, which is great because we want tech to take 7 over a little bit, take that mistake probability out of 8 human hands. Right? 9 So when we're at the gatehouse essentially, let's 10 say I have a guest come in and they say, "Well, I have a QR 11 code from so and so at this place." Right? Fantastic, so I 12 look at the name that's on the QR code, they scan it and it 13 automatically registered in my system as either a van from 14 the property or not. So it will allow your guests in and 15 deny the ones that you don't. 16 It takes that capability or that out of officer 17 hands and allows a double check process. So in other words, 18 if you have somebody that you're not quite friends with, you 19 can go on your application and you can deny them. You can 20 say, "I do not want this person here anymore." It makes it 21 a lot more streamlined and easier for the officers to use, 22 as well as easier for you to use. 23 Is there anything you want to add to that? 24 MR. COUPLAND: Yeah, there's -- with that, you can 25 -- you can decide, if you wanted to, when your guest arrives

Page 22 1 and it's been scanned in, you will get a text message 2 saying, "Mark's here and he'll be at your house within 30 3 seconds or 45 seconds." You can up tab to that, if you want 4 to. We have a thing called BOLO lists, be on the lookout 5 for. You know, this person's been here three or four times 6 and I saw him drunk and was in the pool or whatever and we 7 just need to be aware and -- and you go to the BOLO list, 8 but you are in complete control of this. 9 Anybody who wants to take a look at -- I will show 10 you the app on my phone and I will send you QR code to my 11 memo system. It takes five seconds. 12 CHAIRMAN LEWIS: Marlon, please, a little later. 13 MR. SANTOS: Oh, I -- I thought he was going to 14 answer questions about this. 15 CHAIRMAN LEWIS: I think you said later. 16 MR. SANTOS: Oh, okay. 17 MR. COUPLAND: Yeah, if you want -- 18 CHAIRMAN LEWIS: If you don't mind. 19 MR. COUPLAND: -- this is -- absolutely a -- it's a 20 ton on the paper there, but I -- I do have the memo stuff on 21 my phone. I can easily do it. Just give me your number and 22 you'll get a QR code within 30 seconds and you can set it 23 for -- and it's tracking the dates the people are in here, 24 you know, you -- they even know which cars are in, how often 25 they are coming.	Page 24 1 Dwelling Live, we gave up on that. 2 So we sought partnership with Techwave. We love 3 that they have their own software. It allows us to work 4 together with them. We get instant help, so when I go and I 5 need help or you need help, you actually have a responsive 6 service. 7 What he means by the cameras is this is an 8 adaptable software. So when the guards are using it up 9 front, right now, we're only looking at getting APC, the 10 actual system itself so you guys can see the way it works 11 and you'll see how fast it is, but it is adaptable so you 12 can add things like cameras, you can add things like an call 13 box that allows you to physically type in people's names and 14 things like that. It comes with remote guarding service, 15 but that's if you decide to upgrade up. 16 So the reason why we like this is we like 17 adaptability. We like our security companies to be able to 18 keep growing so that we can keep everyone safe longer. 19 Right? So we will be standing outside about -- for the 20 entirety of your guys's meeting is what we decided on, so if 21 you guys want to walk up to us and ask us questions 22 individually, we can address those individually because 23 there's quite a few people here. 24 So we will be standing out front if you guys have 25 any further questions.
Page 23 1 So it makes the Greens safer. It's not here, it's 2 in parts of southeastern Florida. One of the security 3 guards from another company turned off the security cameras 4 in Florida here and letting people in and cars were coming 5 in and stealing cars. He didn't turn them all off, he 6 wasn't that clever, but it tracks who's in and who's out, 7 you know, LPR cameras. There's a ton of things you can do 8 with this and this is, I think, the most important: This is 9 U.S. software. It's not Chinese where everything is made 10 and designed -- the manufacturer of the product is in 11 Alpharetta, Georgia. The two guys who started the company 12 are the programmers. The only -- we're not owned by a big 13 conglomerate. We're a company of about 25, 30 people and 14 eight to ten of them are software developers. So -- 15 MS. TRUJAN: Securitas vets them. Because they are 16 a third party, they are ran by actual people in the U.S., 17 but they are also used in places like Sweden. We've been 18 talking about that. 19 So with our massive company, we have partnered with 20 them. We vet them. With Dwelling Live, we're having a lot 21 of issues. We would spend three hours, two or three hours 22 on the phone just trying to get tech support. A lot of 23 times, on some of these applications, on the resident's 24 side, it would go down. We wouldn't be able to fix it for 25 over a week and that's -- so without that guidance from	Page 25 1 MR. COUPLAND: And same with me. Like I said, if 2 you want a QR code, just give me your phone number, I'll 3 send you one. Simple as that. 4 MR. BARRETT: So can you clarify the suggestion or 5 the ask on what -- what the costs are? And Steve, can you 6 hear all the way back there? 7 MR. SPLAINE: I'm sorry? 8 MR. BARRETT: Can you hear? This is the most 9 relevant to you and your crowd. 10 MR. SPLAINE: I can hear a little bit. 11 MS. TRUJAN: I'm trying to be loud. 12 MR. SYLVANOWICZ: So are you asking about pricing? 13 CHAIRMAN LEWIS: Ye- -- yeah. 14 MR. SYLVANOWICZ: Yeah. So from the -- right now, 15 the -- going forward, it would be for the -- for the monthly 16 cost -- and this is for the payroll for the guards, for the 17 Dwelling Live software, it's 22,637 and that increases by 18 \$204 a month if we go to the Techwave, which she's 19 describing. 20 So if you remember, this came up with my concern 21 with aging computers at the guard shack. So she was new, we 22 had a great meeting, she introduced us to Techwave and what 23 that is like and that is like the future. The fact that 24 Securitas, if -- she's made that clear, but Securitas 25 doesn't use the Dwelling Live software anymore except at the

Page 26 1 Greens' gate. So what are we using, what is the next step? 2 And so this is what has been presented to us, so I wanted 3 you guys to know. 4 I'm glad Steve is here so that he can also hear it 5 and I'm glad there's also a lot of people here that are from 6 the Greens, that this would directly affect them and that 7 the investment of the \$204 more or less for the software and 8 you can correct me if we go -- we go into like the -- once 9 we get passed three years or so, I think we've kind of paid 10 off the hardware. 11 MS. TRUJAN: Yes, it is essentially the same thing 12 as Dwelling Live. Over a certain amount of time, you will 13 own the software, which is fantastic, too. I do want to 14 point out -- 15 MR. COUPLAND: You'll own the hardware. 16 MS. TRUJAN: Sorry? 17 MR. COUPLAND: You'll own the hardware, not the 18 software. 19 MS. TRUJAN: You'll own the hardware, sorry, not 20 the software. Apologies. 21 MR. SYLVANOWICZ: Yep. 22 MS. TRUJAN: So something I want to add, too, is my 23 degree is in cyber security -- right -- and the reason why I 24 care so much about moving on to a software that's better and 25 that's more responsive is we don't use Dwelling Live at any	Page 28 1 MR. SYLVANOWICZ: No, so that's what we pay a -- 2 that's -- 22,000 is what we pay a month -- 3 MR. BARRETT: For the current services. 4 MR. SYLVANOWICZ: -- for Securitas and Dwelling 5 Live and everything. 6 MS. TRUJAN: The full package. 7 MR. BARRETT: Right. 8 MR. SYLVANOWICZ: We -- right now, the computer is 9 seven years old and it's just -- just a PC, so if it went 10 down, literally, I would go to Best Buy and buy a new 11 computer and then connect with Angel and say, "Hey, can you 12 get Dwelling Live up there to" -- "to deal with it," and 13 then we would move forward with that. 14 MR. BARRETT: So the -- 15 MR. SYLVANOWICZ: So that's a little concerning 16 because that's not very cohesive. 17 MR. BARRETT: Right, so the increase in cost is -- 18 MR. SYLVANOWICZ: \$204. 19 MR. BARRETT: Per month? 20 MR. SYLVANOWICZ: Per month, yes. 21 MR. COUPLAND: Additionally, with that computer, if 22 it went down, you'd have a replacement from a us within 24 23 hours fully loaded. 24 MR. SPLAINE: Hi. For the court reporter, Steve 25 Splaine, Green Hedges, the Greens voting member. Sherida
Page 27 1 of our other sites and I have 27 of them. So this one site 2 is the last one I have that uses Dwelling Live and for 3 safety, security and just safety for your data, that's why 4 I'm trying to put this in is I want to make sure that 5 everybody's data is secured with something that is 6 consistently getting updates. Do you see what I am saying? 7 And so that's why I pressed it on to -- on to Westchase 8 because I feel like we need that type of -- 9 MR. COUPLAND: And just to emboss that a little bit 10 more, we also have a logistics side of the company and we 11 also have a corporate side of the company where people go 12 into office blocks and -- but the logistics side, it's CT 13 pack compliant, which is the county terrorism protection 14 something -- that the feds use for -- for (inaudible) of the 15 country. It's compliant with that. It's the same level of 16 software for HOA, which we went to went to logistics and 17 ship inside (inaudible) will be CT pack compliant. 18 MS. TRUJAN: Federal cyber security compliant. So 19 any -- any type of -- of -- let's say hackers or any 20 malicious person that's trying to access from another 21 country, it is protected against that as well. That's 22 another reason why we partnered is because Securitas is 23 international, so that is helpful for us as well. 24 MR. BARRETT: So -- so after the 22,000 roughly 25 initial investment, you said it's a --	Page 29 1 reached out to me ahead of time to give me a heads up. So I 2 appreciate the current software is -- Dwelling Live is going 3 away and I appreciate that you've done your research to find 4 better alternatives. If there's a marginal cost, you know, 5 so be it. That's not -- but a couple of thoughts I have 6 when we migrate from the old system to the new system, can 7 we have a period of time where both work? Is this going to 8 take awhile to -- 9 MR. COUPLAND: Yeah, typically, that's what we do 10 and then the cost is built in there for data transfer and 11 you probably will run the systems side by side for six to 12 eight weeks until everybody's happy and we got all the 13 credentials in there, but we do -- when we take the project 14 on, we assign a project manager and he works with you at -- 15 at a host level, at a personal host at a home level, if you 16 want to. It's for training. The initial training is about 17 90 minutes, but you can take that as many times as you want. 18 We have a full learning -- yeah, so it's fully integrated, 19 yeah, absolutely. 20 MR. SPLAINE: So the second ask is -- you mentioned 21 migration. There is about 500 homes behind this particular 22 gate and trying to get 500 people to do anything is near 23 impossible. If we're -- 24 MS. TRUJAN: Have you heard of Innisbrook? 25 MR. SPLAINE: I'm sorry?

Page 30 1 MS. TRUJAN: Have you ever heard of Innisbrook 2 before, the -- the large gulf -- 3 MR. SPLAINE: Yes, I've heard of it, yes. 4 MS. TRUJAN: So we just did a migration for them. 5 They just completed their Techwave project and that was over 6 2,000 people. It took them about a month and we ran 7 Dwelling Live and Techwave concurrently so that they had 8 enough time to have all of the residents register and it 9 works -- it works great. 10 MR. SPLAINE: So my ask is migration, are you able 11 to do that yourself before the period is over without us, 12 500 different homes, having to type everything in again 13 because that would be a real kind of. 14 MR. COUPLAND: Yeah, it -- 15 MS. TRUJAN: It's mostly with the database that's 16 already in there. There would be some cleanup, but -- so 17 for instance, we already have Uber and things like that in 18 there that you've had in there for years. Those types of 19 things, we call fluff. It's -- so there's some people who 20 have put in deliveries and have kept that delivery in there 21 by mistake for years and it's clogging the system. It 22 doesn't need to be there. Right? Those have to be put in 23 again, but things like your sister that comes every single 24 week -- right -- she will be migrated over, so things like 25 that.	Page 32 1 Carmen and asking her to be added, you know, on their app or 2 their computer. 3 MS. TRUJAN: We had to do a similar thing over at 4 Innisbrook recently, like where I'm using that as a -- that 5 just happened. So our officers are also all trained in how 6 to use the resident's side and guard side and I make sure to 7 do that. And so all my officers understand how this works 8 and so when somebody comes to the gatehouse with a question, 9 they can answer and help. 10 For the distribution lists, like you are 11 explaining, you will send a -- or we will send an e-mail our 12 that says, "Here's how you register," and then we can attach 13 -- attach training and how-to guides for the other residents 14 so they can see it. 15 The training, the admin side training that -- that 16 property management will receive is for emergencies only. 17 They can access it, they can change things in it. However, 18 when they do, you will get a response e-mail that says, 19 "Hey, this was changed on your account," things like that. 20 When they go to send the registration e-mail out -- 21 right -- you'll see the description and you'll see the link 22 to download it. There's also a type of security link on the 23 bottom that I have access to myself that goes over how 24 everything works and where your data is going. 25 So for that discussion list, we would have to get a
Page 31 1 With the database, all we need to know is who lives 2 where and their contact numbers and e-mails. That's it and 3 I'm sure that that's already in our database. 4 MR. SPLAINE: Okay. And then the third item is 5 along the lines of education. Right now, I got the Dwelling 6 Live on here and once every six months, they'll want to add 7 one more person. I forget how to use it. Can we make an 8 effort to reach out to the residents to inform them? I know 9 there's a lot of them here today, but there are more. 10 MS. TRUJAN: Absolutely. 11 MR. SPLAINE: Whether or not it's via mail or -- I 12 think Securitas has a list of e-mail addresses -- 13 MR. COUPLAND: Mm-hmm. 14 MR. SPLAINE: -- and I think our legal person has 15 asked if you can use it specific to that particular need, so 16 upgrading the security software would seem like the 17 reasonable use of that e-mail address for the -- the 18 distribution list if you are able to send that out and just 19 tell people we're switching this over. You know, the WOW's 20 in here, the WOW put out an article, but we don't have a -- 21 kind of a silver bullet where we can notify everybody. We 22 have to use -- (inaudible) or just a distribution list that 23 would really help if you are able to send out a PDF 24 explaining to people how to use the new software so when 25 your aunt comes this Christmas, they are not calling up	Page 33 1 little bit creative on telling everybody, "Hey, it's being 2 implemented on May 1st," something like that. So we'll have 3 to get a little bit creative with that, but I'm definitely 4 sure we can rig that up. 5 MR. SPLAINE: If you have some instructions, I'd 6 like for you to send them to me. Sherida and Dave got my 7 contact information. I'm more than happy to post it to our 8 Facebook group. It doesn't cover everybody in the Greens. 9 There's an illusion to just how big it is, but that would 10 certainly help. Anything else I can do to help with the 11 communication, please just ask. 12 MS. TRUJAN: Okay. 13 CHAIRMAN LEWIS: So Steven, as the voting member 14 for the Greens -- and that's why I allowed you -- I know you 15 were going to ask your questions. I haven't allowed anybody 16 else at this point. So have you talked to a lot of the 17 folks, though, in the Greens? I mean, are they pretty 18 supportive of this or -- 19 MR. SPLAINE: This security? 20 CHAIRMAN LEWIS: Yeah, to the Techwave or no? 21 MR. SPLAINE: No, I mean, I don't know that we 22 really have any choice. The old software is why we need new 23 software. My framework in the security is educating people 24 and making sure it's a smooth transition. 25 CHAIRMAN LEWIS: Okay, yeah.

Page 34 1 MR. SPLAINE: And once I get the materials, we'll 2 start that communication. 3 CHAIRMAN LEWIS: Okay. 4 MR. SPLAINE: We'll talk to Sherida about some of 5 the options. We just have to over communicate before we 6 start retiring -- we've retired the old system. The barcode 7 reader, it literally broke and couldn't get updated. We 8 notified people -- this was when Doug around -- like six 9 months in advance and there was still people who were in 10 shock when it went away and Doug showed up and dug it out, 11 so it's going to take awhile, but -- 12 CHAIRMAN LEWIS: Okay. 13 MR. COUPLAND: As far as training concerns, we -- 14 we have dedicated people at Techwave who will work with 15 Angel's team and you can bring them as many times as you 16 want because people have different learning levels. As you 17 say, you know, some people may take a little bit longer to 18 grasp it, but it is not particularly difficult. 19 CHAIRMAN LEWIS: Okay. Is that -- is that all you 20 had? 21 MS. TRUJAN: That's all I had. 22 CHAIRMAN LEWIS: All right. Well, David, do we 23 have any questions for Angel or -- I'm sorry, what was your 24 name? 25 MR. COUPLAND: Mark.	Page 36 1 are getting 17.50 an hour and at this point, being a 2 security officer, we're here to protect people and were 3 getting paid less than a bagger at Publix, so we were hoping 4 to get competitive and in an area that I can keep people, 5 that I can keep retention and you can keep the same faces at 6 your gatehouse. That's the reason for this proposal. 7 CHAIRMAN LEWIS: Okay. All right. So -- 8 MR. SYLVANOWICZ: So that up there, that reflects 9 what the numbers with Techwave are. She did give me without 10 Techwave, so that would show basically the same wages for 11 staff with a \$204 less because we would just stick with 12 Dwelling Live. 13 CHAIRMAN LEWIS: Okay. 14 MR. VEGA: Can I just let you know that's in line 15 with Cheval and Harbor Greens for their gates. 16 CHAIRMAN LEWIS: Okay. 17 MR. VEGA: And they -- Cheval has recently just 18 gone away from Dwelling Live because of the competitive -- 19 the issues and Harbor Greens are also looking at it. 20 MS. MCCORMICK: I was just going to say, we have an 21 agreement that has the current rate that we are paying, so 22 what I would suggest if you approve this today is we just 23 amend that agreement so that we can keep what the current 24 rate is. 25 CHAIRMAN LEWIS: Okay, fair enough. All right.
Page 35 1 CHAIRMAN LEWIS: Mark, okay. 2 THE COURT REPORTER: And what's your last names? 3 MS. TRUJAN: Trujan. 4 MR. COUPLAND: Coupland, C-o-u-p -- 5 THE COURT REPORTER: Yes, spell it. 6 MR. COUPLAND: I'll just give you my card. 7 THE COURT REPORTER: That works. Thank you. 8 CHAIRMAN LEWIS: Thank you both. Is there any -- 9 David, was this part of your -- was there an increase to 10 wage rates as well? 11 MR. SYLVANOWICZ: Yeah, they have to be -- I can 12 put it up here. It's the -- that number is with updated 13 wages, so the security guards are getting an increase to \$18 14 an hour, which according to Angel, makes the guard shack 15 competitive to be able to retain staff. 16 MS. TRUJAN: I can add onto that answer. 17 MR. SYLVANOWICZ: Please do. 18 MS. TRUJAN: It also has to do with the amount of 19 training that goes Techwave. These officers that we 20 specifically have are not trained in Techwave yet. I'll 21 have to put them through training. So every single time an 22 officer is trained on something specific or special, they go 23 up again and typically, that's what we tell our clients, 24 that if they move up in training, they go up in pay. 25 The ERI data, the area shows that people at Publix	Page 37 1 MR. BARRETT: Steve -- can I just -- 2 CHAIRMAN LEWIS: Yes, sorry. 3 MR. BARRETT: Steve, are you good with these rates? 4 Your residents are going to be the ones ultimately paying 5 this. 6 MR. SPLAINE: Nobody likes paying more, but it's 7 just something that many of the residents are very 8 passionate about. So if it's reasonable, I don't see that 9 there would be an issue. 10 MR. BARRETT: Thank you. 11 MR. SPLAINE: And just so I heard you correctly, 12 it's going to \$18 an hour, it's not going up by \$18 an hour? 13 MR. SYLVANOWICZ: Yes, so -- yes, if you look up 14 there -- I don't know if you can see it, but the wage rates 15 would be going to 18 and Carmen is the security supervisor. 16 MR. SPLAINE: So we're paying 50 cents more than 17 what they would earn at Publix? 18 MR. SYLVANOWICZ: Yeah, you got it. 19 MR. SPLAINE: Yeah, nobody's going to -- well, 20 somebody will, somebody will. 21 CHAIRMAN LEWIS: Steven, Steven, somebody will. 22 Last time we -- we had a discussion about the guard gates, I 23 think we had almost as many people here. Maybe we were 24 looking to kill the boardwalk through there. So we -- we 25 definitely want to keep the Greens' people happy.

Page 38 1 So -- okay. Do we have a motion for approval? 2 MR. WIMSATT: I'll move to approve. 3 MR. GILLIS: I'll second. 4 CHAIRMAN LEWIS: Okay. Any other comments, 5 questions? 6 (No response.) 7 CHAIRMAN LEWIS: All right. All in favor? 8 (All board members signify in the affirmative.) 9 CHAIRMAN LEWIS: Motion carries to five to zero. 10 (Motion passes.) 11 MR. SYLVANOWICZ: Thank you, guys. 12 CHAIRMAN LEWIS: Thank you guys very much. 13 MR. COUPLAND: Thank you very much. 14 MS. TRUJAN: Thank you for your time. We'll be 15 outside for anybody that wants to talk. 16 CHAIRMAN LEWIS: Okay. 17 David, what else you got? 18 MR. SYLVANOWICZ: Well, I'm going to skip around 19 because I have John Heller. John, yep. Come on in, John. 20 John lives at 10437 Green Links Drive. He lives -- let me 21 get everything to load up. So Green Links Drive, Linebaugh 22 right here, the green line. His house is right here. He 23 has one tree out front. This is a -- I'm sorry, this is a 24 tree permit request. 25 He has CDD property at the end of the street that	Page 40 1 MR. SYLVANOWICZ: My back is to his -- to the wall 2 and then Linebaugh. 3 CHAIRMAN LEWIS: Okay, got it. 4 MR. SYLVANOWICZ: Does that make sense? 5 CHAIRMAN LEWIS: That's -- yeah. 6 MR. SYLVANOWICZ: So if you want to see property 7 lines, if I make this a little bit bigger -- 8 CHAIRMAN LEWIS: I'm sorry, John, I thought you 9 took the picture. That's why I was looking at you. So -- 10 MR. HELLER: I might have, I can't remember. 11 That's my backyard, though. 12 MR. SYLVANOWICZ: Yeah, this is his property line 13 right here because then it becomes sidewalk, but then 14 obviously the easement and I tried to line it up as best as 15 accurately possible. 16 CHAIRMAN LEWIS: So this is considered a street 17 tree? 18 MR. SYLVANOWICZ: It -- well, yeah, it's probably 19 considered a shade tree. 20 CHAIRMAN LEWIS: But it's on CDD property. 21 MR. SYLVANOWICZ: It's on CDD property because all 22 -- to the left of that picture and going down is 23 Linebaugh -- I mean, excuse me, CDD property. So -- so 24 that's the first ask. 25 Now, the other one is he also has a permit for this
Page 39 1 abuts to hit backyard, side yard and then he has the wall on 2 Linebaugh. So I'm trying to paint that picture because he 3 has -- going through the process of wanting to add a pool 4 next to his lanai and garage. 5 John, correct me if I say anything wrong at -- 6 MR. HELLER: No, you nailed it. 7 MR. SYLVANOWICZ: There is a tree that is on CDD 8 property, which I will show you a picture, that is leaning. 9 It's -- it's leaning in the wrong direction and it's on CDD 10 property. I've talked to John about it. It's leaning 11 towards, basically, the car in the street and I can walk 12 along these roots and feel that it has been pushed by the 13 wind. 14 John would like to put his swimming pool and 15 whatnot over in this area. He's been instructed by his 16 arborist -- which he has a report and he also has county 17 permits to have this tree removed. Basically, I am asking 18 can he do this and does he do it or does the CDD do it 19 because he could potentially root prune, put in his stuff 20 and all of that and now, maybe down the road, that tree 21 becomes an issue for the CDD to manage. So that's my first 22 question. 23 CHAIRMAN LEWIS: I have a question, too. Just so 24 I'm clear, is that picture taken -- are you standing at the 25 wall?	Page 41 1 tree out front. It's a Sweet Gum. He had two out front at 2 one point and the one on the corner was removed by Mark 3 Hughes when he managed that whole neighborhood last July and 4 they -- the arborist at the time looked at this tree and 5 said give it some time, it's not a beauty, but it's still 6 got leaves, it's still looking good. So he's concerned 7 about it. 8 So this kind of falls into that category of he 9 pulled the permit, has an HOA modification, he would like to 10 see this tree go. That would be something that would be at 11 his cost. Typically, when we do -- and then maybe in this 12 -- in this grassy area right here, that's where we can put 13 a, you know, voting member approved replacement street tree 14 to go with it and the permit might dictate that on that CDD 15 property that's on the back that we put another tree there, 16 also. 17 CHAIRMAN LEWIS: Okay. I thought -- and 18 clarification for me, I thought there were four trees on the 19 permit. Is there two that I'm not seeing? 20 MR. SYLVANOWICZ: Correct, he can comment on that. 21 MR. HELLER: Yeah, so there were two in my backyard 22 that I didn't need approval for, but I had them altogether 23 because it's \$87.50 for a permit, so I didn't want to spend 24 the extra 87.50. 25 CHAIRMAN LEWIS: Okay. Just wanted to make sure

Page 42 1 we're not -- 2 MR. SYLVANOWICZ: He already took care of those 3 because he -- he wants to move forward with this project and 4 this tree, obviously, is a bit of an issue. 5 CHAIRMAN LEWIS: Sure. And so -- just so again, 6 another question, could you put the other picture back up, 7 David? So the other tree towards your backyard, that's in 8 the way to put your pool in or could conflict with it or -- 9 MR. HELLER: I mean, it's not necessarily in the 10 way. It's right on the property line. The roots would have 11 to be -- there would have to be something done with them 12 because the pool is going to be five feet away from it 13 because it's literally right on the property line, so I'm 14 going to have to pull starting five feet later and it's just 15 -- it's there. You can see it if you walked up. 16 CHAIRMAN LEWIS: And is there anything to the left 17 of that tree as we look at that picture? Another tree or -- 18 MR. SYLVANOWICZ: No, that's probably -- because, 19 you know, when he pulls the permit -- 20 MR. HELLER: Some trees fell over over here. 21 MR. SYLVANOWICZ: Yeah, the -- (inaudible.) 22 MR. HELLER: A couple of pine trees and like -- you 23 know, a little bit further over here, there was some that 24 fell and they just cut them down to the stump because of 25 some storms.	Page 44 1 questions? 2 MR. BARRETT: Yeah, could you just look at like 3 farther down, where it's not going to impact Mr. Heller's 4 pool or anything, look at replacing a tree right there? 5 MR. SYLVANOWICZ: Absolutely, yeah. 6 MR. BARRETT: Okay, yeah. 7 MR. HELLER: The county mandates that actually, so 8 we have to do it. 9 MR. SYLVANOWICZ: I've had discussion with Bradley 10 Lloyd and he -- he has a vision from talking to other people 11 in the community about what that was and I would definitely 12 counsel him on what it is and plus, we have to follow 13 certain guidelines with respect to what they want returned 14 as a tree. 15 CHAIRMAN LEWIS: Thank you. All right. 16 All in favor? 17 (All board members signify in the affirmative.) 18 CHAIRMAN LEWIS: Carries five to zero. 19 (Motion passes.) 20 MR. HELLER: Cool, thank you very much. 21 CHAIRMAN LEWIS: Good luck with your pool. 22 MR. HELLER: Yes, thank you. 23 MR. SYLVANOWICZ: All right. So next section is 24 something that came up on Lofton -- Mark can help me with 25 this one. The board is very generous with our now 14-year
Page 43 1 CHAIRMAN LEWIS: So if they're gone from the storms 2 or something, we can always plant another one there. 3 MR. SYLVANOWICZ: Correct. 4 CHAIRMAN LEWIS: Okay. All right. 5 MR. SYLVANOWICZ: We can always do something later 6 with tree planting that had makes sense that's not going to 7 interfere with that. 8 CHAIRMAN LEWIS: I'll make a motion to approve the 9 tree removal for both, with the understanding from our 10 current policy that I understand is homeowner will pay for 11 the cost of the street tree to be removed and then we -- we 12 would take care of this one in the picture there. 13 MR. SYLVANOWICZ: I think that -- and I want to 14 bring this up -- this is a -- this tree is a special 15 circumstance to the street trees that we get asked about 16 because it's sidewalk or park range or whatnot and we want 17 to try to keep our canopy. This is a little different of a 18 situation. It's out front, out front is where we have 19 traditionally been -- you guys have made that decision and 20 been consistent, billed to their cost. 21 CHAIRMAN LEWIS: Yeah, and I think for me, at least 22 where his pool -- he's saying his pool is going to go, it 23 could present a problem. So -- 24 MR. GILLIS: I'll second. 25 CHAIRMAN LEWIS: Okay. Any other comments,	Page 45 1 employee and 11-year employee. I've been asked multiple 2 times about the potential of them cashing in some of their 3 paid time of off. I have mentioned to a few of you that 4 oftentimes, they take their time off by taking a day here, a 5 long weekend there or whatnot because they are not taking 6 vacations. They are not spending it, so for them to be able 7 to cash in a week or whatever you guys allow or will 8 potentially consider. 9 MR. VEGA: The reason he mentioned me is because 10 several CDDs -- you don't have to follow what several other 11 CDDs do, but several CDDs allow staff to cash out their 12 vacation time near the last quarter of the year because they 13 are just not using it and sometimes, due to the salary or 14 the hourly they are getting paid, they really can't afford 15 to take that time off. They need to be working. So just 16 trying to get them an option to retain staff that knows the 17 property real well. 18 CHAIRMAN LEWIS: Is there a limit to like how many 19 weeks some of these other CDDs are -- 20 MR. VEGA: Literally, everybody that does do a cash 21 out only will let them do a 40-hour a cashout. No one has 22 done anything beyond that, but several dozen that I know, 23 they'll do a 40-hour cashout. 24 CHAIRMAN LEWIS: All right. 25 MR. VEGA: And that might be similar to what some

Page 46 1 of your employers do. I know my employer let's us do a 2 buyout, if we want. 3 CHAIRMAN LEWIS: Okay. David, was there anything 4 else in terms of -- was it just about the PTO today or any 5 other benefits? 6 MR. SYLVANOWICZ: Robert -- excuse me, Mark is 7 going to talk about -- 8 MR. VEGA: And I -- on that side, Erin, 9 were you able to look at a payroll resolution? 10 MS. McCORMICK: I was just actually -- right now, I 11 was looking at -- so we do have a memo that we had adopted 12 back in -- it's old. It was adopted back in 2014 and it 13 deals with vacation time. It says it must be used by the 14 end of the year. It does not accumulate and it does not, 15 right now, provide for cashing out vacation time, but if we 16 wanted to amend it, the board could do that today. So I -- 17 CHAIRMAN LEWIS: Didn't we talk about this -- I 18 feel like it was June or July workshop and then -- 19 MR. VEGA: We started talking about it, but then we 20 -- I think it was June. We just had a lot of things on the 21 plate and we ran out of time. We touched on it and we had 22 vendors coming in, so we didn't really -- it didn't go 23 anywhere. We said we would bring it back up. 24 CHAIRMAN LEWIS: So we never really officially 25 approved staff's vacation then or increased --	Page 48 1 CHAIRMAN LEWIS: Okay. So do we -- you said you 2 did have a resolution prepared or -- 3 MS. McCORMICK: So Mark actually had sent me a 4 resolution that -- 5 MR. VEGA: Which is not really related to this. 6 MS. McCORMICK: It's separate. It would authorize 7 the Chair to approve payroll changes for salaried staff and 8 you would identify how much percent each -- we've never -- 9 this board has never done it that way. We've always done it 10 by the full board considering payroll changes for staff, so 11 I think his question was just would we want to authorize the 12 Chair to do that and if we would, I would suggest that we 13 actually add this to the agenda and have it on as a 14 resolution to be considered. 15 CHAIRMAN LEWIS: Well, that was my next question 16 because if we're going to take -- I don't think we should 17 probably take action on it. 18 MR. VEGA: Oh, no, we didn't get it on the agenda. 19 I wanted counsel to review it before the meeting. 20 CHAIRMAN LEWIS: My personal opinion as the chair, 21 I kind of like the way we're doing it. I think if -- 22 towards the end of every year, we've all been talking about 23 it and we can take a vote on it. I'd prefer to keep it that 24 way. 25 MR. CHESNEY: Or do it at the workshop, that's
Page 47 1 MR. SYLVANOWICZ: No. 2 MR. VEGA: We approved the -- 3 MR. SYLVANOWICZ: No, that was -- 4 MR. VEGA: You approved extending the vacation, 5 giving them an additional week. 6 CHAIRMAN LEWIS: Oh, okay. 7 MR. VEGA: Yes, that portion of it, we didn't 8 continue this -- this discussion, we didn't continue. 9 MR. SYLVANOWICZ: So think about this -- you know, 10 let me clarify that. I think what Erin just mentioned is 11 that you -- you've made it the policy that the vacation -- 12 the PTO has an expiration date of like the end of February 13 or whatnot, so the -- my two guys are very cognitive of 14 that, so they don't want to lose it and so they are -- you 15 know, you give them -- they have four weeks of vacation, so 16 they are very good about not taking vacation when other ones 17 are off, so I always have someone and that's just one of my 18 rules also. But so now, there is eight weeks a year where I 19 have one staff member and that's not necessarily always in a 20 week format. It could just be a day here, a day there, but 21 -- so that's how they manage their time and their benefit. 22 So -- 23 CHAIRMAN LEWIS: Okay. 24 MR. SYLVANOWICZ: I just -- I discussed this with 25 Mark and from many of our meetings about --	Page 49 1 always a good place to do it, too. 2 MR. VEGA: Yeah, the only reason we propose it as a 3 payroll resolution, several boards do it that way because 4 that way, the employee doesn't feel uncomfortable talking 5 about their pay in a panel interview with -- with the 6 audience because that's not how it's done in your normal 7 job, you know? 8 CHAIRMAN LEWIS: Fair point. Okay. 9 MR. VEGA: That's the only reason that we've done 10 -- several districts, dozens have gone over to that. 11 CHAIRMAN LEWIS: Okay. All right. I -- I mean, I 12 don't have an issue with doing like a one-week cashout. 13 MR. WIMSATT: That sounds like a good idea to me. 14 MR. BARRETT: Yeah, but I wouldn't want to change 15 the non-rollover thing because I think we should encourage 16 the guys to take time off. 17 CHAIRMAN LEWIS: I agree, and I know David and I 18 have spoke between the two of us about, you know, looking at 19 the possibility of even hiring another staff -- 20 MR. SYLVANOWICZ: Correct. 21 CHAIRMAN LEWIS: -- just to help with that vacation 22 time and stagger the staff. So -- you know, I'd like to see 23 -- if you want to bring something together at a workshop. I 24 know Greg is probably going to have a heart attack. 25 MR. CHESNEY: I don't like to hire employees.

Page 50 1 MR. SYLVANOWICZ: In a workshop setting, we can 2 discuss other options that we've had with that respect, but 3 you know, some of the -- some of my concerns is, you know, 4 employee gets hurt, what happens? Employee moves on, what's 5 -- what's my continuation of, you know, having trained 6 available staff to continue the work that we do at the CDD? 7 CHAIRMAN LEWIS: Right, okay. Sounds good. Thank 8 you, David. 9 MR. SYLVANOWICZ: Yep. 10 MS. McCORMICK: So you're approving the one-week 11 buyout. Is that right? 12 CHAIRMAN LEWIS: Oh, I guess -- 13 MR. VEGA: We would have to do a motion if we're 14 going -- 15 CHAIRMAN LEWIS: Yeah, sorry. I guess in my mind, 16 I was just thinking we could do that later since we were 17 just talking about it. Yeah, I'll make a motion to approve 18 a one-week buyout with no change to the rollover policy. I 19 think that's all I need to say. 20 MR. WIMSATT: I'll second it. 21 CHAIRMAN LEWIS: Okay. Any other comments, 22 questions? 23 (No response.) 24 CHAIRMAN LEWIS: All good. All in favor? 25 (All board members signify in the affirmative.)	Page 52 1 -- 2 CHAIRMAN LEWIS: Are you making the motion? 3 MR. WIMSATT: Yeah, I'll move to -- to approve the 4 -- the uses of the green space and for the permit. 5 CHAIRMAN LEWIS: I'll second that, including the 6 ratification of Chris' notarization. 7 All right. All in favor? 8 (All board members signify in the affirmative.) 9 CHAIRMAN LEWIS: Carries five to zero. 10 (Motion passes.) 11 MR. VEGA: Just for clarification, so the event, 12 there's going to be alcohol served? 13 MR. BARRETT: Yes. 14 MR. VEGA: Okay. Our -- so I'd just have to reach 15 out to our insurance company to get a -- a special events 16 policy added to it because we don't have the -- 17 MR. CHESNEY: It's not our event even. 18 MR. VEGA: It's on our property. Is -- are we 19 getting indemnified or added as additionally insured? 20 MR. CHESNEY: Sure, that's a good suggestion. 21 MR. VEGA: If that's -- 22 MR. BARRETT: That's a question for the WOW. 23 MR. VEGA: Yeah, because we don't need to add it if 24 it's not our event. I just wanted -- I didn't know what the 25 relationship there is. I was just trying to find out that
Page 51 1 CHAIRMAN LEWIS: Carries five to zero. 2 (Motion passes.) 3 MS. McCORMICK: And I'm going to get with David and 4 Mark just to make sure we've gotten this all documented so 5 we are up-to-date as far as what we're allowing for 6 employees. 7 MR. VEGA: Yeah, we want to look at the full 8 employee -- 9 CHAIRMAN LEWIS: Okay, perfect. Thank you. 10 MR. SYLVANOWICZ: Okay. I'm going to put my next 11 part up there. Here it is. Okay. So I need a motion to 12 allow the usage of the green space in West Park Village for 13 October 26, '25, the great Westchase Road Race, the annual 14 race. 15 MR. BARRETT: Could I add something to this? I 16 apologize, I totally forgot about this, but the WOW came and 17 asked me to get the permit -- the alcohol permit notarized 18 and I've historically done that and then you guys ratify it. 19 So -- but I'm sure that they would be okay like canceling 20 that if you aren't comfortable ratifying it, but if you 21 could include that as part of your motion, I'd be grateful. 22 THE COURT REPORTER: And I do have my stamp with 23 me, if you need it. 24 CHAIRMAN LEWIS: Okay, thanks. 25 MR. BARRETT: No, it's already been notarized. So	Page 53 1 to cover liability. 2 MS. RING: We have our own coverage. 3 MR. BARRETT: So we would just need -- 4 MR. VEGA: Okay. We would need to be added as 5 additionally insured. 6 MS. RING: Okay. Also, the date is the 25th. I 7 can't really see that, but does that say the 26th? 8 MR. WIMSATT: Yeah. 9 MS. RING: It's the 25th. 10 MR. SYLVANOWICZ: It's the 25th? Sorry. Jim did 11 mention -- I did skip pond 120. I did that on purpose 12 because that kind of dovetails into -- into engineer's 13 report also, so I'll kind of start it. 14 So pond 79 is in Greenpointe. It is -- we've had a 15 lot of feedback from the -- from one couple that's a 16 resident there about grass clippings in the pond. I've -- 17 I've had Kirk Wagner and Robert out there. They've -- I've 18 had the landscape company out there. We've talked about it 19 last week at our -- or a couple of weeks ago at the 20 workshop. I've also had Paul Wood out there. 21 There's been some pressure to clean this up, so the 22 grass clippings are kind of like a reoccurring issue that's 23 happening. They are happening not only from Red Tree 24 Landscape, which I think I've basically solved in such a way 25 by helping them manage it better and put pressure on them

Page 54 1 and then we had Peter Lucadano here a few weeks ago who 2 talked to us about that. 3 But we definitely have the issue of the residents 4 not being happy with the way it looks. The function of it 5 has been assured by me, by having a jet track out there for 6 the drain pipe, by having engineering involved and just 7 being reassured that the pond is functioning properly and 8 that it's just become a grass clippings aesthetic thing. 9 So I went the extra mile, I talked to A & B 10 Aquatics and they've given me a price tag of -- sorry -- it 11 was \$1,400 to clean out the grass clippings. My concern is 12 that this, at times, solves itself with rain. That drainage 13 pond is what it is. It's not -- if we try to have it look 14 as nice as possible, but grass clippings get in there from 15 other residents, which we've seen. Grass clippings can get 16 into that pond from the residents that are on the road side 17 because there are three drainage easements that come into 18 that. 19 So I've gotten a lot of e-mails, requests, asks, I 20 think a lot of you have seen it, so I'm just looking for 21 assistance, guidance from you guys, whether or not we want 22 to clean it out and if we're going to clean it out, is this 23 now a pond wide policy with respect to the district? Are we 24 doing it on a regular basis? Does this become part of our 25 expense?	Page 56 1 MR. BARRETT: I think it would set a very 2 expensive, expensive precedent for the rest of the 3 community. So -- 4 MR. GILLIS: David, do you know how many ponds 5 there are? 6 MR. SYLVANOWICZ: We go up to 120. So -- there 7 might be 121, but not all of them are mowed around. 8 CHAIRMAN LEWIS: How did pond 125 get its name? 9 MR. SYLVANOWICZ: I -- we don't have a 57, either. 10 CHAIRMAN LEWIS: I'm sorry, that was the first 11 thing that came in my mind. I know it's on our agenda. 12 MR. SYLVANOWICZ: 125, right. How could we forget? 13 CHAIRMAN LEWIS: Okay. They're not numerical, got 14 it. 15 MR. SYLVANOWICZ: Okay. So I'm going to move on to 16 the next one is that back -- back earlier this year, we were 17 continuing the process of replacing some of our major signs 18 and you approved the -- the granite, the lettering and what 19 goes on with the signs on Sheldon and Linebaugh. Those are 20 much larger signs. One of them has been split in half and 21 has been mended by our maintenance staff. 22 So I need a motion because it's a 6,684 and this is 23 the estimate to install and to electrify because it's going 24 to take a very different kind of technique that we haven't 25 done in the district yet, but Reed Industries has and that's
Page 55 1 On the flip side, I listened to the engineers and 2 they tell me that it's functioning the way it's supposed and 3 that it is supposed to collect the organic material and it's 4 supposed to settle to the bottom and it's supposed to do 5 what mother nature does and drain the streets and it's -- to 6 a degree, it's a holding pond. 7 CHAIRMAN LEWIS: Right, that's what I was about to 8 ask is -- if Robert was good with the way it was 9 functioning. 10 MR. DVORAK: I haven't personally seen it, but 11 Kirk's been out there a couple of times and he just said 12 that the -- that -- you know, from a function standpoint, 13 it's in good shape. That's basically the way he put it. 14 CHAIRMAN LEWIS: Yeah. I mean, I live on a pond. 15 I -- things -- you get a stiff wind and stuff from the 16 preserve blows into the pond and -- and I personally don't 17 see the need to do this. I definitely don't see the need to 18 do this on a regular basis. I feel like we've addressed it 19 with the landscaper. 20 UNKNOWN SPEAKER: I know you aren't taking any 21 comments, but we're the second couple who lives on that and 22 it's -- it's really bad. 23 CHAIRMAN LEWIS: Okay. Thank you. 24 MR. BARRETT: Yeah, I agree. 25 CHAIRMAN LEWIS: Okay.	Page 57 1 going to be those standout gold letters, much like we have 2 at the main intersection of Countryway and Linebaugh, but 3 it's going to be backlit, so that takes more work. We have 4 electricity there, we do not have electricity at Sheldon -- 5 excuse me, at Countryway, but we have electricity at the 6 corners of Sheldon. 7 So this would be in front of the CVS directly 8 opposite, beginning at the property there with the Starbucks 9 and the Costco is. 10 CHAIRMAN LEWIS: Okay. So only today is the 6,684? 11 Eight. 12 MR. SYLVANOWICZ: The 66, the other part of that 13 has been in previous meetings. 14 CHAIRMAN LEWIS: Okay. Do we have a motion for 15 approval? 16 MR. SYLVANOWICZ: May. 17 MR. VEGA: Yeah, the 15,000 was approved in May. 18 CHAIRMAN LEWIS: Okay. Thank you. 19 No motion? 20 MR. GILLIS: I'm not sure what it is. 21 MR. BARRETT: It's currently lit. Right? 22 MR. SYLVANOWICZ: It's lit by -- 23 MR. VEGA: It's -- the whole width of the lights 24 are going to be backlit. So the sign itself, the light is 25 going to be behind the letter.

Page 58 1 MR. BARRETT: Yeah, I get it, but the -- the front 2 lights aren't going away, so it wouldn't be dark at night. 3 Right? There would still be the front lighting? 4 MR. SYLVANOWICZ: We can really do any combination 5 of having some up lights because those are low voltage, so 6 that could actually be added later. This is installation, 7 this is the adjustment of the current electrical that's 8 there to then be -- to do the backlights, basically, of the 9 letters. 10 MR. BARRETT: So weird question. If we voted to 11 backlight it and residents hated it, could we turn it off 12 and just keep with the -- 13 MR. SYLVANOWICZ: Sure. 14 MR. BARRETT: That's my like one concern. I have 15 no idea what this is going to look like. 16 CHAIRMAN LEWIS: Well, I guess, for me, too, I 17 mean, are we planning to keep the front light lit or is it 18 just the -- 19 MR. SYLVANOWICZ: I don't know, I don't actually 20 have the answer for that. This was something that was 21 discussed months ago and the way it was presented and -- 22 CHAIRMAN LEWIS: Okay. 23 MR. VEGA: I have some pictures for Spring Ridge 24 and Eason Park. They have their letters backlit, so it 25 provides a glow around the letter at night.	Page 60 1 CHAIRMAN LEWIS: Sorry. Five to zero. 2 (Motion passes.) 3 MR. SYLVANOWICZ: We can definitely finetune 4 lighting appropriately at a later date so that -- 5 CHAIRMAN LEWIS: I think it probably would be -- 6 MR. SYLVANOWICZ: -- we aren't -- 7 CHAIRMAN LEWIS: For me, I'm only one, but I think 8 it would look pretty neat. 9 MR. SYLVANOWICZ: Yeah. 10 CHAIRMAN LEWIS: Okay. 11 MR. SYLVANOWICZ: My last part is just an update, 12 so you guys know. The guardhouse exit overhang was struck 13 by an over height box truck. We have a sign that says it. 14 I don't get it. I watched the video and watched him do it. 15 I don't know, I -- I got nothing for you, but I used the 16 contractor, Mike Embretti (phonetic) Construction Solutions. 17 He did the other side when this happened. 18 This, we were able to put through insurance. It's 19 going to be 2,700, so we're just moving forward with it. I 20 did ask him to give me a number of -- let's say we take care 21 of this problem on the guard shack because we're going to 22 need to redo some of the roofing that's starting to show 23 that it's -- showing the rot above the concrete for the 24 guard shack. The concern was why do we have the overhang on 25 the exit side so that it can get hit again. So I had him
Page 59 1 CHAIRMAN LEWIS: But no front lighting? 2 MR. VEGA: They have front lighting on the 3 landscaping. 4 MS. COOK: If you'll recall some of the feedback 5 from the four corners right there, they said there's not 6 enough lighting there right now and that was the appeal of 7 -- at Sheldon -- to be able to put the lighting in behind to 8 make Westchase stand out a little bit more. 9 CHAIRMAN LEWIS: Okay. 10 MR. WIMSATT: I'd move to approve it. 11 CHAIRMAN LEWIS: Okay. Do we have a second or -- 12 okay. Do we have a second? 13 MR. GILLIS: I'll second. 14 CHAIRMAN LEWIS: Okay. I think I know what Chris 15 is going to ask. 16 MR. BARRETT: No, go ahead. 17 CHAIRMAN LEWIS: Well, I guess, you know -- I 18 didn't know if you might ask to amend what you just said 19 about you don't -- I guess we don't need that, being we can 20 control it. 21 So -- all right. Did you have something else? 22 MR. GILLIS: No. 23 CHAIRMAN LEWIS: All right. Everybody in -- all in 24 -- everybody in favor? 25 (All board members signify in the affirmative.)	Page 61 1 give me a number and that was more like in the \$12,000 range 2 because there would be a lot more to it. There is Holly 3 Palms there, there's curbing. I -- I wanted to know to be 4 able to present to you because if it was close, maybe it's a 5 discussion, but at, you know, the insured \$2,700 number, 6 we'll get it fixed. You guys can get input from the 7 community on what we can do with the guard shack moving 8 forward. 9 MR. BARRETT: Yeah, I -- I wouldn't touch that 10 without like substantial Green input because that's -- you 11 know, so I would get Steve involved in that and see what the 12 sense of the community is there because they are ultimately 13 going to foot the bill and -- 14 MR. SYLVANOWICZ: Right. 15 MR. BARRETT: -- you know, there are just some 16 things that you think, "Oh, this makes sense," and people 17 aren't really happy with it. 18 MR. SYLVANOWICZ: I do trust this guy. He came 19 recommended by Robert and he does do a lot of work in CDDs 20 in the area. He did -- when he was on the other side, he 21 could see -- he like -- "You don't need to do it this year, 22 but think about it, talk to your board, you're going to need 23 to do some work on the guard shack." You're going to need 24 to -- it's probably original, it's showing signs of just 25 being there in the humidity for the last handful of years.

Page 62 1 That might be the time to say, "Hey, we want to 2 keep the overhang on the other side to protect the guards, 3 why do we have it on the exit side," or maybe then we don't 4 like it at all because it looks funny because it's not 5 balanced would be my aesthetic, but we can always deal with 6 architects and Ivy Clinton and -- 7 CHAIRMAN LEWIS: Okay. Perfect. Is that all? 8 MR. SYLVANOWICZ: Well, I'm going to start with 9 pond 120. Pond 120 is West Park Village, 9608. It's a 10 drainage pond that is on private property. It is in between 11 two residents and they, over the last handful of years, have 12 modified it, modified it greatly to the point that it's 13 probably at 25 percent of what it should be, less than. 14 Yeah, I'm trying to pick my words with this. 15 MR. DVORAK: Well, here -- here -- I'm just going 16 to add something. First of all, you said it's on private 17 property, but the parcel that the pond sits on or the area 18 that the pond sits on is covered by a drainage easement that 19 is the CDD's drainage easement. So -- and the CDD is 20 responsible for maintaining this sump on the SWFWMD permit. 21 So they are the operation and maintenance entity and -- and 22 what David said that they've done stuff within the easement, 23 they have done a lot, in my opinion, not just a few things. 24 They have like heartscape and -- you know, patio 25 area, a batting cage for -- you know, I mean, it's kind of	Page 64 1 things going on here. One is we can go in and we've got a 2 proposal to get the silt out of there and clean it out, but 3 what can likely happen if we did that would be that those -- 4 those wooden seawalls are just going to fall in with it and 5 probably part of the patio and other things. So there's -- 6 there's a lot of things -- there's a lot of moving parts 7 here. 8 We need to understand -- like maybe Erin can 9 recommend an attorney to look at like, you know, the issue 10 of the encroachment and then how we move forward and deal 11 with that and also be able to maintain the drainage system 12 so that we're not -- you know, that we've got the right 13 level of service in our drainage system. 14 So it's a really complicated situation because this 15 has happened over years and it's really gone unnoticed in a 16 sense because David was unaware of it. I believe Doug was, 17 but I've never seen before in all -- you know, in all the 18 years I've been here, I've never seen this sump. 19 But like I said, it's -- in the long run, this 20 isn't the way it -- it's going to -- we need to -- our goal 21 should be to restore it to how it was permitted and how it 22 was built. This is not -- working with this and having this 23 encroachment into our drainage easement is not an 24 acceptable, you know -- you know, a condition to -- to live 25 with perpetually, but I also don't want to go in and
Page 63 1 like a little entertainment zone, but what's happened is 2 they put wooden seawalls on there in order to be able to 3 fill in the -- you know, to fill in the sump area and so 4 it's just gotten smaller apparently over the years. We've 5 got a time -- you know, a time loop on Google Earth and you 6 can see over the years where the sump has just gotten 7 smaller and smaller and smaller. 8 That area in the middle of the sump, the reason why 9 this is a problem right now -- go back to that other photo. 10 MR. SYLVANOWICZ: Which one, the one with the 11 bridge? 12 MR. DVORAK: Well, no, the one that's standing kind 13 of like at the -- where you're walking on to the -- right 14 there. So those -- there's a 54-inch pipe, that's nearly 15 six feet, coming into this little sump and those little 16 areas in the center that look like floating mats, that's 17 actually the silt and the sand that has accumulated in 18 there. So there's hardly any capacity in this sump right 19 now and it's causing -- you know, likely causing, during a 20 large event, the upstream -- that upstream drainage system 21 that connects to it goes all the way over to Cavendish where 22 it turns to go north to Linebaugh. That's how far all that 23 drainage comes to this sump and through that weir. 24 So that entire system is at risk of having a 25 problem during a storm event. So -- you know, there's two	Page 65 1 demolish someone's private -- you know, someone's private 2 improvements even though they are on our drainage easement. 3 You know, we don't want to do anything kind of -- out of 4 step kind of thing. I just feel like we need some advice on 5 how to -- to proceed because we do need to do the 6 maintenance and we need get this -- this -- these private 7 improvements moved out of our drainage easement. 8 I don't think the district -- if the pavers and the 9 cabanas and the batting were all removed, I wouldn't have a 10 problem saying -- recommending that the CDD restore the sump 11 to its original size and let's get back to business as usual 12 there, but at least the -- you know, there is -- it's very 13 significant stuff that's -- it has barbecue pits and things 14 like that that are in this drainage easement. 15 CHAIRMAN LEWIS: Robert, the list keeps getting 16 longer and longer. 17 MR. DVORAK: Well, hold on a second. I think we 18 could postpone any further discussion because I've got a 19 proposal for a survey, David signed it and a surveyor is 20 going to survey everything within that drainage easement so 21 that we can sit here and look at it and see exactly -- 22 because you don't where the limits of the drainage easement 23 is just visually. You have no idea. 24 CHAIRMAN LEWIS: Chris, I know you wanted to say 25 something, but this also affects our certification with

Page 66 1 SWFWMD. Right? 2 MR. DVORAK: Well, yeah, and it's due in October. 3 We can't certify it. 4 MS. McCORMICK: Are there two homes that are -- 5 MR. DVORAK: Yeah, it's split. 6 MS. McCORMICK: Okay. So both of them have 7 encroachments into this drainage, sump area. 8 MR. DVORAK: Yes. 9 MR. BARRETT: Erin, would it help or just 10 unnecessarily complicate matters if we also approach the HOA 11 to see if anyone modifications were ever applied for by the 12 homeowners to do any of this exterior stuff? 13 MS. McCORMICK: I think it's good information to 14 have, I mean -- and I think we need to advise the homeowners 15 that this needs to be -- these items, whatever it is, need 16 to be removed and maybe what you're saying is we need to 17 have the survey done -- 18 MR. DVORAK: You got to have the survey to know 19 exactly what's -- where everything is, yeah. 20 MS. McCORMICK: Exactly what's in the easement 21 area. But yeah, I don't see any reason why we shouldn't 22 get, you know, information from the HOA, especially any kind 23 of modification and if that was ever requested by either of 24 the homeowners. And do we know like how long the -- the two 25 homeowners have been there?	Page 68 1 MR. BARRETT: Could we send a letter saying, you 2 know, "These need to be removed and if it's not done by this 3 date, they'll be removed"? 4 MR. DVORAK: Well, I think the survey would help 5 with that. 6 MR. BARRETT: Right, but do you need a motion for 7 the survey to start? 8 MR. DVORAK: No, it was below David's threshold and 9 he's already signed it and got a -- you know, I'm waiting 10 for just a surveyor to schedule it and do -- you know, do 11 the field work. 12 MS. McCORMICK: Do you think we'll have that before 13 the workshop or before the meeting? 14 MR. DVORAK: It's possible. 15 MS. McCORMICK: Okay. If you wanted to today, you 16 could go ahead authorize, you know, me to work with Robert, 17 so once we've got that survey completed, we can prepare a 18 letter that will go to the homeowner from the district. 19 Obviously, I'll work with Mark and the Chair on that as 20 well, you know, but just so we can keep things moving as 21 quickly as we can and have the survey results and -- and can 22 move forward. 23 MR. CHESNEY: I'll make the motion. 24 MR. BARRETT: Yeah, I'll second it. 25 CHAIRMAN LEWIS: So the cost of this, though. I
Page 67 1 MR. DVORAK: I think -- 2 MS. McCORMICK: Or if the properties have sold at 3 any time? 4 MR. DVORAK: I think one of them at least has been 5 there since it looked like that. That was my understanding. 6 MR. VEGA: The one on the north. 7 MR. DVORAK: Yeah, the one on the north side. 8 MR. VEGA: 9608. 9 MR. DVORAK: I don't know about the other one. 10 MR. VEGA: Most of them -- 11 MS. McCORMICK: But it sounds like also from what 12 you're saying, the -- the issue of cleaning up the sump so 13 that it's functioning properly is something that needs to be 14 done sooner rather than later by the district, but I don't 15 know if we can go ahead and proceed with getting the 16 proposal so that that work can be done once we -- 17 MR. DVORAK: We have a proposal. It's very 18 extensive to dredge it out, but -- 19 MS. McCORMICK: Okay. 20 MR. DVORAK: -- I don't feel like we should be 21 dredging it out until the homeowners have a chance to remove 22 their improvements because it could all sort of -- you know, 23 you take all that silt out, the walls could collapse and 24 then other things could fall in -- you know, fall right in 25 with it. So --	Page 69 1 mean, I don't know if we've been presented with that, but -- 2 MR. DVORAK: Just to -- that's why we've got a 3 proposal, just to understand the magnitude of just getting 4 the material out and in the shape that it is right now is 5 \$86,000. 6 MR. BARRETT: So I just -- I thought the motion was 7 to just send the letter. I didn't know that -- 8 MR. DVORAK: No, no, no -- 9 CHAIRMAN LEWIS: No, I was just asking the question 10 about cost of removing this stuff because we didn't really 11 talk about that. 12 MR. DVORAK: No, I'm not saying -- you didn't vote 13 on that. The proposal to remove it so that we can share 14 this with you guys so that you understand the magnitude of 15 what the project is and -- 16 MR. BARRETT: Can -- can we get a couple of other 17 proposals? 18 MR. DVORAK: We can, it's very -- it's a very 19 unique service, this dredging business. We can get another 20 -- 21 MR. BARRETT: I would like two or three more. 22 MR. CHESNEY: Yeah, we have to -- dredging is 23 what's going to require to get the permit? 24 MR. DVORAK: Getting the material out, yes, right. 25 There's no capacity there. I wish there was an easier way

Page 70 1 to do it. I -- don't worry about -- we can call the 2 district and tell them that we're working on a, you know, -- 3 sort of a compliance issue and there's no problem for 4 getting extensions for these recertifications. That is not 5 -- nobody is going -- if we're engaging with them and 6 letting them know that we're working on something -- this 7 happens all the time. 8 It happens out here all the time in all of our CDDs 9 where you have to fix something before you can recertify it 10 and the district is very sympathetic to the -- and 11 understands that, you know, these things happen, so don't 12 worry about that. 13 MR. CHESNEY: Okay. 14 CHAIRMAN LEWIS: All in favor of the motion on the 15 floor? 16 MR. BARRETT: And it's just for the letter. Right? 17 CHAIRMAN LEWIS: Yes, just for the letter. 18 (All board members signify in the affirmative.) 19 CHAIRMAN LEWIS: I'm sorry, Chris, I didn't mean to 20 -- carries five to zero. 21 (Motion passes.) 22 MR. BARRETT: So can we -- I think most of you 23 probably got this, but SWFWMD, which oversees all of our 24 wetlands and everything like that, every -- is it five 25 years -- they certify the different ponds. So this one is	Page 72 1 couple of you. Okay. I -- I will give you guys, for time 2 sake, about two minutes because of -- like I said, I think 3 we need to be out of the room by 6:00. Right? 4 MR. VEGA: Yes, we have to be out by 6:00. 5 CHAIRMAN LEWIS: So I will go -- sir, you first 6 since your up front. 7 MR. KAPPEL: Lee Kappel, 11923 Wandsworth Drive. 8 This is a question initially. I live in Radcliffe. On the 9 interest to Radcliffe and Radcliffe Drive, as you come into 10 the neighborhood, there is street lights along both sides of 11 course. They are up into the oak trees now. The oak trees 12 are great. We wouldn't want to cut them too bad or harm 13 them, but the street light -- the lighting is almost totally 14 blacked out and gone now by the trees. So first of all, is 15 that lighting part of the CDD's venue or -- 16 MR. WIMSATT: I live in Radcliffe and I don't think 17 that it's been that dark. 18 MR. KAPPEL: What's that? 19 MR. WIMSATT: It's been blinking lately -- 20 MR. KAPPEL: Well, yes, but that's a totally 21 different problem. 22 MR. WIMSATT: -- but I don't think it's been too 23 dark. I think it's been a normal -- 24 MR. KAPPEL: Well, the lights generally break off. 25 You're right, that's a different issue. I wasn't even going
Page 71 1 coming up, so if we don't take action, we're not going to 2 get this recertified. So we're kind of between a rock and 3 hard place with this. 4 MR. SYLVANOWICZ: This comes from my -- in working 5 with the county and the Storm Drain Department and having 6 them acknowledge when they have issues so that I can then 7 deal with where that water is going, so this is one of those 8 ones and his inspector saw this pond and Andy Morris said, 9 "Nope, I want you to do a full inspection." So within the 10 information that Robert and Kirk have is basically a scoped 11 out version of where the water comes down Bentley and then 12 it comes here and he's like, "You need to bring this to your 13 board, you need to bring this to your engineering." So 14 that's where I started. 15 MR. BARRETT: Thank you. 16 CHAIRMAN LEWIS: Thank you. 17 All right. David, you're all good? 18 MR. SYLVANOWICZ: Yes, all good. 19 CHAIRMAN LEWIS: All right. We will move on to 20 audience comments. Just -- is there anybody left? I think 21 I see one gentleman in the hallway. Is there anybody else 22 in the hallway? 23 MR. GARMAN: Yeah, just me, Matt. 24 CHAIRMAN LEWIS: Okay. Just curious, by a show of 25 hands, who is wanting to speak that's still here? So just a	Page 73 1 to bring up the blinking. I thought they fixed it finally, 2 but it is pretty dark out there. If you come in there a lot 3 of nights, most of those lights are totally obscured by the 4 trees. 5 CHAIRMAN LEWIS: Well, maybe the short answer is 6 don't we have vendor that does some street tree pruning. 7 Right? 8 MR. SYLVANOWICZ: So there is a couple of things 9 there. So my understanding is that TECO, in the last 10 handful of years, have switched over to LEDs, like a lot of 11 us have, which are very susceptible to lighting -- 12 MR. KAPPEL: Okay. Not surprised. 13 MR. SYLVANOWICZ: Any citizen can file a report 14 about a light being out, flickering, not functioning. 15 MR. KAPPEL: And we have. 16 MR. SYLVANOWICZ: Those ten digit numbers on the 17 poles, that's all -- 18 MR. KAPPEL: Yeah, we've done that. 19 MS. COOK: Sherida's done hundreds of them. 20 MR. KAPPEL: Takes them a long time. 21 MR. SYLVANOWICZ: It does take them a long time and 22 she's done them, she's very good at it. She loves doing it. 23 MR. KAPPEL: But that wasn't the issue, that wasn't 24 my issue. 25 MR. SYLVANOWICZ: So to answer that question, I do

Page 74 1 have a vendor that has a lift that can do that and I plan on 2 doing that, but oftentimes, the emphasis is first on our 3 gated communities because like the Greens, that is a CDD 4 manage tree, where the Radcliffe entrance is not. 5 MR. KAPPEL: Okay. 6 MR. SYLVANOWICZ: That's a county managed thing, so 7 that's -- 8 MR. KAPPEL: It's not CDD managed, who manages 9 that? 10 MR. SYLVANOWICZ: Hillsborough County. 11 MR. KAPPEL: Oh, Hillsborough County. 12 MR. SYLVANOWICZ: Yeah, so then that becomes 13 something that you can always -- 14 MR. KAPPEL: Community commissioner. 15 MR. SYLVANOWICZ: Or as a resident, you can ask for 16 -- you put in a work order, the portal is out there. You 17 can state that. Also understand that the CDD has a lot of 18 overlap, depending on funding, depending on timeframe, to be 19 able to take care of trees, which we do. We do the street 20 trees like that are in the Shires, we do street trees in 21 Bennington and all -- all places. When we get them, that's 22 just an added expense to have a lift and get through and 23 remove the branches that are blocking the streetlights. 24 MR. KAPPEL: So basically the answer is contact the 25 utility and see what we can get, maybe the county	Page 76 1 things about this project, which I tried to explain to them, 2 "Look, it's not that" -- "this information is not like that. 3 It would be very helpful if you came to the meetings." 4 Right? 5 In the beginning, I was really excited about this. 6 I had one concern about the watermark, but -- you know, 7 that's not a big deal. I mean, I saw the process, how it 8 was going to happen and how you guys were doing it -- right 9 -- and it just broke my heart when I heard some people say, 10 "Oh," the same thing, like, "They're in cahoots," you know, 11 this is and that. "They're in the pockets of corporations," 12 and I'm like, "Where are you getting this." Right? 13 So I was really frustrated about that, too. So I 14 just wanted to -- for the record, to say that I sympathize 15 with you guys. I've been here for almost all the meetings, 16 you guys do a great job and I really appreciate, you know, 17 you taking your personal time to do this. 18 MR. CHESNEY: Thank you. 19 CHAIRMAN LEWIS: Thank you, Marlon. 20 MR. WIMSATT: Thank you, Marlon. 21 CHAIRMAN LEWIS: All right. Who was -- I'll go 22 with you. 23 MS. GUNTHER: Me? 24 CHAIRMAN LEWIS: You, yellow pants. My name is 25 Veronica Gunther. I'm curious, how many people have been
Page 75 1 commissioner if that doesn't work? 2 MR. SYLVANOWICZ: Yep. I also look at, you know, 3 managing my ability to do things with the budget and look at 4 where else can I do that and that's definitely on the radar, 5 but it's not -- 6 MR. KAPPEL: Okay. So you may be able to take care 7 of some of that. 8 MR. SYLVANOWICZ: -- up front. 9 MR. KAPPEL: Okay. 10 MR. SYLVANOWICZ: And sometimes we can take care of 11 the onesie twosies (phonetic) when they're really bad. 12 Depends like if it's a large area right there. 13 MR. KAPPEL: Yeah, I'm not surveying how many 14 lights are out and how many are not. It just has been 15 getting worse over the years. That's it. Okay, thank you. 16 CHAIRMAN LEWIS: Thank you. Did you have your hand 17 up, sir, with the burgundy -- okay, sorry. 18 Marlon, did you have something? 19 MR. SANTOS: Yeah, so I -- Marlon Santos, 11836 20 Derbyshire Drive. I just want to sympathize with Chris and 21 the whole board for that matter about the whole trail 22 project because I -- I've been having to actually -- in the 23 beginning -- I've been here participating in all the 24 meetings since I moved here two years ago -- right -- and I 25 talked to some friends and they come up with some ridiculous	Page 77 1 here for over 25 years? Okay. This meeting is nothing 2 compared to what it was when they wanted to widen six lanes. 3 You all remember that? 4 Anyway, you guys have no idea. 5 MR. BARRETT: Oh, I was there. 6 MS. GUNTHER: The fire marshall has us all out and 7 -- and we had too many people around the pool. Anyway -- 8 CHAIRMAN LEWIS: I just wanted to remind you of 9 your time limit and I just want to make sure we keep things 10 moving along. 11 MS. GUNTHER: First of all, first thing I wanted to 12 say is I don't do Facebook. I have no social media. Any 13 social about you see about me is if somebody puts it on 14 there and it's usually about a car. Anyway, I want to thank 15 you for doing this. I'm sorry that all that stuff happened, 16 which is exactly why I don't do Facebook or any of that 17 stuff. I'm sorry you had to do that. I know what it takes. 18 You know, though, I came because I live at 10108 19 Radcliffe Drive. My name is Veronica D. Gunther and the 20 back of my house -- I had actually brought the floor plans 21 with me that show the back of my house. It is all glass all 22 the way across. The reason why I moved into a gated 23 community is, well, for security. I'm single, but I always 24 felt secure by the wetlands and, you know, I talked to a 25 couple of my neighbors and I said, "I have no idea what

Page 78 1 you're talking about." 2 You mean to tell me that someone would be behind my 3 house with a flashlight and I was horrified and the only 4 reason why the other -- there's six houses on Radcliffe 5 Drive and one thing I remember is the six of us, that total 6 real estate tax is \$76,000, I think, in 2024 is what we all 7 paid just for the six houses, but everybody's that agrees 8 with me, they were at Spring Hill, New Jersey, which is why 9 they're not here and I said I would speak on all their 10 behalves. 11 But just remember that if -- you know, that when 12 Terrabrook is the original developer for Westchase and I 13 want to say his name was Brian something. You know what -- 14 UNKNOWN SPEAKER: No. 15 MS. GUNTHER: You don't remember? Well, Brian -- I 16 can't remember his name, he sold -- 17 MR. BARRETT: Adams. 18 MS. GUNTHER: He was the one who ran Terrabrook? 19 Yeah, well, when they got permission to build these houses 20 here in Westchase, they had to agree to a certain -- it's 21 called something. They had to move and preserve -- make a 22 preserve or some kind of wetlands as an offset. They say 23 we'll build these houses, but we'll also put these ponds in 24 and we agree that we won't build on this property and I had 25 a heart attack because that land between me and Linebaugh	Page 80 1 she said that the residents get or understand -- I got a -- 2 just as excited. I coached flag football for about 20 3 seasons and there was no way to schedule -- to play out at 4 Glenncliff and the reason was because a soccer league, 2030, 5 years ago, got the -- the authority to play all the time, so 6 I came in here all -- all hot and bothered because we all 7 pay taxes for that and this is what I was talking about a 8 little bit earlier. 9 There's -- we cannot stop any outside residents in 10 the county, for example, from using those parks. Even 11 though we maintain them, we spend money doing those things, 12 but that's part of our communities -- the way things are 13 here in Florida. Period. 14 And so I just want to remind folks that in some 15 cases, you may think that it's separate and, you know, 16 there's no line. There -- that just isn't true and I -- I'm 17 also concerned about -- to make sure it's understood that 18 the things the developer did is not necessarily what the 19 future holds because that's how communities stay the same 20 and they regress, they have issues. 21 Similarly, we will get into it about the golf 22 course. The reason we have a tiny clubhouse compared to the 23 other communities -- I don't know that most people realize, 24 but Westchase is about three times the size of most of the 25 communities around us.
Page 79 1 Avenue was all wetlands and never to be built on, I thought. 2 That's why I was so upset about that, but just the 3 fact that that could happen and it was -- we were promised 4 that there was nothing going to be back there because it was 5 the offset for building the houses here in Westchase and 6 that would be taking that away, what the builder agreed to 7 do. He agreed to put the preserves in to offset putting our 8 houses here, but -- you know, I just -- you know, I don't -- 9 we pay taxes and the taxes are for us in Westchase. 10 I don't want to open Westchase up to people that 11 live in other places, I really don't. I've done catwalks 12 before and we have two of them within five miles of 13 Westchase. They are beautiful. There's one at Lettuce Lake 14 and the other one's in East Lake Woodlands, I think. I 15 can't -- Bob Raddice or something park. 16 But if anybody wants to do a catwalk thing, go over 17 there, not in our neighborhood where we all -- and then if 18 we do have people coming in here and encouraging, you all 19 are going to carry one of these to pick up all the trash 20 because they will drop it. 21 CHAIRMAN LEWIS: Thank you very much. All right. 22 I'm sorry. 23 MR. GILLIS: I would like to make a comment, 24 Veronica and we live in the same neighborhood and I feel a 25 lot of the same way, but I want to make sure -- one thing	Page 81 1 The Eagles, East Lake Woodlands, Cheval, all the 2 those places are tiny in comparison to our community, but 3 for whatever reason, the developer did some things not so 4 great in -- you have residents right near you off of 5 Radcliffe, when they put in the golf course, those three 6 homes there had to have an exemption for that golf course to 7 go in. They are still fighting about it 30 years later. 8 So there is things that we will try to address in 9 the future because of things that the developer didn't do. 10 CHAIRMAN LEWIS: All right. Yes, ma'am? 11 MS. MONAHAN: Is now the time to bring up something 12 that we want you guys to address or how do you propose it? 13 CHAIRMAN LEWIS: Sure, you can come up and speak or 14 if you want to sit there, that's fine, too. Whatever you're 15 comfortable with. 16 MS. MONAHAN: Well, I believe -- 17 CHAIRMAN LEWIS: I'm sorry, let me get your name 18 and address, please. 19 MS. MONAHAN: Oh, Patricia Monahan. I live in 20 Harbor Links and I'm right next to -- 21 CHAIRMAN LEWIS: I'm sorry, ma'am, we typically -- 22 please provide your name and your address for the record. 23 MS. MONAHAN: Oh, 12303 Marblehead. 24 CHAIRMAN LEWIS: Thank you. 25 MS. MONAHAN: Which is the second house in from the

Page 82 1 Peabody entrance. So I hear there's something going on 2 about the gates on Radcliffe and Peabody. Is that true? Is 3 somebody proposing renovating it or changing the architect 4 or anything? 5 CHAIRMAN LEWIS: The gate? 6 MS. MONAHAN: The gate entrance. 7 CHAIRMAN LEWIS: No. 8 MR. BARRETT: No. 9 MS. MONAHAN: Okay. 10 CHAIRMAN LEWIS: This is the first I've heard of 11 it. Who are these people? 12 MS. MONAHAN: Well, I am on -- maybe it's a spam. 13 But the lights really shine in to my house. Is there 14 anything I can propose us to look at to avoid something like 15 that? 16 CHAIRMAN LEWIS: Are they streetlights or are they 17 -- 18 MS. MONAHAN: Car lights. 19 CHAIRMAN LEWIS: Oh, car lights. 20 MS. MONAHAN: Yeah, because most of the houses 21 along the roads have walls, but this wall on Peabody is very 22 short. 23 MR. CHESNEY: Have -- have David go out and look at 24 it. Maybe you need vegetation. 25 MS. MONAHAN: Yeah.	Page 84 1 I was going to make, I will make and maybe address, you 2 know, why I think it did. 3 I think the idea of adding the trail, you know, had 4 been highlighted a number of times in the WOW and I think 5 most people would have considered it, the idea, after it was 6 presented if it was a little more clearly defined. 7 In our case, we didn't see any proposed or 8 potential routes until -- of the trail until just a few 9 weeks ago and it's my understanding that no one had really 10 seen it and I think that's where it went wrong because the 11 feeling that these existed, but were difficult to get 12 created a feeling of this is going on a bit more 13 aggressively than maybe you thought it was being presented. 14 I think it would have helped a lot if you more 15 efficiently presented, "This is the idea, here's the concept 16 and here's exactly where we are, what's being spent," et 17 cetera, because I think most of us found that in our case, 18 we faced the lot that the trail was coming and ending at, 19 the proposed trail. 20 So -- you know, I did speak to several realtors and 21 they all stated that it would materially affect the resale 22 value of the property with people walking, running, e-bikes, 23 e-scooters, all the activity which, you know, the other 24 woman mentioned and I'm sure some of you probably considered 25 if you are on conservation.
Page 83 1 CHAIRMAN LEWIS: Yeah, contact Sherida or David and 2 -- 3 MS. MONAHAN: I've already put plants in there. 4 The golf course put them in there and they kind of died, so 5 it didn't work. 6 CHAIRMAN LEWIS: Okay. Yeah, I -- I'm sure our 7 staff will -- 8 MS. COOK: If that's on the -- you're on the golf 9 course? 10 MS. MONAHAN: I back up on hole 14, on the pond and 11 I don't know what pond. 12 CHAIRMAN LEWIS: If you want to work with her on 13 the side, that would be perfect. 14 MS. MONAHAN: Thank you. 15 CHAIRMAN LEWIS: Yeah, thank you. 16 Sir, did you have something you wanted to say? 17 MR. PERKINS: Yeah, so I wasn't going to say 18 anything since you killed it. However, I do appreciate some 19 of you who spoke and -- 20 THE COURT REPORTER: Sorry, what's your name, sir? 21 CHAIRMAN LEWIS: Yeah, sorry, your name and -- 22 MR. PERKINS: Yeah, Jeff Perkins, Lori Perkins, 23 10610 Gretna Green. So I do appreciate you explaining some 24 of your intent and clearly the message that you wish it 25 wouldn't have gone this way. So just a couple of the points	Page 85 1 And in Brentford, we felt that was the only way in, 2 really, to the wetlands and woodlands in the woods if it 3 were to be constructed, so then we would be facing a kind of 4 ongoing construction equipment, if it happened, for the 5 better part of a year. 6 So again, I think in retrospect, if an idea like 7 this came up again that was going to cost as much as it did 8 and particularly affect, you know, quite a few people 9 directly, it would be more advantageous to present it more 10 clearly upfront, especially the routes. 11 So just feedback to everybody. 12 CHAIRMAN LEWIS: Thank you. Appreciate your 13 comment. 14 Okay. Was there another -- anybody else? Yes, 15 ma'am? 16 MS. ZAPATKA: Margarite Zapatka, 9906 Hartwell 17 Bridge Circle. I am a member of community for less than a 18 year. We came in from the hurricane. We lost and we moved 19 in. There's a list of people up there that signed who came 20 today. Obviously, I'm not on the board anymore, but you can 21 -- I can see the concern. I was concerned. I can see the 22 concern with everyone. I get -- I don't know you as a 23 board. I'm just learning everyone, but there's obviously a 24 lot of people who care about the communities, so maybe reach 25 out and use us in the future. Have people that will help

Page 86 1 you to get information out there. If you need assistance 2 finding bigger forums to hold meetings so that people can be 3 there -- I get it. There's only five you, you've got 4 regular jobs, you've got other things to do, but utilize the 5 people who care about their community to help you get -- 6 whether you write something out and we put it out. I mean, 7 flyers went out all over our neighborhood. That's why I'm 8 here, I wanted facts. 9 But people care, utilize that so that the wrong 10 information doesn't go out. We don't make assumptions, 11 that's why I came. I didn't want to make an assumption, 12 assumptions of what's going on and we have chaos. Utilize 13 those people in the neighborhoods to help you get correct 14 information and proper information out. We love to do it. 15 You've got my name, you've got my address. 16 Definitely willing to help. Facts are always important. We 17 all know that without them, there's chaos and I mean, we had 18 people out into the street. 19 And I did collect a bunch of names for you guys so 20 that you guys would know who did show up and wasn't able to 21 come in and speak. 22 And that's all. 23 CHAIRMAN LEWIS: Thank you. All right. Anybody 24 else? Two more. Blue shirt. Sorry, your hand went up 25 first.	Page 88 1 CHAIRMAN LEWIS: Thank you. 2 All right. Sir, we do have a lot for our engineer, 3 so you will be the last. Go ahead. 4 MR. SELIGSHON: Jeff Seligshon, 1816 Middlebury 5 Drive. A couple of quick easy questions. I couldn't hear 6 everything about the proposed backlighting, the signs, so 7 we're trying to improve the community by doing that. Yes? 8 MR. BARRETT: Yes. 9 CHAIRMAN LEWIS: Yes. 10 MR. BARRETT: The signs themselves are going to be 11 replaced so that they look more like the signs that are 12 currently at Countryway and Linebaugh, like the Publix 13 intersection. 14 MR. SELIGSOHN: Yes, but those aren't backlit. 15 MR. BARRETT: No, because -- 16 MR. SELIGSOHN: And what would that cost? I'm just 17 curious. 18 MR. BARRETT: Of the actual -- of the sign 19 replacement? 20 MR. SELIGSOHN: Yes. 21 MR. BARRETT: So that was already approved and that 22 was for 15,700 -- 23 MR. SELIGSOHN: Okay. 24 MR. BARRETT: -- and so the backlighting would be 25 6,684.
Page 87 1 MS. ANCKER: I'm Jan Ancker, 10337 Saville. 2 THE COURT REPORTER: Would you say your name one 3 more time? I'm sorry. 4 MS. ANCKER: Jan Ancker. I'm finding the time for 5 the meeting is difficult as several other people that wanted 6 to come couldn't because it was after work hours, so I 7 wanted to mention that. 4 o'clock in the afternoon is kind 8 of tricky for a lot of people. 9 To me, there are so very many places to walk in 10 Westchase that it's just not needed. As far as the wetlands 11 go, there's places you can get very close to them. If you 12 really want to go into them, I think that's very unusual a 13 person and maybe start with something really small before 14 you do however many I saw on that map, five or whatever it 15 was. 16 I see people walking, jogging all over the place, 17 so I'm just -- I don't just don't see the need at all. 18 CHAIRMAN LEWIS: Okay. I don't know if you were 19 here earlier, but we killed the idea for that. 20 MS. ANCKER: No, I wasn't here earlier. I got here 21 late because I couldn't get here earlier because of the 22 time. 23 CHAIRMAN LEWIS: Okay. So we -- we made a motion 24 and voted that we are moving forward with that as it was. 25 MS. ANCKER: I see. Thank you very much.	Page 89 1 MR. CHESNEY: Good memory. 2 MR. SELIGSOHN: 6,600. Okay. The other question I 3 had had to do with the overall financial condition of the 4 CDD this past year. Looking at last years budget of about 5 3.3 million, we spent about 4.4 million and I know a lot of 6 that was the hurricane. Do you have a breakdown of how much 7 was the hurricane and how much was overspent, if any? 8 MR. CHESNEY: We definitely do. We also revamped 9 one of the parks as kind of a project to -- the park in West 10 Park Village where the fountain was and so that was one of 11 the hits. I don't know if you -- 12 MR. SELIGSOHN: Is that where the -- I saw a line 13 for contingency and it hasn't all been spent yet. I think 14 you probably spent in July or August -- probably August -- 15 like \$500,000 showed up and it -- 16 MR. CHESNEY: Yeah, I'd be happy to go through any 17 of the numbers with you after the meeting. 18 MR. SELIGSOHN: Okay. 19 MR. CHESNEY: And also, the best reference for the 20 numbers is the audit. I don't -- I think we just got the 21 audit in -- 22 MR. VEGA: I -- 23 MR. CHESNEY: I don't know, maybe not, but I'd be 24 happy to share some of those numbers with you. 25 MR. SELIGSOHN: Yeah, I was just curious to see if

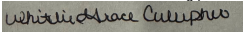
Page 90 1 it was from the hurricane -- 2 MR. VEGA: (Inaudible.) 3 MR. CHESNEY: But we -- the deficits spent for the 4 -- it was planned. I guess that's what -- the message I'm 5 trying to convey is that we purposely planned to spend some 6 of our fund balance down. 7 MR. SELIGSOHN: Okay. But you didn't -- a year ago 8 when you made the budget, you didn't have that intent? 9 MR. CHESNEY: My memory -- 10 MR. BARRETT: No, we did. 11 MR. CHESNEY: -- is not that good on exactly if we 12 scheduled it. 13 MR. SELIGSOHN: But the budget was 3.3 and you 14 spent 4.4, which is okay. I just wanted to understand what 15 the increase in the deficit was. 16 MR. BARRETT: (Inaudible.) 17 MR. CHESNEY: Yeah, that was purposeful. 18 Yes, Chris is reminding me that it was purposeful. 19 MR. SELIGSOHN: Okay. Great. 20 MR. BARRETT: Jeff, the whole -- the whole bell 21 tower redo, we knew we were going to spend the fund balance 22 for that because it was such a healthy -- like it was a 23 bigger fund balance than we needed and rather than assess 24 people additional funds for that, we decided we'd purposely 25 run the deficit and then use the fund balance and have the	Page 92 1 system in Montague as opposed to trying -- you know, we 2 couldn't get the easement from the residents to get to the 3 -- you know, to the inlet on Bayboro, but I think that we 4 can get to an inlet on Montague using this alternate route 5 and I will be able to update you as things move forward. 6 But I'm just going to need to get some survey 7 information and get some elevations and things to confirm 8 that that's an actual doable thing before moving into -- 9 CHAIRMAN LEWIS: So -- and I'm sorry, Robert. I 10 did talk to Robert earlier today and we talked yesterday as 11 well, but where he's talking about is right here in the 12 southwest corner. So -- and then that easement you talked 13 about is right -- 14 MR. DVORAK: Right through there. 15 MS. McCORMICK: Is that owned by us or -- 16 MR. DVORAK: We have the easement. 17 MS. McCORMICK: We have the easement. 18 MR. DVORAK: The only thing -- 19 UNKNOWN SPEAKER: Can I just say you spent \$27,000 20 and now you decide this? We paid you \$27,000 for -- for -- 21 CHAIRMAN LEWIS: Ma'am, please. 22 UNKNOWN SPEAKER: I'm sorry, but \$27,000 and now 23 you finally decide maybe this is an option? 24 MR. BARRETT: Ma'am, you really don't know what 25 you're talking about, but it --
Page 91 1 redo without raising assessments. 2 MR. SELIGSOHN: Okay. Because this year's budget 3 is back to three and a half million or something, which is 4 -- okay. Thank you. 5 MR. BARRETT: But there -- there is -- also in that 6 there, like there are several hundred thousand dollars worth 7 of storm damage like trees and stuff like that. So -- 8 CHAIRMAN LEWIS: Okay. All right. 9 Thank you guys for your comments. 10 Robert, we'll move on to you. I think A is dead. 11 So -- 12 MR. DVORAK: Yes, I did have a couple of other 13 updates. At the last meeting, we were going to going to 14 talk to the residents that were behind pond 125, you know 15 and the ponding that's occurring after a rainfall events. 16 I spent a lot of time looking at the plat -- the 17 plats, you know, to look at -- for the different points of 18 access to be able to -- we were trying to discharge that 19 area to some place else and believe it or not, between the 20 two communities, between Stonebridge and Sturbridge, they 21 have this little clubhouse on the north side of their drive 22 and between the two communities, there's a ten foot access 23 easement for the CDD -- that the CDD has and so I'm going to 24 -- I'm going to look at that as an option of being able to 25 get out to Montague and connect to one of the -- a drainage	Page 93 1 UNKNOWN SPEAKER: I do, I really have had -- 2 (inaudible.) 3 MR. BARRETT: Let me correct you since you 4 interrupted. So ma'am, how this played out is we actually 5 built the bedroom in order to prevent flooding for those 6 homes in Sturbridge and we warned them that without that 7 easement between the two homes, this ponding would occur. 8 UNKNOWN SPEAKER: Then why not not build the berm 9 and do this research first? 10 MR. BARRETT: We asked -- 11 CHAIRMAN LEWIS: Let him finish, please don't 12 interrupt. 13 MR. BARRETT: We asked residents how they preferred 14 to proceed, they opted for this situation. So please, 15 you're really not informed properly on this. 16 UNKNOWN SPEAKER: Oh, I think I am. 17 CHAIRMAN LEWIS: Okay. All right. 18 MR. DVORAK: The other -- a couple of other real 19 quick items. 20 CHAIRMAN LEWIS: Actually, hold on. Mr. Dale, he 21 lives right on the -- 22 MR. DALE: Yeah, Brad Dale, 9818 Bayboro Bridge 23 Drive. I'm just curious, I don't remember ever anybody 24 saying there was going to be pooling water at some of the 25 houses, that that was expected. None of us --

Page 94 1 MR. BARRETT: We did, that was -- that was detailed 2 by the engineers. If we don't get this easement -- and we 3 warned the two homeowners -- that was going to happen. 4 MR. DALE: Yeah, I went to a lot of the meetings 5 and it must've been -- what meeting was that in? 6 CHAIRMAN LEWIS: Brad, I -- there were meeting 7 minutes that I found -- because I wanted to know what we 8 talked about, too. I read them all. 9 MR. DALE: Yeah, I sent you the -- 10 CHAIRMAN LEWIS: I know, and I think it was in the 11 same meeting you sent me because the Dansereau's had asked 12 about us grading that area and we told them we couldn't do 13 that because of -- we just can't because of the elevations 14 of their pools and a patios and things like that. So we did 15 tell them, we did tell them. 16 MR. WIMSATT: I remember, too. I remember that we 17 told them when they said, "No," to the easement. 18 MR. DALE: Yeah, I just seem to recall that if the 19 -- 20 MR. BARRETT: So there are four supervisors up here 21 that recall this. 22 MR. DALE: -- if the lake got high, that's what 23 that drainage would be for, not for the actual pooling 24 water. 25 CHAIRMAN LEWIS: No, it was always the berm.	Page 96 1 CHAIRMAN LEWIS: Well, hold on, a minute. I'm 2 sorry, but, sir, do you live on pond 125, sir? 3 UNKNOWN SPEAKER: Yeah, I live two houses down from 4 him. 5 CHAIRMAN LEWIS: Okay. Is there any question or 6 concern with what we just said or -- 7 UNKNOWN SPEAKER: Maybe a deeper discussion. I 8 don't -- yeah. 9 CHAIRMAN LEWIS: Sure. 10 UNKNOWN SPEAKER: I live in the home that was one 11 of the homes that voted, "No," for that easement you talked 12 about. I know that doesn't matter now, but -- 13 CHAIRMAN LEWIS: Well, it does, honestly, in case 14 you're reconsidering. 15 UNKNOWN SPEAKER: Well, but the other, "No," was my 16 neighbors who doesn't live in the home anymore, doesn't even 17 live in the country and so -- I don't know if that's a -- we 18 can resurrect that, but it sounds like what you guys are 19 saying might be a better option anyway. 20 MR. CHESNEY: Well, it would be the more expensive 21 option than to take it all the way to Montague. 22 CHAIRMAN LEWIS: Possibly. 23 Is it Ms. High? 24 MS. HIGH: Yes, Heather High, 9804 Bayboro Bridge 25 Drive. I know the last time, I think it was in a workshop,
Page 95 1 MR. DALE: I don't know, I read the whole meeting 2 minutes for that day and just nobody said pooling water. 3 UNKNOWN SPEAKER: Could you just point on the map 4 where you're -- where you're talking about? 5 MR. SYLVANOWICZ: Yep. The berm is up here. 6 UNKNOWN SPEAKER: Okay. 7 MR. DALE: But regardless, that's good news Robert 8 is looking into it and that if we can make it down to 9 Montague, I think that is going to be a realistic fix. 10 CHAIRMAN LEWIS: And Brad, I know you've been to a 11 lot of our meetings. I -- we've said all along we're trying 12 to look into this and, you know, Robert just -- we had 13 another discussion, so this is something that we told you 14 guys we'd work on. 15 We're actually still working on another plan for 16 longer term, as I've told you, from the beginning as well to 17 do something in the southeast corner. 18 MR. DALE: Yeah, let's go to the other corner. 19 CHAIRMAN LEWIS: Well, hold on. If you got a 20 question about it, I -- we really are on time crunch here 21 unfortunately -- 22 MR. DALE: Yeah. 23 CHAIRMAN LEWIS: -- so I'd rather not. So I'd be 24 happy to try to stick around if somebody wants to ask. 25 MR. DALE: Yeah, let's let Robert finish his --	Page 97 1 an idea had come up about potentially doing some -- I don't 2 know -- vertical drains or something like that. Is this 3 instead of that or are they -- or is Robert also looking 4 into that option? 5 MR. DVORAK: Yeah, we're -- with a pipe connection 6 to -- in a storm inlet, we can go to grading to grade -- 7 little small grade inlets where the water could go in, get 8 underground and get transported out through -- underground 9 through a pipe system. So yes, that's -- we're -- it would 10 be very similar to what was originally proposed when we were 11 looking at connecting on Bayboro Bridge inlet. So it would 12 just be being directing the water to a different direction, 13 but the same concept would be to get several inlets in that 14 area, get the water, get the grading such that it would 15 direct the water to the inlet and we can get underground and 16 carry it away as quickly as possible. 17 MS. HIGH: And that's related to the ponding issue? 18 MR. DVORAK: Yes. 19 CHAIRMAN LEWIS: Yes. 20 MR. BARRETT: Yes. 21 CHAIRMAN LEWIS: Okay. So you're looking at that 22 other option in the southwest corner? 23 MR. DVORAK: Mm-hmm. 24 CHAIRMAN LEWIS: Okay. All right. Thank you. 25 Thank you guys. I'd be happy to stick around after

Page 98 1 if you need to talk, guys. I just want to get through 2 this -- 3 MR. WIMSATT: Why don't we just have a bunch of 4 workshops just on pond 125. 5 CHAIRMAN LEWIS: I know. 6 MR. BARRETT: We've been exploring putting in 7 drainage, but to say we didn't talk about the fact there was 8 going to be ponding is just -- the accusation is ridiculous. 9 MR. DVORAK: Just a -- one more follow up real 10 quick. 11 CHAIRMAN LEWIS: Okay. Folks, we're trying to 12 continue on, please. Thank you. 13 MR. DVORAK: The -- remember we had talked -- there 14 was some wetland dumping in the area, the Whitmarsh Loop 15 behind the 7-Eleven. We got a survey back. You'll be glad 16 to know that there was no dumping on CDD property, which is 17 the wetland limit. However, there are some improvements and 18 some dumping areas within the wetland buffer, the setback, 19 that those setbacks are on their private property. 20 So if something happened down the road and there 21 was an issue with SWFWMD or -- or EPC or something like 22 that, these individual owners, not the CDD, would be 23 responsible for dealing with that. Nothing in -- turned out 24 that nothing was on CDD property, which is good. 25 And then the last one was on the sidewalk projects,	Page 100 1 believed was going to roll along and actually result in 2 doing the project that -- when Robert brought it forward, it 3 was a concept. The question was posed by the board: Is 4 there a way that would be link all of communities? It was a 5 complete concept. I was there, I know it and it escalated 6 and it didn't escalate that way and I applaud everybody who 7 got onboard. There's been some fantastic work done. 8 I just want to end it with this: If we can take 9 the emotion that was involved in saying, "No," to help this 10 board and the WCA board develop a plan for moving this 11 community forward -- because I think everybody's hearts are 12 in it. There were tremendous ideas that came out of the 13 various sites that were there. Let's take those ideas and 14 figure out a way to bring them forward because I think we're 15 all wanting the same thing. We want this to be a great 16 community that protects our families, protects the values of 17 our homes and makes us proud as a community of where we 18 live. 19 Thank you for doing the sidewalks. 20 MR. BARRETT: Thank you. I do want to -- our 21 engineer has gotten a lot of garbage online this past month. 22 The quality of that Shires sidewalk project is due though 23 this guy's responsiveness and his being present and having 24 staff online. The Shires thing was a success because of 25 Robert and I just want to say thank you, Robert. You've
Page 99 1 they are wrapping that up. They've been doing grinds on the 2 last sections of sidewalk in the Shires, but they are really 3 close to being 100 percent done and the sidewalk project 4 will be -- the 2025 sidewalk project will be completed. 5 MR. BARRETT: Mr. Anderson will here? 6 CHAIRMAN LEWIS: I think he left. Oh, no, there 7 you are. You found a seat. 8 MR. ANDERSON: Barry Anderson, 11829 Derbyshire 9 Drive. I promised my wife I wasn't going to talk here. 10 This has been a fantastic improvement in both the safety and 11 in the curb appeal of sidewalks in the Shires. This would 12 not have been done despite our many, many, many attempts at 13 getting the county involved, so I do thank this board for 14 stepping up for finding the money to take it out of the 15 budget last year and I hope when they do the next two rounds 16 of this that all of you will be as happy with the results as 17 we were. 18 I said at the last meeting, I've had my go-rounds 19 about the cell tower. I will never get over that, I 20 apologize for that, but this local government -- and this is 21 who's responsible. Think if this were Hillsborough County. 22 Think of would you have had an opportunity to have your 23 voice heard? 24 Coming together as the way many of us did in 25 opposition to what started out as a concept and people	Page 101 1 been the best engineer I've seen that the CDD has had in 25 2 years that I've been attending meetings here, so thank you. 3 MR. DVORAK: Thank you. I appreciate it. 4 CHAIRMAN LEWIS: All right. 5 Robert, thank you. 6 MR. DVORAK: I'm finished. 7 CHAIRMAN LEWIS: Oh, you are? 8 MR. DVORAK: Yes. 9 CHAIRMAN LEWIS: Okay. 10 What's next, Erin? 11 MS. McCORMICK: I wanted to -- I sent out an e-mail 12 to the board members. We did view the request for 13 qualifications for district manager and there were three 14 responses that were submitted and I don't think that anybody 15 thought we were going to have time at this meeting to 16 discuss it, but if you wanted to give me some direction. If 17 you want me to invite the three respondents, I can do that 18 for the next workshop, we can do it for next month's 19 meeting. 20 CHAIRMAN LEWIS: I mean, I -- are you guys around 21 -- is it scheduled for the 23rd, the workshop? 22 MS. COOK: Like next Tuesday. 23 MR. VEGA: The 16th. 24 CHAIRMAN LEWIS: Oh, the 16th? 25 MR. VEGA: The 16th, that's right.

Page 102 1 CHAIRMAN LEWIS: Oh, I'm not going to be here. 2 MR. CHESNEY: Yeah, I won't be here. 3 MR. VEGA: So I guess we're canceling the workshop? 4 CHAIRMAN LEWIS: Yeah. Cancel the workshop? Yeah, 5 so I think we'd prefer to do it in October. Right? Not the 6 meeting, but at the workshop. 7 MR. CHESNEY: The workshop. 8 CHAIRMAN LEWIS: Yeah, so whatever -- I guess 9 that'd be -- 10 MS. McCORMICK: So it would be the 21st? 11 MR. VEGA: October 21st. 12 CHAIRMAN LEWIS: 21st, October 21st. 13 What was your question? Sorry. 14 MR. CHESNEY: Yeah, I don't know. 15 MR. GILLIS: What's October 21st? 16 CHAIRMAN LEWIS: That's the next workshop that's 17 scheduled. 18 MR. CHESNEY: Instead of September, that's what 19 he's saying, because he's not going to be here, I won't be 20 here. 21 MR. GILLIS: No, I was just asking because of the 22 time limit, we can't move it another week in September? 23 CHAIRMAN LEWIS: Oh, until the 23rd? 24 MR. BARRETT: We have to post that meeting a couple 25 of days --	Page 104 1 one. 2 CHAIRMAN LEWIS: That is our next workshop. 3 Correct? 4 MR. VEGA: Yes. 5 MR. SYLVANOWICZ: All right. So we're not moving 6 it to the 23rd? 7 CHAIRMAN LEWIS: No, no, is that okay? 8 MR. SYLVANOWICZ: Yes. 9 CHAIRMAN LEWIS: Is that okay, Chris? 10 MR. BARRETT: Would you just text me if it's 11 confirmed? 12 MS. COOK: Yes. 13 MS. McCORMICK: And that will just be for questions 14 or presentations. The board wouldn't be taking any 15 action -- 16 CHAIRMAN LEWIS: Correct. 17 MS. McCORMICK: -- at that meeting. Okay. 18 CHAIRMAN LEWIS: Correct. 19 Okay. What else you got, Erin? 20 MS. McCORMICK: That's it for right now. 21 CHAIRMAN LEWIS: Okay. 22 Mark, consideration of Resolution 2025-10 -- 23 MR. DALE: Can I -- 24 CHAIRMAN LEWIS: Hold on a second. Let me finish 25 with him and then I'll come back to you, Brad.
Page 103 1 MR. VEGA: I could get an add run -- as long as I 2 had the add run tomorrow by noon, it will run in Friday's -- 3 that will be the seven days. 4 CHAIRMAN LEWIS: Do we have a venue, though? 5 MR. VEGA: I don't have a location right now. We'd 6 have to find out -- 7 MS. COOK: We would have to see, yeah. 8 CHAIRMAN LEWIS: Okay. Even if it's like Parley 9 Drive or -- 10 MS. COOK: They have their -- 11 MR. VEGA: Well, I'd need the location for -- 12 MS. COOK: They have their meetings on that date, 13 too. That's why we didn't put -- 14 CHAIRMAN LEWIS: Okay. I'll let you work that out. 15 MS. COOK: Thank you. 16 MR. WIMSATT: Sounds like you a problem, Sherida. 17 MS. McCORMICK: But we don't have another meeting 18 until October 2nd. 19 MS. COOK: Apparently. 20 CHAIRMAN LEWIS: Yeah, I mean -- 21 MR. CHESNEY: It's not a rush on it. 22 CHAIRMAN LEWIS: No, I guess not. So why don't we 23 just shoot for October 21st? 24 MR. WIMSATT: Yeah, October 21st. That's fine. 25 MR. VEGA: Okay. So we can just cancel the 9/16	Page 105 1 MR. VEGA: So Resolution 2025-10 is your registered 2 agent. Currently, the registered agent was -- you had it 3 listed as Andy Mendenhall, so we had changed -- you know, 4 most districts have your registered agent as your attorney. 5 So I'd just propose that -- get it updated. 6 MS. McCORMICK: That's fine. I mean, I think I was 7 registered agent and at one point, we must have -- but I'm 8 happy to do that. 9 MR. VEGA: Yeah, I went through the history and she 10 was -- you know, counsel was registered agent and for some 11 reason, it changed to Andy. 12 CHAIRMAN LEWIS: Okay. 13 MR. VEGA: But we need to update that. 14 CHAIRMAN LEWIS: I'll make a motion to update 15 the -- 16 MR. VEGA: Approving Resolution 2025-10. 17 CHAIRMAN LEWIS: So moved. 18 Do we have a second? 19 MR. WIMSATT: Second. 20 CHAIRMAN LEWIS: All right. 21 All in favor? 22 (All board members signify in the affirmative.) 23 CHAIRMAN LEWIS: Carries five to zero. 24 (Motion passes.) 25 MR. VEGA: Okay. And the only other thing I had on

Page 106 1 there, right now, we have almost about 5 million with Truist 2 earning 1.26 percent. I'd like to move that money to Valley 3 National, which would earn 4.33 percent. That would earn 4 us, roughly, an additional \$150,000 in interest. I think 5 it's a no-brainer, but I can't move it without a board 6 motion. 7 MR. BARRETT: So moved. 8 MR. CHESNEY: Second. I would also like to clarify 9 that the rates recently dropped. 10 MR. VEGA: Yes. 11 MR. CHESNEY: We monitor it periodically. It was 12 in the fours with Truist and they reduced it. 13 MR. VEGA: Motion was by Chris. 14 CHAIRMAN LEWIS: And seconded by Greg. 15 All in favor? 16 (All board members signify in the affirmative.) 17 CHAIRMAN LEWIS: Carries five to zero. 18 (Motion passes.) 19 MR. SELIGSOHN: Is that going to be a money market 20 or a CD or both? 21 MR. VEGA: Checking account. 22 MR. SELIGSOHN: Checking account. 23 MR. VEGA: Checking account earning 4.33. 24 MR. SELIGSOHN: Okay. 25 MR. CHESNEY: It's a qualified public depository.	Page 108 1 information, if possible. I'm an engineer, I would 2 understand that. Would the CDD be okay sharing that? Not 3 here, but I mean are -- 4 CHAIRMAN LEWIS: Yeah, we'd put everyone to sleep 5 with that. I don't really think that's a problem. I mean, 6 the is a design public record and -- 7 MR. CHESNEY: Everything is public record. 8 MR. DVORAK: Yeah, I did it -- the analysis part 9 and that's kind of what I am going over with the Water 10 Management District, you know, I'm going over it with them, 11 so their feedback would be what I would need to kind of like 12 wrap up -- 13 CHAIRMAN LEWIS: Well, he's asking about -- let me 14 make sure I'm understanding. Are you asking about the 15 calculations to put the berm in? 16 MR. LEOPOLD: Well, I'm actually concerned about 17 two things now. I'm asking the lake overflowing the berm, 18 but I am also concerned about the rainwater collecting 19 between the berm and the houses because that's a separate 20 issue that I think some of us want to talk about here. But 21 I still do want to talk the calculations from seven months 22 ago, whenever it was. Again, not here. 23 CHAIRMAN LEWIS: Yeah, for the berm, though. 24 MR. LEOPOLD: Yes. 25 CHAIRMAN LEWIS: Okay. We can do that. Can you
Page 107 1 CHAIRMAN LEWIS: All right. 2 Brad, I told you I would come back to you. 3 MR. DALE: Yeah, back to the 125. I just wanted to 4 hear about the status of the actual drainage. I know Robert 5 had some suggestions for -- I don't know, was it county or 6 -- some models of some -- 7 MR. DVORAK: Yeah, I got a pre-application meeting 8 with the Water Management District next Thursday at -- it's 9 either 10:00 or 11 o'clock, so I'll be able to report on 10 that at -- after that. 11 MR. DALE: Perfect. Thank you. And you guys were 12 also looking into like the landscaping around Westchase. 13 Right? 14 CHAIRMAN LEWIS: We did, at the last meeting, we 15 approved -- what was it -- 35,000 for Ivy Clinton to -- she 16 did the West Park Village park there. She's going to be 17 taking a look at that presenting us with some information. 18 So -- 19 MR. DALE: Sounds good. That's it. 20 CHAIRMAN LEWIS: Okay. 21 Yes, sir? Real quick. 22 MR. LEOPOLD: Steve Leopold, 9812 Bayboro Bridge 23 Drive. I was here back in February and the calculations 24 were still being run on that pond. This was before the berm 25 went in. I'd like to see the calculation or any kind of	Page 109 1 just e-mail David and Sherida and we'll get that through 2 Robert to you? 3 MR. LEOPOLD: Yeah, yeah, sure. 4 CHAIRMAN LEWIS: Okay. I thought I saw another 5 hand, but maybe not. 6 Chris, supervisor's requests? 7 MR. BARRETT: No. 8 CHAIRMAN LEWIS: Reggie? 9 MR. GILLIS: The reason I asked about the data is I 10 need to report to the board about -- after meeting with the 11 -- the golf course owner and making sure that everybody 12 understands what was discussed, you know, what kind of 13 feedback he provided and it -- along with that, whatever at 14 the next workshop, I think we should revisit how we will be 15 approaching the long-range plans. 16 For example, the question about vegetation was part 17 of that, just like several other projects and I think it 18 would behoove us all to do some kind of way to publish as 19 much of that information as possible. 20 CHAIRMAN LEWIS: Okay. Thank you. 21 Greg? 22 MR. CHESNEY: Nope. 23 CHAIRMAN LEWIS: I'm good. 24 Motion to adjourn. 25 MR. CHESNEY: Second.

Page 110 1 CHAIRMAN LEWIS: All in favor? 2 (All board members signify in the affirmative.) 3 (Motion passes.) 4 CHAIRMAN LEWIS: Thank you. 5 (At 6:10 p.m., all proceedings were concluded.) 6 7 8 9 _____ 10 Matt Lewis, Chairman 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 09-09-2025	
Page 111 1 2 3 CERTIFICATE OF COURT REPORTER 4 5 STATE OF FLORIDA 6 COUNTY OF HILLSBOROUGH 7 8 I, Whitlie G. Cullipher, Certified Shorthand Reporter, do hereby 9 certify that I was authorized to and did stenographically report 10 the Westchase Community District Development Meeting; and that 11 the foregoing transcript is a true record of my stenographic 12 notes. 13 14 I FURTHER CERTIFY that I am not a relative, employee, or 15 attorney, or counsel of any of the parties, nor am I a relative 16 or employee of any of the parties' attorney or counsel connected 17 with the action, nor am I financially interested in the action. 18 19 DATED this 17th day of September, 2025, at Hillsborough County, 20 Florida. 21 22 23  24 _____ 25 Whitlie G. Cullipher, CSR	

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**Westchase
Community Development District**

Financial Report

August 31, 2025

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

August 31, 2025

Balance Sheet

August 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
ASSETS							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lease Receivable	479,758	-	-	-	-	-	-
Due From Other Gov'tl Units	1,642	-	-	-	-	-	-
Interest/Dividend Receivables	2,401	-	-	-	-	-	-
Due From Other Funds	2,892,589	421,958	5,483	7,109	69,329	62,465	58,634
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	12,637	-	-	-	-	-	-
Deposits	3,191	667	3,030	20	-	8,120	853
TOTAL ASSETS	\$ 3,392,218	\$ 422,625	\$ 8,513	\$ 7,129	\$ 69,329	\$ 70,585	\$ 59,487
LIABILITIES							
Accounts Payable	\$ 124,375	\$ 1,151	\$ 2,017	\$ 195	\$ -	\$ 28,049	\$ 1,318
Deferred Revenue	456,285	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	580,660	1,151	2,017	195	-	28,049	1,318
FUND BALANCES							
Nonspendable:							
Prepaid Items	12,637	-	-	-	-	-	-
Deposits	3,191	667	3,030	20	-	8,120	853
Restricted for:							
Capital Projects	-	-	-	-	-	-	-
Assigned to:							
Operating Reserves	743,585	9,407	170	-	1,278	-	3,165
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	157,838	-	-	13,411	34,416	47,976
Unassigned:	1,490,114	253,562	3,296	6,914	54,640	-	6,175
TOTAL FUND BALANCES	\$ 2,811,558	\$ 421,474	\$ 6,496	\$ 6,934	\$ 69,329	\$ 42,536	\$ 58,169
TOTAL LIABILITIES & FUND BALANCES	\$ 3,392,218	\$ 422,625	\$ 8,513	\$ 7,129	\$ 69,329	\$ 70,585	\$ 59,487

Balance Sheet

August 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<u>ASSETS</u>						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 886,014	\$ 886,014
Lease Receivable	-	-	-	-	-	479,758
Due From Other Gov'tl Units	-	-	-	-	-	1,642
Interest/Dividend Receivables	-	-	-	-	-	2,401
Due From Other Funds	123,879	27,376	292,482	702,198	-	4,663,502
Investments:						
Money Market Account	-	-	-	-	3,777,488	3,777,488
Prepaid Items	-	-	-	-	-	12,637
Deposits	14,572	765	-	-	-	31,218
TOTAL ASSETS	\$ 138,451	\$ 28,141	\$ 292,482	\$ 702,198	\$ 4,663,502	\$ 9,854,660
<u>LIABILITIES</u>						
Accounts Payable	\$ 11,697	\$ 554	\$ 183	\$ -	\$ -	\$ 169,539
Deferred Revenue	-	-	-	-	-	456,285
Due To Other Funds	-	-	-	-	4,663,502	4,663,502
TOTAL LIABILITIES	11,697	554	183	-	4,663,502	5,289,326
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Items	-	-	-	-	-	12,637
Deposits	14,572	765	-	-	-	31,218
Restricted for:						
Capital Projects	-	-	-	702,198	-	702,198
Assigned to:						
Operating Reserves	361	1,289	3,751	-	-	763,006
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	69,252	21,395	145,084	-	-	991,403
Unassigned:	42,569	4,138	143,464	-	-	2,004,872
TOTAL FUND BALANCES	\$ 126,754	\$ 27,587	\$ 292,299	\$ 702,198	\$ -	\$ 4,565,334
TOTAL LIABILITIES & FUND BALANCES	\$ 138,451	\$ 28,141	\$ 292,482	\$ 702,198	\$ 4,663,502	\$ 9,854,660

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	AUG-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ 18,773	\$ 70,890	\$ 26,000	272.65%
Interest - Tax Collector	-	6,434	1,500	428.93%
Lease Revenue	20,899	20,899	20,899	100.00%
Special Assmnts- Tax Collector	-	3,419,223	3,419,223	100.00%
Special Assmnts- Discounts	-	(124,652)	(136,769)	91.14%
Other Miscellaneous Revenues	-	2,775	-	0.00%
Pavilion Rental	300	16,760	4,000	419.00%
Insurance Reimbursements	-	611	-	0.00%
TOTAL REVENUES	39,972	3,412,940	3,334,853	102.34%
EXPENDITURES				
Administration				
P/R-Board of Supervisors	1,600	17,000	19,000	89.47%
FICA Taxes	122	1,301	1,454	89.48%
ProfServ-Engineering	-	96,275	53,500	179.95%
ProfServ-Legal Services	8,034	82,490	105,000	78.56%
ProfServ-Mgmt Consulting	10,724	118,509	128,683	92.09%
ProfServ-Recording Secretary	1,590	15,903	11,000	144.57%
Auditing Services	-	7,800	7,800	100.00%
Postage and Freight	6,145	6,289	600	1048.17%
Insurance - General Liability	-	52,082	62,116	83.85%
Printing and Binding	-	-	300	0.00%
Legal Advertising	-	2,549	6,500	39.22%
Misc-Assessment Collection Cost	-	65,890	68,385	96.35%
Misc-Credit Card Fees	19	694	750	92.53%
Misc-Contingency	609	7,172	1,600	448.25%
Office Supplies	-	120	25	480.00%
Annual District Filing Fee	-	225	175	128.57%
Total Administration	28,843	474,299	466,888	101.59%
Flood Control/Stormwater Mgmt				
Contracts-Lake and Wetland	9,833	108,167	118,000	91.67%
Contracts-Fountain	1,018	6,697	8,820	75.93%
R&M-Aquascaping	-	-	15,000	0.00%
R&M-Drainage	-	53,800	26,560	202.56%
R&M-Fountain	24	3,743	6,000	62.38%
Total Flood Control/Stormwater Mgmt	10,875	172,407	174,380	98.87%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	AUG-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Right of Way</u>				
Payroll-Salaries	18,198	245,929	258,765	95.04%
Payroll-Benefits	6,145	96,857	130,000	74.51%
Payroll - Overtime	2,581	31,877	32,000	99.62%
Payroll - Bonus	-	47,000	35,883	130.98%
FICA Taxes	2,562	36,096	33,959	106.29%
ProfServ-Landscape Architect	-	9,993	25,000	39.97%
Contracts-Police	12,705	164,253	160,000	102.66%
Contracts-Other Services	1,630	17,930	19,560	91.67%
Contracts-Landscape	63,167	692,558	557,208	124.29%
Contracts-Mulch	-	75,000	147,592	50.82%
Contracts-Plant Replacement	-	32,706	74,515	43.89%
Contracts-Road Cleaning	-	4,946	9,843	50.25%
Contracts-Trees & Trimming	-	78,710	72,000	109.32%
Contracts-Security Alarms	-	481	671	71.68%
Contracts-Pest Control	15	665	576	115.45%
Fuel, Gasoline and Oil	311	12,800	13,000	98.46%
Communication - Teleph - Field	200	6,347	5,000	126.94%
Utility - General	3,460	35,678	35,000	101.94%
Utility - Reclaimed Water	1,267	10,024	10,000	100.24%
Insurance - General Liability	-	5,620	6,703	83.84%
R&M-General	4,165	44,682	42,500	105.13%
R&M-Equipment	2,791	17,561	8,000	219.51%
R&M-Grounds	12,270	268,615	125,000	214.89%
R&M-Irrigation	25,040	155,571	40,500	384.13%
R&M-Sidewalks	85,641	126,155	15,616	807.86%
R&M-Signage	-	357	6,000	5.95%
R&M-Walls and Signage	12,327	42,416	32,500	130.51%
Holiday Decoration	-	12,251	10,000	122.51%
Misc-Hurricane Expense	-	384,410	-	0.00%
Misc-Taxes (Streetlights)	-	32,463	41,039	79.10%
Misc-Contingency	-	58,427	546,302	10.70%
Office Supplies	681	3,369	3,500	96.26%
Cleaning Services	550	6,050	6,600	91.67%
Op Supplies - General	-	632	5,000	12.64%
Op Supplies - Uniforms	-	881	600	146.83%
Supplies - Misc.	-	-	600	0.00%
Subscriptions and Memberships	-	1,474	6,000	24.57%
Conference and Seminars	-	-	1,000	0.00%
Total Right of Way	255,706	2,760,784	2,518,032	109.64%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	AUG-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Common Area</u>				
R&M-General	1,114	71,992	30,000	239.97%
R&M-Boardwalks	-	-	700	0.00%
R&M-Brick Pavers	-	-	1,200	0.00%
R&M-Grounds	-	7,497	1,500	499.80%
R&M-Signage	-	-	1,400	0.00%
R&M-Walls and Signage	-	1,822	4,000	45.55%
Internet Services	812	7,750	7,391	104.86%
Park Improvements	-	42,011	129,362	32.48%
Total Common Area	<u>1,926</u>	<u>131,072</u>	<u>175,553</u>	<u>74.66%</u>
TOTAL EXPENDITURES	297,350	3,538,562	3,334,853	106.11%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>(257,378)</u>	<u>(125,622)</u>	<u>-</u>	<u>0.00%</u>
Net change in fund balance	<u>\$ (257,378)</u>	<u>\$ (125,622)</u>	<u>\$ -</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,937,180	2,937,180	
FUND BALANCE, ENDING		<u>\$ 2,811,558</u>	<u>\$ 2,937,180</u>	

WESTCHASE

Community Development District

General Fund - Harbor Links (002)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	AUG-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 532	\$ 6,365	\$ 500	1273.00%
Special Assmnts- Tax Collector	-	59,877	59,877	100.00%
Special Assmnts- Discounts	-	(2,183)	(2,395)	91.15%
Gate Bar Code/Remotes	225	733	-	0.00%
TOTAL REVENUES	757	64,792	57,982	111.75%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	1,154	1,197	96.41%
Misc-Credit Card Fees	8	28	15	186.67%
Total Administration	8	1,182	1,212	97.52%
<u>Right of Way</u>				
Communication - Teleph - Field	262	2,762	3,300	83.70%
Electricity - Streetlights	510	5,624	5,500	102.25%
Insurance - General Liability	-	2,276	2,714	83.86%
R&M-General	314	15,596	19,700	79.17%
R&M-Gate	250	9,370	5,794	161.72%
Reserve - Roadways	-	-	19,762	0.00%
Total Right of Way	1,336	35,628	56,770	62.76%
TOTAL EXPENDITURES	1,344	36,810	57,982	63.49%
Excess (deficiency) of revenues Over (under) expenditures	(587)	27,982	-	0.00%
Net change in fund balance	\$ (587)	\$ 27,982	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		393,492	393,492	
FUND BALANCE, ENDING		\$ 421,474	\$ 393,492	

WESTCHASE

Community Development District

General Fund - The Enclave (003)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	AUG-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 5	\$ 97	\$ 150	64.67%
Special Assmnts- Tax Collector	-	26,744	26,744	100.00%
Special Assmnts- Discounts	-	(975)	(1,070)	91.12%
TOTAL REVENUES	5	25,866	25,824	100.16%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	515	535	96.26%
Total Administration	-	515	535	96.26%
<u>Right of Way</u>				
R&M-Streetlights	2,017	22,195	25,000	88.78%
Total Right of Way	2,017	22,195	25,000	88.78%
TOTAL EXPENDITURES	2,017	22,710	25,535	88.94%
Excess (deficiency) of revenues				
Over (under) expenditures	(2,012)	3,156	289	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	289	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	289	0.00%
Net change in fund balance	\$ (2,012)	\$ 3,156	\$ 289	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		3,340	3,340	
FUND BALANCE, ENDING		\$ 6,496	\$ 3,629	

WESTCHASE

Community Development District

General Fund - Saville Row (004)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	AUG-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 25	\$ 80	31.25%
Special Assmnts- Tax Collector	-	16,168	16,168	100.00%
Special Assmnts- Discounts	-	(589)	(647)	91.04%
Gate Bar Code/Remotes	90	284	-	0.00%
TOTAL REVENUES	90	15,888	15,601	101.84%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	312	323	96.59%
Misc-Credit Card Fees	3	11	4	275.00%
Total Administration	3	323	327	98.78%
<u>Right of Way</u>				
Communication - Teleph - Field	165	1,815	1,980	91.67%
Insurance - General Liability	-	3,979	4,745	83.86%
R&M-General	-	-	1,500	0.00%
R&M-Gate	-	583	1,500	38.87%
R&M-Streetlights	33	344	300	114.67%
Reserve - Roadways	-	-	3,300	0.00%
Total Right of Way	198	6,721	13,325	50.44%
TOTAL EXPENDITURES	201	7,044	13,652	51.60%
Excess (deficiency) of revenues Over (under) expenditures	(111)	8,844	1,949	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	1,949	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	1,949	0.00%
Net change in fund balance	\$ (111)	\$ 8,844	\$ 1,949	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1,910)	(1,910)	
FUND BALANCE, ENDING		\$ 6,934	\$ 39	

WESTCHASE

Community Development District

General Fund - Commercial Road (005)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	AUG-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 85	\$ 999	\$ 150	666.00%
Special Assmnts- Tax Collector	-	6,052	6,052	100.00%
Special Assmnts- Discounts	-	(221)	(242)	91.32%
TOTAL REVENUES	85	6,830	5,960	114.60%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	117	121	96.69%
Total Administration	-	117	121	96.69%
<u>Right of Way</u>				
R&M-General	-	-	5,000	0.00%
Reserve - Roadways	-	-	839	0.00%
Total Right of Way	-	-	5,839	0.00%
TOTAL EXPENDITURES	-	117	5,960	1.96%
Excess (deficiency) of revenues Over (under) expenditures	85	6,713	-	0.00%
Net change in fund balance	\$ 85	\$ 6,713	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		62,616	62,616	
FUND BALANCE, ENDING		\$ 69,329	\$ 62,616	

WESTCHASE

Community Development District

General Fund - The Greens (102)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	AUG-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 219	\$ 3,194	\$ 700	456.29%
Special Assmnts- Tax Collector	-	440,316	440,316	100.00%
Special Assmnts- Discounts	-	(16,052)	(17,613)	91.14%
Other Miscellaneous Revenues	341	341	-	0.00%
Gate Bar Code/Remotes	270	2,689	-	0.00%
TOTAL REVENUES	830	430,488	423,403	101.67%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	8,487	48,435	17.52%
Misc-Credit Card Fees	23	119	80	148.75%
Total Administration	23	8,606	48,515	17.74%
<u>Right of Way</u>				
Contracts-Security Services	21,957	236,805	240,978	98.27%
Contracts-Pest Control	20	220	240	91.67%
Communication - Teleph - Field	177	1,887	2,100	89.86%
Insurance - General Liability	-	1,581	1,885	83.87%
R&M-General	1,972	229,728	20,000	1148.64%
R&M-Gate	133	7,524	10,000	75.24%
R&M-Streetlights	5,794	63,191	68,712	91.97%
Reserve - Roadways	-	-	62,000	0.00%
Total Right of Way	30,053	540,936	405,915	133.26%
TOTAL EXPENDITURES	30,076	549,542	454,430	120.93%
Excess (deficiency) of revenues				
Over (under) expenditures	(29,246)	(119,054)	(31,027)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	-	-	(31,027)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(31,027)	0.00%
Net change in fund balance	\$ (29,246)	\$ (119,054)	\$ (31,027)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		161,590	161,590	
FUND BALANCE, ENDING		\$ 42,536	\$ 130,563	

WESTCHASE

Community Development District

General Fund - Stonebridge (103)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	AUG-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 77	\$ 1,029	\$ 200	514.50%
Special Assmnts- Tax Collector	-	19,237	19,237	100.00%
Special Assmnts- Discounts	-	(701)	(769)	91.16%
Gate Bar Code/Remotes	-	171	-	0.00%
TOTAL REVENUES	77	19,736	18,668	105.72%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	371	385	96.36%
Misc-Credit Card Fees	-	4	10	40.00%
Total Administration	-	375	395	94.94%
<u>Right of Way</u>				
Communication - Teleph - Field	131	1,468	1,500	97.87%
Insurance - General Liability	-	324	386	83.94%
R&M-General	-	4,750	1,000	475.00%
R&M-Gate	542	4,371	3,792	115.27%
R&M-Streetlights	643	6,880	7,740	88.89%
Reserve - Roadways	-	-	3,855	0.00%
Total Right of Way	1,316	17,793	18,273	97.37%
TOTAL EXPENDITURES	1,316	18,168	18,668	97.32%
Excess (deficiency) of revenues Over (under) expenditures	(1,239)	1,568	-	0.00%
Net change in fund balance	\$ (1,239)	\$ 1,568	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		56,601	56,601	
FUND BALANCE, ENDING		\$ 58,169	\$ 56,601	

WESTCHASE

Community Development District

General Fund -West Park Village (323,4,5A,6) (104)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	AUG-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 115	\$ 1,545	\$ -	0.00%
Special Assmnts- Tax Collector	-	176,696	176,696	100.00%
Special Assmnts- Discounts	-	(6,442)	(7,068)	91.14%
TOTAL REVENUES	115	171,799	169,628	101.28%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	3,405	3,534	96.35%
Total Administration	-	3,405	3,534	96.35%
<u>Right of Way</u>				
R&M-General	-	-	2,044	0.00%
R&M-Streetlights	11,732	126,802	144,348	87.84%
Reserve - Roadways	-	-	19,702	0.00%
Total Right of Way	11,732	126,802	166,094	76.34%
TOTAL EXPENDITURES	11,732	130,207	169,628	76.76%
Excess (deficiency) of revenues				
Over (under) expenditures	(11,617)	41,592	-	0.00%
Net change in fund balance	\$ (11,617)	\$ 41,592	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		85,162	85,162	
FUND BALANCE, ENDING		\$ 126,754	\$ 85,162	

WESTCHASE

Community Development District

General Fund - West Park Village (324-C5) (105)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	AUG-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 35	\$ 421	\$ 90	467.78%
Special Assmnts- Tax Collector	-	7,778	7,778	100.00%
Special Assmnts- Discounts	-	(284)	(311)	91.32%
TOTAL REVENUES	35	7,915	7,557	104.74%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	150	156	96.15%
Total Administration	-	150	156	96.15%
<u>Right of Way</u>				
R&M-Streetlights	554	6,093	4,999	121.88%
Reserve - Roadways	-	-	2,402	0.00%
Total Right of Way	554	6,093	7,401	82.33%
TOTAL EXPENDITURES	554	6,243	7,557	82.61%
Excess (deficiency) of revenues Over (under) expenditures	(519)	1,672	-	0.00%
Net change in fund balance	\$ (519)	\$ 1,672	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		25,915	25,915	
FUND BALANCE, ENDING		\$ 27,587	\$ 25,915	

WESTCHASE

Community Development District

General Fund - Vineyards (106)**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	AUG-25 ACTUAL	YEAR TO DATE ACTUAL	ANNUAL ADOPTED BUDGET	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ 382	\$ 4,579	\$ 500	915.80%
Special Assmnts- Tax Collector	-	27,287	27,287	100.00%
Special Assmnts- Discounts	-	(995)	(1,091)	91.20%
Gate Bar Code/Remotes	45	354	-	0.00%
TOTAL REVENUES	427	31,225	26,696	116.97%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	-	526	546	96.34%
Misc-Credit Card Fees	2	13	10	130.00%
Total Administration	2	539	556	96.94%
<u>Right of Way</u>				
Insurance - General Liability	-	626	747	83.80%
R&M-General	-	5,095	4,543	112.15%
R&M-Drainage	-	-	2,625	0.00%
R&M-Gate	56	14,063	5,000	281.26%
Internet Services	127	1,255	1,800	69.72%
Reserve - Roadways	-	-	11,425	0.00%
Total Right of Way	183	21,039	26,140	80.49%
TOTAL EXPENDITURES	185	21,578	26,696	80.83%
Excess (deficiency) of revenues Over (under) expenditures	242	9,647	-	0.00%
Net change in fund balance	\$ 242	\$ 9,647	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		282,652	282,652	
FUND BALANCE, ENDING		\$ 292,299	\$ 282,652	

**Westchase
Community Development District**

Supporting Schedules

August 31, 2025

WESTCHASE

Community Development District

Non-Ad Valorem Special Assessments (Hillsborough County Tax Collector - Monthly Collection Distributions) For the Fiscal Year Ending September 30, 2025

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Interest/Discount Amount	Collection Costs	Gross Amount Received	001 General Fund Assessments	002 Harbor Links Fund Assessments	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments
Assessments Levied				\$ 4,199,378 100%	\$ 3,419,223 81.42%	\$ 59,877 1.43%	\$ 26,744 0.64%	\$ 16,168 0.39%
11/06/24	\$ 37,756	\$ 1,993	\$ 771	\$ 40,520	\$ 32,992	\$ 578	\$ 258	\$ 156
11/15/24	75,362	3,204	1,538	80,104	65,222	1,142	510	308
11/22/24	104,333	4,436	2,129	110,898	90,295	1,581	706	427
12/03/24	506,565	21,538	10,338	538,440	438,409	7,677	3,429	2,073
12/06/24	1,307,287	55,581	26,679	1,389,547	1,131,399	19,813	8,849	5,350
12/17/24	438,031	18,549	8,939	465,520	379,036	6,638	2,965	1,792
01/07/25	1,083,623	45,915	22,115	1,151,653	937,700	16,421	7,334	4,434
02/07/25	176,237	4,577	3,597	184,411	150,151	2,629	1,174	710
03/10/25	54,660	604	1,116	56,380	45,905	804	359	217
04/07/25	64,107	38	1,308	65,454	53,294	933	417	252
05/07/25	39,512	(1,025)	806	39,294	31,994	560	250	151
06/09/25	21,051	(626)	430	20,855	16,981	297	133	80
06/18/25 *	56,834	(1,691)	1,160	56,303	45,843	803	359	217
TOTAL	\$ 3,965,359	\$ 153,093	\$ 80,926	\$ 4,199,378	\$ 3,419,223	\$ 59,877	\$ 26,744	\$ 16,168
% COLLECTED					100%	100%	100%	100%
TOTAL O/S					-	-	-	-

*Tax Certificate Sale

WESTCHASE
Community Development District

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2025**

Date Received	ALLOCATION BY FUND					
	005 Commercial Road	102 The Greens	103 Stonebridge	104 West Park Village	105 West Park Village	106 Vineyards
	Fund Assessments	Fund Assessments	Fund Assessments	Fund Assessments	Fund Assessments	Fund Assessments
Assessments Levied	\$ 6,052 0.14%	\$ 440,316 10.49%	\$ 19,237 0.46%	\$ 176,696 4.21%	\$ 7,778 0.19%	\$ 27,287 0.65%
11/06/24	\$ 58	\$ 4,249	\$ 186	\$ 1,705	\$ 75	\$ 263
11/15/24	115	8,399	367	3,371	148	521
11/22/24	160	11,628	508	4,666	205	721
12/03/24	776	56,457	2,467	22,656	997	3,499
12/06/24	2,003	145,698	6,365	58,468	2,574	9,029
12/17/24	671	48,811	2,133	19,588	862	3,025
01/07/25	1,660	120,754	5,276	48,458	2,133	7,483
02/07/25	266	19,336	845	7,759	342	1,198
03/10/25	81	5,912	258	2,372	104	366
04/07/25	94	6,863	300	2,754	121	425
05/07/25	57	4,120	180	1,653	73	255
06/09/25	30	2,187	96	878	39	136
06/18/25 *	81	5,904	258	2,369	104	366
TOTAL	\$ 6,052	\$ 440,316	\$ 19,237	\$ 176,696	\$ 7,778	\$ 27,287
% COLLECTED	100%	100%	100%	100%	100%	100%
TOTAL O/S	-	-	-	-	-	-

*Tax Certificate Sale