

Westchase Community Development District

Board of Supervisors

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James Wimsatt, Assistant Secretary
Reggie Gillis, Assistant Secretary

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Erin McCormick, Esq., District Counsel
Sherida Cook, Office Manager
David Sylvanowicz, Field Manager
Robert Dvorak, District Engineer
Diana Kapatsyna, District Admin Assistant
Mary Polanec, District Accountant

Continued Meeting & Workshop Agenda

Tuesday, November 18, 2025 - 4:00 p.m.

Continuation:

1. Call to Order
2. Discussion of Management Services Contract
3. Discussion of Engagement Letter
4. Discussion of Registered Agent Change
5. Consideration of Change Orders for District Sidewalks Projects
 - i. Change Order for ACPLM Agreement
 - ii. Change Order for C&K Agreement
6. Adjournment

Workshop:

1. Call to Order
2. Audience Comments
3. Discussion on Pond 120
4. Discussion of ACPLM Change Order #1 Sidewalk Project
5. Discussion of Proposals for Alley Repaving Project
6. Discussion of Camera Proposals
7. Supervisor Requests
8. Adjournment

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

The next scheduled workshop is December 16, 2025, at 4:00 p.m.

District Office:

2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Meeting Location:

Maureen B. Gauzza Regional Library
11211 Countryway Blvd
Tampa, FL. 33626

**CHANGE ORDER NUMBER 1 TO AGREEMENT BETWEEN WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT AND ACPLM, INC. FOR CONCRETE
SIDEWALK REPAIRS AND GRINDING AND TRAFFIC CONTROL**

This Change Order Number 1 (“**Change Order No. 1**”) to the Agreement between Westchase Community Development District (the “**CDD**”), and ACPLM, INC., a Florida corporation (“**ACPLM**”) (the “**Agreement**”) is made and entered into this 18th day of November, 2025. This Change Order No. 1 supplements and amends the Agreement between the CDD and ACLPM for Sidewalk Repairs and Grinding and Traffic Control previously entered into between the Parties, and dated _____, 2025.

The Agreement is hereby amended to include the additional work (“**Additional Work**”) as described in Composite Exhibit “A” attached hereto, and summarized below:

1. Invoice #2025928, dated August 18, 2025: Remove and replace additional concrete sidewalk within Radcliffe

Amount: \$3,815.00

2. Invoice #2025852, dated June 27, 2025: Grind and repair 25 additional sidewalk areas within Sturbridge

Amount: \$7,499.00

3. Proposal #17918125, dated October 9, 2025: Secure work area using barricades/cones, grind additional concrete sidewalk areas totaling approx. 161 linear feet, demo and remove 2,295 sq.ft of sidewalk, haul debris and prep and pour 2,295 sq. ft of additional sections of sidewalk, apply broom finish and apply control joints

Amount: \$51,584.00

The total amount of additional work approved pursuant to the Change Order No. 1 is \$62,898.00. The original Agreement amount was \$185,407.00. The total amount to be paid by the District to the Contractor pursuant to the Agreement and this Change Order is: \$248,305.00.

All of the terms and conditions of the Agreement shall apply to the Additional Work approved pursuant to this Change Order, and all provisions of the Agreement shall remain in effect, except as supplemented by this Change Order.

IN WITNESS WHEREOF, the District and Contractor have executed this Change Order No. 1 to the Agreement.

**WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT (“District”)**

By: _____

Name: Matthew Lewis

Title: Chair, Board of Supervisors

ACPLM, Inc. (“Contractor”)

By: _____

Name: Jimmy Fernandez

Title: Vice President

COMPOSITE EXHIBIT “A”



2010 S. 51st Street
Tampa, FL 33619
813-633-0548

Invoice

Date	Invoice #
8/18/2025	2025928

Bill To	Ship To
Westchase CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607	Westchase CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Method of payment: Checks, Cashiers Check, and Money Order ONLY. ACPLM does not accept Credit Cards.	Customer's P.O. #	Terms	ACPLM's Proposal #	Rep
		Net Due Upon Completion	17920125	JS

Description	U/M	Amount
Change Order #1: Remove and Replace Additional Concrete Sidewalk		3,815.00
<div>Returned Checks Will Incur a \$35 Fee!</div> <div>All payments later than 30 days after the due date shall bear interest at 18% per annum.</div>		

Thank you for your business!!
Please remit to above address.

Total \$3,815.00



2010 S. 51st Street
Tampa, FL 33619
813-633-0548

Invoice

Date	Invoice #
6/27/2025	2025852

Bill To	Ship To
WESTCHASE CDD 11555 Heron Bay Blvd. Suite 201 Coral Springs, Fl 33078	Westchase CDD Sturbridge 9515 West Linebaugh Tampa, FL 33626

Method of payment: Checks, Cashiers Check, and Money Order ONLY. ACPLM does not accept Credit Cards.	Customer's P.O. #	Terms	ACPLM's Proposal #	Rep
		Net Due Upon Completion	17918125	JS

Description	U/M	Amount
Change Order #1: Grind and repair 25 Additional Sitewalk Areas		7,499.00
<div>Returned Checks Will Incur a \$35 Fee!</div>		

Thank you for your business!! Please remit to above address.	Total \$7,499.00
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ACPLM, Inc. – Change Order #1

Asphalt & Concrete Parking Lot Maintenance

October 9, 2025

P.O. Box 6412

Sun City Center, FL 33571

Ph. – 813 633-0548

Fax – 813 634-2686

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

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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

**CHANGE ORDER NUMBER 1 TO AGREEMENT BETWEEN WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT AND C&K PAVING CONTRACTORS,
INC. FOR CONCRETE SIDEWALK REPAIRS AND GRINDING AND TRAFFIC
CONTROL**

This Change Order Number 1 (“**Change Order No. 1**”) to the Agreement between Westchase Community Development District (the “**CDD**”), and C&K Paving Contractors, Inc., a Georgia corporation (“**Contractor**”) (the “**Agreement**”) is made and entered into this 18th day of November, 2025. This Change Order No. 1 supplements and amends the Agreement between the CDD and Contractor for Sidewalk Repairs and Grinding and Traffic Control previously entered into between the Parties, and dated April 21, 2025, and incorporated herein by reference.

The Agreement is hereby amended to include the additional work (“**Additional Work**”) as described in Exhibit “A” attached hereto. The total amount of additional work approved pursuant to the Change Order No. 1 is \$41,667.45. The original Agreement amount was \$41,884.00. The total amount to be paid by the District to the Contractor pursuant to the Agreement and this Change Order is: \$83,551.45.

All of the terms and conditions of the Agreement shall apply to the Additional Work approved pursuant to this Change Order, and all provisions of the Agreement shall remain in effect, except as supplemented by this Change Order.

IN WITNESS WHEREOF, the District and Contractor have executed this Change Order No. 1 to the Agreement.

**WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT (“District”)**

By: _____

Name: Matthew Lewis

Title: Chair, Board of Supervisors

**C&K Paving Contractors, Inc., a Georgia corporation
 (“Contractor”)**

By: _____

Name: Joshua Troyer

Title: National Sales Director

COMPOSITE EXHIBIT “A”



PAVING CONTRACTORS, INC.


Proposal			
Company	Westchase CDD Engineers	C/O BDI	Job Name: Westchase CDD
Attn:	Jerry Whited		Address: Montague St. & Westchase Drive
Address:	536 4th Ave. S, Unit 4		City, State, Zip: Tampa, FL 33626
City, State, Zip:	St. Petersburg, FL 33701		Phone:
Phone:	813-683-2170		Fax:
Fax:			Additional Contact:
Mobile:			Email:
Email:	jwhited@bdiengeers.com		
Date:	7/12/2025		

Item	DESCRIPTION OF WORK	TOTAL
	Montague Street Changes Grinds reduction from 117 areas, 721 linear feet to 88 areas, 520 linear feet. \$1,370 deduction. Replacements increase 18 areas, 861 square feet to 36 areas, 2,436 square feet. \$40,241.25 increase. Westchase Drive Changes Grinds increase 29 areas, 129 linear feet to 32 areas, 194 linear feet. \$650 increase. Replacements increase 5 areas, 210 square feet to 14 areas 294 square feet. \$2,146.20 increase. Original Contract Amount Sum of Previous Changes This Change Order Amount	 \$41,884.00 \$0.00 \$41,667.45
TOTAL CONTRACT AMOUNT:		\$83,551.45

Terms and Conditions for the Contract:

- 1) Prices are based on 1 Mobilization. Each additional mobilization is an upcharge of \$5,000.00 per additional mobilization.
- 2) This Quotation is valid for a period of 30 days.
- 3) This work will be performed during daytime working hours,. Overtime is not included, but if requested, will be billed separately.
- 4) Upon contract signing, prices for this contract will be valid for 30 days only. If the project exceeds the life of the contract, the contractor must account for escalations in price.
- 5) This Quotation will be part of our contract.
- 6) Permit, Payment and Performance Bonds are not included in these prices.
- 7) No retainage will be accepted. Payment shall be made in full. (See Payment Terms)**
- 8) Prices are valid only with the items, quantities, conditions and requirements above.
- 9) C&K Paving can not guarantee water drainage on slopes less than 1.5% fall

ACCEPTANCE OF PROPOSAL

Accepted By: Name _____ Title: _____ Date: _____	Respectfully Submitted By: C&K Paving Contractors, Inc.  Joshua Troyer National Sales Director Phone: (513) 546-6166 Fax: (770) 791-0108 www.ckpaving.com email: joshua@ckpaving.com
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****Payment for our work is to be due upon completion of the contract unless other specific arrangements have been set up in advance. A 1 1/2% interest fee will be applied on any outstanding balance over 30 days old and will accrue each additional 30 days following. Any collection fees associated with the collection of this this debt shall be paid by the person or entity that C&K Paving Contractors, Inc is under contract with.**

373 Resource Pkwy Winder, GA 30680
 Phone: (770) 791-0107 Fax: (770) 791-0108