

# 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, November 4, 2025 – 4:00 p.m.

Meeting location 10405 Countryway Blvd, Tampa, FL 33626

[www.westchasecdd.us](http://www.westchasecdd.us)

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1. **Call to Order**
2. **Audience Comments** – *Three - (3) Minute Time Limit*
3. **Consent Agenda**
  - A. Review of Minutes from the Meeting held October 7, 2025.....Page 2
  - B. Review of September 2025 Financial Statements and Check Register.....Page 34
  - C. Ratification of FY 2026 Staff Payroll Increases
4. **Staff Reports**
  - A. Field Manager
  - B. District Engineer
    - i. Discussion on Pond 120
    - ii. Approval of ACPLM Change Order #1 for Shires Sidewalk Project of \$51,584.00..Page 59
  - C. District Counsel
    - i. Approval of Engagement Letter.....Page 60
    - ii. Discussion of Letter to Pond 120 Residents
    - iii. Discussion of Management Services
  - D. District Manager
    - i. Consideration of Resolution 2026-01; FY2025 Budget Amendment.....Page 63
    - ii. Approval of Audit Engagement Letter.....Page 76
    - iii. Discussion of FASD Legislative Report.....Page 81
  - E. Community Manager
    - i. Discussion of Continuing to Pay for Off-duty Officers During the Westchase Santa Parade
    - ii. Discussion of Proposals for Alley Repaving Project
    - iii. Discussion of Camera Proposals
5. **Supervisor Requests**
6. **Adjournment**

The next workshop meeting is scheduled for November 18, 2025, at 6:30 p.m.

The next regular meeting is scheduled for December 2, 2025, at 4:00 p.m.

### District Office:

2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

### Meeting Location:

10405 Countryway Blvd  
Tampa, FL 33626

RE: WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE : OCTOBER 7, 2025

TIME: 4:00 p.m. - 6:30 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

<div>Page 2</div> <div>1 APPEARANCES:</div> <div>2 WESTCHASE COMMUNITY DEVELOPMENT</div> <div>3 DISTRICT BOARD MEMBERS:</div> <div>4</div> <div>5 Matthew Lewis, Chairman</div> <div>6 Greg Chesney, Vice Chairman</div> <div>7 Jim Wimsatt</div> <div>8 Reggie Gillis</div> <div>9</div> <div>10</div> <div>11 ALSO PRESENT:</div> <div>12 INFRAMARK:</div> <div>13 Mark Vega, District Manager</div> <div>14</div> <div>15 DISTRICT ATTORNEY:</div> <div>16 Erin McCormick</div> <div>17</div> <div>18 WESTCHASE STAFF:</div> <div>19 David Sylvanowicz</div> <div>20 Sherida Cook</div> <div>21</div> <div>22 DISTRICT ENGINEER:</div> <div>23 Robert Dvorak</div> <div>24</div> <div>25</div>	<div>Page 4</div> <div>1 Engagement letter discussion 94</div> <div>2 AEGIS discussion 107</div> <div>3</div> <div>4 Manager's report 113</div> <div>5 Approval of minutes and financials 113</div> <div>6 (Motion passes) 114</div> <div>7</div> <div>8 Supervisor's requests 116</div> <div>9 Motion to change workshop meeting times from 4:30 p.m.</div> <div>10 to 6:00 p.m. 117</div> <div>11 (Motion passes) 118</div> <div>12 Motion to add a Westchase mission statement 119</div> <div>13 (Motion passes) 120</div> <div>14</div> <div>15 Motion to adjourn 121</div> <div>16 (Motion passes) 121</div> <div>17</div> <div>18 Adjournment 121</div> <div>19</div> <div>20</div> <div>21</div> <div>22</div> <div>23</div> <div>24</div> <div>25</div>
<div>Page 3</div> <div>1 INDEX</div> <div>2 Meeting called to order 6</div> <div>3</div> <div>4 Roll Call 6</div> <div>5</div> <div>6 Audience comments 7</div> <div>7</div> <div>8 Field manager's report 27</div> <div>9 Motion to approve decorative signs for \$57,000 28</div> <div>10 (Motion passes) 33</div> <div>11 Motion to have Federated fix cameras 39</div> <div>12 (Motion passes) 41</div> <div>13 Alleyway discussion 42</div> <div>14 Motion to add addendum to A &amp; B contract 50</div> <div>15 (Motion passes) 51</div> <div>16 Motion to approve \$6,500 for repairs to hole in</div> <div>17 Gretna Green 51</div> <div>18 (Motion passes) 54</div> <div>19</div> <div>20 Engineer's report 56</div> <div>21</div> <div>22 Attorney's report 88</div> <div>23 Motion to allow 12102 Clear Harbor Drive to expand</div> <div>24 driveway apron 88</div> <div>25 (Motion passes) 93</div>	<div>Page 5</div> <div>1 The transcript of Westchase Community Development District Board</div> <div>2 Meeting, on the 7th day of October, 2025, at the Maureen Gauzza</div> <div>3 Regional Library, 11211 Countryway Boulevard, Community Room A,</div> <div>4 Tampa, Florida, beginning at 4:00 p.m., reported by Whitlie</div> <div>5 Grace Cullipher, Notary Public in and for the State of Florida</div> <div>6 at Large.</div> <div>7 *****</div> <div>8 CHAIRMAN LEWIS: Good afternoon, everybody. All</div> <div>9 right. I'm going to go ahead and call the meeting to order.</div> <div>10 Today is October 7th, 2025. This is the Westchase CDD</div> <div>11 meeting and let the record reflect that all supervisors are</div> <div>12 present except for Chris Barrett and we also have staff</div> <div>13 present, manager, engineer and the -- have you heard from</div> <div>14 Erin?</div> <div>15 MS. COOK: I have not.</div> <div>16 CHAIRMAN LEWIS: Okay. We'll have to wait and see</div> <div>17 if our attorney is going to be present. With that -- oh, I</div> <div>18 don't see a consent agenda.</div> <div>19 MR. VEGA: Oh, so it's -- and I apologize, so it's</div> <div>20 -- instead of calling it -- instead of putting it at the</div> <div>21 top, they put it under manager's report and didn't title it</div> <div>22 that way.</div> <div>23 CHAIRMAN LEWIS: Oh, okay.</div> <div>24 MR. VEGA: Mona was out and I had to have -- and</div> <div>25 didn't get --</div>

2 (Pages 2 - 5)

<p style="text-align: right;">Page 6</p> <p>1 CHAIRMAN LEWIS: We can get to it later. That's 2 fine. 3 MR. VEGA: Okay. 4 CHAIRMAN LEWIS: All right. So I did have a 5 request from Steven Splaine. He's got to go a work call, so 6 I'm going to allow -- I guess, honestly I -- I guess we'll 7 go ahead and just move all audience comments to this point, 8 David, unless you have an objection to that? 9 MR. SYLVANOWICZ: No, that's fine. 10 CHAIRMAN LEWIS: Okay. So Steven, I know you got 11 to get going, you asked me if you could speak -- 12 MR. SPLAINE: Thank you. 13 CHAIRMAN LEWIS: -- so have you it. 14 MR. SPLAINE: For the Court Reporter, Steve 15 Splaine, 10404 Acelia Way, in the Greens. I'm the HOA 16 representative for the Greens. So I have an ask to the 17 board, but before I make the ask, I'll just provide a little 18 bit of context. I think some of you -- hopefully, all of 19 you are now aware there was an incident about a week or so 20 ago where some children were allegedly assaulted on the 21 bridge that connects the tennis courts on Linebaugh over 22 into the Greens. As terrible of a situation that that is, 23 it came to light that the cameras -- we've got two cameras, 24 one at either end of the bridge to view the bridge, were 25 inoperable when the sheriff's asked to get the footage of</p>	<p style="text-align: right;">Page 8</p> <p>1 the sheriff, which is the right thing to do, but that -- 2 that can happen within a reasonable kind of timeframe; 3 whether or not we see vandalism taking place, being there 4 are inappropriate activities happening on the bridge as 5 opposed to three weeks after the event, finding out that the 6 cameras weren't working. 7 So I've spoken to -- to Dave, I know he is working 8 on some solutions. I've spoken to Mark. My ask, if Dave or 9 Mark come back with a technical solution that requires us to 10 spend a little bit of money, speaking on behalf of the 11 residents of the Greens, we would be more than willing to 12 pay a small incremental fee in order to improve the security 13 of that bridge. 14 I've been to many police officer, watch-dog type 15 meetings and they'll emphasize that you can lock your front 16 door and put bolts, but if you leave your side window wide 17 open, you're not really protecting yourself and that's how 18 we fell with this bridge. It's not the kind of level of 19 access that we would like being monitored compared to the 20 front door where the guards are. I realize people can walk 21 across the golf course, but it seems like the bridge comes 22 coming up as a source of -- of problems. 23 So my ask is if -- if, indeed, the staff do need to 24 spend a little bit of money, please, can you approve it? 25 I'm more than happy to go to the HOA and ask them to assist</p>
<p style="text-align: right;">Page 7</p> <p>1 the event. Unfortunately, we weren't able to help in the -- 2 in that investigation. 3 It came to light that potentially, these cameras 4 can be inoperable for an extended period of time, for weeks, 5 months, a -- their primary purpose to protect the property. 6 I understand we're not in the security, surveillance 7 business, but it would've been a nice byproduct to have been 8 able to have helped the sheriff. Unfortunately, the camera 9 set up as is, it's failing to meet that primary need and to 10 my own personal knowledge, the bridge has been vandalized 11 three times and for -- for various things, we've not been 12 able to react in a timely manner. 13 The root -- well, I say a root cause, one of the 14 major deficiencies is the video cameras record the video to 15 a chip that's at the bridge and if nobody happens to be 16 monitoring it or -- again, we can go weeks without knowing 17 that the cameras are inoperable. If you look at the chip, 18 you may have to go back days or weeks to try to find what 19 took place. 20 So an ask that Bradley, the other VM for the Greens 21 and I have had for the last couple of years is, please, 22 could we get a live streaming feed from the cameras to the 23 guardhouse. I realize that in the guardhouse, they are not 24 policed, they're not sheriffed, they're not going to respond 25 to an attack. All they'll do is pick up the phone and call</p>	<p style="text-align: right;">Page 9</p> <p>1 us. They've got a building within 50 yards with broadband, 2 we already have power at the bridge. I've got to believe we 3 can come up with a reasonable solution to get a live feed as 4 opposed to relying on little SD chips that we, 5 unfortunately, find out don't work until we wait too late. 6 CHAIRMAN LEWIS: Okay. Thanks, Steven. Yeah, I 7 just heard about this -- I think it was yesterday or maybe 8 Sunday afternoon from Sherida and then -- and I've had some 9 issues, so I got the e-mails last night. So yeah, an 10 unfortunate situation. I -- this actually brought up 11 questions for me and I'll be honest, I didn't realize we had 12 two cameras there. I knew in the past, people were driving 13 golf carts this thing and I think we rebuilt it within the 14 last ten years. I -- but it -- it brought up some questions 15 for me and -- and I'm with you. If we can put people in 16 space, I got to think we could have some better connection 17 to those cameras. 18 David does have, on his field manager's -- field 19 manager's agenda to talk about some camera upgrades because 20 we have had some issues with some of the other technology we 21 have at the parks, so I think we'll -- we'll come up with 22 something about -- about probably -- I don't know if we can 23 do it at the guardhouse, but I guess what -- what I was 24 thinking in my mind was at our office, where we have all of 25 the other video feeds.</p>

<p style="text-align: right;">Page 10</p> <p>1 MR. SPLAINE: Well, that downside is these guys 2 don't work 24/7. Since we have the guardhouse staffed 3 24/7 -- 4 CHAIRMAN LEWIS: Fair point, yeah. 5 MR. SPLAINE: So that would be the -- and I realize 6 they have other duties that they're -- like letting people 7 in and out, but at the same time, there is somebody there 8 and if there is an event that is taking several minutes to 9 evolve, there's a good chance that they would notice and 10 certainly a better chance than relying on a -- like I said, 11 an SD card that gets checked every few weeks. 12 CHAIRMAN LEWIS: Go ahead. 13 MR. SYLVANOWICZ: Just it's -- well, what it is is 14 it's two cameras hooked to an NVR, which is a higher end 15 DVR. That's what's in there, it's not on a chip. I spoke 16 with Charlie, our IT guy and he looked into doing that with 17 Sonny and I guess the issue with Spectrum is that they don't 18 like to give accounts to things that don't have an address, 19 so that doesn't have an address. That being said, we're 20 still going to reach out to Spectrum once again because I 21 believe from talking to Sonny and Doug and -- and we've kind 22 of gone around a couple of times with them on this, so we 23 might have to either use a neighbor's address and make sure 24 it's specific, that -- there has to be a workaround, but 25 we're getting to that point.</p>	<p style="text-align: right;">Page 12</p> <p>1 MR. SPLAINE: Yes. 2 CHAIRMAN LEWIS: -- you know, that's -- that's 3 another thought that popped into my head is maybe we don't 4 put cameras back there. I -- I'm not saying we're saying 5 that, I'm just -- just a topic for discussion. 6 MR. SYLVANOWICZ: That's the only location that's 7 not a public park or a gate. 8 CHAIRMAN LEWIS: Right. 9 MR. SPLAINE: It seems to be a sight of 10 mischiefness (phonetic), if that's an appropriate word and 11 -- yeah, if we can actually put some realtime eyeballs on 12 there, then -- it's not going to solve all the problems, but 13 maybe it solves one or two of them. 14 CHAIRMAN LEWIS: Right. Were you going to say 15 something? 16 MR. CHESNEY: I was just going to say it is 17 important to recognize that the cost associated with 18 monitoring those live is important. Like the -- I forget 19 what our internet bill is now, but it's -- all these little 20 cameras, you have an address everywhere, it's a hundred 21 bucks a month for each camera. It adds up, so -- and I 22 remember the last time I looked at it, I think it was 1,400 23 a month or something. 24 MR. SYLVANOWICZ: Static IP addresses is well over 25 a \$100 a month.</p>
<p style="text-align: right;">Page 11</p> <p>1 Charlie also told me that they explored connecting 2 to the HOA office and then they met resistance because there 3 was going to be a cable that had to be run to the roof or to 4 the side of the building, so -- and maybe that situation is 5 different now with Inframark being there and Mark being 6 here, so we can try to figure something out and the hope -- 7 well, what I -- what the initial discussion was was we need 8 to get internet so that we can then send that to the 9 guardhouse and put it on a dedicated -- couple of screens, 10 probably another computer. So that was the initial 11 discussion about that solution. 12 MR. SPLAINE: Yeah, once we get it broadband, into 13 the access, everything else kind of falls into place. I 14 don't know, maybe we can even use the HOA office address. 15 The tennis court is right there. 16 MR. SYLVANOWICZ: Yeah. 17 CHAIRMAN LEWIS: Well -- and this may not be a 18 popular thought, but one of the questions that popped into 19 my mind the other day is do we even need these cameras 20 there? I realize what just happened, but is this an asset 21 that -- that we need to see? I mean, I'm -- I'm just 22 throwing it out there for topic because sometimes it -- like 23 anything, if we have a camera there, we have to, you know, 24 feel like we -- it should be working and I realize it was 25 vandalized, at least by my understanding, so --</p>	<p style="text-align: right;">Page 13</p> <p>1 MR. VEGA: Yeah. 2 MS. PASAWICZ: Well, here's some of the other 3 things that I've seen -- 4 CHAIRMAN LEWIS: I'm sorry, if you could, please 5 state your name and address? 6 MS. PASAWICZ: I'm Karen Pasawicz, 10559 7 Greensprings, in the Greens. 8 CHAIRMAN LEWIS: Thank you. 9 MS. PASAWICZ: From all of the other -- speaking 10 for the Greens -- from all the other things that I've read 11 that we've been contemplating spending money on, this is a 12 safety thing. I see a lot of the activity that goes on even 13 in the daytime on that bridge and there's tons of stuff that 14 could be less than desirable. This is more of a safety 15 thing. 16 CHAIRMAN LEWIS: Mm-hmm. 17 MS. PASAWICZ: I mean, it's -- it's -- this is what 18 we should be focused on. 19 CHAIRMAN LEWIS: Yeah, I understand your point. 20 Again, those cameras weren't put up for public safety. They 21 were put up to protect the property that we have because we 22 did have some vandalism at Glenclyff Park when we redid -- 23 MS. PASAWICZ: Understood. 24 CHAIRMAN LEWIS: -- the parks, things like that, so 25 I'm not -- I'm not trying to discourage your point or not</p>

<p style="text-align: right;">Page 14</p> <p>1 understand it or -- or not listen to you, I'm just trying to 2 tell you what we --</p> <p>3 MS. PASAWICZ: No, totally understood, but that is 4 -- that's a piece of property that connects into the Greens 5 that is behind the gate --</p> <p>6 CHAIRMAN LEWIS: Yeah.</p> <p>7 MS. PASAWICZ: -- that we pay additional money for.</p> <p>8 CHAIRMAN LEWIS: Agreed, but there's a lot of other 9 things, too and -- and I guess that was my point about do we 10 even need cameras here at this -- at this location.</p> <p>11 MR. SPLAINE: I think if I were to pull the 12 residents of the Greens --</p> <p>13 CHAIRMAN LEWIS: No, no, I --</p> <p>14 MR. SPLAINE: -- they would be very in favor --</p> <p>15 CHAIRMAN LEWIS: I know, Steven and I'm not saying 16 that I -- I'm going to vote to remove the cameras, I -- I'm 17 just -- it was a thought for topic.</p> <p>18 MR. SPLAINE: The other thing is we've got over 500 19 units behind the gate, so if there is a cost -- hard to say 20 \$100 a month, split 500 ways, we're talking, you know 25 21 cents here.</p> <p>22 CHAIRMAN LEWIS: Yeah, I -- again, I -- like I 23 said, I prefaced it with I'm sure it wasn't a popular topic 24 --</p> <p>25 MR. SPLAINE: Yeah, thank you.</p>	<p style="text-align: right;">Page 16</p> <p>1 you know, it's such a cool community, it's unique for having 2 a Tampa address. I mean, we have, you know, a lot of green 3 areas, animals, walking, lots and lots of eyeballs going 4 back and forth across Linebaugh from east, West Tampa. Most 5 don't really understand maybe the significance of Westchase, 6 but we do as -- as owners and stuff like this and I'm just 7 looking for like something -- but I -- I don't know the -- 8 I'm just here to get a preliminary hot, cold, you know, is 9 it feasible, costs, engineering, blah, blah, blah. But I'm 10 looking at that lake across from the fountain we have now on 11 Linebaugh by the village by the school. It's big, I don't 12 know the depth of it, I don't know what it takes, but 13 looking into possibly getting a -- what's called a jet 14 fountain. I sent pictures in an e-mail to some people, but 15 -- but, you know, in Lake Geneva, Geneva, Switzerland, our 16 Lake Geneva, it's so iconic for them that it's on their city 17 logo for Geneva, Switzerland.</p> <p>18 I just think it would look so cool for Westchase, 19 but once again, I don't know the feasibility of the costs, 20 but I'm just trying to see if I can get any traction, see if 21 it's feasible and blah, blah, blah. And that's kind of -- 22 that's why I'm here in front of the board.</p> <p>23 CHAIRMAN LEWIS: Okay. Thank you. Yeah, I did see 24 your e-mail. I -- it's something that we can discuss and 25 talk about. We typically -- I say typically, if there's a</p>
<p style="text-align: right;">Page 15</p> <p>1 CHAIRMAN LEWIS: -- for thought, but I wanted to 2 get it out there.</p> <p>3 MR. SPLAINE: Okay. That was it, that was my ask. 4 Thank you for letting me speak.</p> <p>5 CHAIRMAN LEWIS: Do you have anything?</p> <p>6 MR. WIMSATT: No.</p> <p>7 CHAIRMAN LEWIS: Reggie?</p> <p>8 MR. GILLIS: No.</p> <p>9 CHAIRMAN LEWIS: Okay. Steven, thank you. 10 Did anybody else have anything they wanted to say? 11 Yes, sir.</p> <p>12 MR. COOK: Hi, I'm Darren Cook, 10312 Greenhedges 13 Drive and I'm the one that sent the e-mail to the board 14 about the possibility of a fountain, the jet fountain. I'm 15 a -- first of all, spoiler alert here, I am cuckoo for Cocoa 16 Puffs for fountains and I think we have one of the most best 17 ones by The Village there, the multi-spraying one right by 18 Linebaugh where it splits into, you know, east, west and 19 stuff like that and I just -- I've been to Geneva, 20 Switzerland twice and have seen their jet fountain which is 21 the most iconic, beautiful, majestic thing there is, but 22 that one was 500 feet, granted. They say jet airplanes can 23 see it at 32,000 feet.</p> <p>24 But I'm just wondering, Westchase is such a cool -- 25 you know, I've lived here about a year and a half now and,</p>	<p style="text-align: right;">Page 17</p> <p>1 lot of topics to talk about, we have a workshop in between 2 meetings --</p> <p>3 MR. COOK: Sure.</p> <p>4 CHAIRMAN LEWIS: -- which is less formal, not 5 recorded by our Court Reporter, things like that. We cannot 6 take action, but it could be something we can take up for 7 discussion. You know, a big part of what we do is -- is 8 take care of infrastructure, ponds, irrigation, landscaping, 9 things like that, but -- you know, it's something that we 10 can talk about.</p> <p>11 MR. COOK: Yeah, I'm just here to start -- and I -- 12 and believe me, I'm not looking for the 500-foot like 13 Geneva. I'm talking about 100 footer. As long as it's just 14 the biggest in Tampa, that's what I ask for, so we have some 15 bragging rights, you know and those jet fountains, man, it 16 --</p> <p>17 CHAIRMAN LEWIS: I think if we put one ten feet, 18 it's probably going to be the biggest. Is there another one 19 in Tampa?</p> <p>20 MR. COOK: I don't know, I don't know, that's -- I 21 don't know how you would start this. Would you need to like 22 get -- I'm sure we have a fountain company that takes care 23 of current fountains we have, you know and they could kind 24 of give us an idea of what a cost would be, engineering, is 25 the lake deep enough. I mean, I don't know, I'm just here</p>

<p style="text-align: right;">Page 18</p> <p>1 just to start just the -- potentially the ball rolling and  2 see if I can get some -- some thoughts.  3 CHAIRMAN LEWIS: Well, thank you for the comment.  4 Appreciate it.  5 All right. Anyone else? Yes, sir.  6 MR. BADER: Bob Bader, 10518 Brentford and I just  7 had a quick question. I saw that the attorney engagement  8 letter was on here and looking at the budget, I think we  9 budget 105,000 for next year, somewhere in that range. Is  10 -- can I divide the hourly rate by that -- that amount by  11 the hourly rate to get the 300 hours? Is that fair or are  12 there other costs?  13 MS. McCORMICK: So that letter that's in the agenda  14 package actually was approved by the board back in -- I  15 think it was 2017, so it's not based on my current rates  16 that I charge and it provided that, you know, the rates  17 would be adjusted on a yearly basis, but when the district  18 manager was reviewing the records to respond to a public  19 records request, we didn't locate the engagement letter. We  20 located the one in 2017 that was executed by The Chair at  21 that time, but it hadn't been -- is that right -- it was  22 executed -- it was executed by me --  23 MR. VEGA: Yes.  24 MS. McCORMICK: -- but not by The Chair, even  25 though the minutes clearly reflect that it was executed. So</p>	<p style="text-align: right;">Page 20</p> <p>1 residents are just clearly not aware of how big Westchase is  2 in comparison to the places you just mentioned. If you look  3 at the number of units per those places, they are much  4 smaller. Waterchase, for example, is about a fifth, Eagles  5 is a third and just about everywhere around here, we're much  6 larger -- a much larger community, so a lot of times when I  7 hear comparisons, it's not in the context of the size of the  8 community and the breath of -- you know, you raised the  9 budget. That's why it's 3.4 million dollars, not two  10 million like in some of the other places. So I would just  11 say make sure your -- you make sure there's a comparison in  12 size because of our size.  13 MR. BADER: No, I think that's a fair point. I did  14 find some of these had overall budgets similar to ours and  15 some of the communities were the same size, plus I think --  16 and correct me if I'm wrong -- unless we have some really  17 complex legal issues we're dealing with -- you know, you  18 file all the forms for 3,000 homes or 2,000 homes. I don't  19 think it necessarily scales up to, "Unfortunately, it's the  20 size of the community." I'm just raising this issue of --  21 again, they are all over the place and are some firms more  22 efficient in terms of providing the services we need? Is  23 this something that we're looking at? We're talking about  24 cameras here and safety. If we could save \$50,000 on our  25 legal expenses -- and Erin, again, no offense.</p>
<p style="text-align: right;">Page 19</p> <p>1 all that that is intended to do is to allow the board to  2 have the current Chair re-execute it.  3 MR. BADER: But am I right in that the legal  4 expenses aren't that rate times the hours?  5 MS. McCORMICK: Well, the legal expenses I think  6 for this year and last year were significantly less than  7 what was budgeted, but that's what is budgeted by the  8 district because we don't really know at the beginning of  9 the fiscal what legal issue might come up and they are  10 billed at my hourly rate.  11 MR. BADER: So the 105 -- the number in the budget,  12 is that accurate for '26 or no?  13 CHAIRMAN LEWIS: If that's what we -- I don't have  14 if in front of me. I haven't gotten to the thing yet, but  15 if that's what we had budgeted --  16 MR. BADER: Yeah, so then I was -- and the regular  17 -- the rate at least I'm seeing on there would be in line  18 with the market, I'm sure you (indiscernible) so I'm sure  19 it's fine, but I was just looking at other CDD legal  20 expenses and they are all over the place. I mean, I -- and  21 I don't understand any of this. Waterchase is 9,000, Tampa  22 Pines is nine, Fishhawk is 72, Avalon Park is 24, Lexington  23 Oaks is 30, so we just seem to be way above other CDDs.  24 MR. GILLIS: I want to make a comment. I -- I  25 brought this up a number of times and I think a lot of our</p>	<p style="text-align: right;">Page 21</p> <p>1 MS. McCORMICK: No, I understand.  2 MR. BADER: This is a little awkward here.  3 Something just to look at is, perhaps say -- you know, if  4 it's 300 hours, roughly on at least -- or 335, it would be  5 the hours and that would be a little less, I guess, of a  6 reasonable amount. Still just -- just wanted to pose the  7 subject.  8 CHAIRMAN LEWIS: Very fair point and I think to  9 Reggie's point, too, I mean, I -- I think, you know, there  10 are five individual supervisors on all of those boards that  11 you mentioned, you know, so poll anybody in the room,  12 they're going to come up with a different opinion than even  13 yourself, so it's -- I almost chalk it up to maybe one of  14 those as well as maybe the scale of the neighborhood. Maybe  15 they just feel like they only need \$30,000 a year or -- or  16 you know, maybe what their experience has been in the past.  17 I'll even tell you -- not to be jokey, but I've had  18 conversations with David and Sherida like, "I don't know if  19 I should Erin right now, maybe I can get this done without  20 calling her and she can charge me 30 minutes of time." I  21 personally think about stuff like that. I mean, same with  22 Robert. I mean, they are both hourly rated professionals,  23 so obviously, we want to use them for the best of the  24 community, but I'm very cognitive of the time that I spend  25 with them.</p>

<p style="text-align: right;">Page 22</p> <p>1 MR. BADER: Yeah, so I reached out to Inframark  2 because they manage some of these properties, just to  3 understand how we can do it so -- a little. Again, just  4 wanted to -- if you're looking for savings, maybe that's  5 some place to consider.  6 CHAIRMAN LEWIS: Okay. Thank you.  7 All right. Yes, ma'am?  8 MS. WILCOX: Pam Wilcox, 9817 Bayboro Bridge Drive.  9 I know we're going to get to pond 128, but I just had a  10 thought of -- you know, we are -- we're having issues with  11 the water coming to the pond and then getting out of the  12 pond. Has there any been kind of look at an easement north  13 of the pond so it doesn't even come our way? Instead of  14 coming north, through, out, is there anyway to do an  15 easement before it even gets to us?  16 CHAIRMAN LEWIS: I'd like to correct you, I think  17 you said 128, but it's --  18 MS. WILCOX: I meant 125.  19 CHAIRMAN LEWIS: 125. I'd really like to save that  20 for our discussion --  21 MS. WILCOX: Yeah, I know, but I just -- you know,  22 if I do it at the wrong spot, I don't want to miss my  23 comments and opportunity, so --  24 CHAIRMAN LEWIS: I -- I don't want anybody to think  25 that -- that if you say something and we keep moving on,</p>	<p style="text-align: right;">Page 24</p> <p>1 it wouldn't work there because it was some electrical --  2 something there. What's -- what happened to the discussion?  3 Couldn't it go between a couple of other houses that doesn't  4 have the electrical thing to the -- I live across the street  5 and I look out my front window and when it rains hard, I see  6 a river coming down between two houses to the street and  7 going down the drain. Shouldn't there be some drainage  8 somewhere in between houses?  9 CHAIRMAN LEWIS: Yeah, so if you -- we did have  10 Robert design a -- with the berm -- some drainage inlets and  11 some pipe that were going to be behind the berm. There were  12 two residents, two houses, on your street that did not allow  13 the CDD an easement to put in the connection pipe to the  14 street curb and the street inlet to -- to drain that water  15 and this was -- I mentioned this at the last meeting, but  16 we've mentioned it at several meetings before, that that --  17 because we didn't do that, obviously the rainwater was going  18 to pond. That's not pond water, actually, that's just  19 rainwater.  20 MS. SMITH: Right, right.  21 CHAIRMAN LEWIS: There's been a lot of discussion  22 with BDI and Robert about other avenues that are -- that --  23 we've used terms like the longer term plan and he's -- he's  24 got something that we're going to talk about when his time  25 is on this agenda regarding -- related to pond 125 and he's</p>
<p style="text-align: right;">Page 23</p> <p>1 that we're not -- have we ever not come back and -- come on.  2 Okay.  3 MR. WIMSATT: I mean, we've always let everybody  4 speak.  5 MS. WILCOX: Absolutely. I just want to make sure  6 that that thought is in there if it's already been addressed  7 and already been reviewed and there's no easement up there  8 and -- and just thought why would that water come to us when  9 it can go right down Sheldon and out before it hits ours, so  10 just a thought.  11 CHAIRMAN LEWIS: Thank you.  12 MS. WILCOX: Thank you.  13 CHAIRMAN LEWIS: Okay. Anybody else? Anybody else  14 that has any comments? Yes, ma'am.  15 MS. SMITH: Judy Smith, 9823 Bayboro Bridge Drive.  16 I know you're tired of Bayboro Bridge Drive.  17 CHAIRMAN LEWIS: No, ma'am.  18 MS. SMITH: I know you're taking care of the pond.  19 I'm concerned about the backyards of the houses that live on  20 the pond. And you put the berm up, that's great, that keeps  21 the pond down, but when it rains fairly heavily, all those  22 backyards are flooded up to their porches and almost to  23 their backdoors. I just wondered, at one time, there was a  24 discussion about a pipeline going between a couple of houses  25 out to the street and then water would go down the drain and</p>	<p style="text-align: right;">Page 25</p> <p>1 actually got another idea and we talked about it -- I think  2 we talked about it at the last meeting?  3 MR. DVORAK: Yeah, briefly. I was going to kind of  4 go over it today.  5 CHAIRMAN LEWIS: Okay. Yeah, so we do have another  6 -- he does have another thought and idea that will hopefully  7 relieve that and we can continue with that plan.  8 MS. SMITH: Okay. Thank you.  9 CHAIRMAN LEWIS: Thank you for bringing that up.  10 All right. Yes, sir?  11 MR. SANTOS: Marlon Santos, 11836 Derbyshire Drive.  12 When -- I was here in the meeting when those two residents  13 publicly said they don't want it -- right -- and I remember  14 I brought it up, the point, "Should we make a record that  15 they are refusing so that in the future, if this comes up  16 again, we'd know," but we can't find the information  17 anywhere in the records. I think somebody -- I think Pam  18 was looking at it, she couldn't find it.  19 So my point is, next time, let's make it a record  20 that this happened because this is like the third or fourth  21 time that this came up again and you guys have to keep  22 saying, "The residents declined," but there's no record of  23 it and I was here. I remember, I --  24 MR. SYLVANOWICZ: They sent us an e-mail.  25 CHAIRMAN LEWIS: It was an e-mail?</p>



<p style="text-align: right;">Page 26</p> <p>1 MS. COOK: They sent an e-mail to give you guys  2 notice that they were refusing. That's why they --  3 CHAIRMAN LEWIS: Okay. Thank you. I honestly  4 couldn't remember. I know there was discussion about it at  5 a meeting, whether the -- like I said, that those two  6 residents wouldn't allow it, but it must have been in an  7 e-mail.  8 So -- yeah, thank you. Okay. Anybody else?  9 (No response.)  10 CHAIRMAN LEWIS: All right. Seeing none, we'll  11 move on to David, field manager's report.  12 MR. SYLVANOWICZ: Yep. Hello, everybody. So I'm  13 going to start in West Park Village. So if you remember,  14 county put up over 60 signs that look like that now because  15 they got new fire trucks and they have in turn, made the  16 change and it's tied in there. So they put up -- we have 57  17 counted, so the -- the ask, obviously, for you guys to  18 consider is to -- excuse me, let me go back there -- is to  19 -- Reid has a proposal for decorative sign posts, signs,  20 backings much like the -- to keep in character of that.  21 Basically, it's so it will have a flat black  22 backing to it. It has a raised frame on the front. Let me  23 show you the front. I know you're all used to seeing them,  24 but it's quite a few differences that I've learned. So the  25 proposal I have for -- from John Reid Industries is to --</p>	<p style="text-align: right;">Page 28</p> <p>1 MR. WIMSATT: The pole and the back beam, like the  2 black board around it.  3 CHAIRMAN LEWIS: Right, okay. And so the VM for --  4 this is something that they've -- the community wanted.  5 Right? I know we've talked about this for a while, but --  6 MR. SYLVANOWICZ: Oh, yeah.  7 CHAIRMAN LEWIS: Okay.  8 MS. COOK: They've been asking.  9 MR. SYLVANOWICZ: They've been asking for -- yeah.  10 CHAIRMAN LEWIS: Okay. Do we have a motion to  11 approve?  12 MS. STONE: Can I ask a question? Does the \$50,000  13 --  14 CHAIRMAN LEWIS: I'm sorry, can you please state  15 your name?  16 MS. STONE: Jani Stone, 9604 Greenpointe. Does the  17 \$50,000 or whatever, the 50 plus, break at a certain  18 threshold? Should you get another estimate, is that not --  19 I mean, that's -- that's more than 45. That seems to be  20 what you all go by.  21 CHAIRMAN LEWIS: I'm sorry, I'm failing to  22 understand the 45 --  23 MS. STONE: The threshold of where you need to get  24 other bids. It's what -- that bid is for 50-something  25 thousand dollars.</p>
<p style="text-align: right;">Page 27</p> <p>1 sorry, I'm trying to do too many things here. I think it's  2 that one. It's basically \$57,000 to give us decorative  3 signs to that community to keep in kind with all the no  4 parking signs. That did cause a little bit of controversy  5 because they were put up, people didn't like them, they were  6 too tall, so county kind of went back and forth. We finally  7 have the final signs that are up. We had John from Reid  8 Industries go and audit them. I've met with him, we've gone  9 through all of them, so this is the posts, the backing, the  10 signs -- it's actually two signs included on that because  11 it's the no parking sign and then it says either this way or  12 that way and they kind of alternate depending on their use.  13 He is ready to go to do that. He has 55,535 --  14 MR. GILLIS: Question. 57 signs?  15 MR. SYLVANOWICZ: 57 signs. Yep.  16 MR. GILLIS: That's like a thousand dollars a  17 piece.  18 MR. SYLVANOWICZ: Yep.  19 CHAIRMAN LEWIS: And -- and these would replace  20 every sign that the county put up that's on a regular --  21 MR. SYLVANOWICZ: We're going to reuse the signs  22 and take the poles.  23 CHAIRMAN LEWIS: Just the poles?  24 MR. SYLVANOWICZ: Yep. So then the pole gets that  25 decorative --</p>	<p style="text-align: right;">Page 29</p> <p>1 CHAIRMAN LEWIS: I'm sorry, I still don't -- we  2 don't really have a threshold for -- for getting another --  3 MR. VEGA: Florida Statute is 195,000 on services,  4 305,000 on construction.  5 MS. MCCORMICK: 25 on construction --  6 MR. VEGA: 325 on construction.  7 MS. MCCORMICK: -- but yeah, there's not a bid  8 threshold like for -- I think you said 45,000, that's not a  9 bid threshold for the purchase -- (indiscernible.)  10 MS. STONE: Then why did you all --  11 MS. MCCORMICK: If the board wanted to get a second  12 proposal, you can do that, but you're not required to.  13 CHAIRMAN LEWIS: Right, yeah. I mean, we have in  14 the past and I think we do that on -- I mean, I can't  15 vividly remember, but there are some things that we don't --  16 we've worked with some vendors on a couple of occasions on  17 multiple things and we decided that we feel like it's  18 something that is worth it. So -- all right.  19 MR. GILLIS: I just wanted to clarify that the  20 community is asking for it, so -- the HOA representative for  21 that community is --  22 MR. SYLVANOWICZ: In the past, yep, they were.  23 This was when Sonny was still here, when this project was  24 ongoing and she was being told, even by Chris Barrett, to  25 make sure this gets done in a timely fashion type of thing</p>

<p style="text-align: right;">Page 30</p> <p>1 and --</p> <p>2 CHAIRMAN LEWIS: Okay.</p> <p>3 MS. McCORMICK: So do we have something from the</p> <p>4 county that indicates that these signs are acceptable to</p> <p>5 them?</p> <p>6 MR. SYLVANOWICZ: They've -- might flick at the</p> <p>7 Hillsborough County sign requirement. He signed off and</p> <p>8 said, "We're done, where they are is where they're staying."</p> <p>9 MS. McCORMICK: But the new -- the new posts that</p> <p>10 are being put in and decorative features, they don't have</p> <p>11 any issue with that?</p> <p>12 MR. SYLVANOWICZ: No.</p> <p>13 MS. McCORMICK: Okay. I mean, we could get</p> <p>14 something from the contractor or from the company that's</p> <p>15 providing a -- to Reid saying that it complies with all of</p> <p>16 the requirements that -- that the county has.</p> <p>17 MR. SYLVANOWICZ: Yes, well, the signs are staying.</p> <p>18 This is just the decorative boarder --</p> <p>19 MS. McCORMICK: Right.</p> <p>20 MR. SYLVANOWICZ: -- and the black pole and the</p> <p>21 concrete and all that and the instillation.</p> <p>22 MS. McCORMICK: Yeah, we just don't want the county</p> <p>23 to come back and say for some reason, those decorative</p> <p>24 features are an issue with respect to the signage.</p> <p>25 CHAIRMAN LEWIS: She does have a point because the</p>	<p style="text-align: right;">Page 32</p> <p>1 CHAIRMAN LEWIS: Okay. I'll move to approve with</p> <p>2 the caveat that we can get the appropriate -- I don't know</p> <p>3 what you call it --</p> <p>4 MS. McCORMICK: Agreement in place with Reids.</p> <p>5 CHAIRMAN LEWIS: Yeah, that it's going to meet the</p> <p>6 county requirements or -- I guess would it be MUTC or --</p> <p>7 MR. VEGA: Yeah, it would be MUTC.</p> <p>8 CHAIRMAN LEWIS: Okay. Is there a second?</p> <p>9 MR. WIMSATT: Seconded.</p> <p>10 CHAIRMAN LEWIS: All right. Jim.</p> <p>11 Any other discussions, questions?</p> <p>12 MS. WILCOX: Just to finish your question. And</p> <p>13 then who pays for the \$57,000? Is that just The Villages</p> <p>14 people or is that everybody?</p> <p>15 CHAIRMAN LEWIS: Uh --</p> <p>16 MS. WILCOX: I don't think we finished her.</p> <p>17 MR. VEGA: Everybody would.</p> <p>18 CHAIRMAN LEWIS: Is that everybody?</p> <p>19 MR. VEGA: Yeah, it benefits everyone because it's</p> <p>20 public space.</p> <p>21 CHAIRMAN LEWIS: Oh, right, it's not behind a gate.</p> <p>22 Okay.</p> <p>23 All right. All in favor?</p> <p>24 (All board members signify in the affirmative.)</p> <p>25 CHAIRMAN LEWIS: Carries four to zero.</p>
<p style="text-align: right;">Page 31</p> <p>1 U-Channel post, the silver ones that nobody likes, those are</p> <p>2 -- yeah, those are break away and there's a three pound and</p> <p>3 four pound, so there's different ratings to them in terms</p> <p>4 of --</p> <p>5 MR. SYLVANOWICZ: I --</p> <p>6 MS. McCORMICK: So we could either have an</p> <p>7 agreement with this company that they're warranting that it</p> <p>8 meets all of the applicable regulations and that would</p> <p>9 probably be the best way to do it and then we can also, you</p> <p>10 know, make sure they're proving the appropriate insurance to</p> <p>11 the district, et cetera.</p> <p>12 MR. SANTOS: I have a question.</p> <p>13 CHAIRMAN LEWIS: Yes.</p> <p>14 MR. SANTOS: If we replace them, are we responsible</p> <p>15 for them as opposed to the county that -- the county -- I</p> <p>16 don't know how it works now, if the county puts them, are</p> <p>17 they responsible, but if we replace, who's responsible to do</p> <p>18 that --</p> <p>19 CHAIRMAN LEWIS: I think we are. Right?</p> <p>20 MR. SYLVANOWICZ: Yes, correct.</p> <p>21 CHAIRMAN LEWIS: Because they are decorative, but</p> <p>22 it's something that West Park Village -- that they've been</p> <p>23 wanting for a while. I think it's been there for the --</p> <p>24 since their inception. Right?</p> <p>25 MR. SYLVANOWICZ: Yep.</p>	<p style="text-align: right;">Page 33</p> <p>1 (Motion passes.)</p> <p>2 MR. CHESNEY: I have one comment, though.</p> <p>3 CHAIRMAN LEWIS: Sure.</p> <p>4 MR. CHESNEY: So in the past, some of you talked</p> <p>5 about the amounts -- the bid amounts --</p> <p>6 MS. McCORMICK: Yes, thresholds, right.</p> <p>7 MR. CHESNEY: -- thresholds, so in the past, we've</p> <p>8 had lower thresholds. Those are the current ones and so in</p> <p>9 the past, we have had thresholds and this board has, over</p> <p>10 time, changed those thresholds. Right? So -- I mean, we</p> <p>11 could have lower thresholds. I know at some point, we went</p> <p>12 to the state ones, but we've had --</p> <p>13 MS. McCORMICK: Yeah, the state statute and we</p> <p>14 amended our rules of procedure to be consistent with those.</p> <p>15 MR. CHESNEY: Yes, right. For a number of years,</p> <p>16 we had them as low as 5,000.</p> <p>17 CHAIRMAN LEWIS: Really?</p> <p>18 MR. CHESNEY: We did, if you go back to -- anyway.</p> <p>19 CHAIRMAN LEWIS: Okay. Thank you.</p> <p>20 David, what else you got?</p> <p>21 MR. SYLVANOWICZ: Okay. So cameras in the parks.</p> <p>22 Back to cameras. We have three public parks -- actually,</p> <p>23 now four if you want to count the fountain park with the --</p> <p>24 excuse me -- the West Park Village and the bell tower. The</p> <p>25 main thing is that most of the cameras or the DVRs or some</p>

<p style="text-align: right;">Page 34</p> <p>1 component of it is not operating appropriately.</p> <p>2 So it was about this time last year, maybe a few</p> <p>3 months -- it was in the summer that I got a proposal from</p> <p>4 BCI to address this. They basically wanted to redo the</p> <p>5 system, create a DVR there or a network there that then</p> <p>6 sends it back to the office.</p> <p>7 So just for everybody, we have two vendors. We</p> <p>8 have Charlie from Federated who has been doing all of our</p> <p>9 gates and just recently did our bell tower and then we have</p> <p>10 BCI who was the vendor that was chosen by the board in the</p> <p>11 past to do the parks.</p> <p>12 They are -- they've given me a proposal because the</p> <p>13 cameras are all in the front, so I was just going to go with</p> <p>14 the width cameras. So for all three parks, it's about 50 --</p> <p>15 well, they have tax in there. That's a mistake. So about</p> <p>16 \$52,000.</p> <p>17 So then I worked with Charlie and so he gave me</p> <p>18 three different proposals. Personally, working with</p> <p>19 Charlie, he is a -- he is a person that has a few workers</p> <p>20 with him. He is able to respond pretty quickly. BCI is</p> <p>21 more of a corporation. We get into their queue, we call a</p> <p>22 call center, they come out and they are -- they're</p> <p>23 reasonable when they come out and help us with whatever</p> <p>24 malfunction that we are having.</p> <p>25 I personally prefer working with Charlie. He is</p>	<p style="text-align: right;">Page 36</p> <p>1 being a fountain service tech for the apartments thinking he</p> <p>2 was supposed to throw these pucks in.</p> <p>3 Now, anybody who has a pool you don't put the puck</p> <p>4 on the bottom or it stains, but he was doing that, so it did</p> <p>5 take her some time to find that, but it was solved in that</p> <p>6 way.</p> <p>7 So example of protecting -- you know and then what</p> <p>8 Steven was talking about also.</p> <p>9 CHAIRMAN LEWIS: Okay. So the way that I added</p> <p>10 this up was three F -- Federated Security Solutions was</p> <p>11 about 32,000 --</p> <p>12 MR. SYLVANOWICZ: Correct.</p> <p>13 CHAIRMAN LEWIS: -- and then the one with BCI, with</p> <p>14 cameras, as you mentioned, is 52 and change.</p> <p>15 MR. SYLVANOWICZ: Yep.</p> <p>16 CHAIRMAN LEWIS: Okay. And then would be</p> <p>17 obviously, we had the discussion earlier with Steven about</p> <p>18 --</p> <p>19 MR. SYLVANOWICZ: Mm-hmm.</p> <p>20 CHAIRMAN LEWIS: -- about getting those two tied in</p> <p>21 there at the bridge.</p> <p>22 MR. SYLVANOWICZ: He thinks it's doable. He</p> <p>23 understands the difficulties. He still thinks that -- he is</p> <p>24 going to look into also putting it on a cell service so it</p> <p>25 would get the data to our network that way.</p>
<p style="text-align: right;">Page 35</p> <p>1 kind of that day or the next. He doesn't like the idea of</p> <p>2 having the parks send all the information to the office and</p> <p>3 the reason that BCI wants to do that is because all this</p> <p>4 equipment is in a lockbox behind a bathroom. It's exposed</p> <p>5 to the elements in some ways because the heat and whatnot</p> <p>6 and they'd put all the equipment in the office, where with</p> <p>7 Charlie, he would rather have the DVRS there and he -- or</p> <p>8 the NVRs they're called and he puts the right infrastructure</p> <p>9 in there. Then, if we lose network at the office, it's</p> <p>10 still recording. If we lose network and Spectrum goes down,</p> <p>11 then we don't have the footage and like we said, this is to</p> <p>12 protect our property and whatnot.</p> <p>13 CHAIRMAN LEWIS: So I have a question. BCI has one</p> <p>14 with cameras and one without, but did I just hear you say</p> <p>15 that they are -- when you say defunct, what does that mean?</p> <p>16 MR. SYLVANOWICZ: Most of the cameras are working,</p> <p>17 they are just really out of date. I think it's 2016, 2017.</p> <p>18 We have seen the affect -- we had the incident where we have</p> <p>19 our new fountain at the bell tower and we were getting</p> <p>20 reports from our new fountain vendor that he was finding</p> <p>21 pucks in there and it was staining the bottom of the new</p> <p>22 fountain, the pebble tank and Sherida was able to use the</p> <p>23 new video that was there -- it was crystal clear, we could</p> <p>24 see the type of car, the person that was doing it. We</p> <p>25 thought it was someone angry at us, a kid, but it ended up</p>	<p style="text-align: right;">Page 37</p> <p>1 So for example, the Peabody gate, that is on a cell</p> <p>2 service because we -- we don't have good Wi-Fi there, so she</p> <p>3 can't update the codes or that line can go down very easily</p> <p>4 and then the residents can't call in. So that's been put on</p> <p>5 a cell service, which is a much more -- yes.</p> <p>6 MR. CHESNEY: So -- so I'm assuming there's a cost</p> <p>7 to that, but who is that through? What is --</p> <p>8 MR. SYLVANOWICZ: It would be an additional cost,</p> <p>9 like through a data carrier.</p> <p>10 MR. CHESNEY: Okay. So it hasn't been done?</p> <p>11 MR. SYLVANOWICZ: No, no, we haven't done any of</p> <p>12 that.</p> <p>13 MR. CHESNEY: Yeah, yeah, okay. You don't have an</p> <p>14 idea what that cost would be for what it is, approximately?</p> <p>15 MR. SYLVANOWICZ: I don't, yeah.</p> <p>16 MR. CHESNEY: Okay. I was just curious as to how</p> <p>17 it relates to Spectrum because I know Spectrum is complex</p> <p>18 when we put it in.</p> <p>19 MR. SYLVANOWICZ: Mm-hmm.</p> <p>20 MR. CHESNEY: Thank you.</p> <p>21 CHAIRMAN LEWIS: Well, I was trying to see if we</p> <p>22 could roll it into -- if we made a motion to vote on this,</p> <p>23 but we may just need to keep that separate.</p> <p>24 MR. SYLVANOWICZ: Right, I don't have any of the</p> <p>25 solid numbers yet since this was all kind of happening this</p>

<p style="text-align: right;">Page 38</p> <p>1 week or last.</p> <p>2 CHAIRMAN LEWIS: Okay. All right.</p> <p>3 Do we have a motion to approve?</p> <p>4 MR. CHESNEY: Just to make sure I understand, so</p> <p>5 are we -- I mean, the -- the BCI stuff is four times the</p> <p>6 cost than Federated. Is that -- right? Okay. I just</p> <p>7 wanted to make sure I'm understanding.</p> <p>8 MR. SYLVANOWICZ: It's probably --</p> <p>9 MR. CHESNEY: For the record, I thought it was a</p> <p>10 mistake we went with BCI in the first place back in whatever</p> <p>11 year it was, but yeah.</p> <p>12 MR. SYLVANOWICZ: It's more than what we need, what</p> <p>13 BCI is proposing.</p> <p>14 MR. CHESNEY: I -- yeah.</p> <p>15 CHAIRMAN LEWIS: So that was a motion?</p> <p>16 MR. CHESNEY: Sure, I'll make a motion that we --</p> <p>17 we have Federated fix our cameras.</p> <p>18 CHAIRMAN LEWIS: Okay. For how many -- not to</p> <p>19 exceed \$33,000? I don't want to put words in --</p> <p>20 MR. CHESNEY: Well, I have multiple invoices here,</p> <p>21 so I --</p> <p>22 MR. SYLVANOWICZ: Yeah, you know what, I --</p> <p>23 MR. CHESNEY: -- haven't added them up like you</p> <p>24 have.</p> <p>25 MR. SYLVANOWICZ: I apologize, usually I have them</p>	<p style="text-align: right;">Page 40</p> <p>1 CHAIRMAN LEWIS: No, we're have going to -- if this</p> <p>2 goes through, we'll get a price -- David is just --</p> <p>3 MS. PASAWICZ: Okay. Just making sure that we</p> <p>4 understand.</p> <p>5 CHAIRMAN LEWIS: Yeah, we'll get that probably --</p> <p>6 if you can't get anything, I think we're scheduled to have a</p> <p>7 workshop in a couple of weeks if -- and we can't take action</p> <p>8 there, but we could at least possibly review something and</p> <p>9 make a -- take action on it next month.</p> <p>10 Ms. Wilcox?</p> <p>11 MS. WILCOX: Pam Wilcox. So I'm just confused,</p> <p>12 you're going with the quote from Federated?</p> <p>13 CHAIRMAN LEWIS: Mm-hmm.</p> <p>14 MS. WILCOX: Yes?</p> <p>15 CHAIRMAN LEWIS: Yes.</p> <p>16 MS. WILCOX: Okay. I just --</p> <p>17 CHAIRMAN LEWIS: Not yet, officially, but --</p> <p>18 MS. WILCOX: Okay. But that was the -- okay.</p> <p>19 CHAIRMAN LEWIS: That was the motion.</p> <p>20 MS. WILCOX: Okay. I got lost somewhere along the</p> <p>21 line. Thank you.</p> <p>22 CHAIRMAN LEWIS: Welcome.</p> <p>23 All right. Any other comments, questions?</p> <p>24 (No response.)</p> <p>25 CHAIRMAN LEWIS: All right. All in favor?</p>
<p style="text-align: right;">Page 39</p> <p>1 all added up, but I don't.</p> <p>2 MR. WIMSATT: I think it was like 32. Right?</p> <p>3 MR. CHESNEY: I mean, I -- can we just accept the</p> <p>4 invoices that are here? It's --</p> <p>5 MR. SYLVANOWICZ: I have 10,550, I have 8,800 for</p> <p>6 West Park Village, I have 12,550 for Glencliff.</p> <p>7 MR. CHESNEY: Glencliff? Yeah, Glencliff, I'm</p> <p>8 sorry.</p> <p>9 MR. SYLVANOWICZ: That's going to give us a camera</p> <p>10 that is controllable since we have such a large range, you</p> <p>11 know, the field, the basketball courts and then the parking</p> <p>12 lot associated with it. We have had incidents in the past</p> <p>13 where the police was looking for footage and it's just too</p> <p>14 far away or whatnot. So --</p> <p>15 MR. VEGA: So it's a pan tilt zoom?</p> <p>16 MR. SYLVANOWICZ: Correct.</p> <p>17 CHAIRMAN LEWIS: Okay. Do we have a second?</p> <p>18 MR. GILLIS: I'll second.</p> <p>19 CHAIRMAN LEWIS: All right. Any other comments,</p> <p>20 questions?</p> <p>21 MS. WILCOX: I'm just confused --</p> <p>22 CHAIRMAN LEWIS: Hold on, Miss, hold on.</p> <p>23 MS. PASAWICZ: Karen Pasawicz, 10559 Greensprings</p> <p>24 and with the motion you just made, are you also including</p> <p>25 the bridge cameras?</p>	<p style="text-align: right;">Page 41</p> <p>1 (All board members signify in the affirmative.)</p> <p>2 CHAIRMAN LEWIS: All right. Motion carries four to</p> <p>3 zero.</p> <p>4 (Motion passes.)</p> <p>5 CHAIRMAN LEWIS: All right.</p> <p>6 MR. SYLVANOWICZ: All right. So I have some</p> <p>7 pictures to show you. This is in an alley behind Belgrave.</p> <p>8 Let me make it bigger so everyone can see. It was brought</p> <p>9 to my attention by a few residents that use this alleyway,</p> <p>10 they live on Belgrave. So this is the corner that turns</p> <p>11 back to Belgrave from the alley from the shops from behind</p> <p>12 West Park Village. That -- those are large potholes. This</p> <p>13 is the concrete that, from talking to my guys in the past,</p> <p>14 they have repaired. Repaired concrete doesn't hold up to</p> <p>15 trash trucks and other people driving. It's -- it's one of</p> <p>16 the alleys that gets used as a cut through. It does show</p> <p>17 some wear and tear.</p> <p>18 I had Jason Azzarelli from Azzarelli Paving out</p> <p>19 there. They gave me a proposal, so that's showing --</p> <p>20 basically, it's showing more than what my staff can do with</p> <p>21 some coal pack and just tamping it in and -- which we've</p> <p>22 done in the past, so that's a larger area and for another</p> <p>23 example -- let me see what I have here -- nope, wrong one.</p> <p>24 This is another section that holds water. It's getting</p> <p>25 larger and that roadway is coming directly from behind West</p>

<p style="text-align: right;">Page 42</p> <p>1 Park Village, behind the Irish bar and whatnot, that parking 2 lot. 3 CHAIRMAN LEWIS: And just for clarification, even 4 though this isn't behind the gate, it's under the CDD 5 control to maintain those alleyways? 6 MR. SYLVANOWICZ: Yeah, so the road is not, but the 7 alleys behind the houses are all CDD property. 8 CHAIRMAN LEWIS: Okay. 9 MR. CHESNEY: Why weren't we able to get rid of 10 these? Erin, how come we weren't able to get rid of these 11 alleyways? 12 MS. McCORMICK: Get rid of them completely? 13 MR. CHESNEY: Well, to the county. How come we 14 weren't able to. 15 MS. McCORMICK: Oh, because they don't meet -- 16 probably, I -- I don't recall, but probably because they 17 don't meet the standards for, you know, what the county 18 would have accepted. 19 CHAIRMAN LEWIS: So in that -- can you go back to 20 that last picture you showed? 21 MR. SYLVANOWICZ: Mm-hmm. 22 CHAIRMAN LEWIS: The -- yeah, 5266. So does that 23 match up that entire length all the way to the top of the 24 picture, like what you were just showing on the screen? 25 MR. SYLVANOWICZ: Yeah, let me see if I can get</p>	<p style="text-align: right;">Page 44</p> <p>1 MR. VEGA: Oh, no, I was just asking on the curb, 2 is this how they're going to be putting rebar in the curb? 3 MR. SYLVANOWICZ: Yes, he would try to reenforce it 4 so that it would take the weight of the heavy vehicle. Yep. 5 CHAIRMAN LEWIS: Robert, have you been -- have you 6 guys talked about this at all or -- 7 MR. SYLVANOWICZ: I haven't talked to him about 8 this, no. 9 MR. DVORAK: I mean, one of the things -- it looks 10 like on some of this it might have some base damage, too, 11 like -- 12 MR. SYLVANOWICZ: Right. 13 MR. DVORAK: So I mean, that's not cheap. 14 MR. SYLVANOWICZ: Well, the -- the other way I -- 15 just in discussion for you guys is I looked at that whole 16 section and then that takes care of it all. 35 -- that's 17 not the curb, that's just the paving. So that's where they 18 would bridge it down, redo the base, come up an inch and a 19 half of pavement on 12,852 square feet. 20 MR. VEGA: So that's all the alleys? 21 MR. SYLVANOWICZ: That -- no, no, that's that 22 alley. 23 MR. VEGA: That one alley? 24 MR. SYLVANOWICZ: Yes, and if you want -- so that 25 would be here. So that's the red.</p>
<p style="text-align: right;">Page 43</p> <p>1 that other picture up there. 2 This one? 3 CHAIRMAN LEWIS: Yeah, so -- 4 MR. SYLVANOWICZ: So that is the one that -- well, 5 the -- it's the first one on the left. That's what that 6 section is and then the smaller section correspond with 7 where people pull out and turn and -- and take out the 8 pavement and then the corner is on the far right of the 9 east. 10 CHAIRMAN LEWIS: Yeah. 11 MR. SYLVANOWICZ: So I mean, with that being said 12 -- and, you know, I can always go back. So in talking with 13 him, because of the traffic, because of the type of traffic, 14 just doing simple patches like three by fives, four by 15 sixes, it's not going to last us long. It's going to cost 16 thousand of dollars and then -- and then it's going to need 17 to be patched up again or it's going to just tear way. 18 So we were looking at patches that went from curb 19 to curb. So I don't have a price for simple small patches, 20 but the general area for those three sections or four 21 sections mapped out, the 1,600 square foot, is 7,890. The 22 curb that we saw the first picture of that -- considering 23 that's 30 linear feet, that's about \$4,800. That is keeping 24 in turn with other repairs we've done with different vendors 25 in -- whether it be on Gretna Green at the -- what's that?</p>	<p style="text-align: right;">Page 45</p> <p>1 MR. WIMSATT: But we'd still have to add the cost 2 of the curb on to that. 3 MR. SYLVANOWICZ: And then we'd -- right, so look 4 at the curb as like an al la carte. 5 MR. WIMSATT: So that's still an additional 4,870 6 for the curb. 7 MR. SYLVANOWICZ: Correct. So in looking at this 8 and like thinking about it, I could also go back to him -- 9 obviously, I can get other proposals, but maybe the -- well, 10 this is on its side, so maybe the -- the north section where 11 the curb is, maybe that's something that we can look at as a 12 full pave and then you have the section that's on the other 13 side, you know, you can just do that patch there and I can 14 certainly work -- work to see which direction -- I'm not 15 looking for you guys to approve it or I'm looking for you to 16 approve it and point me in the direction that you guys would 17 like me to explore. 18 CHAIRMAN LEWIS: I'm not a huge fan of the patching 19 just because it allows water to get in over time and I mean, 20 to me, if -- I don't know -- this thing may not have been 21 repaired in the last 30 years, who knows. 22 MR. CHESNEY: I don't think it's ever been 23 repaired, which is what I was wondering like I -- we don't 24 have a road reserve in this month's packet? Like to me, 25 this seems like something we should incorporate when we do</p>

<p style="text-align: right;">Page 46</p> <p>1 other paving. I mean, it has got a big hole in the middle  2 of it, though, but, you know, if you're not driving in the  3 middle, you should be fine.  4 MR. SYLVANOWICZ: Yeah, if you drive the southern  5 part of it, which is on the left, then you have a little bit  6 of a dip in, like where it's just worn away --  7 CHAIRMAN LEWIS: Yeah.  8 MR. SYLVANOWICZ: -- and it's mainly from the water  9 running and --  10 MR. CHESNEY: I don't know when the next, you know,  11 road paving is scheduled, but --  12 CHAIRMAN LEWIS: Okay. Any interest in -- to push  13 this? Do we want to get another price for what David just  14 talked about or --  15 MR. CHESNEY: I say at least hold it until we look  16 at the road reserves.  17 CHAIRMAN LEWIS: Yeah, let's -- let's do that. You  18 good with that?  19 MR. WIMSATT: Sure, sounds good.  20 CHAIRMAN LEWIS: Okay.  21 David, is that good?  22 MR. SYLVANOWICZ: Sure.  23 MR. DVORAK: We did a road reserve on the ---  24 CHAIRMAN LEWIS: Two years ago.  25 MR. DVORAK: -- the roads that the CDD is</p>	<p style="text-align: right;">Page 48</p> <p>1 that one.  2 MR. SYLVANOWICZ: Okay. Moving on, I have -- we  3 all know Reid from A &amp; B and you're looking at the picture  4 of a much talked about canal that the county cleaned out for  5 us that went from Countryway Boulevard heading east. I can  6 put up another picture. It doesn't really portray it well.  7 Those are basically weeds that we've already -- Reid has  8 already had treated, but we want to get this on a no-grow  9 zone because this is 100 percent CDD property and this was a  10 -- well overgrown with Brazilian pepper and weeds and all of  11 that and I really would like to keep it that way. I have  12 pictures of -- unfortunately, I don't have it here, but I  13 have pictures of other areas that were very, very overgrown  14 where the water exited the Greens and it wasn't -- it wasn't  15 roots. It was just plant material and whatnot and can trap  16 any storm debris that comes through and cause issues.  17 Brought it to A &amp; B and Reid's attention and Mark  18 sprayed it down and has stayed on it and now, it is wide  19 open. It's on a no-grow zone -- it's a no-grow zone now.  20 The water has no problems getting out.  21 So just so everybody knows, any of the water that  22 comes to the Greens comes from -- even Countryway Boulevard,  23 it has to kind of come through the wetlands in or associated  24 around Glenclyff and they eventually have to either cross  25 the tracks or go down this way on this side of the tracks,</p>
<p style="text-align: right;">Page 47</p> <p>1 responsible for and laid out like everything in --  2 MR. CHESNEY: All I'm saying is it's just not in  3 month's packet --  4 MR. DVORAK: Right.  5 MR. CHESNEY: -- and I don't want to search through  6 it.  7 MR. DVORAK: No, I get it, but I'm just saying, if  8 you guys are going to own these perpetually, we could do the  9 same kind of thing, you know, do an assessment and look at  10 what it would take going forward and how far out. Like some  11 alleys might be in way better condition than other alleys  12 kind of thing.  13 CHAIRMAN LEWIS: You don't remember if they were  14 included or not in that amount?  15 MR. DVORAK: I don't think they were, I'd have to  16 look.  17 CHAIRMAN LEWIS: Could you maybe pull that up or I  18 don't know if David or Sherida have that and we could --  19 MR. DVORAK: Let me look for that.  20 MR. SYLVANOWICZ: What's that, the --  21 CHAIRMAN LEWIS: The analysis that he did on the  22 paving. I feel like it's been the last two weeks --  23 MS. McCORMICK: I thought that the alleys weren't  24 CDD, but I might be wrong.  25 CHAIRMAN LEWIS: All right. So we'll just table</p>	<p style="text-align: right;">Page 49</p> <p>1 go under Countryway Boulevard and keep going out of the  2 community and continuing.  3 So what Reid has offered is just basically to his  4 monthly contract, a hundred dollar add to this section. It  5 goes for hundreds of feet all along pond one and if you --  6 bear with me, I'm trying to see -- just my simple math. So  7 this is -- this is the train tracks. This right here is the  8 crossing that's now very much wide open, a no-grow zone.  9 This is another area where the canal from the Greens exits  10 out. This is another one and those are all no-grow zones,  11 so this area that runs along pond one to the outskirts of  12 where Westchase ends is that -- I would like to have on one  13 of our monthly just treatments.  14 CHAIRMAN LEWIS: Oh, so it's just the -- it's along  15 that --  16 MR. SYLVANOWICZ: It's along that and to the end --  17 CHAIRMAN LEWIS: Okay. Not just right there at  18 Countryway?  19 MR. SYLVANOWICZ: It's -- it's -- yeah, it's  20 basically -- and it's not even in the canal, it's along the  21 train tracks, but you can see what's going to happen is that  22 the -- we get weeds there, then we're going to get Brazilian  23 pepper, then we're going to get -- in a few years, we're  24 going to be hacking it back and having to deal with it  25 again. If we could just keep it wide open and, you know,</p>

<p style="text-align: right;">Page 50</p> <p>1 the train tracks to the other end of the canal, that will</p> <p>2 make me personally feel better for the community getting the</p> <p>3 water out of it.</p> <p>4 CHAIRMAN LEWIS: Okay.</p> <p>5 MR. SYLVANOWICZ: So it's just basically -- I know</p> <p>6 Mark has told me that we just need a motion from you guys to</p> <p>7 make addendum to the A &amp; B contract.</p> <p>8 MR. CHESNEY: So moved.</p> <p>9 CHAIRMAN LEWIS: So moved, all right.</p> <p>10 MR. CHESNEY: You said the estimate was 100?</p> <p>11 MR. SYLVANOWICZ: \$100. Yep.</p> <p>12 CHAIRMAN LEWIS: I'll second.</p> <p>13 Any questions, comments?</p> <p>14 (No response.)</p> <p>15 CHAIRMAN LEWIS: All right. All in favor?</p> <p>16 (All board members signify in the affirmative.)</p> <p>17 CHAIRMAN LEWIS: Carries four to zero.</p> <p>18 (Motion passes.)</p> <p>19 CHAIRMAN LEWIS: Thank you, Reid.</p> <p>20 MR. SYLVANOWICZ: Lastly -- well, unfortunately, if</p> <p>21 you've been driving around, you saw us in what -- what I</p> <p>22 would call many things, but the hole in Gretna Green and</p> <p>23 Linebaugh. Unfortunately, we had another irrigation break,</p> <p>24 we have another no parking sign, but unfortunately, whether</p> <p>25 it be Spectrum, TECO, whatnot, pulled up on the curb, broke</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. SYLVANOWICZ: Yeah, I think we've made some</p> <p>2 improvements. Understand that when they do repairs, they</p> <p>3 don't -- especially like that type of repair, they --</p> <p>4 basically, what happens is that the pipe comes up from the</p> <p>5 under the street, goes up, goes this way and then when a car</p> <p>6 comes on it, it just stuffs it all down and it breaks the</p> <p>7 elbow that's like five and a half feet down and it's a very</p> <p>8 wet section, it's a low section, so we're always battling</p> <p>9 the water. Everything has now been reenforced with metal,</p> <p>10 so it's not the repair that was done by a previous vendor,</p> <p>11 it is a more robust repair.</p> <p>12 CHAIRMAN LEWIS: Okay. Thank you.</p> <p>13 MR. SYLVANOWICZ: Mm-hmm. Clock 11, which is in</p> <p>14 that same vicinity, it's on the other side of train tracks.</p> <p>15 There is irrigation and it is controlled by a well pump that</p> <p>16 was installed there some ten years ago or so. The pump, due</p> <p>17 to age and whatnot, had burnt out. Not wanting to get too</p> <p>18 much sod damage, I got two proposals. They were right on</p> <p>19 track with each other at about \$6,500. Mark suggested the</p> <p>20 vendor we used -- he's used it at other CDDs and they were</p> <p>21 responsive. It's already been done, I just need a -- a</p> <p>22 blessing from you guys that we already did that repair for</p> <p>23 the \$6,500.</p> <p>24 CHAIRMAN LEWIS: Okay. I'll move to approve for</p> <p>25 6,500 is the amount?</p>
<p style="text-align: right;">Page 51</p> <p>1 it, so we were in it for days and days, spending a lot of</p> <p>2 money to do yet another irrigation repair and that's -- just</p> <p>3 wanted to bring it to your attention. That was the only way</p> <p>4 I could manage it. I got a verbal estimate from them to</p> <p>5 move all the boxes to a separate location like in -- and</p> <p>6 bore underneath, but it was like rough estimates of 40 grand</p> <p>7 and I said, "Nope, just get in there and fix it."</p> <p>8 It was all hands on deck for a couple of days, but</p> <p>9 it's fixed. We got it under the sidewalk, so now some of</p> <p>10 the stuff is away because it seems like everyone needs to</p> <p>11 pull up on that section. Yeah, it just was yet another</p> <p>12 repair where we've already repaired. That's where the</p> <p>13 curbing was repaired, that where the paving was repaired,</p> <p>14 that's where we still have to -- I brought it to his</p> <p>15 attention, the paver, Jason, that we're still in between.</p> <p>16 They like to see it settled and the more time it settles,</p> <p>17 they have to come back and still do the cutaway and regrade</p> <p>18 and put on a top coat, if I'm not mistaken. So we're still</p> <p>19 in between those, so I -- I believe we're going to be okay.</p> <p>20 I hope we're going to be okay, but --</p> <p>21 CHAIRMAN LEWIS: Well, I think this comes with</p> <p>22 discussion at our workshop about-- and I know we've had it</p> <p>23 before and I think Red Tree has come in and -- with</p> <p>24 proposals about how do we need to move forward with this</p> <p>25 issue because it is aging for sure.</p>	<p style="text-align: right;">Page 53</p> <p>1 MR. SYLVANOWICZ: Yeah, it was 65 and change.</p> <p>2 CHAIRMAN LEWIS: Do we have a second?</p> <p>3 MR. WIMSATT: Second.</p> <p>4 CHAIRMAN LEWIS: Seconded by Jim.</p> <p>5 MR. SYLVANOWICZ: And I definitely consulted with</p> <p>6 Mark about this because I was concerned about --</p> <p>7 MR. VEGA: Yeah, he was worried by losing a lot of</p> <p>8 landscaping, losing more landscaping than the well would</p> <p>9 cost.</p> <p>10 CHAIRMAN LEWIS: Okay. All right.</p> <p>11 All in favor?</p> <p>12 (All board members signify in the affirmative.)</p> <p>13 CHAIRMAN LEWIS: Four to zero.</p> <p>14 (Motion passes.)</p> <p>15 MR. SYLVANOWICZ: My last line item is just staff</p> <p>16 annual pay raises and bonuses. I know we've discussed it</p> <p>17 and I know you're going to want to do it at the workshop.</p> <p>18 CHAIRMAN LEWIS: Yeah, I put in -- and I saw this</p> <p>19 late last night. If you guys could just get us the -- what</p> <p>20 last year's was.</p> <p>21 MR. SYLVANOWICZ: I did.</p> <p>22 CHAIRMAN LEWIS: You already e-mailed it? Okay,</p> <p>23 sorry.</p> <p>24 MR. VEGA: No, I just got it and I e-mailed it to</p> <p>25 you.</p>

<p style="text-align: right;">Page 54</p> <p>1 MR. CHESNEY: Okay, because I didn't see it.</p> <p>2 MS. McCORMICK: So you're going to discuss it and</p> <p>3 then approve it next month. Is that plan?</p> <p>4 CHAIRMAN LEWIS: Yeah.</p> <p>5 MR. CHESNEY: I think he put it in the consent</p> <p>6 agenda. I think that's what --</p> <p>7 CHAIRMAN LEWIS: Is that all you got, David?</p> <p>8 MR. SYLVANOWICZ: I think that's all I got.</p> <p>9 CHAIRMAN LEWIS: All right. Great job, thank you.</p> <p>10 MR. SYLVANOWICZ: Reid's going to stick around</p> <p>11 because he is going to tie into pond 120 with Robert.</p> <p>12 CHAIRMAN LEWIS: Okay. Well, moving on to -- I</p> <p>13 guess it's Robert next.</p> <p>14 MR. DVORAK: Oh, do -- could I have that --</p> <p>15 MR. SYLVANOWICZ: Yeah, give us a minute so we can</p> <p>16 switch over.</p> <p>17 MR. GILLIS: David, one question. What happened --</p> <p>18 is there somewhere else we're doing any resident's requests,</p> <p>19 like the one for the driveways?</p> <p>20 MR. SYLVANOWICZ: Oh, does that -- I don't have</p> <p>21 that. Is that with you?</p> <p>22 MS. McCORMICK: That's under my report.</p> <p>23 MR. SYLVANOWICZ: Okay. So -- and I can always</p> <p>24 take this back from Robert.</p> <p>25 MS. McCORMICK: Do you want me to talk about that</p>	<p style="text-align: right;">Page 56</p> <p>1 three inlets and that would connect all the way to --</p> <p>2 between the two homes where the inlet was located. So that</p> <p>3 was the original plan and it just didn't sit right with the</p> <p>4 two people that were -- where the pipe went.</p> <p>5 So we changed that, took the pipe system out and</p> <p>6 then basically, this is the plan from which the contractor</p> <p>7 used to -- to build the berm. So what I've been doing --</p> <p>8 and there was an engineer at the last meeting. I was</p> <p>9 looking for another place to outfall this system if we</p> <p>10 wanted to build that drainage system and he was saying,</p> <p>11 "Well, why don't you take it up here to the north and dump</p> <p>12 that drainage system into this pond," and -- which is not a</p> <p>13 bad idea actually because it's -- it's not that far away,</p> <p>14 but it's a Hillsborough County school pond. It's not a CDD</p> <p>15 owned pond. It belongs to Davidson.</p> <p>16 MR. CHESNEY: That's -- really?</p> <p>17 MR. DVORAK: Yeah, yeah.</p> <p>18 MR. CHESNEY: Okay. Didn't realize that.</p> <p>19 MR. DVORAK: And so it's very unlikely.</p> <p>20 MR. CHESNEY: We've been maintaining that pond for</p> <p>21 decades.</p> <p>22 MR. DVORAK: Yeah, no, that's part of their master</p> <p>23 drainage system for the school. It's permitted with the</p> <p>24 school. You know what, let me check and see if there's an</p> <p>25 easement on it and the only reason I say that, it is part of</p>
<p style="text-align: right;">Page 55</p> <p>1 now while we're waiting?</p> <p>2 MR. GILLIS: If you want to.</p> <p>3 MS. McCORMICK: There was a little bit of an issue,</p> <p>4 it's a little bit different.</p> <p>5 CHAIRMAN LEWIS: We'll -- we'll stick with Robert</p> <p>6 for now, Erin.</p> <p>7 All right. Sorry about that. We're still trying</p> <p>8 to figure out technology.</p> <p>9 MR. DVORAK: I got it.</p> <p>10 CHAIRMAN LEWIS: All right. We're going to get</p> <p>11 back to the meeting, sorry. I had to step out for just a</p> <p>12 second.</p> <p>13 Robert, go ahead.</p> <p>14 MR. DVORAK: I guess we'll start with the 125 and</p> <p>15 for the benefit of the lady that was asking about the</p> <p>16 drainage, I'll kind of go backwards just a little bit for a</p> <p>17 few minutes, but the area that we're going -- where the</p> <p>18 homes were that got inundated during Milton are right along</p> <p>19 in here. There's like four or five of them.</p> <p>20 MS. WILCOX: Six.</p> <p>21 MR. DVORAK: Six of them, okay. And so we -- when</p> <p>22 we talked about this berm project as being a short term</p> <p>23 solution, this is the first plan that we did and like Matt</p> <p>24 said, you know, we've got the berm out here along the edge</p> <p>25 of the bank and then behind the berm, we have one, two,</p>	<p style="text-align: right;">Page 57</p> <p>1 the Davidson Middle School permit. That's not to say that</p> <p>2 the CDD may have built it as a master planned pond and there</p> <p>3 may be some easement -- if I look at the plat -- that would</p> <p>4 indicate that the CDD has an easement for maintenance and</p> <p>5 that may be the case and if that's the case, that's a viable</p> <p>6 option.</p> <p>7 But the other one I wanted to point out to</p> <p>8 everybody was that down here, right in between this -- these</p> <p>9 two little subareas is a ten foot CDD easement that I was</p> <p>10 searching, groping for some other option here and came</p> <p>11 across that when I was reviewing the plats and so there's an</p> <p>12 actual -- you know, there's a route that you could come down</p> <p>13 the pond to the south and go through an easement that's</p> <p>14 already in the name of the CDD and connect into the drainage</p> <p>15 system and Montague.</p> <p>16 And so what I've done is I've looked at the old</p> <p>17 construction plans and it looks like physically, the</p> <p>18 connection can be made. There's a --- there would be enough</p> <p>19 slope on a pipe to get there. It wouldn't optimum, but the</p> <p>20 -- what we've learned in like looking at our old plans out</p> <p>21 here, if they are not as built, that we -- I've ordered</p> <p>22 survey for that area and the inlet that it would connect to</p> <p>23 just to make sure that that's -- you know, that that is what</p> <p>24 we think it is and it's at the elevation that we think it</p> <p>25 is. So as soon as I get that survey back, I'll be able to</p>



<p style="text-align: right;">Page 58</p> <p>1 confirm whether or not that's a viable -- just from a  2 physical standpoint, if it's a viable connection.  3 MR. CHESNEY: Yeah, the only thing about doing  4 that, Robert, is that from there, it drains this way versus  5 that way and this way, we already have trouble on Montague  6 when water --  7 MR. DVORAK: Exactly, and that would be one of  8 things -- that's a really good point because it -- it may  9 change like maybe the way we approach this because if you  10 wanted everything to run into the inlet and run down the  11 pipe and disappear in realtime as opposed to maybe bleeding  12 down over a longer period of time, it might be very -- given  13 that, it might be very difficult to prove that we're not  14 creating or exacerbating an existing problem and we don't  15 want to do that and the county is not going to give us a  16 permit to do that. So that is a concern and it just may  17 have to change the way we think about what type of project  18 this is. As opposed to sizing a storm sewer system that  19 takes the water and gets rid of it immediately, it might be  20 there there's ponding there for several hours or half a day,  21 but then it bleeds away and disappears. You know, you're  22 using a --  23 MR. CHESNEY: But I know on the other side, it  24 would drain the other way because that -- the way it was  25 built, if you go up, it was built this and then that, so --</p>	<p style="text-align: right;">Page 60</p> <p>1 as to the modeling, how this modeling was done for the  2 grade, the volume of the water and flow and I've heard  3 comments on and off since all of this started with the pipe  4 that some of the people would not allow or did not want.  5 What would be preventing it from being placed between two  6 other homes in that area? I'm -- I'm still having an issue  7 with understanding the water that comes in or that's sitting  8 after the berm and coming into people's backyard. How is  9 that actually going to be drained? Are there going to be  10 underground pipes that --  11 MR. DVORAK: Yes.  12 MR. SMITH: -- drains -- okay. I wasn't sure.  13 MR. DVORAK: Yes, yes, it would be like inlets, 20  14 by 24, go underground and the pipe would run underground and  15 --  16 MR. SMITH: Would it be like a four-inch pipe or  17 something?  18 MR. DVORAK: No, we have a 12-inch pipe.  19 MR. SMITH: 12 inch, all right.  20 CHAIRMAN LEWIS: And the other answer to your  21 question on why those two houses is because there was an  22 inlet at the street at Bayboro.  23 MR. DVORAK: Right.  24 MS. WILCOX: Yeah, we're right across the street.  25 MR. SMITH: (Indiscernible.) Yeah, it's right when</p>
<p style="text-align: right;">Page 59</p> <p>1 and that way --  2 MR. DVORAK: Yeah, two separate --  3 MR. CHESNEY: Right, and that way, it would drain  4 the other way. I mean, that pond would actually be better.  5 I didn't realize we didn't own it.  6 MR. DVORAK: Well, I'm going to find out. I'm glad  7 you said something because I can research that.  8 CHAIRMAN LEWIS: So I may be able to -- I know it's  9 the school barred, but I guess depending on what you find, I  10 can talk to Kim Beyer who is the assistant county  11 administer.  12 MR. DVORAK: Yeah.  13 CHAIRMAN LEWIS: I know more name's come up before  14 and she's offered to help with -- with this topic with your  15 longer term solution.  16 MR. DVORAK: Yep.  17 CHAIRMAN LEWIS: I mean, maybe -- I know the school  18 board and the county kind of work independently sometimes,  19 but maybe we can get her to help us if -- if you find that  20 that's a feasible option.  21 Is it Mr. Smith?  22 MR. SMITH: Yes.  23 CHAIRMAN LEWIS: Did you have a question or --  24 MR. SMITH: Question, couple comments. It's Graham  25 Smith, 9823 Bayboro Bridge. First of all, I got a question</p>	<p style="text-align: right;">Page 61</p> <p>1 you cross the street --  2 CHAIRMAN LEWIS: One at a time, Pam.  3 MR. SMITH: -- from me and I have one outside my  4 house and on the other side, there's a -- there's a utility  5 box. I've heard people say, "Oh, it's owned by TECO." I  6 don't know, you know, I've been had here since '97 when that  7 street was built. That box has been there. I've never seen  8 TECO at that box. That may be an old AT&amp;T or Verizon  9 utility box. I don't know. I don't see any markings on it  10 that say TECO.  11 CHAIRMAN LEWIS: Yeah, I've got one outside my  12 house, too.  13 MR. SMITH: Yeah, why couldn't the pipe be put  14 between other homes?  15 CHAIRMAN LEWIS: Only because -- and I don't want  16 to speak for Robert, but the intent was because it went --  17 is a direct line from -- from that area to that inlet that's  18 in front of that box that you're talking about.  19 MR. SMITH: But there are new owners in those homes  20 now, too, since all of this started.  21 MR. WIMSATT: Only in one of them.  22 MR. SMITH: Only in one of them, yeah, right.  23 CHAIRMAN LEWIS: Yeah, unfortunately, we probably  24 would need both if we chose to do that. I think -- I think  25 the other ideas that Robert had, I think it's something that</p>

<p style="text-align: right;">Page 62</p> <p>1 we're going to -- excuse me -- we're going to abandon that  2 plan and look at these other solutions that we had because  3 this other one was intriguing, going down to the southwest  4 corner that somebody brought up or you brought up at the  5 last meeting. So --  6 MR. DVORAK: And then the next thing I wanted to  7 talk about is I was working on -- you remember I was talking  8 about a longer term -- you know, doing something regionally  9 that's on CDD property that would, you know, provide some  10 benefit in terms of lowering, you know, these peak flood  11 stages in -- in 125. And so I used the county's watershed  12 model to look at some different alternatives and just as a  13 -- as sort of -- this is something the board's seen before,  14 but just for a -- for everyone's sort of knowledge, this box  15 basically more or less represents the drainage that ends up  16 coming down and into -- a portion of it into our lake 125.  17 Everything from Sheldon, this community, all these ponds  18 that were built in concurrence with that development  19 discharges to the road side ditches and everything heads to  20 the -- to the west, down to the TECO easement. This is the  21 TECO easement. This community has been in -- predates  22 almost everything in our area. It discharges into the TECO  23 easement. This community of townhomes is relatively new and  24 it --  25 MR. CHESNEY: That's who we took pond 125 from</p>	<p style="text-align: right;">Page 64</p> <p>1 the south side of this lake, there's a control structure and  2 it's -- I mean, a box, a concrete box and it's got slots to  3 let the water flow out. So all this drainage from all this  4 area comes down, down to this point and goes through this  5 one box and then it comes over from there down into this  6 sump in this corner and Westchase owns this wetland area as  7 well. But it discharges from there into this wetland and  8 then a portion of it goes to the east -- or to the west this  9 way and a portion of it goes to the east over here into the  10 creek and that's basically where it leaves our property.  11 So if you think about like what Westchase CDD could  12 do, it's limited to the property. We can't go downstream a  13 quarter of a mile and make improvements to, you know, the  14 pipe under Sheldon. We don't own it, we don't control it,  15 but the county can and so what I did when I did this  16 analysis was sort of get us something that we can look at  17 and do on our property, but also maybe hand it off to the  18 county and have them look at it more holistically from the  19 things that are -- you know, the drainage features that are  20 outside of our property.  21 But anyway, I went ahead and wrote up the  22 improvements that I identified and I -- I put them together  23 in a report and I submitted that to SWFWMD when I scheduled  24 the pre-application meeting that I had on the 18th, which  25 was just this past 18th, after the last board meeting and I</p>
<p style="text-align: right;">Page 63</p> <p>1 because --  2 MR. DVORAK: From.  3 MR. CHESNEY: -- we didn't think they had the  4 ability to manage it.  5 MR. DVORAK: Right, so -- and they charge into --  6 into 125. There is nothing from Westchase that discharges  7 into 125, lake 125. All of our drainage system is separate  8 storm -- permitted storm water ponds. Lake 125 is not a  9 permitted storm-water pond, it's an old burrow pit and so  10 what's happened over the years is all these lakes -- and it  11 goes back originally to the farmer that owned the property,  12 but all these lakes from 125 down to this lake -- and I  13 forget the name of this lake -- but it's connected with a --  14 a pipe system. There's like three or four pipes, three  15 pipes, that route the water from 125 into this lake and then  16 there's a connection to the ditch where all this drainage  17 comes down and even when you look at the county's model,  18 what happens is there's so much water coming down from this  19 direction, that when it gets to this point, which is sort of  20 the junction of all of this, a portion of it is back flowing  21 into lake 125, which is -- in addition to -- to going into  22 this lake.  23 So what I did was I looked at all the components  24 and then -- let's keep following it. There's a pipe under  25 -- under Linebaugh, goes into this lake system and then on</p>	<p style="text-align: right;">Page 65</p> <p>1 just got their meeting minutes back yesterday. So met on  2 the 18th, got their meeting minutes back and -- and  3 basically, so what I wanted to do before I go through that  4 is take a look at the report. So what I did -- this is the  5 report that I submitted and it goes through everything that  6 I -- I used the county's watershed model and I wrote it up  7 just as if we were doing a design project, figuring that we  8 could use it if we move forward with a project and also, it  9 would be something that we could hand off to the county and  10 they'd be able to make heads or tails out of it; but it  11 verbally describes the project and then I have all the  12 modeling results with the stage data and then I have the  13 survey that we picked up that are key -- this is the  14 drainage system in the TECO right of way to show that we've,  15 you know, researched that and we understand what's going on  16 there and then I attached part of their own watershed study  17 as an exhibit.  18 But basically, the basic components of what we want  19 to do is really pretty simple. The pipe system that  20 interconnects lake 125 and the lake to the south and the  21 east, which is both CDD lakes, are connected by -- like I  22 said, there's a -- three sets of pipes, a -- there's an  23 existing 24-inch pipe, there's a piece of CMP, Corrugated  24 Metal Pipe and then there's a larger 42-inch reenforced  25 concrete pipe, which has been installed more recently than</p>

<p style="text-align: right;">Page 66</p> <p>1 the other two. The other two have been in there probably --</p> <p>2 the CMP has been in there probably since the farmer owned</p> <p>3 the property 30 years ago, but the -- the layout of these</p> <p>4 pipes is such that the inverts don't match up, the bottom of</p> <p>5 the flowline of the pipes, so one of projects would be to</p> <p>6 just replace the sections of pipe that we need to make</p> <p>7 everything on the --- the same flowline.</p> <p>8 The other option or the other part of the project</p> <p>9 is to prevent this water from backing into lake 125, which</p> <p>10 would require a simple flap gate or backflow preventer</p> <p>11 device to keep the water from going back into 125 and then</p> <p>12 we would add a pipe to get the water -- move the water, you</p> <p>13 know, from this ditch because if it's not going into 125, it</p> <p>14 would be backing up on people upstream, so we would want to</p> <p>15 get this -- this water into the southeast lake quicker.</p> <p>16 So all that is pretty much self contained, CDD has</p> <p>17 an easement over -- it's TECO property, but CDD has an</p> <p>18 easement over that and so that's -- that's a doable part of</p> <p>19 the project and then when you get to the lake that's on the</p> <p>20 south side of Linebaugh, my proposal included modifying this</p> <p>21 control structure, which I said is -- is a regular control</p> <p>22 structure box and modifying the weirs to lower the -- the</p> <p>23 starting elevation. In other words, lower the weir and what</p> <p>24 that does is that initially creates more storage in all of</p> <p>25 these interconnected lakes.</p>	<p style="text-align: right;">Page 68</p> <p>1 we're at kind of a crossroads here. We could probably go to</p> <p>2 the county with what I have and have them take a look at it</p> <p>3 and then they can maybe take it further by looking outside</p> <p>4 of our boundary. I didn't go in a -- you know, outside of</p> <p>5 our property.</p> <p>6 MR. CHESNEY: Yeah, but I remember when we -- we've</p> <p>7 added pipe back there before, so I mean, that alone</p> <p>8 shouldn't be a huge thing.</p> <p>9 MR. DVORAK: No, it isn't.</p> <p>10 MR. CHESNEY: Just a -- to do that. So --</p> <p>11 MR. DVORAK: But the only reason this would need a</p> <p>12 SWFWMD approval is because that control structure, if you</p> <p>13 modify that -- it was permitted years ago, but if you modify</p> <p>14 it, they are going to require you to modify the permit.</p> <p>15 Otherwise, the things that I'm talking about are things that</p> <p>16 are on CDD property and wouldn't necessarily require</p> <p>17 modification, but --</p> <p>18 MR. CHESNEY: Yeah.</p> <p>19 CHAIRMAN LEWIS: So at the SWFWMD pre-app meeting</p> <p>20 last week -- and you said you just got their report. Right?</p> <p>21 MR. DVORAK: I got their notes, yeah.</p> <p>22 CHAIRMAN LEWIS: So was there any --</p> <p>23 MR. DVORAK: The only feedback -- they did have</p> <p>24 some things that I jotted down. Environmentally, when you</p> <p>25 lower this water level, there's -- it's not much, so I don't</p>
<p style="text-align: right;">Page 67</p> <p>1 So if -- if you just can wrap your head around, you</p> <p>2 know, 40 or 50 acres worth of lakes, but you are lowering</p> <p>3 it, it -- it starts at a lower elevation, there's a ton of</p> <p>4 extra storage in there and -- and so when you do that and</p> <p>5 you -- I ran the model for the 100-year storm event and</p> <p>6 that's something else I was going to talk about, but when</p> <p>7 you run it for the 100-year storm event, the -- the 100-year</p> <p>8 flood level in lake 125 is reduced by over four inches and I</p> <p>9 know that sounds minor. It sounds like hardly anything, but</p> <p>10 we're talking about a few houses, the six houses -- seven</p> <p>11 houses -- that got flooded by literally a few tenths of a</p> <p>12 foot and so for a relatively -- for something that we can</p> <p>13 do, it could potentially have -- we're playing with minute</p> <p>14 numbers here, but it could have a significant benefit, you</p> <p>15 know, in these larger storm events and -- and during the</p> <p>16 normal course, you know, of the regular rainy season, for</p> <p>17 sure.</p> <p>18 Like when you look at, there's a -- there's the --</p> <p>19 let's see --</p> <p>20 MR. CHESNEY: So what does it take to do that?</p> <p>21 MR. DVORAK: Well, you have to do what I just did.</p> <p>22 MR. CHESNEY: Yeah, I understand, but so what is --</p> <p>23 what does -- what's -- is this an us -- let's start with the</p> <p>24 top -- is this an us or the county?</p> <p>25 MR. DVORAK: Well, that's what I'm saying is that</p>	<p style="text-align: right;">Page 69</p> <p>1 expect to get a lot of pushback from them on an</p> <p>2 environmental standpoint, but there's also a waste of water</p> <p>3 resource component to it because if you -- if you have a</p> <p>4 water level that the -- it naturally cycles up and down and</p> <p>5 that's where that weirs at and then you put it lower, then</p> <p>6 theoretically, you're dewatering an area. If you get a --</p> <p>7 if you can kind of imagine what -- what their interpretation</p> <p>8 is, so I'm not sure what we would need to do to demonstrate</p> <p>9 it. They didn't say that, you know, that was a deal</p> <p>10 breaker. It happens in other projects, I know that for a</p> <p>11 fact. It might be something that, you know, engineering</p> <p>12 wise, you might have to demonstrate to them that it's not</p> <p>13 going to affect any wells in the area or it's not going to</p> <p>14 do any -- you know, any other environmental harm. You might</p> <p>15 need an environmental scientist or something to help.</p> <p>16 The other thing they said was is I ran this for</p> <p>17 just the 100-year storm event and they said you're going to</p> <p>18 end up having to do it -- at minimum, the 25 and then</p> <p>19 possibly the ten year so they see what happens during</p> <p>20 smaller storm events to make sure that we're not creating</p> <p>21 offsite, which is no big deal.</p> <p>22 And then the last thing they said was that if -- if</p> <p>23 this became an actual submittal, that they would look at any</p> <p>24 type of historic present problems down the streams. They</p> <p>25 would follow the -- follow where this project discharges to</p>

<p style="text-align: right;">Page 70</p> <p>1 and if there are any known problem areas, they would impose  2 other -- other analyses on us. In other words, if they went  3 and said, "Oh, gee, the crossing at Sheldon is bad," and  4 this has a potential -- potentially has an impact to it,  5 they may ask us to run more battery of storms to prove that  6 we're not affecting it.  7 CHAIRMAN LEWIS: Which is why -- sorry to  8 interrupt, but this is why you thought get the county  9 involved.  10 MR. DVORAK: Right, right. So -- I mean, at this  11 point, like -- and there's -- I actually -- this is -- the  12 report that I have is a draft report. I went ahead and the  13 surveyor that we have, you know, that does our little  14 individual project surveys, I had him survey those two  15 control structures at the very south end so that I was 100  16 percent certain of what the elevations of everything were,  17 knowing that this -- this -- in the meeting -- was a  18 potential issue, I wanted to be absolutely certain that we  19 had the right elevation in the model. The county is  20 probably right, but I went ahead and did a survey request  21 and proposal for getting that data.  22 But like -- but either way, I can finalize the  23 report that we already have and not spend any more time on  24 it and leave it just the way it is and we can go engage, if  25 you wanted to -- I can go with you and explain to them what</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. DVORAK: So what we had with all those  2 consistent months of extra rainfall, like double the  3 rainfall and then Milton on top of that was the equivalent  4 of a 500-year storm. I mean, that was the reality to that  5 situation. That was a very, very --  6 MR. CHESNEY: So what -- what was the improvement  7 you think you can get by making these changes? What was the  8 improvement?  9 MR. DVORAK: Close to -- well, it was close to four  10 inches, a little over four inches.  11 MR. CHESNEY: It was significant.  12 MR. DVORAK: Yeah.  13 MR. CHESNEY: Well, that looks awesome.  14 MR. SMITH: To get this implemented, how long of a  15 time are we --  16 MR. CHESNEY: Hold on, I'm not done with my  17 questions, please, sir. So because -- so -- because this  18 has been a problem ever since it was developed and so the  19 prior engineer, prior to you, they -- they were the ones  20 that added some of the pipe and added some size to the pipe  21 just because it wasn't connected and even down here, it  22 wasn't -- like a lot of this was built separately --  23 MR. DVORAK: Yeah, it was.  24 MR. CHESNEY: -- and it wasn't connected, so -- but  25 you're the first one that's actually made some suggestions</p>
<p style="text-align: right;">Page 71</p> <p>1 I did. Any of their water resources people would be able to  2 understand and follow what I did and just see if there's  3 something that they want to -- you know, maybe they want to  4 look at -- look at stuff that they own that -- that would be  5 further downstream. That could be even more of a positive  6 benefit.  7 CHAIRMAN LEWIS: Okay. Yeah, I'd be willing to set  8 that up, for sure.  9 MR. CHESNEY: Yeah, sounds like a good --  10 MR. DVORAK: I mean, it might be a way to offload  11 it and give --  12 MR. CHESNEY: Well, it seems way more effective  13 than this little berm. I mean, the cost of the berm and  14 then --  15 MR. DVORAK: Well, that was the other thing that I  16 was going to point out --  17 MR. CHESNEY: (Indiscernible.) Would've agreed to  18 the easement.  19 MR. DVORAK: -- I was going to point out was when  20 you -- in this KMZ file that the county puts out that has  21 their watershed models, the Z-100 is the 100-year flood  22 level in lake 125 and this is the 500-year level. Okay? If  23 you look at -- look at that, 19.78, the finished floors of  24 the homes that got inundated were like 19.5, 19.6, 19.7.  25 MR. CHESNEY: Yeah.</p>	<p style="text-align: right;">Page 73</p> <p>1 to improve the system. So yeah, I think that would be great  2 if you -- if you would be willing to go and check that out  3 and -- but I don't -- I guess my point is that I don't think  4 a lot of these, from what you're describing, is going to be  5 a significant expense regardless.  6 MR. DVORAK: No, it's the -- the things that are  7 here are not --  8 MR. CHESNEY: We just have to get approval,  9 permission.  10 MR. DVORAK: Approval is the key and it -- it's  11 just time -- it's time and when you get into the permitting  12 process, like I said, they do the best they can giving you  13 the guidance in the pre-application meeting, but when you  14 get into a review and they start going -- tearing through  15 everything, you can end up with a lot more stuff -- more  16 questions to answer and things like that.  17 I mean, this is not straightforward. I mean, this  18 is not the typical pre-app, you know, project that gets  19 brought to SWFWMD. This is -- this is -- normally, they are  20 looking at subdivisions and commercial projects and things  21 like that.  22 MR. CHESNEY: And stuff that's new and --  23 MR. DVORAK: Brand new, right, stuff that's brand  24 new.  25 CHAIRMAN LEWIS: And just so -- Mr. Smith, I know</p>

<p style="text-align: right;">Page 74</p> <p>1 you've got a question, but it sounds like if we can go to  2 the county and get them to take a look at it and whether  3 they feel like something needs to be done or not, that --  4 take that back to SWFWMD and that would probably improve our  5 chances of getting them -- getting a permit modification  6 from them.</p> <p>7 MR. DVORAK: Yeah, if you had the county engaged in  8 this and onboard with it, for sure, that would be very  9 positive.</p> <p>10 CHAIRMAN LEWIS: Is that all you --</p> <p>11 MR. CHESNEY: I'm good. Thank you.</p> <p>12 CHAIRMAN LEWIS: Mr. Smith, did you want to --</p> <p>13 MR. SMITH: I -- and I understand what he is  14 talking about, I agree with it, 100 percent, but again,  15 coming back to the existing issue of water basically  16 flooding the backyards of the property. By doing all of  17 this, how is that going to prevent the water from  18 infiltrating on the backyards?</p> <p>19 MR. DVORAK: Well, that's two different things,  20 really.</p> <p>21 CHAIRMAN LEWIS: Yeah, that's two different things  22 and they are not connected.</p> <p>23 MR. SMITH: So what's -- how -- what's being done  24 then, I guess, about the water in the backyards?</p> <p>25 CHAIRMAN LEWIS: So what we talked about earlier,</p>	<p style="text-align: right;">Page 76</p> <p>1 they created all of that. I don't know if that really is  2 relevant, but -- you know, like from here, this is where I  3 live and they -- they had a pipe going across the road. The  4 road used to end right here and that's where all that got  5 drained into here when they built it.</p> <p>6 MR. DVORAK: Yep.</p> <p>7 CHAIRMAN LEWIS: So I -- hold on just a second, Mr.  8 Dale. So I guess -- I think I heard you say timeline when  9 you were going to ask a question a minute ago. So I -- so  10 I'm going to work with Robert to set up a meeting with the  11 county administrator or assistant county administrator to work  12 on this longer term solution, as we've called it, but I'm  13 also going to engage her to see if she could help us with  14 that smaller pond and -- and maybe having that as a solution  15 as well for that issue, for the stuff behind the berm.</p> <p>16 So I'm going to go to Mr. Dale first.</p> <p>17 MR. DALE: Brad Dale, 9818 Bayboro Bridge Drive.  18 Can you zoom in -- all that sounds great, by the way, but  19 can you zoom into like the pipe structure on the southeast?</p> <p>20 MR. DVORAK: What are you --</p> <p>21 MR. DALE: I don't know if I ever saw it before  22 here.</p> <p>23 MR. CHESNEY: You mean over here?</p> <p>24 MR. DALE: Like take -- take the water off and then  25 go back to --</p>
<p style="text-align: right;">Page 75</p> <p>1 Robert's going to look to see -- Robert, maybe if you can go  2 back to -- zoom in on that so --</p> <p>3 MR. SMITH: Was that the small pond by the school?</p> <p>4 CHAIRMAN LEWIS: Yes, sir, yes. So that one up  5 towards the track area for Davidson Middle School, we're  6 going to look and see if we can access that and flow into  7 that.</p> <p>8 MR. SMITH: Well, that -- I have a question on that  9 then because that pond has been there since I moved on the  10 street in '97. Who owned it then to give it to Davidson  11 Middle School because the school was not built at the time?</p> <p>12 MR. DVORAK: That's what I am going to research.</p> <p>13 CHAIRMAN LEWIS: Well, that's what -- we don't know  14 if that's a school board pond or if it's something that --</p> <p>15 MR. DVORAK: It may have been -- the way this was  16 developed, they always know this was going to be a school  17 and they built that pond and designed it to -- for future  18 development and that's -- that's why it could be -- there's  19 an easement over that -- a property was given to the school  20 board, but there's an easement in place for the CDD to  21 maintain it.</p> <p>22 MR. CHESNEY: So I live near -- you know, up on  23 this side and I remember when they -- because my house was  24 there when they drained -- so they drained from the other  25 side where that pond is into the pond behind my house when</p>	<p style="text-align: right;">Page 77</p> <p>1 MR. DVORAK: Oh.</p> <p>2 MR. DALE: -- where those three pipes are and it  3 just kind of explained --</p> <p>4 MR. DVORAK: Yeah.</p> <p>5 MR. DALE: Can you zoom in any further? That's the  6 set up there, it just doesn't look --</p> <p>7 MR. DVORAK: Efficient.</p> <p>8 MR. DALE: -- doesn't seem -- yeah.</p> <p>9 MR. DVORAK: It's not.</p> <p>10 MR. DALE: Did that set up, I guess, cause a  11 bottleneck at 125 because -- or did it just not move fast  12 enough? Like what happened there, I guess, in your opinion  13 when the storm hit?</p> <p>14 MR. DVORAK: Yeah, well, first of all, this storm  15 was so big that when this filled up, all of this was  16 inundated. It didn't matter what pipes -- it didn't matter  17 what pipes were doing. This whole area and this entire  18 easement would have been, you know, under water.</p> <p>19 MR. DALE: These people --</p> <p>20 MR. DVORAK: The water would have been going  21 wherever the lowest point is, but during --</p> <p>22 MR. DALE: So these people must've been high enough  23 not to get anything right here?</p> <p>24 MR. DVORAK: Yeah, well, finished floors anyway.  25 Their yards probably got something, but the idea -- what's</p>

<p style="text-align: right;">Page 78</p> <p>1 going on here is there's a pipe that goes from the lake to  2 here and this is an open sort of ditch area. There's a pipe  3 that goes from here across this, which is their -- TECO's  4 maintenance drive, one of them and then this ditch, like I  5 said, comes all the way down from the north and then there's  6 a 42-inch pipe that comes from here all the way down and  7 then discharges into the lake. So there's three different  8 pipes that interconnect this and -- and what I am saying is  9 this one that's right here in the middle is like this much  10 higher than the other ones on either side of it.  11 MR. DALE: It's almost like our water never had a  12 chance to get to the 42-foot -- or 42-inch pipe.  13 MR. DVORAK: Right, it doesn't, it's very  14 inefficient. Is it flows, but not at a very good capacity.  15 You're correct.  16 MR. DALE: Well, there you go.  17 MR. DVORAK: Yep.  18 MR. DALE: Let's fix it.  19 CHAIRMAN LEWIS: Ms. Wilcox?  20 MS. WILCOX: So back in June, you said the fix  21 would be about \$100,000 in that June meeting when we talked  22 about this whole lowering the -- is that -- that's still  23 about the price?  24 MR. DVORAK: I think that's probably the magnitude.  25 MS. WILCOX: Okay. Is that something we can do</p>	<p style="text-align: right;">Page 80</p> <p>1 else --  2 MR. DVORAK: Listen, you -- you make a very valid  3 point and the way a lot of these developments happened over  4 the last 30 years is you looked at things in isolation and  5 there was not -- until recently -- the ability to look at  6 things holistically. Then, the county is now engaged in  7 these watershed models that cover the entire county and when  8 you do a development, yeah, you do the ponds on your  9 property, but you also look at what it does to all the  10 surrounding properties and they didn't do that 20 years ago.  11 MS. WILCOX: Well, I mean, behind Davidson, they  12 are not 20 years old, that development.  13 MR. DVORAK: No, it isn't, but there were -- it was  14 ten or 15 years ago or whatever.  15 MS. WILCOX: All right. So it goes back to my  16 original -- when we had the open comments from the audience  17 was is there any other northeast exit of the water easement  18 other than the Davidson easement? Is there any other way we  19 can go northeast and --  20 MR. DVORAK: No, everything more or less drains  21 from north to south and then, you know, maybe northeast to  22 southwest. Everything just is coming -- you know, the  23 natural flow of things is from north to south. So --  24 MS. WILCOX: Yeah, that's why I'm concerned, A,  25 about moving that water from -- the rainwater, berm water,</p>
<p style="text-align: right;">Page 79</p> <p>1 without the county or do we have to consult -- because if we  2 can fix those pipes now and they are ours --  3 CHAIRMAN LEWIS: Well, we -- and I don't want to  4 speak for you, but what we just talked about in the last 20  5 minutes is we need to engage the county because if they have  6 anything downstream that's off of CDD property that would  7 help with the analysis that SWFWMD may come back and say,  8 "Well, we see some potential issues over here on Sheldon  9 Road," or, "We can't do anything with Sheldon Road," but if  10 the county --  11 MS. WILCOX: So -- and the same --  12 CHAIRMAN LEWIS: -- if -- hold on, let me finish,  13 please.  14 MS. WILCOX: I understand what you're saying. I do  15 listen.  16 CHAIRMAN LEWIS: Okay. Well, then I'll stop.  17 MS. WILCOX: So my question would be the same  18 thing, back to the county, is then how did they allow that  19 water to come to us, above us, north of us? If the same  20 thing is --  21 CHAIRMAN LEWIS: That may not necessarily be the  22 county, that may be a SWFWMD issue.  23 MS. WILCOX: Oh, okay. I'm just -- just poking at  24 the bear, like why did we get flooded, why did we get all  25 that water, but then we can't give the water to somebody</p>	<p style="text-align: right;">Page 81</p> <p>1 north to Davidson and then again, my original question was  2 is there anyway to get the movement away before it hits our  3 pond, move it to Sheldon before it comes our way? That was  4 just a -- maybe another -- another avenue with the county.  5 MR. DVORAK: Yeah.  6 MR. CHESNEY: We don't have the access, though.  7 MS. WILCOX: That's what I -- I mean, I don't have  8 these maps in my pocket, he's the engineer, that's why I'm  9 asking. Instead of it even coming our way, is there an  10 easement to not come our way?  11 MR. DVORAK: Not that I've discovered or uncovered.  12 MS. WILCOX: I just would like you to discover the  13 pipe to keep the water out of our pond.  14 CHAIRMAN LEWIS: We're working on it.  15 MS. WILCOX: Yeah, but I think it's a good idea,  16 the -- I mean, we talked about it in June, you've talked  17 about it a lot. I think you've done a lot of work and it  18 looks good and --  19 MR. DVORAK: Well, what I am going to do is I'm  20 going to finalize the report with the survey. If I need to  21 rerun the model or whatever, I will, but my point is I'll  22 get that finalized when I get that squared away and then we  23 can engage the county.  24 CHAIRMAN LEWIS: All right. And then -- yeah, just  25 let me know. I mean, I'll go ahead and maybe put her on</p>

<p style="text-align: right;">Page 82</p> <p>1 notice tomorrow.</p> <p>2 MR. DVORAK: Yep.</p> <p>3 CHAIRMAN LEWIS: Just as a heads up. Okay.</p> <p>4 Robert, thank you very much for that.</p> <p>5 MR. DVORAK: And then I don't know how much we --</p> <p>6 at the last meeting, we talked a little bit about the pond</p> <p>7 120, the sump 120 where the residents had encroached into</p> <p>8 our pond and we went and got a survey to show how much they</p> <p>9 were -- had encroached and we got that survey like in the</p> <p>10 last 48 hours or whatever, but the more urgent -- or the</p> <p>11 more immediate need was getting that sump dredged because it</p> <p>12 had filled up and it's affecting -- potentially affecting</p> <p>13 the -- you know, when it would rain, it would affect the</p> <p>14 drainage and the connecting system that drains to it. And</p> <p>15 so we had a proposal at that last meeting and Chris said,</p> <p>16 "Wow, that's a lot of money, can you get some other</p> <p>17 proposals," and so we did. We got two other proposals.</p> <p>18 The initial was from Bayside Dredging and they were</p> <p>19 \$86,000 and then we had A &amp; B Aquatics and Crosscreek</p> <p>20 Environmental provide proposals and just so you are aware,</p> <p>21 you don't need to read all of that, the proposals were all</p> <p>22 very consistent in the way they would go about doing the</p> <p>23 work in terms of hydraulic dredging and then the quantities</p> <p>24 were pretty much all in the same ballpark from 300 to 350</p> <p>25 cubic yards of material to come out, which is a lot.</p>	<p style="text-align: right;">Page 84</p> <p>1 really good dry last half of the wet season, so this is work</p> <p>2 that can, you know, probably happen --</p> <p>3 MR. CHESNEY: Well, we want the residents to</p> <p>4 come -- right -- because the contractor is going to require,</p> <p>5 you know, I'd imagine some type of agreement. Right?</p> <p>6 MR. DVORAK: Well, the whole parcel is covered by</p> <p>7 an easement for -- the CDD has an easement, to maintain it.</p> <p>8 MS. McCORMICK: Yeah, so I -- we talked about this</p> <p>9 last month, you know, about putting the homeowner or</p> <p>10 homeowners on notice who built the structures that are</p> <p>11 encroaching and I think we were waiting on the survey --</p> <p>12 right -- that shows exactly what it is that they have put</p> <p>13 there that needs to be removed. So now that we've got the</p> <p>14 survey and you're going to go over it at the workshop, I</p> <p>15 mean, I definitely want to be in the loop because we're</p> <p>16 going to send a letter to the homeowner.</p> <p>17 MR. CHESNEY: Sometimes we got to -- we have engage</p> <p>18 them, too, to get rid of their crap.</p> <p>19 MR. DVORAK: Stuff, right. Well, the other thing</p> <p>20 is is I had them continue the survey around the back of the</p> <p>21 property because it was -- there was some things in the back</p> <p>22 and there's a -- like a brick -- like a barbecue grill thing</p> <p>23 that's in the -- on CDD property in a wetland. So in</p> <p>24 addition to getting stuff out of this drainage easement,</p> <p>25 they are going to have to take things out of our property in</p>
<p style="text-align: right;">Page 83</p> <p>1 And then the other thing they were very consistent</p> <p>2 on is that if they did the work and somehow these guys's,</p> <p>3 you know, these resident's wooden seawalls that they</p> <p>4 installed themselves, if they were to fall over or get --</p> <p>5 you know, something happened as you were taking material out</p> <p>6 and there was nothing pressing up against them, if one broke</p> <p>7 open or fell over, there -- no one's going -- would be</p> <p>8 liable for that. So the survey I think we should probably</p> <p>9 save for like the next workshop just to look over like what</p> <p>10 has happened there on this property, but like in terms of</p> <p>11 these -- oh, so let me finish the proposals we got.</p> <p>12 Crosscreek was in the \$85,000 range and A &amp; B Aquatics was</p> <p>13 41,000 -- or 40,000 and some change, but all the same specs</p> <p>14 and maybe more efficient, better equipment, I don't know,</p> <p>15 but their proposal was like half of what the original,</p> <p>16 Bayside, proposal was for.</p> <p>17 CHAIRMAN LEWIS: Okay. So -- I'm sorry, hold on,</p> <p>18 Marlon. Do we need action on this tonight or are we going</p> <p>19 to look at this at the workshop first?</p> <p>20 MR. DVORAK: We can look at it at the workshop so</p> <p>21 that you guys can understand with pictures and with the</p> <p>22 survey of what has gone on here because once you see it, you</p> <p>23 -- you can absorb like what it is -- you know, you can see</p> <p>24 what's going on and then understand what's happened and then</p> <p>25 -- you know, we are headed into the dry season. We've had a</p>	<p style="text-align: right;">Page 85</p> <p>1 a wetland, which is a violation. I mean, nothing is going</p> <p>2 to happened if no one reports us, but -- I mean, if SWFWMD</p> <p>3 happened to go out there, take a look at it for whatever</p> <p>4 reason, they would send a letter to the CDD and say, "Get</p> <p>5 this barbecue out of the" -- "out of the wetland."</p> <p>6 So I think that would be something we would want to</p> <p>7 include in terms of, you know, remedying this before --</p> <p>8 sooner rather than later.</p> <p>9 CHAIRMAN LEWIS: Okay.</p> <p>10 MR. SYLVANOWICZ: I think it was discussed that</p> <p>11 it's two parts. There's -- the CDD is the owner -- well,</p> <p>12 the operator and maintainer of the pond even though it's on</p> <p>13 private resident's property. So that is our certificate of</p> <p>14 inspection, that is our permit, that is why we are</p> <p>15 responsible, the CDD, of cleaning it out because we need to</p> <p>16 maintain it. So if you have questions about the clean out,</p> <p>17 you do have Reid here about what he would do, whatever he</p> <p>18 has to -- or if you want to wait for a workshop, that's why</p> <p>19 he kind of stuck around for that.</p> <p>20 I do -- if you want to switch back, I do have the</p> <p>21 survey, I do have the pictures of what it looks like and all</p> <p>22 of that for information, but kind of what we discussed in a</p> <p>23 roundabout way is that the second part is then involving the</p> <p>24 residents because we want to be able to maintain it for all</p> <p>25 the streets that drain to that and then start the process,</p>

<p style="text-align: right;">Page 86</p> <p>1 which is going to get in the -- in the weeds with legal and 2 who did what and when.</p> <p>3 CHAIRMAN LEWIS: Okay. I mean, I -- unless -- I 4 would say let's push it to the workshop and go from there. 5 So -- but thanks for that, David.</p> <p>6 MR. SYLVANOWICZ: Yeah, sure.</p> <p>7 CHAIRMAN LEWIS: Marlon, did you have a question?</p> <p>8 MR. SANTOS: Yeah, you guys answered partially 9 because my concern was about the residents. As we start the 10 job -- because it seems like we need to start quickly and if 11 they are going to be affected, some structures might be 12 damaged and they might blame us and all of that. So I think 13 we -- it's a good idea and as soon as possible -- right -- 14 so we can protect us legally.</p> <p>15 But also what Robert said about us having to remove 16 that -- like that barbecue pit, I don't think it -- we 17 should pay for it. We should tell the resident he should 18 remove it -- right -- or else we're going to be setting the 19 precedent for other folks that when we tell them, "You got 20 to remove that structure," but you guys removed that, so you 21 take care of that. I'm just saying we should be careful 22 with that.</p> <p>23 MR. DVORAK: Yeah, I just meant that because the 24 CDD was the owner, that's who the county or the Water 25 Management District would come at. You know, they would be</p>	<p style="text-align: right;">Page 88</p> <p>1 extension of pavers at 12102 Clear Harbor Drive and I was 2 talking with Sherida about this and looking over it. So 3 this is, you know, different than the typical request that 4 we get to allow pavers to be installed within the existing 5 driveway and over the sidewalk area that the CDD owns 6 because in this particular case, this homeowner wants to 7 actually extend their driveway further within their lot 8 where there's currently, you know, sod that is in that area.</p> <p>9 So part of this is a WCA issue as it relates to the 10 lot itself, but then part of the request deals with the 11 property that is owned by the CDD for Clear Harbor Drive and 12 I think there's only been one other case where we've allowed 13 a homeowner to modify the dimensions of their driveway and 14 that was a situation that involved a corner lot and access 15 issues.</p> <p>16 In this particular case, you know, I think that 17 they have indicated that they are having problems with the 18 shrubs that are on the lot because they are getting into the 19 air conditioner handler and they showed -- you know, they 20 showed some pictures of that on the request that you have in 21 front of you. But before we start, you know, allowing 22 residents to expand their driveway aprons, I thought this 23 needed to be an issue considered by the board and whether 24 you want to set that precedent.</p> <p>25 MR. GILLIS: Just to clarify, that is a corner lot.</p>
<p style="text-align: right;">Page 87</p> <p>1 sending letters to the board and then the board would send 2 letters to the homeowner.</p> <p>3 MR. SANTOS: Okay.</p> <p>4 CHAIRMAN LEWIS: Robert, thank you very much.</p> <p>5 MR. DVORAK: Yep.</p> <p>6 CHAIRMAN LEWIS: Erin?</p> <p>7 MS. WILCOX: Excuse me, I just have one more 8 question. Pam Wilcox again. I know we talked about it last 9 time, but is someone contacting the association so they can 10 notify their residents that there could be potential fines? 11 I don't think we had an action item on that part.</p> <p>12 MS. McCORMICK: Well, this is CDD property that 13 we're talking about, though. This is not HOA property.</p> <p>14 MS. WILCOX: So you would be notifying them 15 directly? I think last time we spoke about it, you said 16 someone was maybe going to speak to the HOA about borders -- 17 oh, okay. I'll look at my notes.</p> <p>18 CHAIRMAN LEWIS: I don't recall -- I'm not saying 19 it wasn't said, I just don't recall that, but to me, I'm 20 with Erin. I mean, this is a CDD issue, so we can -- yeah, 21 I know you're involved, so you can let them know.</p> <p>22 MS. WILCOX: I already did.</p> <p>23 CHAIRMAN LEWIS: I figured.</p> <p>24 MS. McCORMICK: Okay. So are you ready for me? On 25 page two, there is a request that Sherida had gotten for the</p>	<p style="text-align: right;">Page 89</p> <p>1 Hearing from the resident and seeing the request, it was 2 very similar to the one that was already done in the same 3 area.</p> <p>4 MS. McCORMICK: Okay.</p> <p>5 CHAIRMAN LEWIS: So I -- can you go up one, David?</p> <p>6 MR. SYLVANOWICZ: Yep.</p> <p>7 CHAIRMAN LEWIS: I think it's under survey. So 8 this -- if you can zoom in, if you don't mind --</p> <p>9 MR. SYLVANOWICZ: Yep.</p> <p>10 CHAIRMAN LEWIS: -- just a little bit. So the red 11 area -- is the sidewalk new there? Let me -- is this -- is 12 this new that they are wanting to do?</p> <p>13 MS. McCORMICK: Yeah, that's on the --- that does 14 not involve the CDD property. So what involves the CDD 15 property is the area that -- of the driveway apron that is 16 on -- (indiscernible.)</p> <p>17 MR. GILLIS: Right, this is what we're talking 18 about right back there.</p> <p>19 CHAIRMAN LEWIS: Okay. I read the description 20 again and it was a little bit confusing, but --</p> <p>21 MS. McCORMICK: Yeah, and if the board approves 22 this, I mean, I would just crosshatch the area that we're 23 talking about, which would not be everything that is in red. 24 It would just be --</p> <p>25 CHAIRMAN LEWIS: Yeah, thanks for that. What's</p>



<p style="text-align: right;">Page 90</p> <p>1 your concern with this or --</p> <p>2 MS. McCORMICK: That we're allowing residents now</p> <p>3 to modify the dimensions of their driveway apron, so they</p> <p>4 are going to be taking up as an easement more or -- they're</p> <p>5 going to have a license agreement that's going to expand the</p> <p>6 dimensions of their driveway from what was originally</p> <p>7 constructed.</p> <p>8 CHAIRMAN LEWIS: Okay. But we allow this in other</p> <p>9 -- well, I guess maybe not behind a gate, but definitely in</p> <p>10 other parts of Westchase, too. Right?</p> <p>11 MS. McCORMICK: I think we've only in one other</p> <p>12 case allowed somebody to expand their driveway apron. I</p> <p>13 don't think we've had other requests that have come to the</p> <p>14 board.</p> <p>15 MS. COOK: And the one that was allowed was done</p> <p>16 recently like in the past year.</p> <p>17 CHAIRMAN LEWIS: Okay. I think closer to the gate</p> <p>18 near the golf course. Correct? Do I remember that right?</p> <p>19 MR. GILLIS: That's where this is.</p> <p>20 CHAIRMAN LEWIS: Okay.</p> <p>21 MR. GILLIS: They are both in Harbor Links and it's</p> <p>22 -- yeah.</p> <p>23 CHAIRMAN LEWIS: All right. Yeah, I don't -- I</p> <p>24 mean, I saw this and I read through it and I wasn't sure --</p> <p>25 a lot of discussion, but I mean, I, personally, don't have</p>	<p style="text-align: right;">Page 92</p> <p>1 don't think they'll have a problem like doing their -- the</p> <p>2 pavers for their sidewalk.</p> <p>3 MR. CHESNEY: A lot of people have been expanding</p> <p>4 their --</p> <p>5 MS. McCORMICK: Within their own lots.</p> <p>6 MR. CHESNEY: Right.</p> <p>7 CHAIRMAN LEWIS: Okay. All right. I have -- do we</p> <p>8 need a motion and action on this?</p> <p>9 MS. McCORMICK: Yeah, so you can just authorize us</p> <p>10 to proceed with the paid for license agreement that will</p> <p>11 allow the expansion of the driveway and unless you tell me</p> <p>12 otherwise, if we have more requests, we'll just include it</p> <p>13 in the agenda package and --</p> <p>14 MR. VEGA: So you are possibly looking for a motion</p> <p>15 to do an all encompassing paver extension?</p> <p>16 MS. McCORMICK: It sounds like they want to</p> <p>17 consider them on a case by case basis.</p> <p>18 CHAIRMAN LEWIS: Yeah, we don't want to do a policy</p> <p>19 change.</p> <p>20 MR. VEGA: Okay.</p> <p>21 CHAIRMAN LEWIS: Yeah, I'll move to approve the</p> <p>22 12102 Clear Harbor Drive for the expansion to the -- what</p> <p>23 direction is that -- I guess that's the east, right side, of</p> <p>24 the driveway, if you're looking at the house.</p> <p>25 MR. GILLIS: I'll second.</p>
<p style="text-align: right;">Page 91</p> <p>1 any issues with this.</p> <p>2 MS. McCORMICK: And if the board wants to, you</p> <p>3 know, as a policy say that we're going to allow any</p> <p>4 residents to expand their driveway aprons, we don't need to</p> <p>5 consider these one by one. I mean, you can do that today.</p> <p>6 If you want to, you know, have the engineer check to just</p> <p>7 make sure that there's not like any irrigation lines within</p> <p>8 that expanded area that might be impacted by what's being</p> <p>9 requested, we can do that.</p> <p>10 CHAIRMAN LEWIS: I mean, I guess. I don't know, I</p> <p>11 -- how do you guys feel about making it a policy?</p> <p>12 MS. McCORMICK: I don't know if there's any pipes</p> <p>13 in that area.</p> <p>14 CHAIRMAN LEWIS: I don't know, I kind of feel like a</p> <p>15 case by case basis because it's not really --</p> <p>16 MR. CHESNEY: To me, if the HOA does it, then --</p> <p>17 CHAIRMAN LEWIS: Yeah, I -- I guess that's where I</p> <p>18 was thinking, too.</p> <p>19 MR. GILLIS: It's just that this issue was</p> <p>20 specifically part of our easement, that's why and that's why</p> <p>21 I pointed to that corner.</p> <p>22 MS. McCORMICK: Yeah, and Sherida, do we know if</p> <p>23 the WCA has considered this request yet or are they waiting</p> <p>24 for the CDD to make a determination?</p> <p>25 MS. COOK: I think they're waiting for us because I</p>	<p style="text-align: right;">Page 93</p> <p>1 CHAIRMAN LEWIS: All right. All in favor?</p> <p>2 (All board members signify in the affirmative.)</p> <p>3 CHAIRMAN LEWIS: Carries four to zero.</p> <p>4 (Motion passes.)</p> <p>5 MS. McCORMICK: The second issue that I have that I</p> <p>6 already talked about in answering the question is the</p> <p>7 engagement letter that was approved when -- back in</p> <p>8 September of 2017 and I know at the time, Brian Ross had</p> <p>9 reviewed it and I had made some changes to the engagement</p> <p>10 letter, so I didn't want to, you know, start this process</p> <p>11 all over. The only thing really that you would be doing</p> <p>12 would be authorizing Matt to reexecute this original letter.</p> <p>13 MR. CHESNEY: Are you talking about your engagement</p> <p>14 letter?</p> <p>15 MS. McCORMICK: Yeah, yeah, because it was -- at</p> <p>16 that time, James Mills was The Chair.</p> <p>17 MR. CHESNEY: Okay. It's my understanding from</p> <p>18 some of these -- the records requests is that some of these</p> <p>19 agreements are old and dated, like I don't think they are --</p> <p>20 I don't know, did you find a current one for the engineer?</p> <p>21 MS. McCORMICK: We do have one from when BDI was --</p> <p>22 MR. VEGA: We have the -- the new one from the</p> <p>23 engineer, from 2023.</p> <p>24 MR. CHESNEY: From '23, okay. And like -- and, you</p> <p>25 know, any time you guys update your pricing, we should be</p>

<p style="text-align: right;">Page 94</p> <p>1 approving that, so it should be in the agenda packages.</p> <p>2 MS. McCORMICK: Well, okay. We haven't done that</p> <p>3 in the past because --</p> <p>4 MR. CHESNEY: Well, you used to send a letter. Any</p> <p>5 time your rate changed -- I'm talking not -- I'm not talking</p> <p>6 about --</p> <p>7 MS. McCORMICK: I never have --</p> <p>8 MR. CHESNEY: That's not true, Erin. Come on.</p> <p>9 MS. McCORMICK: No, I never have since 2017.</p> <p>10 MR. CHESNEY: Oh, yeah, since 2017, yeah, yeah.</p> <p>11 MS. McCORMICK: But I don't recall doing it before</p> <p>12 that, but --</p> <p>13 MR. CHESNEY: Well, when you -- okay. My -- I</p> <p>14 don't want to get off track here, but in general, I mean, we</p> <p>15 should have updated contracts. Right?</p> <p>16 MS. McCORMICK: We can do a new engagement letter.</p> <p>17 MR. CHESNEY: I mean, for -- where this is going is</p> <p>18 because we're also going to look at their contract, but</p> <p>19 anytime for our professionals, we should have an updated</p> <p>20 contract that has the current pricing. Right?</p> <p>21 MS. McCORMICK: Yeah. I mean, I guess I just want</p> <p>22 to make a distinction because we don't have like a contract</p> <p>23 with -- like we do for district manager or district</p> <p>24 engineer. I mean, with counsel, whether it's, you know, my</p> <p>25 district counsel position or it is bond counsel, we have an</p>	<p style="text-align: right;">Page 96</p> <p>1 professionals, but you guys -- you guys change your rates as</p> <p>2 normal professionals do. To me, that should be something</p> <p>3 that should be approved each time.</p> <p>4 CHAIRMAN LEWIS: Yeah, I mean, I personally agree</p> <p>5 with that, too.</p> <p>6 MS. McCORMICK: Okay. Well, I can submit that to</p> <p>7 you and they --</p> <p>8 MR. CHESNEY: I mean, even what the current rates</p> <p>9 are. Someone might ask me what the current rate is, I</p> <p>10 really have no idea what you guys -- anymore. That was like</p> <p>11 330, I would think it's more than that.</p> <p>12 MS. McCORMICK: Yeah, it's -- I was just looking at</p> <p>13 that. So for Westchase CDD, my current rate is \$440, so</p> <p>14 it's increased about three and a half percent per year.</p> <p>15 MR. CHESNEY: Okay. And I don't know how often you</p> <p>16 change your --</p> <p>17 MR. DVORAK: We've changed it once since we've</p> <p>18 been --</p> <p>19 MR. CHESNEY: Since 20 -- you were 2017 or 2019?</p> <p>20 MR. DVORAK: At JMT, I don't think we ever -- we</p> <p>21 never changed our rates at JMT.</p> <p>22 MR. CHESNEY: I'm just trying to remember when you</p> <p>23 first came on.</p> <p>24 MR. DVORAK: I think since Steven and I have been</p> <p>25 gone, we changed it once and we're not changing it this</p>
<p style="text-align: right;">Page 95</p> <p>1 engagement letter that's accepted by the district and we</p> <p>2 can, you know, make changes to it if we --</p> <p>3 MR. CHESNEY: Well, okay. Maybe I'm just -- like I</p> <p>4 said, someone asked me some questions the other day and like</p> <p>5 I said, I've been doing a lot of -- long time, so sometimes</p> <p>6 things blend together as you know, but like I recall that</p> <p>7 whenever the rates changed, we would approve something. In</p> <p>8 my mind, it was a letter, so -- which would be an addendum</p> <p>9 to whatever the agreement was we had with that professional</p> <p>10 and I'm talking about you, specifically.</p> <p>11 MS. McCORMICK: Yeah. I mean, I was with Fowler</p> <p>12 White for 25 years before I started my own firm and I know</p> <p>13 that we, typically, at the beginning of the year, would send</p> <p>14 out -- send out something to the client saying, you know,</p> <p>15 this is the rate change that we have -- we have done for our</p> <p>16 engagement of you. I mean, we didn't do that all the time,</p> <p>17 but sometimes we would, but I don't recall that it was ever</p> <p>18 -- that there was ever action taken by the board on it.</p> <p>19 MR. CHESNEY: Okay. Well, how about this: I mean,</p> <p>20 I think anytime any of our professional's rate change -- and</p> <p>21 our district management company is a different animal</p> <p>22 because their rate change was built into the contract, but</p> <p>23 I'm really thinking of you two and whoever else that I can</p> <p>24 think of that -- I mean, I don't know -- I guess A &amp; B has</p> <p>25 always been the same. I'm just trying to think of different</p>	<p style="text-align: right;">Page 97</p> <p>1 year. So --</p> <p>2 MR. CHESNEY: Okay.</p> <p>3 MR. DVORAK: It would be like every two --</p> <p>4 MR. VEGA: The current agreement is with BDI from</p> <p>5 2023. Even though, same engineer, different firm.</p> <p>6 MR. CHESNEY: Right, right. Okay.</p> <p>7 MR. DVORAK: But it did come up. Andy put it in</p> <p>8 the -- as a discussion when we had a change.</p> <p>9 MR. CHESNEY: I remember that part.</p> <p>10 MR. DVORAK: I mean, you guys just said how much --</p> <p>11 what percent is this kind of thing and it was average of</p> <p>12 like two and a half or three percent and --</p> <p>13 MR. CHESNEY: I'm not trying to -- I feel that</p> <p>14 yours was more current. I was surprised that -- that the</p> <p>15 agreement was not available, but I understand it was found.</p> <p>16 MR. VEGA: Yes.</p> <p>17 MR. CHESNEY: Okay. That's all.</p> <p>18 MS. McCORMICK: So because they typically adjust my</p> <p>19 rates January 1st, but do you want me to submit something</p> <p>20 now or do you want me to do it January 1st?</p> <p>21 CHAIRMAN LEWIS: Well, I think if we're going to --</p> <p>22 if we're to execute this letter that we just got, we</p> <p>23 probably need to have that -- or what was brought in January</p> <p>24 1 of 2025.</p> <p>25 MS. McCORMICK: Okay. I can do that.</p>

<p style="text-align: right;">Page 98</p> <p>1 CHAIRMAN LEWIS: And then if it changes in 2026.</p> <p>2 MR. VEGA: So we'll just do that at the next</p> <p>3 meeting or do you want to modify that?</p> <p>4 CHAIRMAN LEWIS: We can -- well, I guess they can</p> <p>5 -- I can give myself power to -- when she changes it, power</p> <p>6 to execute it. Right?</p> <p>7 MR. VEGA: We can do that.</p> <p>8 MR. CHESNEY: Don't over think it. Just put it in</p> <p>9 for next months. You know, a lot of times, these things,</p> <p>10 when we agree on -- I was just thinking about some -- you</p> <p>11 know, I met with some people and some of the complaints</p> <p>12 about how we operate our business. I mean, that's what we</p> <p>13 have and -- and I mean, honestly, we've -- since COVID</p> <p>14 especially, I feel our recordkeeping has been a little</p> <p>15 slack, so this is -- to me, she should submit a new</p> <p>16 agreement, we approve it. It can be in the consent agenda.</p> <p>17 You don't have to over think this.</p> <p>18 MS. McCORMICK: Yeah, no, and I guess what I would</p> <p>19 just say is because I know there were some comments on it by</p> <p>20 one of board members when we did this in 2017, so if between</p> <p>21 now and next month, if anybody has anything that they want</p> <p>22 to talk to me about, feel free to reach out to me. I mean,</p> <p>23 I'm happy to revisit anything that's in the engagement</p> <p>24 letter.</p> <p>25 CHAIRMAN LEWIS: Yeah, next month's minutes.</p>	<p style="text-align: right;">Page 100</p> <p>1 MS. McCORMICK: No, I have a few other things,</p> <p>2 but --</p> <p>3 CHAIRMAN LEWIS: Can I -- I'm sorry to interrupt.</p> <p>4 Are you good, Whitlie? Break, do you need a break or</p> <p>5 anything?</p> <p>6 THE COURT REPORTER: Oh, yeah, I'm fine. Thank</p> <p>7 you, though.</p> <p>8 CHAIRMAN LEWIS: You sure?</p> <p>9 THE COURT REPORTER: I'm all good.</p> <p>10 CHAIRMAN LEWIS: All right. It's right at 6:00.</p> <p>11 So -- okay.</p> <p>12 MS. McCORMICK: So just quickly -- and this is</p> <p>13 something that can be discussed further at the workshop and</p> <p>14 if you wanted Ivy to attend -- I don't know if she was</p> <p>15 scheduled to attend at this point, but I had asked her the</p> <p>16 question that came up at last month's meeting about the BHB</p> <p>17 agreement and whether the landscape assessment work that</p> <p>18 they are working on included the pocket parks and she said</p> <p>19 no, it did not. So if the board wants to, you know,</p> <p>20 incorporate that or do a separate agreement for -- or add it</p> <p>21 to the scope of the services, she said to let her know and</p> <p>22 she would be happy to work on that.</p> <p>23 CHAIRMAN LEWIS: I think that we want to.</p> <p>24 MR. WIMSATT: Yeah, I think we want to look at the</p> <p>25 pocket parks, definitely.</p>
<p style="text-align: right;">Page 99</p> <p>1 MR. VEGA: And we'll put it on the consent?</p> <p>2 CHAIRMAN LEWIS: Yeah, that's fine.</p> <p>3 Yes, sir?</p> <p>4 MR. BADER: Bob Bader, 10518 Brentford Drive. My</p> <p>5 comment -- respectfully, I would hope there is a urge to</p> <p>6 scrutinize these -- these rate increases -- right -- and not</p> <p>7 just accept them. I mean, if the cable had been going up,</p> <p>8 you know, ten percent over seven years, you probably would</p> <p>9 be looking for another cable company. That -- that increase</p> <p>10 from the 335, which is kind of the market rate, to 440,</p> <p>11 we're at the high end of legal expenses with the CDD.</p> <p>12 Granted, there's some -- Lakewood Ranch was higher, but</p> <p>13 they're ten times bigger than we are; but when I did some,</p> <p>14 you know, research on it, we're at the top end of that.</p> <p>15 So -- you know, I urge the board to look at the</p> <p>16 CDD's budget as if it were your own money and spend it</p> <p>17 wisely and not like, "Oh, we got three million dollars and</p> <p>18 we like Erin, she's great," but -- you know, at some point,</p> <p>19 you say, "Well, no, this is a little expensive," so let's</p> <p>20 entertain other offers and maybe save 50,000 that could help</p> <p>21 fund like, you know, Robert's engineering projects and</p> <p>22 things like that.</p> <p>23 MR. CHESNEY: I appreciate that. And we -- we have</p> <p>24 a system that I think we're going to talk about here. Are</p> <p>25 you done with your part because I have some questions --</p>	<p style="text-align: right;">Page 101</p> <p>1 CHAIRMAN LEWIS: I agree.</p> <p>2 MS. McCORMICK: So do -- were you planning on</p> <p>3 having her come to the workshop or not or --</p> <p>4 CHAIRMAN LEWIS: Well, one thing I wanted to bring</p> <p>5 up -- and I guess this is a good time is the manager</p> <p>6 proposals that we had. So at some point --</p> <p>7 MR. CHESNEY: That's where I was going.</p> <p>8 CHAIRMAN LEWIS: So at some point, we need to bring</p> <p>9 those people in because it kind of got lost in the whole</p> <p>10 trail discussion, but --</p> <p>11 MS. McCORMICK: Yeah, so -- so that was next on my</p> <p>12 list or one of the things I was going to talk about. So we</p> <p>13 did get three statements of qualifications from district</p> <p>14 managers and I think at last month's meeting, we had talked</p> <p>15 about having them come to the next workshop in a couple of</p> <p>16 weeks. I -- I was contacted by another district management</p> <p>17 company that didn't see the advertisement that ran in the</p> <p>18 paper that, you know, would be interested in the event that</p> <p>19 the board wanted to open it up to additional proposals and</p> <p>20 then I saw, Matt, that you were contacted by somebody as</p> <p>21 well. So --</p> <p>22 CHAIRMAN LEWIS: Two, actually and I -- I guess I</p> <p>23 -- I can't remember if I shot you an e-mail last night or</p> <p>24 not.</p> <p>25 MR. CHESNEY: Halifax, yeah, I saw that, too.</p>

<p style="text-align: right;">Page 102</p> <p>1 CHAIRMAN LEWIS: I mean, at this point, I mean, I</p> <p>2 don't know if it's considered nonresponsive or if we wanted</p> <p>3 to allow it, I guess we'd have to make --</p> <p>4 MS. McCORMICK: Well, what I would say is that the</p> <p>5 statements that we received did -- and this wasn't something</p> <p>6 companies were required to do, but they did include pricing</p> <p>7 in there, so that's, you know, out there and public record</p> <p>8 right now and when we did the request for proposals, we</p> <p>9 said, "It has to be submitted by this date."</p> <p>10 Now, like statutorily, there's not a requirement of</p> <p>11 how you go through the district management selection</p> <p>12 process, but I'm just saying, this is what the board said it</p> <p>13 was going to do when we started this process.</p> <p>14 MR. CHESNEY: And we have -- we haven't created a</p> <p>15 measuring rubric yet, so I mean we've -- I know you -- they</p> <p>16 include pricing, but we don't know what that is going to</p> <p>17 count for yet.</p> <p>18 MS. McCORMICK: Right, right.</p> <p>19 CHAIRMAN LEWIS: I mean, to me, I would want to</p> <p>20 bring in those people at the next workshop. I've already</p> <p>21 got a couple of things written down for other things,</p> <p>22 camera, irrigation, pay rates, survey of pond 120, I mean --</p> <p>23 so I mean, we're -- we're filling it up here, so I would</p> <p>24 personally want to hold off Ivy from coming out on the</p> <p>25 landscaping at this point.</p>	<p style="text-align: right;">Page 104</p> <p>1 through it and then we voted at the next meeting.</p> <p>2 CHAIRMAN LEWIS: Yeah.</p> <p>3 MR. GILLIS: It just gives us a little more time to</p> <p>4 --</p> <p>5 MR. WIMSATT: Reflect.</p> <p>6 MR. GILLIS: Like for the irrigation system.</p> <p>7 MR. CHESNEY: Okay. It's going to go until what --</p> <p>8 I can't go to the workshop, I don't think, but --</p> <p>9 CHAIRMAN LEWIS: You can call in.</p> <p>10 MR. CHESNEY: Yeah, I can call in. This gets --</p> <p>11 okay.</p> <p>12 CHAIRMAN LEWIS: Yeah, I -- let's do that, if you</p> <p>13 don't mind.</p> <p>14 Okay. Yes, sir? Quickly, sorry.</p> <p>15 MR. SANTOS: I'll be quick. I know you approved</p> <p>16 the paver extension for the driveway, but can we consider --</p> <p>17 since this is going to be a one -- you know, case by case</p> <p>18 scenario, can we consider that at least it follow the same</p> <p>19 patterns because it's going to look kind of wonky, you know,</p> <p>20 the consistency looks good for the neighborhood where this</p> <p>21 curb is going to be like -- like a straight line. Maybe if</p> <p>22 we're going to approve it, we should tell them, "Okay.</p> <p>23 Follow the same as the other side," so that if other people</p> <p>24 start doing it, at least we have it consistently it's not</p> <p>25 going to be like one side is straightened outside with the</p>
<p style="text-align: right;">Page 103</p> <p>1 MS. McCORMICK: Right, okay.</p> <p>2 CHAIRMAN LEWIS: Maybe look at November, possibly</p> <p>3 January.</p> <p>4 MS. McCORMICK: Do you want me to just ask her for</p> <p>5 like a proposal for the pocket parks in the meantime?</p> <p>6 CHAIRMAN LEWIS: Yes, I'm sorry, we didn't round</p> <p>7 back to that again. Thank you.</p> <p>8 MS. McCORMICK: I will do that.</p> <p>9 MR. CHESNEY: You would like the -- us to, at the</p> <p>10 workshop, to review the proposals for the --</p> <p>11 CHAIRMAN LEWIS: For the three that were within the</p> <p>12 date. I mean, my personal opinion is -- from somebody that</p> <p>13 does this -- if you miss the date, you miss the date. So</p> <p>14 call me a hard ass or whatever. Excuse me my language.</p> <p>15 MS. McCORMICK: Okay. So I will reach -- well, is</p> <p>16 there any -- I will reach out to that --</p> <p>17 MR. CHESNEY: I understand -- to me, the -- the</p> <p>18 workshops are great for resident input and things that --</p> <p>19 you know, cameras and things like that. I mean, the</p> <p>20 management company is strictly kind of how we're doing</p> <p>21 business. I don't know if -- you set the agenda, but if we</p> <p>22 push that to the actual meeting, I'm not --</p> <p>23 CHAIRMAN LEWIS: Why did we do -- I thought we did</p> <p>24 the --</p> <p>25 MR. GILLIS: We did it at workshop, we talked</p>	<p style="text-align: right;">Page 105</p> <p>1 curb with an angle. Right?</p> <p>2 CHAIRMAN LEWIS: Oh, okay. I -- I was having a</p> <p>3 hard time following you.</p> <p>4 MR. SANTOS: I think maybe if bring the map, it --</p> <p>5 it's just to be consistent. Right?</p> <p>6 CHAIRMAN LEWIS: So instead of the driveway --</p> <p>7 MR. VEGA: Yeah, one side is --</p> <p>8 CHAIRMAN LEWIS: (Indiscernible.)</p> <p>9 MR. VEGA: The apron was like this.</p> <p>10 MR. SANTOS: Because the -- all the houses are like</p> <p>11 this following the angling at this curb.</p> <p>12 MR. VEGA: It's on the screen.</p> <p>13 MR. SANTOS: If we can approve it, maybe we should</p> <p>14 ask them, "Okay. Make the other side have the angle as well</p> <p>15 on the curb." Right?</p> <p>16 CHAIRMAN LEWIS: Well, I mean, I guess that's in</p> <p>17 the eye of the beholder. I don't know if I necessarily have</p> <p>18 a problem with it personally, but --</p> <p>19 MR. SANTOS: Just consistency of the --</p> <p>20 (indiscernible.)</p> <p>21 MR. CHESNEY: We always let the HOA decide what the</p> <p>22 look of the community should be.</p> <p>23 MS. COOK: I would assume, too, by where they</p> <p>24 haven't asked to widen it is probably where the mailbox is,</p> <p>25 there's going to be restrictions there, too.</p>

<p style="text-align: right;">Page 106</p> <p>1 MR. SANTOS: But the -- the county put like the --  2 the county puts a skirt thing. Right? They approved the  3 extension of that. I don't know. So --  4 CHAIRMAN LEWIS: I don't know, I feel like you  5 might be over thinking that a little bit, with all due  6 respect.  7 MR. SANTOS: I just -- I thought of -- a few months  8 ago. So --  9 CHAIRMAN LEWIS: Yeah, no, fair point, Marlon.  10 Thank you.  11 Erin, sorry.  12 MS. McCORMICK: Okay. I have two other quick  13 things. And Mark, you might be planning to talk about the  14 insurance issue regarding the bounce houses.  15 MR. VEGA: You can bring it up.  16 MS. McCORMICK: Okay. Well, so I think Mark had  17 met with AEGIS and then had talked with Sherida and AEGIS is  18 concerned about the liability caused by bounce houses, water  19 slides, other types of features that are used within our  20 parks for when people make a reservation and Sherida sent me  21 the current website link about when somebody is making a  22 reservation for a park and then she also sent me the current  23 agreement that we have them sign. I didn't sign -- I see in  24 there the -- any requirements on the liability insurance,  25 but I believe that we do require the resident who is making</p>	<p style="text-align: right;">Page 108</p> <p>1 because there's not --  2 MR. SYLVANOWICZ: We're not taking any new ones.  3 MR. CHESNEY: The insurance company has told you  4 not to?  5 MS. McCORMICK: Our insurance company has said they  6 had several complaints.  7 MR. VEGA: I can send the e-mail out to everybody,  8 but the insurance's concern is -- now, if the district  9 wanted to get a bounce house, we're covered --  10 MR. CHESNEY: Oh, yeah.  11 MR. VEGA: -- but when a resident wants to get a  12 bounce house, normally the agreement --  13 MR. CHESNEY: But are they not -- are they aware  14 that the vendors have insurance?  15 MR. VEGA: Yes, they are aware that the vendors  16 have insurance, but they're also aware that most of the  17 agreements -- even though they'll give you a certificate  18 saying, "Here's our certificate of insurance," the agreement  19 itself says that they are held harmless and they are  20 indemnified, so they are not responsible --  21 MR. CHESNEY: They're in agreement with their --  22 with the resident you mean?  23 MR. VEGA: Correct, so they have no responsibility  24 for any injury even though they have insurance. So that's  25 come up and they said if there is an injury, if we're not</p>
<p style="text-align: right;">Page 107</p> <p>1 the reservation to have liability insurance and to add the  2 CDD as an additional insured.  3 MS. COOK: We -- no, for the residents, we do not  4 and we have insurance with the vendors and we are listed as  5 an additional insured with the vendors.  6 MS. McCORMICK: Okay.  7 MS. COOK: I keep and list and --  8 MS. McCORMICK: By the vendor?  9 MS. COOK: Yes, if the residents request a bounce  10 house, whatever, I share that list with them and I depict  11 from who --  12 MS. McCORMICK: Okay. Well, AEGIS's concern seems  13 to be residents should be providing liability insurance  14 because we don't necessarily know what the agreements are  15 between the residents and the vendor, but in light of what  16 you just said, I think if the vendor is, you know, listing  17 the CDD as an additional insured, that might be okay and  18 they might not have an issue with that. So I think at this  19 point, what they've asked is for us to just submit our  20 procedures that we're doing, but -- you know, they did raise  21 this issue of bounce houses and water slides and I think for  22 the time being, right now, Sherida is not allowing people to  23 use those outside vendors for bounce houses. I'm not sure  24 what you're -- water slides, either. Right?  25 MS. COOK: That was the instruction right now</p>	<p style="text-align: right;">Page 109</p> <p>1 listed -- if the insurance company does not indemnify us  2 according and add us to the insurance accord, they're still  3 going to be --  4 MR. CHESNEY: Send that to me. I'm going to have  5 someone look at that. Yes, send me that insurance letter.  6 MR. VEGA: Will do.  7 MS. McCORMICK: So right now, we're not taking  8 bounce house requests.  9 CHAIRMAN LEWIS: Water, no water, just any. Right?  10 MR. SYLVANOWICZ: Correct.  11 CHAIRMAN LEWIS: Okay. Just wanted to make sure.  12 MR. SYLVANOWICZ: There was also from our insurance  13 company kind of like a brochure and I think you guys all got  14 it and it was like rules to follow. The main thing that I  15 wanted to present was that if the vendor is not having it be  16 manned and attended to by one of their associates, then the  17 district should do that. We do not do that and they do not  18 do that.  19 MR. CHESNEY: Okay.  20 CHAIRMAN LEWIS: I don't want to get into that  21 business.  22 MR. SYLVANOWICZ: Then the other part of this is  23 that the homeowners insurance that we speak of that could be  24 -- could be protecting the CDD, if they put it right around  25 their own, we haven't been doing that and for the --</p>

<p style="text-align: right;">Page 110</p> <p>1 MR. CHESNEY: No one's going to do it.</p> <p>2 MR. SYLVANOWICZ: No one's going to do it. Some of</p> <p>3 these people are -- the reason that they are having these</p> <p>4 parties there is because they don't have a yard or they</p> <p>5 don't have that kind of possibility, so now -- and then in</p> <p>6 many ways, Sherida has found that these are Hillsborough</p> <p>7 County residents, but not necessarily Westchase residents.</p> <p>8 CHAIRMAN LEWIS: Oh, that -- I remember when I</p> <p>9 wrote this down. Does the county allow bounce houses at --</p> <p>10 MR. SYLVANOWICZ: Well, that's another -- go ahead.</p> <p>11 CHAIRMAN LEWIS: -- other county parks? I feel</p> <p>12 like we've had that discussion and I'm sorry, I don't --</p> <p>13 MS. COOK: Yes, and I -- I talked Donna actually</p> <p>14 again today to clarify, again, water slides are a no. Water</p> <p>15 slides are only allowed if -- like the rec center, if it's a</p> <p>16 county party. That's the only time that water slides are</p> <p>17 allowed. Similar to what David was just saying, not all</p> <p>18 county parks allow bounce houses. They basically are also</p> <p>19 attended.</p> <p>20 CHAIRMAN LEWIS: But some do, some allow --</p> <p>21 MS. COOK: Some do, some do not.</p> <p>22 MR. CHESNEY: But they are attended?</p> <p>23 MS. COOK: Yes.</p> <p>24 MR. CHESNEY: Yes, that's a significant difference.</p> <p>25 MS. COOK: And again, too, you know, if you recall</p>	<p style="text-align: right;">Page 112</p> <p>1 required in June of this year for us to execute an off duty</p> <p>2 sheriff's indemnification agreement. That does not go way</p> <p>3 unless the county, you know, terminates it and that requires</p> <p>4 us to indemnify them and provide workers' comp insurance and</p> <p>5 so I have called the sheriff's attorney's office to, you</p> <p>6 know, try to delve into this and see if we can get that</p> <p>7 indemnification agreement canceled. I also talked to Deputy</p> <p>8 Gunderson because nobody was answering the sheriff's</p> <p>9 attorney's office and he and I talked and he said he could</p> <p>10 follow up if I didn't hear back. So I just -- I wanted you</p> <p>11 to know that that's in process, but in the meantime, I told</p> <p>12 Mark not for us to cancel any of our insurances that we</p> <p>13 currently have.</p> <p>14 MR. CHESNEY: Correct, that would be a huge --</p> <p>15 that's a significant expense.</p> <p>16 MS. McCORMICK: Yeah, yeah, and I don't know -- I</p> <p>17 mean, I don't know if we need to know the -- the</p> <p>18 ramifications of --</p> <p>19 MR. VEGA: We'll be over budget by 14 percent.</p> <p>20 MS. McCORMICK: Okay. So that's all I had for</p> <p>21 right now.</p> <p>22 CHAIRMAN LEWIS: All right. Thank you, Erin.</p> <p>23 Mr. Mark, on to you.</p> <p>24 MR. VEGA: Two of the things were -- Erin just</p> <p>25 covered, those are my major concerns, were the bounce house</p>
<p style="text-align: right;">Page 111</p> <p>1 when I looked into this like six months ago, the county does</p> <p>2 not allow them to use the electricity. It is generate -- I</p> <p>3 don't know why that is, but it is that way. So yes, not all</p> <p>4 county parks and the other reason why, too, not all county</p> <p>5 parks is some county parks do not take reservations. It's</p> <p>6 first come, first serve and those are the ones that are not</p> <p>7 attended.</p> <p>8 MR. VEGA: And I can answer the -- the county</p> <p>9 doesn't want to -- doesn't want you to use their</p> <p>10 electricity. This has come up in another district, I think</p> <p>11 Tampa Palms, because they don't want to be liable if the</p> <p>12 power goes out and there's kids in a bounce houses, so you</p> <p>13 have to bring your own power.</p> <p>14 MR. CHESNEY: Okay.</p> <p>15 CHAIRMAN LEWIS: Okay. Thank you.</p> <p>16 MS. McCORMICK: And the last thing I wanted to</p> <p>17 mention is that, you know, for our off duty sheriff's</p> <p>18 officers, the county has switched the -- I guess the</p> <p>19 management accounting company that does the billing to the</p> <p>20 district and that company also charges a fee to the district</p> <p>21 that we pay and the letter that we received from the</p> <p>22 sheriff's office, you know, justified it by saying that that</p> <p>23 Off Duty Management Company -- that's actually what it's</p> <p>24 called, the Off Duty Management, is providing insurance to</p> <p>25 the district. The question I have is that the county</p>	<p style="text-align: right;">Page 113</p> <p>1 insurance and the HCSO, so the only thing I have on there is</p> <p>2 the approval of the minutes and the financials.</p> <p>3 CHAIRMAN LEWIS: Okay. So moved on to those two.</p> <p>4 Any second?</p> <p>5 MR. WIMSATT: Second.</p> <p>6 CHAIRMAN LEWIS: Seconded by Jim. Any comments,</p> <p>7 questions?</p> <p>8 (No response.)</p> <p>9 CHAIRMAN LEWIS: None. All in favor?</p> <p>10 (All board members signify in the affirmative.)</p> <p>11 CHAIRMAN LEWIS: Four to zero.</p> <p>12 (Motion passes.)</p> <p>13 MR. VEGA: Thank you, gentlemen.</p> <p>14 CHAIRMAN LEWIS: Passes four to zero. Sorry. All</p> <p>15 right. That's all you got?</p> <p>16 MR. VEGA: Yes, as I said, my biggest things were</p> <p>17 -- were the insurance on the bounce houses and on the</p> <p>18 deputy's and we've been working on that behind the scenes.</p> <p>19 So --</p> <p>20 CHAIRMAN LEWIS: Okay. All right. So one real</p> <p>21 quick other thing I asked. I talked to you guys about the</p> <p>22 trespass authorization with the sheriff's department. Where</p> <p>23 do we stand with that? Did you ever get a chance to look at</p> <p>24 that?</p> <p>25 MR. SYLVANOWICZ: Well, in our workshop, I did talk</p>

<p style="text-align: right;">Page 114</p> <p>1 to Gunderson and he said something can be set up, but it 2 takes -- we have to list all the addresses. 3 CHAIRMAN LEWIS: Oh, okay. So -- 4 MR. SYLVANOWICZ: And we do have Gunderson slated 5 to come in here for the workshop. 6 CHAIRMAN LEWIS: This month? 7 MR. SYLVANOWICZ: Yes. 8 CHAIRMAN LEWIS: Okay. (Indiscernible.) 9 MR. SYLVANOWICZ: (Indiscernible.) 10 MR. CHESNEY: My neighborhood is coming to the 11 workshop for -- to see the sheriff. So -- 12 CHAIRMAN LEWIS: We need some Burns' reservations 13 here. Two months and a day. That's a joke, sorry. So -- 14 okay. 15 MR. SYLVANOWICZ: I actually would like to have a 16 discussion with -- so that I know what you want to talk to 17 Gunderson about so that he can either come a little -- 18 CHAIRMAN LEWIS: Well, I think street parking is -- 19 MR. SYLVANOWICZ: Yes, some of it was that. We 20 also talked about we have towing signs with no towing 21 agreement -- 22 CHAIRMAN LEWIS: Okay. 23 MR. SYLVANOWICZ: -- and that was part of the issue 24 with our parking lots, so that was another topic. I know 25 the parking in cul-da-sacs, parking on curbs, parking</p>	<p style="text-align: right;">Page 116</p> <p>1 potential sale of that. I've met with him twice now. We 2 have not had a discussion about it and it's probably not the 3 best place to do in phone meetings, but in workshops is a 4 good place. Same with prioritization of projects. I see 5 that we are really getting to where we have a lot of things 6 that maybe we have budgeted, things that are not and trying 7 to separate the two so that we can kind of plan to get at 8 those things one at a time. 9 So I just hope that we can carve a little bit of 10 time to look a little bit forward because I think a lot of 11 things are piling up that we really need to walkthrough. 12 CHAIRMAN LEWIS: Okay. Thank you, Reggie. Greg, 13 anything? 14 MR. CHESNEY: Yeah, I have three. So let's -- 15 let's go to the workshop. I -- one of the suggestions I've 16 heard in the community to make the workshop is to change the 17 time to 6:30 from 4 o'clock. I think for the workshop, that 18 makes some sense if we want to garner resident input. It's 19 less of a business meeting, so I would like to propose that 20 starting as soon as possible. I don't know if we can change 21 it for the next workshop. 22 MS. McCORMICK: You can do an -- I mean, you have 23 to do seven days notice, so you -- 24 MR. VEGA: We have plenty of time. 25 MR. CHESNEY: Yeah, that's my suggestion. I think</p>
<p style="text-align: right;">Page 115</p> <p>1 elsewhere and now, the no trespassing since we've had a 2 couple of incidents that we want -- 3 CHAIRMAN LEWIS: All right. Well, let's talk about 4 the -- maybe offline, talk about scheduling the people 5 because I think maybe Sheriff Gunderson -- Deputy Gunderson 6 can come in and then we can do the -- maybe the interviews 7 for the manager. So -- all right. Real quick. Let me just 8 run through that again. Manager presentations, sheriff 9 deputy coming in to talk about that, survey of pond 120, 10 irrigation in general, cameras for the bridge and staff pay 11 raises is what I have on the list. 12 MR. SYLVANOWICZ: And I might give you a second 13 paving, for that alley that we talked about. 14 CHAIRMAN LEWIS: Okay. Thank you. All right. 15 MR. SYLVANOWICZ: Yep. 16 CHAIRMAN LEWIS: All right. Reggie, anything? 17 MR. GILLIS: I think the biggest thing is that list 18 is pretty long and I've raised this before. I think at 19 least at some portion in the workshop, we need to talk about 20 scheduling the workshops. We've got a lot of things that 21 are just continuing to pile up. Tomorrow, I'm meeting with 22 the golf course owner again along with the owner of -- 23 former owner of Cheval. We talked some things over, but it 24 gets -- it's not about the sale or anything, but we're 25 continuing the work on the different aspects of the</p>	<p style="text-align: right;">Page 117</p> <p>1 it also would help with the -- the sheriff's things in this 2 particularly meeting. I'd like to make a motion we change 3 it to 6:30. 4 MR. WIMSATT: I'll second it. 5 CHAIRMAN LEWIS: All right. All in favor? 6 (All board members signify in the affirmative.) 7 CHAIRMAN LEWIS: All right. 8 (Motion passes.) 9 CHAIRMAN LEWIS: That's just for the workshops. 10 MR. CHESNEY: Yes, just for the workshops and then 11 the second thing is I used to -- this was another 12 suggestion, not mine, but I thought this was a good one. So 13 back in the day, I used to get the check register with the 14 agenda package and that way, I could kind of see what we're 15 spending money it and I understand, we took it out, we don't 16 need to rehash it that, but someone suggested, "Well, why 17 don't I just have the invoices of what was paid that month"? 18 MR. VEGA: That's fine. 19 MR. CHESNEY: I mean, could we do that instead of 20 the old check register? And that way, we can see the 21 running fund balance, too, throughout the year. I think it 22 has some advantage -- right now, I look at -- and granted, I 23 look at it because I've been doing this a long time, but I 24 look at it each year when I get the audit, but if we did it 25 on a monthly basis, I think that could help us, but I don't</p>

<p style="text-align: right;">Page 118</p> <p>1 know.</p> <p>2 MR. VEGA: You mean the invoices?</p> <p>3 MR. CHESNEY: Yeah, just the invoices that were</p> <p>4 paid that month.</p> <p>5 MR. VEGA: No problem.</p> <p>6 MR. CHESNEY: Do we need -- you're okay with that?</p> <p>7 MR. VEGA: That's a simple request from the board,</p> <p>8 so that's -- that's the operation -- that's an O and M</p> <p>9 report and that has all the invoices in there. That's no</p> <p>10 problem.</p> <p>11 MR. CHESNEY: Beautiful. And then the last thing</p> <p>12 is that -- so when all these people talked about -- with our</p> <p>13 trail hoopla, a lot of people don't understand what we do,</p> <p>14 so I thought perhaps a mission statement would be wonderful.</p> <p>15 I know I had formula -- I had presented one at one time.</p> <p>16 That was my own personal mission statement. I don't know if</p> <p>17 we could have a mission statement. I will read the one that</p> <p>18 I had always used in my mind, which is enhancing community</p> <p>19 infrastructure to support a safe, vibrant environment where</p> <p>20 families thrive. I like to put that forward and maybe you</p> <p>21 guys can talk about it, think about it, but I'd like to have</p> <p>22 an -- an official mission statement so people won't be like,</p> <p>23 "Oh, yeah," because a lot of people don't understand county</p> <p>24 HOA, you know, those kinds of things.</p> <p>25 CHAIRMAN LEWIS: Yeah, that's a good idea.</p>	<p style="text-align: right;">Page 120</p> <p>1 CHAIRMAN LEWIS: Yes, perfect.</p> <p>2 Yes, sir. Go ahead.</p> <p>3 MR. BADER: The fastest mission statement I have</p> <p>4 ever seen created. Just one --</p> <p>5 CHAIRMAN LEWIS: We don't over think a lot of stuff</p> <p>6 here.</p> <p>7 MR. BADER: Should there be something on there</p> <p>8 about costs and funds or something?</p> <p>9 MR. CHESNEY: It can always be changed. Let's just</p> <p>10 -- I'm glad we have one. It's been 20 -- 23 years.</p> <p>11 MR. BADER: I think you're right, no one knows what</p> <p>12 the CDD, HOA -- people get them confused.</p> <p>13 MR. CHESNEY: Sounds good.</p> <p>14 CHAIRMAN LEWIS: Was that it?</p> <p>15 MR. CHESNEY: That's it. Well, we need a vote.</p> <p>16 CHAIRMAN LEWIS: Oh, I think we just did.</p> <p>17 MR. CHESNEY: Oh, we did?</p> <p>18 MR. VEGA: There was the all in favor and then</p> <p>19 there was the joke that Reggie made.</p> <p>20 CHAIRMAN LEWIS: Well, I said, "We all agree on it,</p> <p>21 right," and I thought I heard you guys say, "Yes." I don't</p> <p>22 have anything, either.</p> <p>23 Motion to adjourn.</p> <p>24 MR. WIMSATT: Second.</p> <p>25 CHAIRMAN LEWIS: Seconded by Jim. All in favor?</p>
<p style="text-align: right;">Page 119</p> <p>1 MR. CHESNEY: Yeah, so I don't know when you would</p> <p>2 like to do that or if anyone would have additional input. I</p> <p>3 don't want to hog it.</p> <p>4 CHAIRMAN LEWIS: I --</p> <p>5 MR. WIMSATT: I think it's good.</p> <p>6 CHAIRMAN LEWIS: I was going to make a motion to</p> <p>7 approve that right now.</p> <p>8 MR. WIMSATT: That's fine. I'll second it.</p> <p>9 MR. CHESNEY: First and second.</p> <p>10 CHAIRMAN LEWIS: Okay. You guys okay with that?</p> <p>11 You want to think about it, Reggie or --</p> <p>12 (All board members signify in the affirmative.)</p> <p>13 MR. CHESNEY: You can vote against it.</p> <p>14 MR. GILLIS: Since Greg did it, I should vote</p> <p>15 against it.</p> <p>16 MR. CHESNEY: You should, yeah, I've done that to</p> <p>17 him. See -- see, just -- just so you can see, Reggie and I</p> <p>18 are friends and we disagree on things.</p> <p>19 (Motion passes.)</p> <p>20 MR. WIMSATT: Wait, wait, that's not possible.</p> <p>21 CHAIRMAN LEWIS: All right. So we're all in</p> <p>22 agreement with your with your -- with our mission statement.</p> <p>23 MR. CHESNEY: Our mission statement.</p> <p>24 MR. VEGA: So we'll put it on the website?</p> <p>25 MR. CHESNEY: Yes.</p>	<p style="text-align: right;">Page 121</p> <p>1 (All board members signify in the affirmative.)</p> <p>2 CHAIRMAN LEWIS: Four to zero.</p> <p>3 (Motion passes.)</p> <p>4 CHAIRMAN LEWIS: Thank you guys.</p> <p>5 (At 6:30 p.m., all proceedings were concluded.)</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12 _____</p> <p>13 Matt Lewis, Chairman</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>



## 1 CERTIFICATE OF COURT REPORTER

2

3 STATE OF FLORIDA

4 COUNTY OF HILLSBOROUGH

5

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

11

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

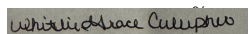
16

17 DATED this 28th day of October, 2025, at Hillsborough County,  
18 Florida.

19

20

21

  
Whitlie G. Cullipher, CSR

22

23

24

25

**Westchase  
Community Development District**

*Financial Report*  
*September 30, 2025*

**Prepared by**



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**Westchase  
Community Development District**

**Financial Statements**

**(Unaudited)**

**September 30, 2025**

**Balance Sheet**  
September 30, 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)
<b>ASSETS</b>							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lease Receivable	479,758	-	-	-	-	-	-
Due From Other Gov'tl Units	1,642	-	-	-	-	-	-
Interest/Dividend Receivables	2,401	-	-	-	-	-	-
Due From Other Funds	2,676,519	418,612	3,470	6,742	69,402	33,241	57,196
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	160	-	-	-	-	-	-
Deposits	3,191	667	3,030	20	-	8,120	853
<b>TOTAL ASSETS</b>	<b>\$ 3,163,671</b>	<b>\$ 419,279</b>	<b>\$ 6,500</b>	<b>\$ 6,762</b>	<b>\$ 69,402</b>	<b>\$ 41,361</b>	<b>\$ 58,049</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 283,493	\$ 1,150	\$ -	\$ 850	\$ -	\$ 22,360	\$ 300
Accrued Expenses	2,366	475	2,017	30	-	5,782	645
Sales Tax Payable	115	3	-	-	-	34	-
Deferred Revenue	456,285	-	-	-	-	-	-
Deferred Compensation-Current	58	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>742,317</b>	<b>1,628</b>	<b>2,017</b>	<b>880</b>	<b>-</b>	<b>28,176</b>	<b>945</b>
<b>FUND BALANCES</b>							
<b>Nonspendable:</b>							
Prepaid Items	160	-	-	-	-	-	-
Deposits	3,191	667	3,030	20	-	8,120	853
<b>Restricted for:</b>							
Capital Projects	-	-	-	-	-	-	-
Special Revenue	-	-	-	-	-	-	5,110
<b>Assigned to:</b>							
Operating Reserves	743,585	9,407	170	-	1,278	-	3,165
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	157,838	-	-	13,411	150,328	47,976
<b>Unassigned:</b>	<b>1,112,387</b>	<b>249,739</b>	<b>1,283</b>	<b>5,862</b>	<b>54,713</b>	<b>(145,263)</b>	<b>-</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 2,421,354</b>	<b>\$ 417,651</b>	<b>\$ 4,483</b>	<b>\$ 5,882</b>	<b>\$ 69,402</b>	<b>\$ 13,185</b>	<b>\$ 57,104</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 3,163,671</b>	<b>\$ 419,279</b>	<b>\$ 6,500</b>	<b>\$ 6,762</b>	<b>\$ 69,402</b>	<b>\$ 41,361</b>	<b>\$ 58,049</b>

**Balance Sheet**  
September 30, 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
<b>ASSETS</b>						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 615,382	\$ 615,382
Lease Receivable	-	-	-	-	-	479,758
Due From Other Gov'tl Units	-	-	-	-	-	1,642
Interest/Dividend Receivables	-	-	-	-	-	2,401
Due From Other Funds	112,282	26,853	290,994	702,196	-	4,397,507
Investments:						
Money Market Account	-	-	-	-	3,782,125	3,782,125
Prepaid Items	-	-	-	-	-	160
Deposits	14,572	765	-	-	-	31,218
<b>TOTAL ASSETS</b>	<b>\$ 126,854</b>	<b>\$ 27,618</b>	<b>\$ 290,994</b>	<b>\$ 702,196</b>	<b>\$ 4,397,507</b>	<b>\$ 9,310,193</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ -	\$ -	\$ 468	\$ -	\$ -	\$ 308,621
Accrued Expenses	11,697	554	-	-	-	23,566
Sales Tax Payable	-	-	14	-	-	166
Deferred Revenue	-	-	-	-	-	456,285
Deferred Compensation-Current	-	-	-	-	-	58
Due To Other Funds	-	-	-	-	4,397,507	4,397,507
<b>TOTAL LIABILITIES</b>	<b>11,697</b>	<b>554</b>	<b>482</b>	<b>-</b>	<b>4,397,507</b>	<b>5,186,203</b>
<b>FUND BALANCES</b>						
<b>Nonspendable:</b>						
Prepaid Items	-	-	-	-	-	160
Deposits	14,572	765	-	-	-	31,218
<b>Restricted for:</b>						
Capital Projects	-	-	-	702,196	-	702,196
Special Revenue	30,972	3,615	141,677	-	-	181,374
<b>Assigned to:</b>						
Operating Reserves	361	1,289	3,751	-	-	763,006
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	69,252	21,395	145,084	-	-	1,107,315
<b>Unassigned:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,278,721</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 115,157</b>	<b>\$ 27,064</b>	<b>\$ 290,512</b>	<b>\$ 702,196</b>	<b>\$ -</b>	<b>\$ 4,123,990</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 126,854</b>	<b>\$ 27,618</b>	<b>\$ 290,994</b>	<b>\$ 702,196</b>	<b>\$ 4,397,507</b>	<b>\$ 9,310,193</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2025

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>SEP-25 ACTUAL</b>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 26,000	\$ 75,693	291.13%	\$ 4,806
Interest - Tax Collector	1,500	6,434	428.93%	-
Lease Revenue	20,899	20,899	100.00%	-
Special Assmnts- Tax Collector	3,419,223	3,419,223	100.00%	-
Special Assmnts- Discounts	(136,769)	(124,652)	91.14%	-
Other Miscellaneous Revenues	-	2,775	0.00%	-
Pavilion Rental	4,000	18,122	453.05%	1,385
Insurance Reimbursements	-	611	0.00%	-
<b>TOTAL REVENUES</b>	<b>3,334,853</b>	<b>3,419,105</b>	<b>102.53%</b>	<b>6,191</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	19,000	18,000	94.74%	1,000
FICA Taxes	1,454	1,377	94.70%	77
ProfServ-Engineering	53,500	115,980	216.79%	19,705
ProfServ-Legal Services	105,000	91,465	87.11%	8,976
ProfServ-Mgmt Consulting	128,683	129,233	100.43%	10,724
ProfServ-Recording Secretary	11,000	20,600	187.27%	4,698
Auditing Services	7,800	7,800	100.00%	-
Postage and Freight	600	6,289	1048.17%	-
Insurance - General Liability	62,116	52,082	83.85%	-
Printing and Binding	300	-	0.00%	-
Legal Advertising	6,500	2,634	40.52%	85
Misc-Assessment Collection Cost	68,385	65,890	96.35%	-
Misc-Credit Card Fees	750	755	100.67%	60
Misc-Contingency	1,600	7,301	456.31%	129
Office Supplies	25	120	480.00%	-
Annual District Filing Fee	175	225	128.57%	-
<b>Total Administration</b>	<b>466,888</b>	<b>519,751</b>	<b>111.32%</b>	<b>45,454</b>

**Flood Control/Stormwater Mgmt**

Contracts-Lake and Wetland	118,000	118,000	100.00%	9,833
Contracts-Fountain	8,820	8,420	95.46%	1,723
R&M-Aquascaping	15,000	-	0.00%	-
R&M-Drainage	26,560	55,800	210.09%	2,000
R&M-Fountain	6,000	4,670	77.83%	927
<b>Total Flood Control/Stormwater Mgmt</b>	<b>174,380</b>	<b>186,890</b>	<b>107.17%</b>	<b>14,483</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2025

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>SEP-25 ACTUAL</b>
<b>Field</b>				
Payroll-Salaries	258,765	265,094	102.45%	19,165
Payroll-Benefits	130,000	103,060	79.28%	6,203
Payroll - Overtime	32,000	34,458	107.68%	2,581
Payroll - Bonus	35,883	47,000	130.98%	-
FICA Taxes	33,959	38,256	112.65%	2,160
ProfServ-Landscape Architect	25,000	9,993	39.97%	-
Contracts-Police	160,000	174,635	109.15%	10,381
Contracts-Other Services	19,560	19,560	100.00%	1,630
Contracts-Landscape	557,208	755,725	135.63%	63,167
Contracts-Mulch	147,592	75,000	50.82%	-
Contracts-Plant Replacement	74,515	32,706	43.89%	-
Contracts-Road Cleaning	9,843	7,196	73.11%	2,250
Contracts-Trees & Trimming	72,000	101,460	140.92%	22,750
Contracts-Security Alarms	671	641	95.53%	160
Contracts-Pest Control	576	780	135.42%	115
Fuel, Gasoline and Oil	13,000	15,330	117.92%	2,530
Communication - Teleph - Field	5,000	6,578	131.56%	231
Utility - General	35,000	38,085	108.81%	2,408
Utility - Reclaimed Water	10,000	10,024	100.24%	-
Insurance - General Liability	6,703	73,765	1100.48%	68,145
R&M-General	42,500	49,186	115.73%	4,504
R&M-Equipment	8,000	19,293	241.16%	1,732
R&M-Grounds	125,000	294,860	235.89%	26,245
R&M-Irrigation	40,500	206,726	510.43%	51,154
R&M-Sidewalks	15,616	148,797	952.85%	22,643
R&M-Signage	6,000	357	5.95%	-
R&M-Walls and Signage	32,500	43,324	133.30%	908
Holiday Decoration	10,000	12,251	122.51%	-
Misc-Hurricane Expense	-	384,410	0.00%	-
Misc-Taxes (Streetlights)	41,039	32,463	79.10%	-
Misc-Contingency	546,302	58,474	10.70%	47
Office Supplies	3,500	4,319	123.40%	950
Cleaning Services	6,600	6,600	100.00%	550
Op Supplies - General	5,000	632	12.64%	-
Op Supplies - Uniforms	600	881	146.83%	-
Supplies - Misc.	600	-	0.00%	-
Subscriptions and Memberships	6,000	1,474	24.57%	-
Conference and Seminars	1,000	-	0.00%	-
<b>Total Field</b>	<b>2,518,032</b>	<b>3,073,393</b>	<b>122.06%</b>	<b>312,609</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b>Common Area</b>				
R&M-General	30,000	95,005	316.68%	23,014
R&M-Boardwalks	700	-	0.00%	-
R&M-Brick Pavers	1,200	-	0.00%	-
R&M-Grounds	1,500	7,497	499.80%	-
R&M-Signage	1,400	-	0.00%	-
R&M-Walls and Signage	4,000	1,822	45.55%	-
Internet Services	7,391	8,562	115.84%	812
Park Improvements	129,362	42,011	32.48%	-
<b>Total Common Area</b>	<u>175,553</u>	<u>154,897</u>	<u>88.23%</u>	<u>23,826</u>
<b>TOTAL EXPENDITURES</b>	<b>3,334,853</b>	<b>3,934,931</b>	<b>117.99%</b>	<b>396,372</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(515,826)	0.00%	(390,181)
Net change in fund balance	\$ -	\$ (515,826)	0.00%	\$ (390,181)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>2,937,180</b>	<b>2,937,180</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,937,180</b>	<b>\$ 2,421,354</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 500	\$ 6,828	1365.60%	\$ 462
Special Assmnts- Tax Collector	59,877	59,877	100.00%	-
Special Assmnts- Discounts	(2,395)	(2,183)	91.15%	-
Gate Bar Code/Remotes	-	757	0.00%	42
<b>TOTAL REVENUES</b>	<b>57,982</b>	<b>65,279</b>	<b>112.58%</b>	<b>504</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	1,197	1,154	96.41%	-
Misc-Credit Card Fees	15	30	200.00%	2
<b>Total Administration</b>	<b>1,212</b>	<b>1,184</b>	<b>97.69%</b>	<b>2</b>
<b><u>Field</u></b>				
Communication - Teleph - Field	3,300	3,024	91.64%	262
Electricity - Streetlights	5,500	6,099	110.89%	475
Insurance - General Liability	2,714	2,276	83.86%	-
R&M-General	19,700	17,905	90.89%	2,309
R&M-Gate	5,794	10,632	183.50%	1,262
Reserve - Roadways	19,762	-	0.00%	-
<b>Total Field</b>	<b>56,770</b>	<b>39,936</b>	<b>70.35%</b>	<b>4,308</b>
<b>TOTAL EXPENDITURES</b>	<b>57,982</b>	<b>41,120</b>	<b>70.92%</b>	<b>4,310</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	24,159	0.00%	(3,806)
Net change in fund balance	\$ -	\$ 24,159	0.00%	\$ (3,806)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>393,492</b>	<b>393,492</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 393,492</b>	<b>\$ 417,651</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 150	\$ 101	67.33%	\$ 4
Special Assmnts- Tax Collector	26,744	26,744	100.00%	-
Special Assmnts- Discounts	(1,070)	(975)	91.12%	-
<b>TOTAL REVENUES</b>	<b>25,824</b>	<b>25,870</b>	<b>100.18%</b>	<b>4</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	535	515	96.26%	-
<b>Total Administration</b>	<b>535</b>	<b>515</b>	<b>96.26%</b>	<b>-</b>
<b><u>Field</u></b>				
R&M-Streetlights	25,000	24,212	96.85%	2,017
<b>Total Field</b>	<b>25,000</b>	<b>24,212</b>	<b>96.85%</b>	<b>2,017</b>
<b>TOTAL EXPENDITURES</b>	<b>25,535</b>	<b>24,727</b>	<b>96.84%</b>	<b>2,017</b>
Excess (deficiency) of revenues Over (under) expenditures	289	1,143	0.00%	(2,013)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	289	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>289</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 289	\$ 1,143	0.00%	\$ (2,013)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>3,340</b>	<b>3,340</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 3,629</b>	<b>\$ 4,483</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 80	\$ 26	32.50%	\$ -
Special Assmnts- Tax Collector	16,168	16,168	100.00%	-
Special Assmnts- Discounts	(647)	(589)	91.04%	-
Gate Bar Code/Remotes	-	277	0.00%	-
<b>TOTAL REVENUES</b>	<b>15,601</b>	<b>15,882</b>	<b>101.80%</b>	<b>-</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	323	312	96.59%	-
Misc-Credit Card Fees	4	11	275.00%	-
<b>Total Administration</b>	<b>327</b>	<b>323</b>	<b>98.78%</b>	<b>-</b>
<b><u>Field</u></b>				
Communication - Teleph - Field	1,980	1,980	100.00%	165
Insurance - General Liability	4,745	3,979	83.86%	-
R&M-General	1,500	-	0.00%	-
R&M-Gate	1,500	1,433	95.53%	850
R&M-Streetlights	300	375	125.00%	30
Reserve - Roadways	3,300	-	0.00%	-
<b>Total Field</b>	<b>13,325</b>	<b>7,767</b>	<b>58.29%</b>	<b>1,045</b>
<b>TOTAL EXPENDITURES</b>	<b>13,652</b>	<b>8,090</b>	<b>59.26%</b>	<b>1,045</b>
Excess (deficiency) of revenues				
Over (under) expenditures	1,949	7,792	0.00%	(1,045)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	1,949	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>1,949</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 1,949	\$ 7,792	0.00%	\$ (1,045)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>(1,910)</b>	<b>(1,910)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 39</b>	<b>\$ 5,882</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 150	\$ 1,072	714.67%	\$ 73
Special Assmnts- Tax Collector	6,052	6,052	100.00%	-
Special Assmnts- Discounts	(242)	(221)	91.32%	-
<b>TOTAL REVENUES</b>	<b>5,960</b>	<b>6,903</b>	<b>115.82%</b>	<b>73</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	121	117	96.69%	-
<b>Total Administration</b>	<b>121</b>	<b>117</b>	<b>96.69%</b>	<b>-</b>
<b><u>Field</u></b>				
R&M-General	5,000	-	0.00%	-
Reserve - Roadways	839	-	0.00%	-
<b>Total Field</b>	<b>5,839</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>5,960</b>	<b>117</b>	<b>1.96%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	6,786	0.00%	73
Net change in fund balance	\$ -	\$ 6,786	0.00%	\$ 73
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>62,616</b>	<b>62,616</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 62,616</b>	<b>\$ 69,402</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 700	\$ 3,385	483.57%	\$ 190
Special Assmnts- Tax Collector	440,316	440,316	100.00%	-
Special Assmnts- Discounts	(17,613)	(16,052)	91.14%	-
Other Miscellaneous Revenues	-	341	0.00%	-
Gate Bar Code/Remotes	-	3,084	0.00%	416
<b>TOTAL REVENUES</b>	<b>423,403</b>	<b>431,074</b>	<b>101.81%</b>	<b>606</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	48,435	8,487	17.52%	-
Misc-Credit Card Fees	80	136	170.00%	17
<b>Total Administration</b>	<b>48,515</b>	<b>8,623</b>	<b>17.77%</b>	<b>17</b>
<b><u>Field</u></b>				
Contracts-Security Services	240,978	258,181	107.14%	21,375
Contracts-Pest Control	240	240	100.00%	20
Communication - Teleph - Field	2,100	2,064	98.29%	177
Insurance - General Liability	1,885	1,581	83.87%	-
R&M-General	20,000	231,611	1158.06%	1,883
R&M-Gate	10,000	8,206	82.06%	682
R&M-Streetlights	68,712	68,973	100.38%	5,782
Reserve - Roadways	62,000	-	0.00%	-
<b>Total Field</b>	<b>405,915</b>	<b>570,856</b>	<b>140.63%</b>	<b>29,919</b>
<b>TOTAL EXPENDITURES</b>	<b>454,430</b>	<b>579,479</b>	<b>127.52%</b>	<b>29,936</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(31,027)	(148,405)	0.00%	(29,330)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(31,027)	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(31,027)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ (31,027)	\$ (148,405)	0.00%	\$ (29,330)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>161,590</b>	<b>161,590</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 130,563</b>	<b>\$ 13,185</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 200	\$ 1,096	548.00%	\$ 66
Special Assmnts- Tax Collector	19,237	19,237	100.00%	-
Special Assmnts- Discounts	(769)	(701)	91.16%	-
Gate Bar Code/Remotes	-	171	0.00%	-
<b>TOTAL REVENUES</b>	<b>18,668</b>	<b>19,803</b>	<b>106.08%</b>	<b>66</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	385	371	96.36%	-
Misc-Credit Card Fees	10	4	40.00%	-
<b>Total Administration</b>	<b>395</b>	<b>375</b>	<b>94.94%</b>	<b>-</b>
<b><u>Field</u></b>				
Communication - Teleph - Field	1,500	1,599	106.60%	131
Insurance - General Liability	386	324	83.94%	-
R&M-General	1,000	4,750	475.00%	-
R&M-Gate	3,792	4,727	124.66%	356
R&M-Streetlights	7,740	7,525	97.22%	645
Reserve - Roadways	3,855	-	0.00%	-
<b>Total Field</b>	<b>18,273</b>	<b>18,925</b>	<b>103.57%</b>	<b>1,132</b>
<b>TOTAL EXPENDITURES</b>	<b>18,668</b>	<b>19,300</b>	<b>103.39%</b>	<b>1,132</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	503	0.00%	(1,066)
Net change in fund balance	\$ -	\$ 503	0.00%	\$ (1,066)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>56,601</b>	<b>56,601</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 56,601</b>	<b>\$ 57,104</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,644	0.00%	\$ 100
Special Assmnts- Tax Collector	176,696	176,696	100.00%	-
Special Assmnts- Discounts	(7,068)	(6,442)	91.14%	-
<b>TOTAL REVENUES</b>	<b>169,628</b>	<b>171,898</b>	<b>101.34%</b>	<b>100</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	3,534	3,405	96.35%	-
<b>Total Administration</b>	<b>3,534</b>	<b>3,405</b>	<b>96.35%</b>	<b>-</b>
<b><u>Field</u></b>				
R&M-General	2,044	-	0.00%	-
R&M-Streetlights	144,348	138,498	95.95%	11,697
Reserve - Roadways	19,702	-	0.00%	-
<b>Total Field</b>	<b>166,094</b>	<b>138,498</b>	<b>83.39%</b>	<b>11,697</b>
<b>TOTAL EXPENDITURES</b>	<b>169,628</b>	<b>141,903</b>	<b>83.66%</b>	<b>11,697</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	29,995	0.00%	(11,597)
Net change in fund balance	\$ -	\$ 29,995	0.00%	\$ (11,597)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>85,162</b>	<b>85,162</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 85,162</b>	<b>\$ 115,157</b>		



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 90	\$ 452	502.22%	\$ 30
Special Assmnts- Tax Collector	7,778	7,778	100.00%	-
Special Assmnts- Discounts	(311)	(284)	91.32%	-
<b>TOTAL REVENUES</b>	<b>7,557</b>	<b>7,946</b>	<b>105.15%</b>	<b>30</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	156	150	96.15%	-
<b>Total Administration</b>	<b>156</b>	<b>150</b>	<b>96.15%</b>	<b>-</b>
<b><u>Field</u></b>				
R&M-Streetlights	4,999	6,647	132.97%	554
Reserve - Roadways	2,402	-	0.00%	-
<b>Total Field</b>	<b>7,401</b>	<b>6,647</b>	<b>89.81%</b>	<b>554</b>
<b>TOTAL EXPENDITURES</b>	<b>7,557</b>	<b>6,797</b>	<b>89.94%</b>	<b>554</b>
Excess (deficiency) of revenues Over (under) expenditures	-	1,149	0.00%	(524)
Net change in fund balance	\$ -	\$ 1,149	0.00%	\$ (524)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>25,915</b>	<b>25,915</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 25,915</b>	<b>\$ 27,064</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 500	\$ 4,912	982.40%	\$ 332
Special Assmnts- Tax Collector	27,287	27,287	100.00%	-
Special Assmnts- Discounts	(1,091)	(995)	91.20%	-
Gate Bar Code/Remotes	-	517	0.00%	166
<b>TOTAL REVENUES</b>	<b>26,696</b>	<b>31,721</b>	<b>118.82%</b>	<b>498</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	546	526	96.34%	-
Misc-Credit Card Fees	10	20	200.00%	6
<b>Total Administration</b>	<b>556</b>	<b>546</b>	<b>98.20%</b>	<b>6</b>
<b><u>Field</u></b>				
Insurance - General Liability	747	626	83.80%	-
R&M-General	4,543	6,720	147.92%	1,625
R&M-Drainage	2,625	-	0.00%	-
R&M-Gate	5,000	14,587	291.74%	524
Internet Services	1,800	1,382	76.78%	127
Reserve - Roadways	11,425	-	0.00%	-
<b>Total Field</b>	<b>26,140</b>	<b>23,315</b>	<b>89.19%</b>	<b>2,276</b>
<b>TOTAL EXPENDITURES</b>	<b>26,696</b>	<b>23,861</b>	<b>89.38%</b>	<b>2,282</b>
Excess (deficiency) of revenues Over (under) expenditures	-	7,860	0.00%	(1,784)
Net change in fund balance	\$ -	\$ 7,860	0.00%	\$ (1,784)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>282,652</b>	<b>282,652</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 282,652</b>	<b>\$ 290,512</b>		

**Westchase  
Community Development District**

**Supporting Schedules**

**September 30, 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
<b>TOTAL</b>	<b>\$ 3,965,359</b>	<b>\$ 153,093</b>	<b>\$ 80,926</b>	<b>\$ 4,199,378</b>	<b>\$ 3,419,223</b>	<b>\$ 59,877</b>	<b>\$ 26,744</b>	<b>\$ 16,168</b>
% COLLECTED					100%	100%	100%	100%
<b>TOTAL O/S</b>					-	-	-	-

\*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
<b>TOTAL</b>	<b>\$ 6,052</b>	<b>\$ 440,316</b>	<b>\$ 19,237</b>	<b>\$ 176,696</b>	<b>\$ 7,778</b>	<b>\$ 27,287</b>
% COLLECTED	100%	100%	100%	100%	100%	100%
<b>TOTAL O/S</b>	-	-	-	-	-	-

\*Tax Certificate Sale

**WESTCHASE**  
**Community Development District**

**Payment Register by Bank Account**

For the Period from 9/1/25 to 9/30/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>TRUIST BANK - (ACCT#XXXXX7521)</b>							
<b>ACH #100327</b>							
09/23/25	Vendor	INFRAMARK LLC	158184	SEPTEMBER 2025 MGMT SVCS	ProfServ-Mgmt Consulting	001-531027-51201	\$10,723.58
09/23/25	Vendor	INFRAMARK LLC	157226	July Mail Notices and Postage	Postage and Freight (Mail Notices)	001-541006-51301	\$6,143.86
09/23/25	Vendor	INFRAMARK LLC	157226	July Mail Notices and Postage	Postage and Freight	001-541006-51301	\$0.69
<b>ACH Total</b>							<b>\$16,868.13</b>
<b>CHECK # 14685</b>							
09/10/25	Vendor	A & B AQUATICS	202620528818-7	Sept 2025 Aquatic Maintenance	Contracts-Lake and Wetland	001-534021-53801	\$9,833.33
<b>Check Total</b>							<b>\$9,833.33</b>
<b>CHECK # 14686</b>							
09/10/25	Vendor	BURGESS HEATING & AIR INC	67937590	8/19/25 office AC unit repair	R&M-EQUIPMENT - office AC unit repair	001-546022-53901	\$427.50
<b>Check Total</b>							<b>\$427.50</b>
<b>CHECK # 14687</b>							
09/10/25	Vendor	FOUNTAIN DESIGN GROUP INC	37000A	AUG-OCTOBER quarterly fountain cleaning	Contracts-Fountain	001-534023-53801	\$265.00
<b>Check Total</b>							<b>\$265.00</b>
<b>CHECK # 14688</b>							
09/10/25	Vendor	HUGHES EXTERMINATORS INC	63357097	08/28/2025 Pest control	08/28/25 Pest control	001-534125-53901	\$50.00
<b>Check Total</b>							<b>\$50.00</b>
<b>CHECK # 14689</b>							
09/10/25	Vendor	MO'ZART DESIGNS	25-8986	Stonebridge - 10 Gate clickers	R&M-Gate	103-546034-53901	\$485.70
<b>Check Total</b>							<b>\$485.70</b>
<b>CHECK # 14690</b>							
09/10/25	Vendor	PALMDALE OIL COMPANY, INC	SI-89627	FUEL ACCOUNT #80180172	Fuel, Gasoline and Oil	001-540004-53901	\$1,230.72
<b>Check Total</b>							<b>\$1,230.72</b>
<b>CHECK # 14691</b>							
09/10/25	Vendor	PANTHER POOLS	2484	POOL SERVICE - MONTAGUE ST/BROMPTON DR	pump motor replacement - Actuating fountain	001-546032-53801	\$926.72
09/10/25	Vendor	PANTHER POOLS	2489	POOL SERVICE - 9998 NEW PARKE RD	fountain chemicals - New Parke	001-534023-53801	\$75.67
<b>Check Total</b>							<b>\$1,002.39</b>
<b>CHECK # 14692</b>							
09/10/25	Vendor	PETE'S TREE & CRANE	1308	09/03/25 Tree Trimming - Shires	R&M-Grounds	001-546037-53901	\$3,000.00
09/10/25	Vendor	PETE'S TREE & CRANE	1307	AUGUST 2025 Common are tree removal and cutback	TRIM & REMOVE TREES; common area	001-546037-53901	\$3,000.00
09/10/25	Vendor	PETE'S TREE & CRANE	1306	AUGUST 2025-Removal of dead trees common areas	TRIM & REMOVE TREES; - common area	001-546037-53901	\$3,000.00
<b>Check Total</b>							<b>\$9,000.00</b>
<b>CHECK # 14693</b>							
09/10/25	Vendor	QUALITY MOWERS LLC	698517	JULY 25 - Chains for various tools	chains for various tools	001-546022-53901	\$290.64
09/10/25	Vendor	QUALITY MOWERS LLC	699503	SEPT 25 - Pole saw repair	pole saw repair	001-546022-53901	\$173.31
<b>Check Total</b>							<b>\$463.95</b>
<b>CHECK # 14694</b>							
09/10/25	Vendor	QUALITY POWER	703266	AUGUST 2025 - New hedge trimmer attachment	New hedge trimmer attachment	001-546022-53901	\$342.00
<b>Check Total</b>							<b>\$342.00</b>
<b>CHECK # 14695</b>							
09/10/25	Vendor	REDTREE LANDSCAPE SYSTEMS, LLC	31165	Sept 2025 Monthly Landscape	Contracts-Landscape	001-534050-53901	\$63,166.66
09/10/25	Vendor	REDTREE LANDSCAPE SYSTEMS, LLC	31134	7/28/25 Irrig Rpr- Controller 8 new Hunter ACC	R&M-Irrigation	001-546041-53901	\$9,498.72

# WESTCHASE

## Community Development District

### Payment Register by Bank Account

For the Period from 9/1/25 to 9/30/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
09/10/25	Vendor	REDTREE LANDSCAPE SYSTEMS, LLC	31135	8/28/25 Controller 6 replace with ACC2 with communications	R&M-Irrigation	001-546041-53901	\$4,747.04
09/10/25	Vendor	REDTREE LANDSCAPE SYSTEMS, LLC	31136	8/28/25 Irrig Rpr-controller 11 new Hunter ICC2	R&M-Irrigation	001-546041-53901	\$3,058.38
09/10/25	Vendor	REDTREE LANDSCAPE SYSTEMS, LLC	31300	8/8/25 Montague, broken valve	IRRIG RPRS - Montague, broken valve	001-546041-53901	\$390.00
<b>Check Total</b>							<b>\$80,860.80</b>
<b>CHECK # 14696</b>							
09/10/25	Vendor	TKOT ENTERPRISES, LLC	231691	Sept 2025 Cleaning Services	CLEANING SRVCS-SHOP/OFFICE/PARKS \$550	001-551008-53901	\$550.00
09/10/25	Vendor	TKOT ENTERPRISES, LLC	231691	Sept 2025 Cleaning Services	CLEANING SRVCS-GREENS GUARD SHACK \$100	102-546001-53901	\$100.00
09/10/25	Vendor	TKOT ENTERPRISES, LLC	231691	Sept 2025 Cleaning Services	SEPT CLEANING-PARKS RESTROOMS \$995	001-546001-57208	\$995.00
<b>Check Total</b>							<b>\$1,645.00</b>
<b>CHECK # 14697</b>							
09/11/25	Vendor	C&K PAVING CONTRACTORS, LLC	11751	MONTAGUE sidewalk rplcmnt 2654 Cypress Ridge Blvd, Wesley Chapel	PAVING CONTRACTORS - Montague & WESTCHASE sidewalk	001-546084-53901	\$83,161.45
<b>Check Total</b>							<b>\$83,161.45</b>
<b>CHECK # 14698</b>							
09/17/25	Vendor	ARETE INDUSTRIES	SO22197 DEPOSIT	DEPOSIT-Sheldon/Linebaugh monument sign deposit	SIGNAGE - Sheldon/Linebaugh monument sign deposit	001-546106-53901	\$11,192.00
<b>Check Total</b>							<b>\$11,192.00</b>
<b>CHECK # 14699</b>							
09/17/25	Vendor	SECURITAS SECURITY	12282286	AUG 2025 GREENS SECURITY	Contracts-Security Services	102-534037-53901	\$21,957.08
<b>Check Total</b>							<b>\$21,957.08</b>
<b>CHECK # 14700</b>							
09/29/25	Vendor	BUSINESS OBSERVER, INC.	25-02611H	FY26 Meeting, Wkshp Calendar published	LEGAL ADVERTISING	001-548002-51301	\$85.31
<b>Check Total</b>							<b>\$85.31</b>
<b>CHECK # 14701</b>							
09/29/25	Vendor	VERITEXT, LLC	8608991	8/5/25 Mtg Transcription	PROFSERV-RECORDING SECRETARY	001-531036-51301	\$1,590.00
09/29/25	Vendor	VERITEXT, LLC	8617749	8/19/25 Mtg Transcription	ProfServ-Recording Secretary	001-531036-51301	\$1,867.50
<b>Check Total</b>							<b>\$3,457.50</b>
<b>CHECK # 14702</b>							
09/29/25	Vendor	FLORIDA JETCLEAN INC	16034	8/13-8/18/25 storm drains cleanout	STORM PIPE CLEANOUT Glenclyff Park	001-546019-53801	\$2,000.00
09/29/25	Vendor	FLORIDA JETCLEAN INC	16034	8/13-8/18/25 storm drains cleanout	storm drain cleanout - Harbor Links	002-546001-53901	\$2,000.00
09/29/25	Vendor	FLORIDA JETCLEAN INC	16034	8/13-8/18/25 storm drains cleanout	storm drain cleanout - Greens	102-546001-53901	\$1,500.00
09/29/25	Vendor	FLORIDA JETCLEAN INC	16034	8/13-8/18/25 storm drains cleanout	storm drain clean out - Vineyards	106-546001-53901	\$1,625.00
<b>Check Total</b>							<b>\$7,125.00</b>
<b>ACH #300080</b>							
09/08/25	Vendor	BOCC - ACH WATER	081525-0000	07/11/25-08/11/25 Water/Reclaimed Water	WATER/RECLAIMED WATER-GREENS	002-546001-53901	\$44.08
09/08/25	Vendor	BOCC - ACH WATER	081525-0000	07/11/25-08/11/25 Water/Reclaimed Water	WATER/RECLAIMED WATER-GENERAL	001-543001-53901	\$710.04
09/08/25	Vendor	BOCC - ACH WATER	081525-0000	07/11/25-08/11/25 Water/Reclaimed Water	WATER/RECLAIMED WATER	001-543028-53901	\$1,266.63
<b>ACH Total</b>							<b>\$2,020.75</b>
<b>ACH #300081</b>							
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	Costco fuel - Dave	001-540004-53901	\$86.19
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	paint and keys	001-546022-53901	\$81.95
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	Costco fuel - Dave	001-540004-53901	\$77.29
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	truck - oil for oil change	001-546022-53901	\$67.96
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	various office supplies	001-551002-53901	\$199.06
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	HL light bulbs	002-546001-53901	\$270.00
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	Dave's truck - routine service	001-546022-53901	\$365.52
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	sod for 7-11 pond	001-546037-53901	\$270.00

# WESTCHASE

## Community Development District

### Payment Register by Bank Account

For the Period from 9/1/25 to 9/30/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	Costco fuel - Dave	001-540004-53901	\$75.92
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	Diesel	001-540004-53901	\$35.93
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	Non Ethanol	001-540004-53901	\$35.18
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	grappling hook	001-546022-53901	\$19.99
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	ice maker cleaning supplies	001-546022-53901	\$68.53
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	DKS Cellular - Stonebridge	103-546034-53901	\$55.95
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	DKS Cellular - Peabody	002-546034-53901	\$43.95
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	IONOS	001-551002-53901	\$178.62
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	mesh wall hanging file organizer	001-551002-53901	\$23.99
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	Guard House supplies - Amazon	102-546034-53901	\$84.80
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	2nd hanging mesh wall file	001-551002-53901	\$33.96
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	password book	001-551002-53901	\$6.46
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	hand soap dispensers - parks	001-546001-57208	\$119.08
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	equipment	001-546022-53901	\$807.60
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	Kelley Backhoe	001-546022-53901	\$436.95
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	office desk name plate	001-551002-53901	\$12.88
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	Warning signs for gate exit - Amazon	102-546034-53901	\$47.76
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	Dropbox plus subscription	001-551002-53901	\$119.88
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	DKS Cellular - Radcliffe	002-546034-53901	\$55.95
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	DKS Cellular - Vineyards	106-546034-53901	\$55.95
09/12/25	Vendor	TRUIST BANK - ACH	071725-1809 ACH	06/18/25-07/17/25 TRUIST CC purchases	Desk name plates	001-551002-53901	\$106.39
<b>ACH Total</b>							<b>\$3,843.69</b>
<b>ACH #300082</b>							
09/12/25	Vendor	TECO (ACH)	082225-6007 ACH	07/19/25-08/18/25 8934 Promise Dr, Well	Utility - General	001-543001-53901	\$20.03
<b>ACH Total</b>							<b>\$20.03</b>
<b>ACH #300083</b>							
09/12/25	Vendor	TECO (ACH)	082525-0531 ACH	07/22/25-08/19/25 9840 W LINEBAUGH AVE	Utility - General	001-543001-53901	\$21.54
<b>ACH Total</b>							<b>\$21.54</b>
<b>ACH #300084</b>							
09/12/25	Vendor	TECO (ACH)	090425-0710 ACH	07/22/25-08/19/25 TECO ELECTRIC	SVS 07/22/25-08/19/25 -ELECTRIC UTILITY	001-543001-53901	\$2,365.92
09/12/25	Vendor	TECO (ACH)	090425-0710 ACH	07/22/25-08/19/25 TECO ELECTRIC	SVS 07/22/25-08/19/25 -ELECTRIC UTILITIES-HARBOR LINKS	002-543013-53901	\$474.76
09/12/25	Vendor	TECO (ACH)	090425-0710 ACH	07/22/25-08/19/25 TECO ELECTRIC	SVS 07/22/25-08/19/25 -ELECTRIC UTILITIES-SEVILLE	004-546095-53901	\$30.38
09/12/25	Vendor	TECO (ACH)	090425-0710 ACH	07/22/25-08/19/25 TECO ELECTRIC	SVS 07/22/25-08/19/25 -ELECTRIC UTILITIES-ENCLAVE	003-546095-53901	\$2,016.66
09/12/25	Vendor	TECO (ACH)	090425-0710 ACH	07/22/25-08/19/25 TECO ELECTRIC	SVS 07/22/25-08/19/25 -ELECTRIC UTILITIES-STNBRIDGE	102-546095-53901	\$5,782.25
09/12/25	Vendor	TECO (ACH)	090425-0710 ACH	07/22/25-08/19/25 TECO ELECTRIC	SVS 07/22/25-08/19/25 ELECTRIC UTILITIES-Stonebridge	103-546095-53901	\$645.16
09/12/25	Vendor	TECO (ACH)	090425-0710 ACH	07/22/25-08/19/25 TECO ELECTRIC	SVS 07/22/25-08/19/25 ELECTRIC UTILITIES-WEST PARK	104-546095-53901	\$11,696.59
09/12/25	Vendor	TECO (ACH)	090425-0710 ACH	07/22/25-08/19/25 TECO ELECTRIC	SVS 07/22/25-08/19/25 ELECTRIC UTILITIES-001	001-543001-53901	\$141.31
09/12/25	Vendor	TECO (ACH)	090425-0710 ACH	07/22/25-08/19/25 TECO ELECTRIC	SVS 07/22/25-08/19/25- ELECTRIC UTILITIES-WEST PARK	105-546095-53901	\$553.69
<b>ACH Total</b>							<b>\$23,706.72</b>
<b>ACH #300085</b>							
09/12/25	Vendor	CHARTER COMMUNICATIONS - ACH	168980001082125	08/30/25-09/29/25 168980001	GREENS - LOCATION 10	102-541005-53901	\$177.00
09/12/25	Vendor	CHARTER COMMUNICATIONS - ACH	168980001082125	08/30/25-09/29/25 168980001	BAYBRIDGE-10020 Bridgeton Dr Gate - LOCATION 1	001-549031-57208	\$214.00
09/12/25	Vendor	CHARTER COMMUNICATIONS - ACH	168980001082125	08/30/25-09/29/25 168980001	SAVILLE ROWE GATE - LOCATION 8	004-541005-53901	\$164.98
09/12/25	Vendor	CHARTER COMMUNICATIONS - ACH	168980001082125	08/30/25-09/29/25 168980001	GLENCLIFF GATE - LOCATION 2	001-549031-57208	\$214.00
09/12/25	Vendor	CHARTER COMMUNICATIONS - ACH	168980001082125	08/30/25-09/29/25 168980001	HARBOR LINKS-RADCLIFF - LOCATION 6	002-541005-53901	\$131.00
09/12/25	Vendor	CHARTER COMMUNICATIONS - ACH	168980001082125	08/30/25-09/29/25 168980001	OFFICE 9515 W LINEBAUGH AVE - LOCATION 3	001-541005-53901	\$199.99
09/12/25	Vendor	CHARTER COMMUNICATIONS - ACH	168980001082125	08/30/25-09/29/25 168980001	STONBRIDGE GATES - LOCATION 9	103-541005-53901	\$131.00





Fund	Check#	Invoice #	Url
001	100327	158184	
001	100327	157226	
001	14685	202620528818-7	
001	14686	67937590	
001	14687	37000A	
001	14688	63357097	
102	14689	25-8986	
001	14690	SI-89627	
001	14691	2484	
001	14691	2489	
001	14692	1308	
001	14692	1307	
001	14692	1306	
001	14693	698517	
001	14693	699503	
001	14694	703266	
800	14695	31165	
800	14695	31134	
800	14695	31135	
800	14695	31136	
800	14695	31300	
800	14696	231691	
001	14697	11751	
001	14698	SO22197 DEPOSIT	
102	14699	12282286	
001	14700	25-02611H	
001	14701	8608991	
001	14701	8617749	
001	14702	16034	
001	300080	081525-0000	
800	300081	071725-1809 ACH	
001	300082	082225-6007 ACH	
001	300083	082525-0531 ACH	
001	300084	090425-0710 ACH	
002	300085	168980001082125	
800	300091	UNIQ-092525-ACH	
001	DD7806	1740	
800	DD7808	UBIQ-090925-ACH	
001	DD7809	090525-6845	
001	DD7810	6121750526	
800	DD7811	081725-1809 ACH	



## ACPLM, Inc. – Change Order #1

Asphalt & Concrete Parking Lot Maintenance  
P.O. Box 6412  
Sun City Center, FL 33571  
Ph. – 813 633-0548  
Fax – 813 634-2686

October 9, 2025

Contact

Jerry Whited  
Phone: 813-361-1466  
jwhited@bdiengineers.com

Customer

BDI, Inc.  
536 4th Ave. S, Unit 4  
St. Petersburg FL. 33701

Job

Westchase CDD Sturbridge  
9515 West Linebaugh  
Tampa, FL 33626

ACPLM, Inc. Proposal #17918125

Scope of work:

1. Secure work area for the safety of the crew and the public using barricades and/or cones.
2. Grind additional concrete raised sidewalk areas totaling approximately 161 linear feet.
3. Demo concrete sidewalk and remove areas totaling approximately 2,295 square feet.
4. Haul debris from site.
5. Prep area, set forms and pour additional sections of 6" concrete sidewalk totaling approximately 2,295 square feet using 3,000 PSI concrete..
6. Apply a broom finish and apply control joints as required.

Original Contract Amount \$145,975.00

Sum of Previous Charges \$ .00

This Change Order Amount \$51,584.00

Present Agreement Amount \$197,559.00

ACPLM, Inc. Authorized Signature Joel Samon

Joel Samon  
813 335-4445 jsamon@acplm.net  
64

Please advise if there are any questions or if the information is incorrect. Please sign and return to ACPLM, Inc.

Customer's Signature \_\_\_\_\_

Date of Acceptance \_\_\_\_\_



Office: 813.633.0548  
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,  
Tampa, FL 33619



Erin McCormick | Law, PA

**Erin McCormick, Esq.**

October 28, 2025

Westchase Community Development District  
Board of Supervisors  
c/o Mark Vega, District Manager  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

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 \$440.00. 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.



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

October 28, 2025

Erin McCormick, Esq.

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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 100D, 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 \_\_\_\_\_, 2025.

By: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

By: Matthew Lewis, Chair, Board of Supervisors

**RESOLUTION 2026-01**

**A BUDGET AMENDMENT AMENDING THE WESTCHASE  
COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND  
BUDGET FOR FISCAL YEAR 2025**

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the “Board”, of Westchase Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2025, and

**WHEREAS**, the Board desires to *reallocate* funds budgeted to reappropriate General Funds approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WESTCHASE COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective on this 4<sup>th</sup> day of November 2025 and be reflected in the monthly and Fiscal Year End 9/30/2025 Financial Statements and Audit Report of the District.

**Westchase      Community      Development  
District**

By: \_\_\_\_\_

Chairman

Attest:

By: \_\_\_\_\_  
Secretary

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 26,000	\$ -	\$ 26,000	\$ 75,695	\$ 49,695
Interest - Tax Collector	1,500	-	1,500	6,434	4,934
Lease Revenue	20,899	-	20,899	20,899	-
Special Assmnts- Tax Collector	3,419,223	-	3,419,223	3,419,223	-
Special Assmnts- Discounts	(136,769)	-	(136,769)	(124,652)	12,117
Other Miscellaneous Revenues	-	-	-	2,775	2,775
Pavilion Rental	4,000	-	4,000	18,122	14,122
Insurance Reimbursements	-	-	-	611	611
<b>TOTAL REVENUES</b>	<b>3,334,853</b>	<b>-</b>	<b>3,334,853</b>	<b>3,419,107</b>	<b>84,254</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
P/R-Board of Supervisors	19,000	-	19,000	18,000	1,000
FICA Taxes	1,454	-	1,454	1,377	77
ProfServ-Engineering	53,500	70,000	123,500	115,980	7,520
ProfServ-Legal Services	105,000	-	105,000	91,465	13,535
ProfServ-Mgmt Consulting	128,683	550	129,233	129,233	-
ProfServ-Recording Secretary	11,000	10,000	21,000	20,600	400
Auditing Services	7,800	-	7,800	7,800	-
Postage and Freight	600	6,000	6,600	6,289	311
Insurance - General Liability	62,116	-	62,116	52,082	10,034
Printing and Binding	300	-	300	-	300
Legal Advertising	6,500	-	6,500	2,634	3,866
Misc-Assessment Collection Cost	68,385	-	68,385	65,890	2,495
Misc-Credit Card Fees	750	-	750	755	(5)
Misc-Contingency	1,600	6,000	7,600	7,301	299
Office Supplies	25	-	25	120	(95)
Annual District Filing Fee	175	-	175	225	(50)
<b>Total Administration</b>	<b>466,888</b>	<b>92,550</b>	<b>559,438</b>	<b>519,751</b>	<b>39,687</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>					
Contracts-Lake and Wetland	118,000	-	118,000	118,000	-
Contracts-Fountain	8,820	-	8,820	8,420	400
R&M-Aquascaping	15,000	-	15,000	-	15,000
R&M-Drainage	26,560	30,000	56,560	55,800	760
R&M-Fountain	6,000	-	6,000	4,670	1,330
<b>Total Flood Control/Stormwater Mgmt</b>	<b>174,380</b>	<b>30,000</b>	<b>204,380</b>	<b>186,890</b>	<b>17,490</b>



**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>Field</b>					
Payroll-Salaries	258,765	-	258,765	265,094	(6,329)
Payroll-Benefits	130,000	-	130,000	103,060	26,940
Payroll - Overtime	32,000	-	32,000	34,458	(2,458)
Payroll - Bonus	35,883	-	35,883	47,000	(11,117)
FICA Taxes	33,959	-	33,959	38,256	(4,297)
ProfServ-Landscape Architect	25,000	-	25,000	9,993	15,007
Contracts-Police	160,000	15,000	175,000	174,635	365
Contracts-Other Services	19,560	-	19,560	19,560	-
Contracts-Landscape	557,208	200,000	757,208	755,725	1,483
Contracts-Mulch	147,592	-	147,592	75,000	72,592
Contracts-Plant Replacement	74,515	-	74,515	32,706	41,809
Contracts-Road Cleaning	9,843	-	9,843	7,196	2,647
Contracts-Trees & Trimming	72,000	30,000	102,000	101,460	540
Contracts-Security Alarms	671	-	671	641	30
Contracts-Pest Control	576	-	576	780	(204)
Fuel, Gasoline and Oil	13,000	-	13,000	15,330	(2,330)
Communication - Teleph - Field	5,000	-	5,000	6,578	(1,578)
Utility - General	35,000	-	35,000	38,085	(3,085)
Utility - Reclaimed Water	10,000	-	10,000	10,024	(24)
Insurance - General Liability	6,703	70,000	76,703	73,765	2,938
R&M-General	42,500	-	42,500	49,186	(6,686)
R&M-Equipment	8,000	-	8,000	19,293	(11,293)
R&M-Grounds	125,000	170,000	295,000	294,860	140
R&M-Irrigation	40,500	170,000	210,500	206,726	3,774
R&M-Sidewalks	15,616	135,000	150,616	148,797	1,819
R&M-Signage	6,000	-	6,000	357	5,643
R&M-Walls and Signage	32,500	-	32,500	43,324	(10,824)
Holiday Decoration	10,000	-	10,000	12,251	(2,251)
Misc-Hurricane Expense	-	-	-	384,410	(384,410)
Misc-Taxes (Streetlights)	41,039	-	41,039	32,463	8,576
Misc-Contingency	546,302	-	546,302	58,474	487,828
Office Supplies	3,500	-	3,500	4,319	(819)
Cleaning Services	6,600	-	6,600	6,600	-
Op Supplies - General	5,000	-	5,000	632	4,368
Op Supplies - Uniforms	600	-	600	881	(281)
Supplies - Misc.	600	-	600	-	600
Subscriptions and Memberships	6,000	-	6,000	1,474	4,526
Conference and Seminars	1,000	-	1,000	-	1,000
<b>Total Field</b>	<b>2,518,032</b>	<b>790,000</b>	<b>3,308,032</b>	<b>3,073,393</b>	<b>234,639</b>

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>Common Area</u></b>					
R&M-General	30,000	70,000	100,000	95,005	4,995
R&M-Boardwalks	700	-	700	-	700
R&M-Brick Pavers	1,200	-	1,200	-	1,200
R&M-Grounds	1,500	6,000	7,500	7,497	3
R&M-Signage	1,400	-	1,400	-	1,400
R&M-Walls and Signage	4,000	-	4,000	1,822	2,178
Internet Services	7,391	-	7,391	8,562	(1,171)
Park Improvements	129,362	150,000	279,362	42,011	237,351
<b>Total Common Area</b>	<b>175,553</b>	<b>226,000</b>	<b>401,553</b>	<b>154,897</b>	<b>246,656</b>
<b>TOTAL EXPENDITURES</b>	<b>3,334,853</b>	<b>1,138,550</b>	<b>4,473,403</b>	<b>3,934,931</b>	<b>538,472</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,138,550)	(1,138,550)	(515,824)	622,726
Net change in fund balance	-	(1,138,550)	(1,138,550)	(515,824)	622,726
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>2,937,180</b>	<b>-</b>	<b>2,937,180</b>	<b>2,937,180</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,937,180</b>	<b>\$ (1,138,550)</b>	<b>\$ 1,798,630</b>	<b>\$ 2,421,356</b>	<b>\$ 622,726</b>

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 500	\$ -	\$ 500	\$ 6,826	\$ 6,326
Special Assmnts- Tax Collector	59,877	-	59,877	59,877	-
Special Assmnts- Discounts	(2,395)	-	(2,395)	(2,183)	212
Gate Bar Code/Remotes	-	-	-	757	757
<b>TOTAL REVENUES</b>	<b>57,982</b>	<b>-</b>	<b>57,982</b>	<b>65,277</b>	<b>7,295</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	1,197	-	1,197	1,154	43
Misc-Credit Card Fees	15	-	15	30	(15)
<b>Total Administration</b>	<b>1,212</b>	<b>-</b>	<b>1,212</b>	<b>1,184</b>	<b>28</b>
<b><u>Field</u></b>					
Communication - Teleph - Field	3,300	-	3,300	3,024	276
Electricity - Streetlights	5,500	-	5,500	6,099	(599)
Insurance - General Liability	2,714	-	2,714	2,276	438
R&M-General	19,700	-	19,700	17,905	1,795
R&M-Gate	5,794	-	5,794	10,632	(4,838)
Reserve - Roadways	19,762	-	19,762	-	19,762
<b>Total Field</b>	<b>56,770</b>	<b>-</b>	<b>56,770</b>	<b>39,936</b>	<b>16,834</b>
<b>TOTAL EXPENDITURES</b>	<b>57,982</b>	<b>-</b>	<b>57,982</b>	<b>41,120</b>	<b>16,862</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	24,157	24,157
Net change in fund balance	-	-	-	24,157	24,157
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>393,492</b>	<b>-</b>	<b>393,492</b>	<b>393,492</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 393,492</b>	<b>\$ -</b>	<b>\$ 393,492</b>	<b>\$ 417,649</b>	<b>\$ 24,157</b>

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 150	\$ -	\$ 150	\$ 102	\$ (48)
Special Assmnts- Tax Collector	26,744	-	26,744	26,744	-
Special Assmnts- Discounts	(1,070)	-	(1,070)	(975)	95
<b>TOTAL REVENUES</b>	<b>25,824</b>	<b>-</b>	<b>25,824</b>	<b>25,871</b>	<b>47</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	535	-	535	515	20
<b>Total Administration</b>	<b>535</b>	<b>-</b>	<b>535</b>	<b>515</b>	<b>20</b>
<b><u>Field</u></b>					
R&M-Streetlights	25,000	-	25,000	24,212	788
<b>Total Field</b>	<b>25,000</b>	<b>-</b>	<b>25,000</b>	<b>24,212</b>	<b>788</b>
<b>TOTAL EXPENDITURES</b>	<b>25,535</b>	<b>-</b>	<b>25,535</b>	<b>24,727</b>	<b>808</b>
Excess (deficiency) of revenues					
Over (under) expenditures	289	-	289	1,144	855
Net change in fund balance	289	-	289	1,144	855
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>3,340</b>	<b>-</b>	<b>3,340</b>	<b>3,340</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 3,629</b>	<b>\$ -</b>	<b>\$ 3,629</b>	<b>\$ 4,484</b>	<b>\$ 855</b>

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 80	\$ -	\$ 80	\$ 25	\$ (55)
Special Assmnts- Tax Collector	16,168	-	16,168	16,168	-
Special Assmnts- Discounts	(647)	-	(647)	(589)	58
Gate Bar Code/Remotes	-	-	-	277	277
<b>TOTAL REVENUES</b>	<b>15,601</b>	<b>-</b>	<b>15,601</b>	<b>15,881</b>	<b>280</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	323	-	323	312	11
Misc-Credit Card Fees	4	-	4	11	(7)
<b>Total Administration</b>	<b>327</b>	<b>-</b>	<b>327</b>	<b>323</b>	<b>4</b>
<b><u>Field</u></b>					
Communication - Teleph - Field	1,980	-	1,980	1,980	-
Insurance - General Liability	4,745	-	4,745	3,979	766
R&M-General	1,500	-	1,500	-	1,500
R&M-Gate	1,500	-	1,500	1,433	67
R&M-Streetlights	300	-	300	375	(75)
Reserve - Roadways	3,300	-	3,300	-	3,300
<b>Total Field</b>	<b>13,325</b>	<b>-</b>	<b>13,325</b>	<b>7,767</b>	<b>5,558</b>
<b>TOTAL EXPENDITURES</b>	<b>13,652</b>	<b>-</b>	<b>13,652</b>	<b>8,090</b>	<b>5,562</b>
Excess (deficiency) of revenues Over (under) expenditures	1,949	-	1,949	7,791	5,842
Net change in fund balance	1,949	-	1,949	7,791	5,842
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>(1,910)</b>	<b>-</b>	<b>(1,910)</b>	<b>(1,910)</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 39</b>	<b>\$ -</b>	<b>\$ 39</b>	<b>\$ 5,881</b>	<b>\$ 5,842</b>

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 150	\$ -	\$ 150	\$ 1,072	\$ 922
Special Assmnts- Tax Collector	6,052	-	6,052	6,052	-
Special Assmnts- Discounts	(242)	-	(242)	(221)	21
<b>TOTAL REVENUES</b>	<b>5,960</b>	<b>-</b>	<b>5,960</b>	<b>6,903</b>	<b>943</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	121	-	121	117	4
<b>Total Administration</b>	<b>121</b>	<b>-</b>	<b>121</b>	<b>117</b>	<b>4</b>
<b><u>Field</u></b>					
R&M-General	5,000	-	5,000	-	5,000
Reserve - Roadways	839	-	839	-	839
<b>Total Field</b>	<b>5,839</b>	<b>-</b>	<b>5,839</b>	<b>-</b>	<b>5,839</b>
<b>TOTAL EXPENDITURES</b>	<b>5,960</b>	<b>-</b>	<b>5,960</b>	<b>117</b>	<b>5,843</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	6,786	6,786
Net change in fund balance	-	-	-	6,786	6,786
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>62,616</b>	<b>-</b>	<b>62,616</b>	<b>62,616</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 62,616</b>	<b>\$ -</b>	<b>\$ 62,616</b>	<b>\$ 69,402</b>	<b>\$ 6,786</b>

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 700	\$ -	\$ 700	\$ 3,385	\$ 2,685
Special Assmnts- Tax Collector	440,316	-	440,316	440,316	-
Special Assmnts- Discounts	(17,613)	-	(17,613)	(16,052)	1,561
Other Miscellaneous Revenues	-	-	-	341	341
Gate Bar Code/Remotes	-	-	-	3,084	3,084
<b>TOTAL REVENUES</b>	<b>423,403</b>	<b>-</b>	<b>423,403</b>	<b>431,074</b>	<b>7,671</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	48,435	-	48,435	8,487	39,948
Misc-Credit Card Fees	80	-	80	136	(56)
<b>Total Administration</b>	<b>48,515</b>	<b>-</b>	<b>48,515</b>	<b>8,623</b>	<b>39,892</b>
<b><u>Field</u></b>					
Contracts-Security Services	240,978	20,000	260,978	258,181	2,797
Contracts-Pest Control	240	-	240	240	-
Communication - Teleph - Field	2,100	-	2,100	2,064	36
Insurance - General Liability	1,885	-	1,885	1,581	304
R&M-General	20,000	220,000	240,000	231,611	8,389
R&M-Gate	10,000	-	10,000	8,206	1,794
R&M-Streetlights	68,712	-	68,712	68,973	(261)
Reserve - Roadways	62,000	-	62,000	-	62,000
<b>Total Field</b>	<b>405,915</b>	<b>240,000</b>	<b>645,915</b>	<b>570,856</b>	<b>75,059</b>
<b>TOTAL EXPENDITURES</b>	<b>454,430</b>	<b>240,000</b>	<b>694,430</b>	<b>579,479</b>	<b>114,951</b>
Excess (deficiency) of revenues Over (under) expenditures	(31,027)	(240,000)	(271,027)	(148,405)	122,622
Net change in fund balance	(31,027)	(240,000)	(271,027)	(148,405)	122,622
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>161,590</b>	<b>-</b>	<b>161,590</b>	<b>161,590</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 130,563</b>	<b>\$ (240,000)</b>	<b>\$ (109,437)</b>	<b>\$ 13,185</b>	<b>\$ 122,622</b>

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 200	\$ -	\$ 200	\$ 1,095	\$ 895
Special Assmnts- Tax Collector	19,237	-	19,237	19,237	-
Special Assmnts- Discounts	(769)	-	(769)	(701)	68
Gate Bar Code/Remotes	-	-	-	171	171
<b>TOTAL REVENUES</b>	<b>18,668</b>	<b>-</b>	<b>18,668</b>	<b>19,802</b>	<b>1,134</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	385	-	385	371	14
Misc-Credit Card Fees	10	-	10	4	6
<b>Total Administration</b>	<b>395</b>	<b>-</b>	<b>395</b>	<b>375</b>	<b>20</b>
<b><u>Field</u></b>					
Communication - Teleph - Field	1,500	-	1,500	1,599	(99)
Insurance - General Liability	386	-	386	324	62
R&M-General	1,000	4,000	5,000	4,750	250
R&M-Gate	3,792	1,000	4,792	4,727	65
R&M-Streetlights	7,740	-	7,740	7,525	215
Reserve - Roadways	3,855	-	3,855	-	3,855
<b>Total Field</b>	<b>18,273</b>	<b>5,000</b>	<b>23,273</b>	<b>18,925</b>	<b>4,348</b>
<b>TOTAL EXPENDITURES</b>	<b>18,668</b>	<b>5,000</b>	<b>23,668</b>	<b>19,300</b>	<b>4,368</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(5,000)	(5,000)	502	5,502
Net change in fund balance	-	(5,000)	(5,000)	502	5,502
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>56,601</b>	<b>-</b>	<b>56,601</b>	<b>56,601</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 56,601</b>	<b>\$ (5,000)</b>	<b>\$ 51,601</b>	<b>\$ 57,103</b>	<b>\$ 5,502</b>



**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>					
Interest - Investments	\$ -	\$ -	\$ -	\$ 1,644	\$ 1,644
Special Assmnts- Tax Collector	176,696	-	176,696	176,696	-
Special Assmnts- Discounts	(7,068)	-	(7,068)	(6,442)	626
<b>TOTAL REVENUES</b>	<b>169,628</b>	<b>-</b>	<b>169,628</b>	<b>171,898</b>	<b>2,270</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	3,534	-	3,534	3,405	129
<b>Total Administration</b>	<b>3,534</b>	<b>-</b>	<b>3,534</b>	<b>3,405</b>	<b>129</b>
<b><u>Field</u></b>					
R&M-General	2,044	-	2,044	-	2,044
R&M-Streetlights	144,348	-	144,348	138,498	5,850
Reserve - Roadways	19,702	-	19,702	-	19,702
<b>Total Field</b>	<b>166,094</b>	<b>-</b>	<b>166,094</b>	<b>138,498</b>	<b>27,596</b>
<b>TOTAL EXPENDITURES</b>	<b>169,628</b>	<b>-</b>	<b>169,628</b>	<b>141,903</b>	<b>27,725</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	29,995	29,995
Net change in fund balance	-	-	-	29,995	29,995
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>85,162</b>	<b>-</b>	<b>85,162</b>	<b>85,162</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 85,162</b>	<b>\$ -</b>	<b>\$ 85,162</b>	<b>\$ 115,157</b>	<b>\$ 29,995</b>

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 90	\$ -	\$ 90	\$ 452	\$ 362
Special Assmnts- Tax Collector	7,778	-	7,778	7,778	-
Special Assmnts- Discounts	(311)	-	(311)	(284)	27
<b>TOTAL REVENUES</b>	<b>7,557</b>	<b>-</b>	<b>7,557</b>	<b>7,946</b>	<b>389</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	156	-	156	150	6
<b>Total Administration</b>	<b>156</b>	<b>-</b>	<b>156</b>	<b>150</b>	<b>6</b>
<b><u>Field</u></b>					
R&M-Streetlights	4,999	-	4,999	6,647	(1,648)
Reserve - Roadways	2,402	-	2,402	-	2,402
<b>Total Field</b>	<b>7,401</b>	<b>-</b>	<b>7,401</b>	<b>6,647</b>	<b>754</b>
<b>TOTAL EXPENDITURES</b>	<b>7,557</b>	<b>-</b>	<b>7,557</b>	<b>6,797</b>	<b>760</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	1,149	1,149
Net change in fund balance	-	-	-	1,149	1,149
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>25,915</b>	<b>-</b>	<b>25,915</b>	<b>25,915</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 25,915</b>	<b>\$ -</b>	<b>\$ 25,915</b>	<b>\$ 27,064</b>	<b>\$ 1,149</b>

**Proposed Budget Amendment**  
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 500	\$ -	\$ 500	\$ 4,910	\$ 4,410
Special Assmnts- Tax Collector	27,287	-	27,287	27,287	-
Special Assmnts- Discounts	(1,091)	-	(1,091)	(995)	96
Gate Bar Code/Remotes	-	-	-	517	517
<b>TOTAL REVENUES</b>	<b>26,696</b>	<b>-</b>	<b>26,696</b>	<b>31,719</b>	<b>5,023</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	546	-	546	526	20
Misc-Credit Card Fees	10	-	10	20	(10)
<b>Total Administration</b>	<b>556</b>	<b>-</b>	<b>556</b>	<b>546</b>	<b>10</b>
<b><u>Field</u></b>					
Insurance - General Liability	747	-	747	626	121
R&M-General	4,543	2,500	7,043	6,720	323
R&M-Drainage	2,625	-	2,625	-	2,625
R&M-Gate	5,000	10,000	15,000	14,587	413
Internet Services	1,800	-	1,800	1,382	418
Reserve - Roadways	11,425	-	11,425	-	11,425
<b>Total Field</b>	<b>26,140</b>	<b>12,500</b>	<b>38,640</b>	<b>23,315</b>	<b>15,325</b>
<b>TOTAL EXPENDITURES</b>	<b>26,696</b>	<b>12,500</b>	<b>39,196</b>	<b>23,861</b>	<b>15,335</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(12,500)	(12,500)	7,858	20,358
Net change in fund balance	-	(12,500)	(12,500)	7,858	20,358
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>282,652</b>	<b>-</b>	<b>282,652</b>	<b>282,652</b>	<b>-</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 282,652</b>	<b>\$ (12,500)</b>	<b>\$ 270,152</b>	<b>\$ 290,510</b>	<b>\$ 20,358</b>



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

October 27, 2025

To Board of Supervisors  
Westchase Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Westchase Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Westchase Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$7,900 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Westchase Community Development District

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Westchase Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

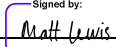
Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Westchase Community Development District.

By:  \_\_\_\_\_  
Title: Chairman \_\_\_\_\_  
Date: 10/27/2025 \_\_\_\_\_



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



To: Florida Association of Special Districts

From: David E. Ramba

Date: October 17, 2025

Re: Legislative Report – Committee Week Ending October 17

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### **Perez Unveils Sweeping Property Tax Proposals for 2026 Ballot**

House Speaker Daniel Perez, R-Miami, announced a broad slate of property tax reform measures filed this week that could allow voters to reshape how property taxes are levied across the state. In a memo to House members on Thursday, Perez said the proposals stem from the work of the House Select Committee on Property Taxes and reflect an effort to let Florida voters "be a part of the conversation about the taxes they pay." Eight Republican lawmakers filed seven Joint Resolutions to be placed on the 2026 ballot, and one accompanying general bill. "It is our position that the House does not need to limit itself in presenting one single plan but instead allow the people of Florida the ability to choose some, all, or none of the proposals on the 2026 Ballot," Perez wrote. The proposals range from eliminating non-school property taxes on homesteads to expanded exemptions and portability reforms. Perez emphasized that each plan includes two guardrails: a ban on reducing law enforcement funding and an exemption for school taxes, which comprise about 46% of school funding, or \$21 billion statewide. Perez also said the resolutions will not have accompanying implementation bills until voters decide which measures to approve, adding that lawmakers "can devise an appropriate statutory framework that accounts for how the various provisions might work together."

Among the categorical eliminations is a measure (HJR 201) by Rep. Kevin Steele that would eliminate non-school property taxes on primary residences, a bill (HJR 203) by Rep. Monique Miller that would phase out such taxes over 10 years by increasing the exemption to an additional \$100,000 annually, and a proposal (HJR 205) by Rep. Juan Carlos Porras that would exempt Florida residents over age 65 from paying non-school property taxes. Additional exemption proposals include legislation (HJR 207) by Rep. Shane Abbott that would create a new 25% homestead exemption for non-school property taxes, which aims to benefit both current and first-time homeowners, and a measure (HJR 209) by Rep. Demi Busatta that would give homeowners with property insurance an additional \$100,000 exemption by establishing a new property insurance relief homestead tax exemption. Several other proposals seek to reform existing tax structures, including HJR 211 by Rep. Toby Overdorf, which would remove the cap on the "Save Our Homes" portability by

allowing homeowners to transfer their entire accumulated benefit to a lower-valued home, and HJR 213 by Rep. Griff Griffiths, which would limit assessed-value growth to 3% over three years for homestead properties — down from 3% per year — and 15% over three years for non-homestead properties, down from 10% per year. Additionally, a general bill (HB 215) filed by Rep. Jon Albert would require a two-thirds vote to raise local millage rates and allow newly married couples to combine their "Save Our Homes" benefits, among other things.

The wide-ranging tax overhaul comes after Gov. Ron DeSantis has made property tax relief a priority. Florida requires a constitutional amendment to decrease or increase property taxes because the state's constitution sets the tax structure and caps. Joint resolutions need supermajority approval in both chambers before being eligible for the ballot. Subsequently, at least 60% of Florida voters must approve each constitutional amendment in the 2026 general election to ratify it.

### **Republicans Select Jim Boyd as Next Senate President**

Senate Republicans on Tuesday formally chose Sen. Jim Boyd, R-Bradenton, as the next president of the Florida Senate. Boyd, a veteran legislator and head of an insurance and investment firm, currently serves as Senate majority leader and will succeed Senate President Ben Albritton, R-Wauchula, following the November 2026 elections. The move comes a week after House Republicans designated Rep. Sam Garrison, R-Fleming Island, to take over as House speaker after next year's elections, succeeding House Speaker Rep. Daniel Perez, R-Miami. The move sets the stage for the next generation of GOP leadership in the Legislature so long as both chambers maintain a Republican majority in the general election.

### **Grand Jury Hears from Andrade in Hope Fla Probe**

A grand jury in Tallahassee met for two hours with state Rep. Alex Andrade, a Pensacola Republican who has led an effort to investigate allegations of financial fraud by private social services organization Hope Florida. Andrade confirmed he met with the grand jury on Tuesday but said he couldn't disclose what was asked or what he said. Andrade has alleged publicly in the past that two nonprofits were used by the DeSantis administration to illegally divert \$10 million from a \$67 million Medicaid settlement the state negotiated with a health care contractor to be used in a political campaign to defeat proposed constitutional amendments.

### **State Moves to Clarify Voting Eligibility for Former Felons**

The state will now provide clear and timely information about whether former felons have met financial obligations needed to regain their eligibility to vote after a constitutional amendment and years of confusion. The change follows negotiations between the state and the Florida Rights Restoration Coalition, which dropped a 2023 lawsuit against the

DeSantis administration after alleging that Florida had created "such a bureaucratic system around the implementation of Amendment 4" that it effectively blocked many citizens from voting. Approved by more than 65% of voters in 2018, Amendment 4 was meant to automatically restore voting rights to most people who completed their sentences. But a 2019 law (SB 7066) required them to pay all fines, fees, and restitution before becoming eligible — an issue that led to confusion and high-profile arrests in 2022 when several ex-felons were charged with voter fraud after registering with state-issued cards. Under the new process, people unsure of their eligibility can now submit a standardized form to the Department of State, which must confirm within 14 days whether the form is complete and issue an advisory opinion within 90 days. The department will determine if the applicant is eligible to register, ineligible, or if there is insufficient information, meaning "nothing precludes you from registering and voting," according to the newly finalized rule. FRRC President Desmond Meade said the new system is "a great first step" toward transparency and fairness, removing confusion that has led to wrongful prosecutions but emphasized that the form should be more accessible and available online. Democratic lawmakers have pushed for a centralized database tracking financial obligations over the past several years, with bills filed in 2024 (HB 1525, SB 904) and again for the upcoming 2026 session (HB 73, SB 132).

## **Dates to Remember**

### 2025 Interim Meeting Schedule

- November 3-7, 2025
- November 17-21, 2025
- December 1-5, 2025
- December 8-12, 2025

### 2026 Regular Session Dates

- January 13, 2026      Regular Session convenes
- March 3, 2026        Last day for regularly scheduled committee meetings
- March 13, 2026      Last day of Regular Session

## **Filed Bills**

### **HB 0039    Assessments Levied on Recreational Vehicle Parks** by Nix, Jr.

Assessments Levied on Recreational Vehicle Parks: Provides that certain special assessments on recreational vehicle parks levied by counties, municipalities, & special districts, respectively, may not be levied against certain portion of recreational vehicle parking space or campsite; requires counties, municipalities, & special districts, respectively, to consider

recreational vehicle park's occupancy rates for certain purpose. Effective Date: upon becoming a law

**Actions**

10/01/2025 HOUSE Now in Ways & Means Committee

**[SB 0044](#) Electronic Payment of Public Records Fees by Rouson**

Electronic Payment of Public Records Fees; Requiring an agency subject to ch. 119, F.S., to provide an electronic option for payment of fees associated with a public records request, etc. Effective Date: July 1, 2026

**Actions**

10/06/2025 SENATE Referred to Governmental Oversight and Accountability; Appropriations Committee on Agriculture, Environment, and General Government; Fiscal Policy

**[HB 0067](#) Reduction of Annual Assessment Increases for Homestead Property by Holcomb**

Reduction of Annual Assessment Increases for Homestead Property: Proposes State Constitutional amendment reducing maximum amount that homestead property's assessed value may increase annually.

**Actions**

10/07/2025 HOUSE Now in Select Committee on Property Taxes

**[HB 0069](#) Assessment of Homestead Property by Holcomb**

Assessment of Homestead Property: Reducing maximum increase in assessed value authorized for homestead property.

**Actions**

10/07/2025 HOUSE Now in Select Committee on Property Taxes

**[HB 0071](#) Distribution of Funds to Homestead Property Owners by Holcomb**

Distribution of Funds to Homestead Property Owners: Creates Homestead Property Tax Relief Program within DFS; defines "eligible homesteader"; requires CFO to annually issue warrants of specified amount to certain homestead property owners beginning & ending on specified dates; requires CFO to work with county property appraisers for specified purpose; provides future repeal. Effective Date: July 1, 2026

**Actions**

10/07/2025 HOUSE Now in Select Committee on Property Taxes

**SB 0092**   **Employee Protections** by Gaetz

Employee Protections; Prohibiting agencies and independent contractors from taking specified actions against employees or certain persons for disclosing certain information to the Commission on Ethics; requiring that information disclosed include specified violations or alleged violations; providing that specified provisions protect employees and persons who submit written complaints to the commission or provide information to an investigator during an investigation of a complaint or referral, etc. Effective Date: 7/1/2026

**Actions**

10/13/2025	SENATE Referred to Governmental Oversight and Accountability; Ethics and Elections; Rules
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**SB 0118**   **Assessments Levied on Recreational Vehicle Parks** by Truenow

Assessments Levied on Recreational Vehicle Parks; Providing that certain special assessments on recreational vehicle parks levied by counties, municipalities, and special districts, respectively, may not be levied against a certain portion of a recreational vehicle parking space or campsite; requiring counties, municipalities, and special districts, respectively, to consider a recreational vehicle park's occupancy rates for a certain purpose, etc. Effective Date: Upon becoming a law

**Actions**

10/07/2025	SENATE Filed
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**HB 0123**   **Special Districts** by Overdorf

Special Districts: Abolishes certain soil & water conservation districts; transfers assets & liabilities of such districts to DACS; provides that independent special district that grants public access to district lands or water areas for outdoor recreational purposes owes no duty of care to perform specified actions; provides that independent special district is not responsible for injury to persons or property caused by act or omission of such person upon such lands or water areas; provides certain protection to owner of private land if independent special district secures easement or other access right through such private land to district lands or water areas that independent special district makes available to public for outdoor recreational purposes; provides that special district may purchase commodities & contractual services from purchasing agreements of this state; provides that independent special district may require, by resolution, criminal history screening for certain persons; revises qualifications of supervisor of soil & water conservation district; requires DACS to monitor specified soil & water conservation districts & ensure that each district is

winding up administrative & fiscal matters in timely manner & using certain practices. Effective Date: July 1, 2026

**Actions**

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10/14/2025	HOUSE Now in Intergovernmental Affairs Subcommittee
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