

Westchase Community Development District

Board of Supervisors

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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
Mary Polanec, Accountant
Diana Kapatsyna, District Admin Assistant

Regular Meeting Agenda

Tuesday, December 2, 2025 – 4:00 p.m.

Meeting location Maureen B. Gauzza Regional Library,
11211 Countryway Boulevard, Tampa, Florida

www.westchasecdd.us

1. **Call to Order**
2. **Audience Comments** – *Three (3) Minute Time Limit*
3. **Consent Agenda**
 - A. Review of Minutes from the Meeting held November 4, 2025.....Page 2
 - B. Review of October 2025 Financial Statements.....Page 25
 - C. Consideration of FY25 Motion to Assign Reserves.....Page 42
4. **Staff Reports**
 - A. Field Manager
 - B. District Engineer
 - C. District Counsel
 - i. Approval of New Agreement with the USDA for FY2026 (*under separate cover*)
 - ii. Ratification of Addendum with Securitas regarding TekWav.....Page 44
 - iii. Approval regarding Agreement for District Management Services (*under separate cover*)
 - iv. Update regarding discussions with Legal Counsel for the Sheriff's office
 - v. Update regarding discussions with WCA Attorney referencing Pond 120 proposed letter
 - D. District Manager
5. **Supervisor Requests**
6. **Adjournment**

The next regular meeting is scheduled for January 6, 2026, at 4:00 p.m.

District Office:

2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Meeting Location:

11211 Countryway Boulevard,
Tampa, FL. 33626

RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE : NOVEMBER 4, 2025

TIME: 4:00 p.m. - 5:50 p.m.

PLACE: Westchase Swim and Tennis Center
10405 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 Christopher Barrett</div> <div>9 Reggie Gillis</div> <div>10</div> <div>11</div> <div>12 ALSO PRESENT:</div> <div>13 INFRAMARK:</div> <div>14 Mark Vega, District Manager</div> <div>15</div> <div>16 DISTRICT ATTORNEY:</div> <div>17 Erin McCormick</div> <div>18</div> <div>19 WESTCHASE STAFF:</div> <div>20 David Sylvanowicz</div> <div>21 Sherida Cook</div> <div>22</div> <div>23 DISTRICT ENGINEER:</div> <div>24 Robert Dvorak</div> <div>25</div>	<div>Page 4</div> <div>1 (Motion passes) 66</div> <div>2</div> <div>3 District Manager's Report 67</div> <div>4 Motion to approve Resolution 2026-01 68</div> <div>5 (Motion passes) 68</div> <div>6 Audit engagement letter 68</div> <div>7 Motion to approve engagement letter 68</div> <div>8 (Motion passes) 69</div> <div>9</div> <div>10 Motion to continue the meeting to 11/18/2025 86</div> <div>11 (Motion passes) 87</div> <div>12</div> <div>13 Continuation 87</div> <div>14</div> <div>15</div> <div>16</div> <div>17</div> <div>18</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 5</div> <div>3</div> <div>4 Roll Call 5</div> <div>5</div> <div>6 Audience comments 5</div> <div>7</div> <div>8 Engineer's report 39</div> <div>9 Discussion of sump 39</div> <div>10</div> <div>11 Attorney's report 43</div> <div>12 Discussion of current USDA agreement 43</div> <div>13 Cell tower discussion 44</div> <div>14 Discussion of mediation 46</div> <div>15 Discussion of engagement letter 47</div> <div>16 Discussion of management services 49</div> <div>17 Motion to accept district management services from Kai 51</div> <div>18 Motion tabled to continued meeting on 11/18/2025 59</div> <div>19</div> <div>20 Field Manager's report 59</div> <div>21 Motion to continue payment for off duty officer to</div> <div>22 patrol the Santa parade 60</div> <div>23 (Motion passes) 60</div> <div>24</div> <div>25 Motion to approve consent agenda 65</div>	<div>Page 5</div> <div>1 The transcript of Westchase Community Development District Board</div> <div>2 Meeting, on the 4th day of November, 2025, at the Westchase Swim</div> <div>3 and Tennis Center, 10405 Countryway Boulevard, Tampa, Florida,</div> <div>4 beginning at 4:00 p.m., reported by Whitlie Grace Cullipher,</div> <div>5 Notary Public in and for the State of Florida at Large.</div> <div>6 *****</div> <div>7 CHAIRMAN LEWIS: All right. Good afternoon,</div> <div>8 everyone. Today is November 4th, 2025, 4:00 p.m. This is</div> <div>9 the Westchase CDD meeting. Let the record reflect that four</div> <div>10 of the five supervisors are present. Jim Wimsatt is on his</div> <div>11 way, he's running a little bit behind.</div> <div>12 With that, I'll move into audience comments. So if</div> <div>13 anyone would like to speak, please raise your hand and --</div> <div>14 and if you don't mind, John, I know we spoke earlier, but if</div> <div>15 you'd just say your name and your address for the record</div> <div>16 because we do have a court reporter. So -- and also before</div> <div>17 that, I'm sorry, let the record reflect Mr. Jim Wimsatt did</div> <div>18 just show up.</div> <div>19 MR. WIMSATT: Sorry.</div> <div>20 CHAIRMAN LEWIS: Go ahead, sir.</div> <div>21 MR. BUCCERI: Okay. My name is John Bucceri, I</div> <div>22 live at 9828 Gingerwood Drive in the Villas of Woodbridge.</div> <div>23 I'm also on the HOA there. For that subdivision, I'm the</div> <div>24 treasurer. I just wanted to come and talk about the</div> <div>25 Brazilian pepper tree in Westchase as a whole and also in</div>

<p style="text-align: right;">Page 6</p> <p>1 our development. I brought some little presentations that I 2 did, you know, so I'll just pass that out to everyone while 3 I talk.</p> <p>4 So the concern was that it is -- it's definitely -- 5 I know the CDD -- it's something that they are aware of and 6 that they do occasionally, was my understanding, as sort of 7 like a side project, but I was coming here just to ask that, 8 perhaps, the, you know, Westchase and the CDD make it more 9 of a formal campaign. So -- you know, just to put it into 10 perspective, I know we were talking about that -- that 11 walkway being for \$12,000,000 or whatever it was. I'm just 12 -- yeah -- coming here to ask that perhaps this gets some 13 kind of formal campaign, you know, whether that can 14 encompass funds we already have or if it would take 15 additional funds to make it a -- you know, an eradication 16 plan for all of a -- whatever the CDD has responsibility 17 for.</p> <p>18 So yeah, throughout the -- so through this -- and I 19 do have some e-mails just for anyone that wants it. You 20 know, I know I only have three minutes or whatever, so I'll 21 just kind of get to the -- the main points. So obviously, 22 it's an evasive, illegal plant that -- you know, and it's 23 taking over a lot of our area. Specifically, in the Villas 24 of Woodbridge. On the final map, I put little redlines 25 where it's particularly in our particular area along the</p>	<p style="text-align: right;">Page 8</p> <p>1 you know, for all of Westchase to take it out, at least all 2 on the borders of the wetlands and anywhere else. Maybe not 3 necessarily going into the center of them right now, but at 4 least along the borders, the roadways and anywhere else in 5 the neighborhood and then second, obviously, just to 6 address, you know, as the HOA board member of Woodbridge, 7 the Villas of Woodbridge, to, you know, ask for mitigation 8 in our neck of the woods. We have the preserves in the 9 middle of our community and then it is also completely along 10 is the fence side. If you go over to the park, the 11 recreation park that's on the other side of the our 12 community, they line the entire fence there and then it's 13 also -- it's also in the school and the preserve that's just 14 outside of our community. So -- and that was it. Does 15 anybody have any questions for me or --</p> <p>16 MR. GILLIS: Can I -- 17 CHAIRMAN LEWIS: Yeah.</p> <p>18 MR. GILLIS: I have a few comments. Well, first of 19 all, I am -- I will start by saying not against the -- 20 looking into this at all, but this problem is much larger 21 than you've just described. The preponderance of the 22 Brazilian peppers are up against the golf course all over 23 the place and as I'll update the board a little later, one 24 of the issues associated with that is most of that are in 25 easements, formerly were -- were resident's property lines</p>
<p style="text-align: right;">Page 7</p> <p>1 park, along our entire preserve and by the school and along 2 Montague and that pond area, but it's definitely everywhere 3 that -- everywhere in Westchase.</p> <p>4 Some points on it is that, you know, it's basically 5 more powerful than any other plant in our area, so unchecked 6 over not that many years, it can just -- it can just take 7 over the ecosystem, so it'll just be like a monoculture of 8 just that plant if it's not, you know, constantly cut back. 9 So obviously, it puts all the plants and animals at risk 10 that we have here and also the -- you know, just the general 11 aesthetic of Westchase as a whole and I think that's 12 probably our most important aspect of Westchase HOA is the 13 way it looks. You know, our trees and our landscaping and 14 our preserves.</p> <p>15 So -- so just on -- so there are a -- I have some 16 examples in the presentation of what other places are doing, 17 you know, it's all over Florida. There's all different 18 examples of things that other areas are doing. In 19 particular, there was -- somebody commented that Waterchase 20 CDD nearby, they had like a two-year removal plan that they 21 put into place, so maybe that's a good start; ask them what 22 they were doing, you know, how much and how extensive and 23 who they were using or whatever their plan was.</p> <p>24 So yeah, just to reiterate, my two points was -- 25 the two main objectives was to establish a formal campaign,</p>	<p style="text-align: right;">Page 9</p> <p>1 and now, they are easements for the golf course. Depending 2 on -- and why this is kind of important -- many of those 3 things are along edges in which now property owners see as a 4 barrier from the golf course for their homes and so the -- 5 the balance you wind up in to is taking them out or as the 6 golf course originally designed, you -- you hit a ball 7 straight into somebody's backyard. So it's going to be an 8 area that is going to come up and it's going to be something 9 we're going to have to explore one way or the other, but 10 you're right, it's pervasive.</p> <p>11 The golf course has attempted to take some of it 12 out. We would have to look a day that maybe where -- there 13 are state and county programs to -- to fund removing some of 14 these peppers. West -- Waterchase is a perfect not good 15 example in comparison to Westchase because it doesn't have a 16 course like it in the center, so it's -- it's -- you're 17 dealing strictly with people's property lines, but because 18 of that golf course and the pervasive amount of Brazilian 19 peppers around it, it would have to be something we take on 20 and if -- if, at some point, we're -- the community owns it, 21 it's going to be an issue to work out between the CDD and 22 the HOA one way or the other.</p> <p>23 But you're right, they're pervasive and it's not 24 going to go away.</p> <p>25 CHAIRMAN LEWIS: Any other comments, questions?</p>

<p style="text-align: right;">Page 10</p> <p>1 Well, hold on, please.</p> <p>2 Hey, so Mark, I mean, has anybody in your other</p> <p>3 management -- or I mean other CDDs done this type of stuff?</p> <p>4 I know the gentleman mentioned Waterchase --</p> <p>5 MR. VEGA: Waterchase, yeah, there's a lot of</p> <p>6 communities that have done Brazilian pepper, you know, push</p> <p>7 back, cut back. The two biggest things on -- Brazilian</p> <p>8 pepper and the Cocan grass are the two biggest invasives</p> <p>9 that everyone is working on. It comes down to just how the</p> <p>10 funds that you want to set towards it. More people have</p> <p>11 gone towards -- in south Hillsborough County -- addressing</p> <p>12 Cocan grass because of the flammability of it. The fire</p> <p>13 departments have not been able to put it out during July 4th</p> <p>14 or New Years after fireworks land out in the wetlands</p> <p>15 because it -- it burns blue and hot, but Brazilian pepper is</p> <p>16 a huge problem and most of them, you know, put it into their</p> <p>17 aquatics budget because it normally affects their edge --</p> <p>18 where the storm water comes out into the wetlands. Also,</p> <p>19 you know, just pushing it a little bit further, but it's --</p> <p>20 it's huge on the perimeters. It's the largest project that</p> <p>21 Waterchase does every year.</p> <p>22 CHAIRMAN LEWIS: Okay. Yeah, I mean, I think I'll</p> <p>23 kind of share the sentiment with Reggie. I appreciate you</p> <p>24 bringing this up and I think I -- I know in my backyard,</p> <p>25 there's a ton of them. I think at one point, they were --</p>	<p style="text-align: right;">Page 12</p> <p>1 Course had something a few years ago, didn't they?</p> <p>2 MR. GILLIS: Yeah, the used the county program</p> <p>3 supposedly, but -- but you have to spend the money first and</p> <p>4 then you get reimbursed, so that's the issue. You want to</p> <p>5 spend a half million dollars and that's the kind of</p> <p>6 estimates we're talking about to remove parts of the golf</p> <p>7 course and then have that reimbursed to you and is it worth</p> <p>8 it to you? Maybe it is to the community, maybe not to a</p> <p>9 private owner.</p> <p>10 CHAIRMAN LEWIS: Greg, did you have something?</p> <p>11 MR. CHESNEY: Yeah, so what -- what is involved in</p> <p>12 the eradication of this? I mean, do you spray it, do you</p> <p>13 pull it?</p> <p>14 MR. VEGA: You -- normally, you go in and you</p> <p>15 roller chop it and then you spray the roots because if you</p> <p>16 don't spray -- if you don't treat the root system, it's just</p> <p>17 going to pop right back up in a week.</p> <p>18 MR. CHESNEY: What's roller trimming?</p> <p>19 MR. VEGA: Oh, roller chop --</p> <p>20 MR. CHESNEY: Chopping, I'm sorry.</p> <p>21 MR. VEGA: I'm sorry. That's the fastest way of</p> <p>22 doing it. It's basically a drum loaded on the front of a</p> <p>23 tractor with blades and it just comes in and mulches it down</p> <p>24 and then you collect the mulch and remove the mulch off</p> <p>25 property.</p>
<p style="text-align: right;">Page 11</p> <p>1 and I live on a pond and they were cut back at one point,</p> <p>2 but they are a fast growing plant and one of the things that</p> <p>3 we kind of task ourselves with is long-term planning and</p> <p>4 we've had a couple of things that we're looking at and</p> <p>5 typically, you know, we want to talk about this stuff at</p> <p>6 workshops. I mean, Mark just brought up a good one about</p> <p>7 maybe the aquatics budget, maybe that's something we could</p> <p>8 look at, but this would definitely be a huge undertaking to</p> <p>9 try to -- obviously, you know, we wouldn't be tackling it</p> <p>10 all at once, I know that, but yeah, I -- we'll take your --</p> <p>11 we'll take your handout and take a look at it and if you do</p> <p>12 want to e-mail it to all of us, that's -- that's totally</p> <p>13 fine, too and we'll add it to the list of some things that</p> <p>14 we're -- we're looking at long term.</p> <p>15 MR. BUCCERI: Okay. Thank you.</p> <p>16 CHAIRMAN LEWIS: Yeah, appreciate it.</p> <p>17 Marlon?</p> <p>18 MR. SANTOS: Marlon Santos, 11836 Derbyshire Drive.</p> <p>19 So if this -- is this really is such an invasive species, so</p> <p>20 dangerous like this, could we also get -- maybe try to get</p> <p>21 the county involved and maybe they have a project to</p> <p>22 eradicate this? I mean --</p> <p>23 CHAIRMAN LEWIS: Yeah, I think Reggie mentioned</p> <p>24 that, too and that's something that we can have David and</p> <p>25 Sherida look into as well. I -- I think the Westchase Golf</p>	<p style="text-align: right;">Page 13</p> <p>1 MR. CHESNEY: Okay.</p> <p>2 CHAIRMAN LEWIS: Okay.</p> <p>3 MR. SYLVANOWICZ: To that point, we have done that</p> <p>4 in some areas and then we use Garlon or a similar product to</p> <p>5 kill the roots so that it doesn't grow back.</p> <p>6 MR. VEGA: Yep.</p> <p>7 MR. SYLVANOWICZ: When we're in backyards doing cut</p> <p>8 backs and we have that, we try to do our best to do the same</p> <p>9 and not kill off the palmettos and the other natural plants</p> <p>10 that's there and trees. You have to be careful with it.</p> <p>11 Another way to treat it is what TECO does and you can look</p> <p>12 right at the school, right at the entrance to the office,</p> <p>13 they just blanket spray all into their wires. The problem</p> <p>14 is that it just browns and now it's still there, so that</p> <p>15 doesn't work in some areas.</p> <p>16 I have taken on Baybridge Park as part of the</p> <p>17 problem, so that's the end that backs up to Millport and</p> <p>18 then on the sides of the parking lots. So it took -- to get</p> <p>19 that all out of there, it took four visits from a tree</p> <p>20 service and then it took my guys going in to kind of clean</p> <p>21 up, cut the stumps or drill the stumps if there's -- if it's</p> <p>22 been sitting there to get this Garlon into it and that</p> <p>23 generally works to eradicate it.</p> <p>24 For years, I think they -- the Brazilian pepper was</p> <p>25 kind of looked at as a buffering between neighborhoods and</p>

<p style="text-align: right;">Page 14</p> <p>1 whatnot, but it's just so invasive, it's just so much now. 2 We've gone into backyards where we are cutting back and we 3 can see where it was cut back three years ago, we can see 4 where it was cut back five years ago. So as a process, 5 we're trying to not have to go back into these backyards by 6 eradicating it, but we have to be careful and plus, it does 7 take people's privacy sometimes and that's a complaint. 8 So it's kind of a one-off situation. We get with 9 the residents that say, you know, "Imagine that all gone, is 10 that what you want to look at," or are we just cutting it 11 all back? 12 CHAIRMAN LEWIS: Right. 13 MR. CHESNEY: Do we have a tool that -- 14 MR. SYLVANOWICZ: We have vendors that have that. 15 MR. VEGA: We have plenty of vendors that do that 16 and if we're only cutting it back, we're using, you know, 17 chainsaws. 18 MR. SYLVANOWICZ: Yeah. 19 MR. VEGA: Because you don't really want to come in 20 with a roller chopper right behind someone's house because 21 that drum is spitting so fast that it is chopping things up 22 and spitting some things out. It does -- you use that more 23 at like the edge of the wetlands away from homes, like 200, 24 300 feet -- 25 MR. SYLVANOWICZ: Power lines.</p>	<p style="text-align: right;">Page 16</p> <p>1 MR. SYLVANOWICZ: It would be daunting in 2 Westchase. I did look, too -- this came up another time and 3 I did look to see what type of programs there were and 4 didn't find too much Florida based. I think -- like 5 Pinellas County had a small one up to \$10,000, but it was -- 6 it was hit or miss on something much larger. I know Reggie 7 had mentioned the golf course, a few years back, had done 8 it. 9 CHAIRMAN LEWIS: Okay, thanks. 10 Yes, ma'am? 11 MS. LINDSAY: Christine Lindsay, I live on 12 Bridgeton Drive, 9848. You used that -- I saw them coming 13 to take the Brazilian peppers out from behind -- in the 14 woods from behind my house, but they brought a mulching 15 machine in and they put them through the mulcher and shot 16 all the mulch back into the woods, like up over the -- 17 MR. SYLVANOWICZ: Mm-hmm. 18 MS. LINDSAY: You know, so I'm not sure if that's 19 the proper way to treat it because it seems like all that 20 mulch would have the seeds in it and it would just spread 21 even faster. 22 MR. SYLVANOWICZ: I'm not doing that. Yeah, that's 23 -- that's tough to do and you have to be able to treat it 24 after the fact. 25 MS. LINDSAY: Mm-hmm.</p>
<p style="text-align: right;">Page 15</p> <p>1 MR. VEGA: Yeah. 2 MR. SYLVANOWICZ: Yep. It makes a mess and it 3 leaves a mess, so we're kind of surgically -- we've been 4 doing it in the Greens, too, is that you kind of just have 5 to get in there, cut it down, pull it away from everything 6 else and let the other stuff kind of take over. We did it 7 in front of Keswick Forest, that green space. You'll see 8 the palm -- you can see the palmettos and the trees now, 9 that was full of that. So we're kind of taking it here and 10 there as we go, but I think it's growing faster than we can 11 remove it, so that's why it's just behind the houses, behind 12 -- treating it, also, as I go with our guys. 13 CHAIRMAN LEWIS: How often are you -- I mean, do 14 you have some kind of a plan of attack? I -- 15 MR. SYLVANOWICZ: I have a tree service once a week 16 and they are in backyards, they are doing street trees. It 17 depends on what the call is and depends on what we find. 18 When we are behind houses, when we are removing that, we're 19 making those calls to remove more and then send -- 20 CHAIRMAN LEWIS: But if it's a call from a 21 resident, it's not, "Hey, I'm going to go here," it's just, 22 "We're slow right now," and -- 23 MR. SYLVANOWICZ: Correct. 24 CHAIRMAN LEWIS: Okay. I was just trying to make 25 sure.</p>	<p style="text-align: right;">Page 17</p> <p>1 MR. SYLVANOWICZ: So -- yeah, it's an issue and 2 just making a point to your -- because I know we talked on 3 the phone about this -- 4 MR. BUCCERI: Yeah. 5 MR. SYLVANOWICZ: -- some of that property you're 6 mentioning is county. 7 MR. BUCCERI: You mean like the recreation field? 8 MR. SYLVANOWICZ: When you're talking about the 9 recreation and school and all of that, so we have like a 10 small section in the conservation with the pound that's kind 11 of nestled in between Montague and your neighborhood -- 12 MR. BUCCERI: Yeah. 13 MR. SYLVANOWICZ: -- that's where we can -- you 14 know, that canal is functioning, but there's Brazilian 15 pepper back there and there's Brazilian pepper separating 16 you guys from Stonebridge, so then that becomes that -- one 17 of the neighbors that lives there was all upset because I 18 think your neighborhood came in and was pruning it back 19 along the fence lines of the rec property and he was all 20 concerned because, "Don't take away my privacy, I don't want 21 to see the kids playing, I don't want to hear them screaming 22 and I don't want to see the backside of Stonebridge," and -- 23 MR. BUCCERI: Yeah, there -- 24 MR. SYLVANOWICZ: -- that's kind of the -- 25 MR. BUCCERI: That was one person that I heard.</p>

<p style="text-align: right;">Page 18</p> <p>1 MR. SYLVANOWICZ: -- mix that I have with the -- 2 yeah, I know. 3 MR. BUCCERI: Yeah, we paid about 5,100 because -- 4 yeah, they were -- they had grown so far from the preserves 5 that they were resting on top of the screen lanais of 6 people's houses and so, yeah, we paid them to cut all around 7 the preserve and then that fence line. So -- 8 MR. SYLVANOWICZ: Mm-hmm. 9 CHAIRMAN LEWIS: All right. Any -- 10 MR. BARRETT: Even the school -- the school -- it 11 would not even be the county, it would be the school 12 district themselves, so it's like two different entities 13 that would have to kind of cooperate with us in order to 14 actually eradicate it. 15 MR. BUCCERI: Yeah. I mean, if you just cut them 16 at the base, I mean, that would go a long way of -- I know 17 it grows back, but it doesn't grow back that fast. 18 MR. BARRETT: No, but I'm saying is that in terms 19 of receding it, it would help like not -- anyway, it's 20 complicated. 21 CHAIRMAN LEWIS: Okay. Thanks. 22 All right. Anybody else have any other -- oh, 23 okay. I saw you go up first. 24 UNKNOWN SPEAKER: Well, I -- I grew up here and we 25 were always fighting Brazilian peppers, but if you get them</p>	<p style="text-align: right;">Page 20</p> <p>1 square feet and also, we're coming up on 20 years and 2 we're -- you know, we've been asking about the bond that 3 Kevin Howell had there. 4 MR. VEGA: Mm-hmm. 5 MS. SOSA: So I still have no response. You were 6 supposed to get back with me the next day, then that week 7 and so I'm just wanting to know -- I'm here, you know, if 8 this is the place and time to -- 9 MR. VEGA: Yeah, so you're -- yeah, no, the bond 10 portion -- like I was saying, the bond portion was paid off, 11 like we talked on the phone and I know how you were saying 12 about the landscaping and the mulch in your area, that's 13 your HOA can. The CDD fees are just, as I said, for all the 14 landscaping and the maintenance of the district, not of that 15 corporate park, but -- so -- 16 MS. SOSA: Right, but I have an understanding that 17 there's -- I don't know, my husband's supposed to be here -- 18 12 buildings that were divided up in that -- 19 MR. VEGA: Right, and that's what -- 20 MS. SOSA: -- 24,000 whatever and we're paying a 21 third of that. 22 MR. VEGA: And that's that original e-mail that I 23 sent. Each building is not the exact same. Like when you 24 pull up the tax collector and you pull up the methodology, 25 like one is .8, one is .73, point nine -- and then there's</p>
<p style="text-align: right;">Page 19</p> <p>1 in your backyard and you chop them at the base like he said, 2 you can get the Roundup Poison Ivy Plus and spray the base 3 and that will kill the plant. I've been doing that in the 4 wetlands across from me because I live on the backside of 5 Montague, north of the school and so I've been taking on 6 areas over there clearing it out, but Poison Ivy Plus 7 Roundup spray on the base will kill the plant. If there's 8 some way to educate residents -- because I see them cropping 9 up in backyards and before you know it, you got the red 10 berries and that's what just -- they go crazy through that. 11 So I've gotten a couple of neighbors to take them out, but 12 you got to be careful. People are sensitive. So -- anyway, 13 that's that. 14 CHAIRMAN LEWIS: Thank you. 15 Okay. Yes, ma'am? Go ahead. I'll go to you next 16 and then Barry and then -- I think, Ms. Stone, did you have 17 your hand up? Okay. 18 MS. SOSA: I don't know if this is the time and 19 place, but for Mark Vega -- I'm Jeanette Sosa, we are -- 20 10981 Countryway, we own Westchase Chiropractic. So we've 21 had various e-mails, texts, phone calls about -- 22 MR. VEGA: Yeah. 23 MS. SOSA: -- came to our attention that our CDD 24 that we're paying on our office building is probably twice 25 as much as some of our neighbors around us. We've got 2,500</p>	<p style="text-align: right;">Page 21</p> <p>1 different phases of those, so even like one building is -- 2 one building -- if you're going down the street, another set 3 of buildings is a different methodology, it's a different 4 breakdown for that area. 5 So I've got the whole bond indenture. Instead of 6 dumping 250 pages at you to show you how that's broken out, 7 I've got Brenda in my office that is breaking that -- kind 8 of trying to highlight it specifically to you, so it's -- 9 it's been a -- a little longer on her side of it, but it's 10 -- the breakdown -- it's a methodology. I'd have to show 11 you that -- 12 MS. SOSA: So how do we find out -- if we're 2,500 13 square feet and we've got a building that's 5,000 square 14 feet, you know and we're paying \$8,000, like how does 15 that -- 16 MR. VEGA: Well, it doesn't go on the building, it 17 goes on -- the building square footing doesn't have anything 18 to do with it. It goes down EAUs and that's broken down by 19 how it's parceled out. That's why I need to give you that 20 whole breakdown and that's what she is doing for you because 21 if I just send it to you -- and I can send it to you right 22 now, but the only thing you're going to look at and -- and 23 -- you're not going to have a -- I need to have the 24 breakdown to give it to you. 25 MS. SOSA: Yeah, I think it's just the conversation</p>

<p style="text-align: right;">Page 22</p> <p>1 of communication, coming back and just saying, "This is 2 what" -- I don't even know what EAU is. I just know that. 3 MR. VEGA: Yeah, equivalent -- equivalent area 4 unit. 5 MS. SOSA: So that there's -- yeah -- a certain 6 amount that the Westchase Professional Center is paying, you 7 know, when you have one building that's paying a third of 8 that, it's just we need to go back and see where did that 9 even -- you know, how did that happen? 10 MR. VEGA: That goes back to the original -- it's 11 the original methodology. Nothing has changed on it. It's 12 just every year -- or every time that the bond -- not the 13 bond, but the budget -- the budget charges, everything goes 14 up per the methodology, per that parcel, per the EAU. 15 MR. BARRETT: So -- 16 MS. SOSA: That doesn't make sense. 17 MR. BARRETT: So -- so Mark, I -- I could be wrong 18 about particular professional centers, but my understanding 19 of our methodology, it's very, very complex, but it's not 20 only like areas, like square footage, but then one of the 21 multiplying factors is expected like traffic to a particular 22 business. So for example, you could have the exact same 23 square footage for a fast food restaurant versus something 24 else that has a lot fewer actual like car generating trips 25 and so that's what ends up -- so that could explain why, you</p>	<p style="text-align: right;">Page 24</p> <p>1 MS. SOSA: Okay. And when's that meeting? 2 MR. VEGA: So I had -- just to let the board know, 3 I had the assessment department looking at it, a friend of 4 ours is digging into it because she's trying to put the 5 methodology with the bond indenture. Granted, the bond is 6 paid off, but the bond indenture -- the methodology is 7 written for the bond, so when you put that together and then 8 you put the DOT -- the EPAD standards for the trip charges, 9 that -- you have to look at the three documents and she is 10 trying to write that up for yours because it does look like 11 you are paying a lot, but it's actually -- followed the same 12 road -- follows the same -- the budget over years, so -- you 13 know, is it -- 14 MS. SOSA: And is that budget renewable? I mean, 15 like you guys -- when you go over, is that something you 16 look at again? 17 MR. VEGA: The budget -- we go over it every year 18 in May. 19 MS. SOSA: May, okay. 20 MR. VEGA: Yeah, but you're going to have -- 21 MR. CHESNEY: It's a multi-month process, begins 22 kind of in May. That's what -- yeah. 23 CHAIRMAN LEWIS: So when do we expect to get that 24 to her? The -- what you're talking about. 25 MR. VEGA: I'm going to send Brenda another e-mail</p>
<p style="text-align: right;">Page 23</p> <p>1 know, you could be comparing yourself to businesses that, 2 according to this -- and we actually used the Department of 3 Transportation -- 4 MR. VEGA: Correct, you're talking about the DOT 5 EPAD standards and -- 6 MR. BARRETT: Right. 7 MR. VEGA: -- it has the trip charges per that. 8 MR. BARRETT: And so it's not like -- we don't 9 randomly assign them, we use actually what is -- 10 MS. SOSA: Now, is that ever changeable or is that 11 -- because I'm talking about doctor office to doctor office. 12 I'm talking a 5,000 square foot doctor office -- 13 MR. BARRETT: Right, and I can't speak to the 14 specifics, it could change. It could be that it -- it was 15 originally something else and then it got shifted and we 16 were not aware of it, but again, I'm -- the methodology is 17 very complicated and I don't want to misspeak. 18 MR. CHESNEY: I -- I can give you a suggestion. 19 MS. SOSA: Yes. 20 MR. CHESNEY: And so we -- we do that as part of 21 our budget cycle. I would suggest if you come back at the 22 May meeting and then that would be the time to -- we would 23 review -- that's when we do our assessments and we can 24 review your particular parcel at the time and that's what -- 25 I'm saying for the next tax cycle.</p>	<p style="text-align: right;">Page 25</p> <p>1 and make sure that we have that shortly because I -- I want 2 to tell you by the end of the week, but I said that -- I 3 told you that last week and she didn't have it to you, so I 4 just have to follow up on her. 5 MS. SOSA: Okay. 6 MR. VEGA: Yeah, and that's my responsibility. 7 CHAIRMAN LEWIS: We'll have it by the end week. 8 MR. VEGA: Yeah. 9 MS. SOSA: Okay. 10 CHAIRMAN LEWIS: Friday, Mark. 11 MR. VEGA: Will do. 12 CHAIRMAN LEWIS: Thank you. 13 All right. Yes, sir, Barry. Started to look at 14 something else and I realized you were -- 15 MR. ANDERSON: That's okay. Barry Anderson, 11829 16 Derbyshire Drive. I see that you've got on your agenda 17 consideration of ACPLM change order number one for the 18 Shires sidewalk project. Just for point of clarification, 19 that's not the Shires sidewalk project, it's for Sturbridge, 20 but that's not really my point here. The point that I'd 21 like to make for the record is there has been some posts on 22 social media that, I think, are inaccurate and I would like, 23 for the record, to make sure if I'm incorrect, that someone 24 corrects me or that as you consider this, you consider 25 accurately the costs that have been incurred by ACPLM.</p>

<p style="text-align: right;">Page 26</p> <p>1 The social media post said that to date, through 2 September, ACPLM had incurred \$192,906. If you add the 3 50-some thousand dollars that each of you considered doing, 4 that's a substantial increase over and above what you had 5 approved. I believe that the social media post is 6 inaccurate. If you look at the way you're considering the 7 change order, the change order says that the total charges, 8 including this change order, would be 197,559 or about a six 9 percent overrun, if you would, in terms of what was 10 originally in the contract. I think six percent over run 11 for what I experienced in the Shires is realistic. The work 12 that ACPLM bid on was markings that were done -- all 13 right -- by BDI in advance of the submission of the RFP. 14 When they came to the Shires, as I imagine is also 15 true in Sturbridge -- which were the other two that are part 16 of the phase one -- okay -- there were additional areas that 17 the complied with ADA had to be attended to from the time 18 that the proposal, the RFP, was subm- -- issued to the time 19 that the work was actually done. We have one in our 20 neighborhood that was really dramatic and we had someone 21 who, I think, came and talked to you over a year ago. 22 Wheelchair now. That was not Mark because it was adjacent 23 to a driveway, which was kind of the agreement at the time. 24 Okay? For the benefit of that homeowner, considerable time 25 was spent not only attending to that particular slab, but</p>	<p style="text-align: right;">Page 28</p> <p>1 if there was more work that was done, you apply the unit 2 costs and you're paying for what you got is the idea. 3 You're not paying more than what you got and we verified all 4 the quantities. In fact, we did the quantities and 5 confirmed them and matched up with ACPLM so that you guys 6 were getting -- you were getting an invoice for exactly what 7 was installed. 8 And I got to admit, in a couple of the areas, there 9 were significant increases and it was all in the areas where 10 there were oak trees, the heavy oak tree canopy areas and 11 that's just the way it kind of goes in those areas. This is 12 not uncommon. We've done larger sidewalk projects in 13 different communities and not -- maybe not as large as all 14 three phases of Westchase, when you're looking at all three 15 phases, but it is very common to start out with what you 16 think you want to -- you're going to replace and then what 17 you end up replacing in order to make everything ADA 18 compliant, eliminate drainage problems where you have dips 19 in the areas and things like that. 20 So what Barry said was like pretty much spot on. 21 I'm not familiar with the -- like how much in each community 22 was extra work. We have all of the data -- if someone 23 wanted to see it, you know, all of the quantities that we 24 verified and fact checked as part of the process. 25 MR. CHESNEY: So David, the -- I briefly looked at</p>
<p style="text-align: right;">Page 27</p> <p>1 also grading it such that the individual -- the wheelchair 2 would be able to traverse that area. 3 So I don't think a six percent overrun is, as 4 someone said in one of their posts, contracts being 5 negotiated up. I think that was just the reality of what we 6 ran into and I just wanted to get that on the record. 7 MR. DVORAK: Yeah, I -- I was going to add -- I can 8 add something to that. That's a very good explanation, 9 Barry. So when we identified these areas and put an RFP 10 together and part -- I think I explained this to the board 11 multiple times is that when you get out there, you know, 12 it's -- a year's gone by, number one and you have multiple 13 areas where tree roots have caused things to be worse or 14 created things that weren't there the year -- you know, the 15 year before and then like Barry said, if you get into a 16 situation where you've identified a damaged panel, well it 17 may be that you have to do the one on either side of it in 18 order to make -- in order to bring it into ADA compliance 19 and ADA compliance, there's certain cross slopes and 20 longitudinal slopes that you look at and if you can't do it, 21 you just have to make the run of sidewalk longer. 22 But the idea was we had people onsite the entire 23 time, so we were part of that process and in the end, I 24 mean, their proposals included unit costs for the work, so 25 that was locked in. That was part of their proposal and so</p>	<p style="text-align: right;">Page 29</p> <p>1 this issue today just because I became aware of it. To me, 2 I thought it was more like we had been invoiced for an 3 additional invoice. Now -- 4 MS. McCORMICK: I think that was for C & K, which 5 was -- we had two different sidewalk contractors. We had C 6 & K and we have ACPLM. The original agreement that was 7 executed between the district and ACPLM was for \$185,407. 8 So this change order is showing 51,000, but really, it was 9 only about a \$10,000 increase, so I think maybe we just need 10 to have them go back and look at the change order that the 11 board is going to be considering, but that -- that original 12 agreement set out every single street, what was being done 13 in terms of grinding, replacement. 14 MR. CHESNEY: Yeah, I remember you and I talked 15 about that part, so -- 16 MS. McCORMICK: Right. 17 MR. CHESNEY: -- but you're comfortable that the 18 invoices were correct because that was the part that -- 19 MS. McCORMICK: I -- I think there is going to be a 20 change order. I don't think it's going to be for 51,000, I 21 think it's going to be for something less than that based 22 off the fact that their original agreement was for 185,000 23 and they are saying that the total now is \$195,000 or 197, 24 so I don't think -- I don't think it's going to be for 25 51,000.</p>

<p style="text-align: right;">Page 30</p> <p>1 MR. CHESNEY: Okay.</p> <p>2 CHAIRMAN LEWIS: Robert, your guy or you guys have</p> <p>3 -- if you have like a daily report, I guess, is kind of what</p> <p>4 you guys kept or --</p> <p>5 MR. DVORAK: We -- we kept -- yeah, we were out</p> <p>6 there daily and then at the end, we did -- we did actual</p> <p>7 quantities, like measured out the amount of panels else that</p> <p>8 were replaced, the number of grinds and also on Montague,</p> <p>9 it's kind of deceiving. I mean, you think of Montague, it's</p> <p>10 one sidewalk on one side of the street, but it's a much</p> <p>11 wider -- much wider of a sidewalk, so when you do multiple</p> <p>12 panels on that sidewalk, the quantities are a -- are larger</p> <p>13 in there and there's a lot of oak trees along there.</p> <p>14 CHAIRMAN LEWIS: So if you have all that data, you</p> <p>15 can correlate to what Greg was just bringing --</p> <p>16 MR. DVORAK: Oh, yeah.</p> <p>17 CHAIRMAN LEWIS: -- up. Right? Okay.</p> <p>18 MS. McCORMICK: Yeah, the ACPLM contract, which is</p> <p>19 the one that we're talking about, was for the Shires,</p> <p>20 Sturbridge, Radcliffe and that's it and then the C & K was</p> <p>21 for West Park Village --</p> <p>22 MR. DVORAK: Montague and West -- well, not</p> <p>23 Westchase.</p> <p>24 MS. McCORMICK: -- and Montague.</p> <p>25 MR. DVORAK: Well, not West Park Village, but</p>	<p style="text-align: right;">Page 32</p> <p>1 check register.</p> <p>2 MR. DVORAK: I know, I'm just saying, I -- I'm just</p> <p>3 saying that magnitude of difference is entirely possible in</p> <p>4 terms of the additional work --</p> <p>5 MS. STONE: Well, I don't think necessarily think</p> <p>6 it is because in the contracts and in the rules, it says</p> <p>7 that a bid needs to be an honest bid for an amount that you</p> <p>8 think that it will cost and the fact that you doubled it</p> <p>9 makes me wonder if the C & K Paving was a fraudulent bid or</p> <p>10 if you're RFP was not accurate enough to get a good bid</p> <p>11 where you could make a decision. So you approved -- and</p> <p>12 it's on my piece of paper, I got it for you if you all want</p> <p>13 to look at it -- you approved \$227,000 for the sidewalk</p> <p>14 repair, phase one. You've paid -- I guess -- I don't know,</p> <p>15 you've paid \$41,000, you paid -- you've been -- I don't</p> <p>16 understand the ACPLM. You listed a \$51,000 change order</p> <p>17 that's in the agenda. I don't know if -- why is it</p> <p>18 inaccurate if it's in the agenda packet? And then one of</p> <p>19 the ACPLM invoices has a change order for 7,499. So I don't</p> <p>20 know if that ends up to 100,000 or if it adds up to like</p> <p>21 52,000, but the two contracts -- you've ended up paying</p> <p>22 around 300,000, plus BDI Engineering has charged you 46,000</p> <p>23 to oversee the sidewalks.</p> <p>24 So give or take -- because I don't know what the</p> <p>25 \$51,000 is, if that's what you're charging or not, you</p>
<p style="text-align: right;">Page 31</p> <p>1 Westchase Drive.</p> <p>2 MS. McCORMICK: Westchase Drive, sorry.</p> <p>3 MR. DVORAK: Yeah.</p> <p>4 MR. CHESNEY: Yeah, what I was looking at were the</p> <p>5 invoices were larger than the amount, the total amount, but</p> <p>6 they hadn't been paid. We did confirm that.</p> <p>7 MS. McCORMICK: Yeah, I think we're going to need</p> <p>8 to have the board change order for both C & K and for ACPLM.</p> <p>9 I don't think they are going to be able to do that tonight</p> <p>10 because the one that's in here for ACPLM is, I think,</p> <p>11 incorrect based on the contract amount and we don't have one</p> <p>12 in the agenda for C & K.</p> <p>13 CHAIRMAN LEWIS: Okay. Ms. Stone, go ahead.</p> <p>14 MS. STONE: I also have a handout and it is about</p> <p>15 the sidewalks. I don't think I have enough, but here we go.</p> <p>16 The -- that was -- those were my social media posts and what</p> <p>17 I posted is what's in the agenda right here that says</p> <p>18 there's a change order for \$51,000. So there was -- that</p> <p>19 has already been paid -- a change order that was not given</p> <p>20 to the board for K & C Paving. The original contract amount</p> <p>21 was \$41,000. The change order, which is on the invoice that</p> <p>22 has been paid, which is in the check register, was</p> <p>23 \$83,000 --</p> <p>24 MR. DVORAK: That is entirely impossible.</p> <p>25 MS. STONE: -- and -- that happened. It's in the</p>	<p style="text-align: right;">Page 33</p> <p>1 authorized 127,000, you've paid -- if I even take out -- if</p> <p>2 I'm generous and I take out the 50,000 for the sidewalk</p> <p>3 repair, phase one, you've actually paid somewhere between</p> <p>4 325,000 to 370,000 and your change orders have to be</p> <p>5 approved in -- it's in your contract that say they have --</p> <p>6 change orders have to be approved in writing by the board</p> <p>7 before the work is done and you all didn't do that. So you</p> <p>8 spent a lot more money than you told people that you spent</p> <p>9 on the sidewalks.</p> <p>10 You're not taking care of the taxpayer's money.</p> <p>11 Yes, the sidewalks need to be done, but at some point, you</p> <p>12 got to have some cost controls.</p> <p>13 CHAIRMAN LEWIS: Let -- let me respond to that</p> <p>14 because what you're -- and your first part about doubling --</p> <p>15 I think it was the C & K, you know, from 41 to roughly.</p> <p>16 MS. STONE: To 82.</p> <p>17 CHAIRMAN LEWIS: -- to 82, right. So what Robert</p> <p>18 said is not uncommon. I mean, we have a unit cost with</p> <p>19 something. We were out there trying to better the community</p> <p>20 for something that, really, the county is supposed to be</p> <p>21 paying for because it's not behind a gate. We took this --</p> <p>22 I'm speaking, I gave you a chance. So we took it upon</p> <p>23 ourselves, as a board, in conjunction with some of the</p> <p>24 neighbors to make it better. It's not uncommon for overruns</p> <p>25 to be out there and just like Robert said, if you get out</p>

<p style="text-align: right;">Page 34</p> <p>1 there and there's an issue where it's not ADA compliant, 2 you're going to have to make it right. 3 I don't disagree with you on the sense of I need to 4 know and it sounds like the rest of us need to know what 5 exactly is supposed to be in this change order. Is it 6 51,000? According to Erin, it may not be, but Robert, I'm 7 very confident -- that's the reason we have his -- I'm still 8 speaking, please. That's the reason we still have him 9 onsite or had him onsite was so that we could cover that and 10 to make sure that those quantities were accounted for. I'm 11 very confident that we're going to get to the bottom of 12 that, but I don't disagree with you about that. There is a 13 little confusion at least on my part. I don't want to speak 14 for the others, but there does seem to be some confusion 15 about that. 16 Yes, ma'am. Did you have something else? 17 MS. STONE: Just -- especially with the K & C 18 Paving one, you all already paid it and I don't think you 19 were notified of it in a timely manner. 20 CHAIRMAN LEWIS: Okay. 21 All right. Anybody else? Yes. 22 MR. RICE: Still open discussion. Right, sir? 23 CHAIRMAN LEWIS: Pardon? 24 MR. RICE: Still open comments, discussion? 25 CHAIRMAN LEWIS: Yes.</p>	<p style="text-align: right;">Page 36</p> <p>1 Friday, so if they wrapped that up today, it probably -- we 2 will have some kind of paper -- you know, survey to look at, 3 for me to look at, by another two -- two and a half weeks, 4 three weeks, maybe. Takes that long to do the mapping. 5 The whole process -- I mean, everybody is so busy 6 right now. To get a surveyor scheduled and out there -- I 7 mean, I put that request in over a month ago and they're 8 just getting to do the field work and then they got to do 9 the mapping still. 10 MR. RICE: Would it be possible at all for the -- I 11 mean, I can make an official request if it's needed, but for 12 the -- whatever documentation you found for that pond and/or 13 the elementary school -- and again, I did a lot of searching 14 on Hillsborough County, I couldn't find like any kind of 15 plats or ownership. It ended basically at the top of 16 Sturbridge. That's all I could find. 17 CHAIRMAN LEWIS: You essentially just requested 18 one, so yeah, if -- whatever information you have, Robert, 19 if you don't mind. 20 MR. DVORAK: Yeah. 21 CHAIRMAN LEWIS: Do we have -- I guess we have your 22 e-mail, Matt. 23 MR. RICE: I can also -- if it's okay, I don't want 24 bypass you, but I appreciate the time and the information. 25 I understand the concerns from the surveyors, residents and</p>
<p style="text-align: right;">Page 35</p> <p>1 MR. RICE: Okay. Matt Rice, 9825 Bridgeton Drive. 2 Just wanted to get an update -- I know it's not on the 3 agenda tonight, but there was a lot of discussion around the 4 pond drainage for pond 125. I know that there's some 5 investigatory around easements. I saw the surveyors out 6 there today on Stonebridge. Obviously, I know there's an 7 easement there. I was also curious if Robert found any kind 8 of plats for the school above -- I guess it's Westchase 410, 9 but I could not find 410 in any of the county records, so 10 basically, the plat for the elementary school or the middle 11 school that was developed. 12 MR. DVORAK: Yeah, that pond that was -- is part of 13 the school is owned and operated and maintained by the CDD. 14 So -- 15 MR. RICE: That's good news. 16 MR. DVORAK: It is good news. So when you -- the 17 surveyors, I had -- had done a survey request that was going 18 to take -- survey the southern access to the inlets on 19 Montague and I also had them survey the control structure in 20 the pond at Davidson Middle School. I threw that in there, 21 so they probably were up there as well. 22 UNKNOWN SPEAKER: They were. 23 MR. DVORAK: Yeah, so the field work -- if the 24 field work was done today, I -- they must have started 25 Friday. That's when they said they were going to start, on</p>	<p style="text-align: right;">Page 37</p> <p>1 -- you know -- 2 CHAIRMAN LEWIS: So let me just say this real quick 3 because I know we're not officially on the topic, but at the 4 last meeting, the longer term plan -- and I hate to keep 5 using that term because it was repaired, but we have a 6 longer term plan. I'll just keep using it. Robert's going 7 to finish up his report here in the next couple of weeks. 8 MR. DVORAK: It's finished. 9 CHAIRMAN LEWIS: Oh, it is finished. Okay. And 10 I've talked to Assistant County Administrator, Kim Beyer, at 11 Hillsborough County and she's going to have some folks 12 review that to make sure that there's not anything 13 downstream of that that may need to be addressed maybe by 14 the county before we implement whatever he's got going. So 15 we're working with them, I guess, is just to add on to your 16 question about what else. 17 MR. RICE: And that's -- and I would just like to, 18 I guess, put it on the official record, just -- you know, if 19 anything is decided to use that ingress, egress point, I 20 understand. It would be nice to be able work together 21 because there's elevations that's obviously in the back of, 22 you know, people's view. There's obviously fence lines 23 there, there's irrigation there, so it's -- if anything had 24 to be done there, I hope that we could work together and 25 partner on that.</p>

<p style="text-align: right;">Page 38</p> <p>1 CHAIRMAN LEWIS: Okay. Yeah.</p> <p>2 MR. RICE: So --</p> <p>3 CHAIRMAN LEWIS: Thanks, Matt.</p> <p>4 MR. RICE: Thank you.</p> <p>5 CHAIRMAN LEWIS: Yes, sir?</p> <p>6 MR. BADER: I'm Bob Bader, 10518 Brentford and I</p> <p>7 brought up our legal expenses at the last meeting and Reggie</p> <p>8 advised to make sure it's apples to apples in comparison</p> <p>9 when we look at what we spend versus other communities and</p> <p>10 Mark kindly provided some context in the interim around</p> <p>11 costs and, you know, we have more hours than some of the</p> <p>12 other places and because of the costs, what Mark sent makes</p> <p>13 sense. When you look at the -- respectfully, of course --</p> <p>14 what we're paying per hour, especially with the engagement</p> <p>15 letter on the agenda, it's 440 an hour. Waterchase is 275,</p> <p>16 I know they're small, but Tampa Palms, who is also managed</p> <p>17 by Inframark, same size, same size budget, pays 300 an hour.</p> <p>18 Westchase HOA pays 330 an hour. That difference, like 33</p> <p>19 percent, over the 125,000 we have in the budget is about</p> <p>20 40,000 a year and that's a recurring expense. We're talking</p> <p>21 about hundreds of thousands of dollars going forward that</p> <p>22 we're incurring and I don't think those other communities</p> <p>23 are like negligent in hiring like the -- the worst, cheapest</p> <p>24 lawyers. They are probably very respectable attorneys like</p> <p>25 we have.</p>	<p style="text-align: right;">Page 40</p> <p>1 as a drainage easement. There's a dedication to the CDD for</p> <p>2 public drainage easements. This is just designated as a</p> <p>3 drainage easement. I'm sorry, for private a drainage</p> <p>4 easement, but this is just shown as a drainage easement and</p> <p>5 it's a nonexclusive dedication of private drainage easements</p> <p>6 to the CDD, nonexclusive perpetual.</p> <p>7 So I also talked to Robert about the fact that we</p> <p>8 have a SWFWMD permit where the operating entity is required</p> <p>9 to maintain this area, but because this is -- because this</p> <p>10 pond is on two lots and it's a drainage easement and it's</p> <p>11 not clearly at least under the plat dedicated to the CDD</p> <p>12 because it's not defined as a private drainage easement, I</p> <p>13 -- I think this also involves the WCA because there are a</p> <p>14 lot of requirements in the declaration of conditions and</p> <p>15 restrictions that would require that the lot owner, before</p> <p>16 they did any activity within a drainage easement area, would</p> <p>17 have to get approval from the CDD, including placing any</p> <p>18 structures or doing any fill within, you know, drainage</p> <p>19 easement area, a pond, a wetland area.</p> <p>20 So what I was talking to Robert about is the fact</p> <p>21 that I think this is really an issue that may be it would be</p> <p>22 appropriate to do a joint letter between the CDD and the WCA</p> <p>23 to these two homeowners. I also looked at some minutes that</p> <p>24 Sherida had found from 2009 and is -- one of these</p> <p>25 homeowners, Mr. Consolman (phonetic), had actually come to</p>
<p style="text-align: right;">Page 39</p> <p>1 So -- and I'm not saying we have to RFP it, look</p> <p>2 for a competitive bid, but would you maybe consider a price</p> <p>3 rollback to a more competitive rate so we could save that</p> <p>4 large amount of money when you look at the budget,</p> <p>5 especially some of these needs that have come up, to fund</p> <p>6 those as a community.</p> <p>7 CHAIRMAN LEWIS: Okay. Thank you.</p> <p>8 All right. Anybody else have anything?</p> <p>9 (No response.)</p> <p>10 CHAIRMAN LEWIS: Nothing? Okay.</p> <p>11 All right. Moving on. Staff reports. Robert,</p> <p>12 we'll go back to you.</p> <p>13 MR. DVORAK: The only thing that hasn't been</p> <p>14 covered really is the pond 120 -- you know, the sump and the</p> <p>15 encroachment on the sump. I provided the survey after the</p> <p>16 last workshop to Erin and I believe the next step was the --</p> <p>17 for her to put the letter together, which I -- I've seen a</p> <p>18 draft of and, you know, with your guy's blessing and -- and</p> <p>19 she probably is prepared to talk about that.</p> <p>20 MS. McCORMICK: Yeah, so Robert and I had a chance</p> <p>21 to talk about this a little bit yesterday and I did prepare</p> <p>22 a draft letter. One of the things I looked at is the plat</p> <p>23 that -- where this pond is located and, you know, we've got</p> <p>24 two lots where the drainage easement area is. The drainage</p> <p>25 easement is part of both of these lots and it's designated</p>	<p style="text-align: right;">Page 41</p> <p>1 the CDD at that time and, you know, he was -- he was</p> <p>2 concerned about issues that were going on with respect to</p> <p>3 erosion on his lot caused by the drainage easement. There</p> <p>4 had been some, I think, clearing of a line which then was</p> <p>5 causing more water to go into the drainage easement area and</p> <p>6 it was causing the pond banks to erode so that the erosion</p> <p>7 was approaching his fence there.</p> <p>8 So my thought is that as opposed to just sending a</p> <p>9 letter -- and I think we need to be coordinating with the</p> <p>10 WCA, but I think also maybe engaging these two homeowners</p> <p>11 and talking about a comprehensive solution that will, you</p> <p>12 know, allow us to deal with the issues that we need to deal</p> <p>13 with in this area in this pond and, you know, do the clean</p> <p>14 out of the debris there, but I think also the dimensions of</p> <p>15 the pond need to be restored to their original -- but the</p> <p>16 lot -- the homeowners had the original concern, too, related</p> <p>17 to erosion, so I think, you know, maybe we want to go on and</p> <p>18 see if we can address that at the same time as we're coming</p> <p>19 up -- formulating a plan on this.</p> <p>20 CHAIRMAN LEWIS: Okay. So who -- do we just need</p> <p>21 to -- are you going to reach out to the WCA on your own or</p> <p>22 do we --</p> <p>23 MS. McCORMICK: Yeah, I mean, I can reach out to</p> <p>24 the attorney, I guess, for the WCA about this issue and talk</p> <p>25 to them about it. I -- I have a draft letter that I</p>

<p style="text-align: right;">Page 42</p> <p>1 prepared to go to the homeowners and I was going to, you 2 know, suggest that between now and the next meeting, that 3 we, in the interim, have them meet with Robert and maybe 4 with David. I'm happy to participate if needed to talk 5 about the issues and then, you know, to possibly come to 6 either the next workshop or the board meeting, if they're 7 interested in doing that to talk about this issue. So 8 that's just -- I mean, that's just one approach. I want 9 feedback, but I wanted to get some feedback since I wasn't 10 at the workshop before I sent the letter out.</p> <p>11 CHAIRMAN LEWIS: Yeah, I mean, other than that, I 12 guess in my mind, that -- that was one possible avenue, but 13 I guess I could even volunteer to reach out to Michael, the 14 WCA president and just let him know kind of what you're 15 talking about and what the issue is and then I think it 16 would be good to have some type of a meeting to where they 17 understand, you know, what -- from Robert's perspective and 18 from yours.</p> <p>19 So yeah, I mean, I can see if the workshop is a 20 possible way to go.</p> <p>21 MS. McCORMICK: Okay.</p> <p>22 CHAIRMAN LEWIS: And so I -- did you guys have 23 something to say?</p> <p>24 MR. WIMSATT: I was just going to say for a variety 25 of reasons, I'd rather not -- and I will explicitly put this</p>	<p style="text-align: right;">Page 44</p> <p>1 from -- from Allen about the cell tower. AT&T got its 2 certificate, a certification of occupancy, but they are 3 still waiting on the fiber for AT&T and T-Mobile is in the 4 same boat. They did say that both of them were planning -- 5 that they were intending at this point that they were going 6 to have the fiber before the end of the year and Allen had 7 also -- I saw an e-mail from him. He had also indicated 8 that they sent a check to the district for the colocation 9 fee for AT&T, so I just wanted to make sure that's been 10 received by our accounting department. He said if there 11 were any issues to let him know.</p> <p>12 MR. VEGA: Okay.</p> <p>13 MS. McCORMICK: And then do you want to talk about 14 the parks issue or do you want to talk about that field 15 manager report? Sherida and I have been talking about the 16 park reservations and the fact that at this point, the 17 district is not taking reservations for third party vendors 18 to put up bounce houses or water slides or anything really 19 in connection with events that are being hosted and -- 20 within the parks and that's based on, you know, the feedback 21 that we got from our insurer, based on the fact that the CDD 22 doesn't have onsite staff that are attending those events 23 and based on the fact that it just would be a liability to 24 the district. A lot of times, these reservations are not -- 25 you know, sometimes they are for residents, but sometimes</p>
<p style="text-align: right;">Page 43</p> <p>1 on the record that I'd rather this be dealt with sooner 2 rather than later.</p> <p>3 MS. McCORMICK: Yeah.</p> <p>4 MR. WIMSATT: Okay.</p> <p>5 MS. McCORMICK: So -- so you want us to try to set 6 up a meeting for Robert to talk to them before the workshop 7 and then to come to the workshop?</p> <p>8 MR. WIMSATT: If we get there, yeah.</p> <p>9 CHAIRMAN LEWIS: Yeah, because I think it's 10 scheduled for the 18th, I think, is when we were scheduled 11 for. That sounds right. Yeah, so two weeks from today.</p> <p>12 MS. McCORMICK: Okay. Well, I'll work on that 13 tomorrow and I'll coordinate with Robert about that.</p> <p>14 CHAIRMAN LEWIS: Okay. Thank you. 15 Robert, is there anything else?</p> <p>16 MR. DVORAK: Nope.</p> <p>17 CHAIRMAN LEWIS: Okay. Thank you very much. 18 Erin, on to you.</p> <p>19 MS. McCORMICK: Okay. So we just talked about pond 20 120. On the vulture agreement, I have sent an e-mail to the 21 USDA about just having that in place for that coming year, 22 if needed. They -- because of the furlough and the -- the 23 federal freeze, they are not responding to e-mails right 24 now, but I'll -- I will get with them as soon as I can. 25 I did get an update, a little bit of an update,</p>	<p style="text-align: right;">Page 45</p> <p>1 they're not for -- for nonresidents also. So we just wanted 2 to make sure that that's consistent with the policy that the 3 board wants Sherida to continue to follow going forward at 4 this point.</p> <p>5 MR. CHESNEY: Can I ask a question about that?</p> <p>6 CHAIRMAN LEWIS: Yes, sure.</p> <p>7 MR. CHESNEY: So do we have -- did we receive a 8 formal notice from the insurance company that we're -- I 9 forgot what the letter is called, but --</p> <p>10 MS. McCORMICK: Yeah, they --</p> <p>11 MR. CHESNEY: -- they usually send you a letter 12 that says --</p> <p>13 MS. McCORMICK: -- they sent information to the 14 district. I mean, it didn't say, "Stop, cut it" -- and 15 Mark, you cant correct me if I'm wrong, but --</p> <p>16 MR. VEGA: Correct, there wasn't a particular 17 notice.</p> <p>18 MS. McCORMICK: -- they didn't say stop doing this, 19 but they said if you are going to do this, these are the -- 20 the things that we, you know, would recommend that you have 21 when --</p> <p>22 MR. CHESNEY: Okay. I'd like to see that, if 23 possible.</p> <p>24 MS. McCORMICK: Okay. So Mark can send that to you 25 and there was -- there was -- related to a claim that was</p>

<p style="text-align: right;">Page 46</p> <p>1 filed against the district that goes back to an event from</p> <p>2 2021. There was a mediation in that. It was -- the</p> <p>3 plaintiff was Cal and this relates to 9715 Gretna Green, the</p> <p>4 pump site and they did reach a mediated settlement in that.</p> <p>5 If anybody has any questions, you can contact me outside of</p> <p>6 the meeting, but I just wanted to update the board about</p> <p>7 that. And that was handled by the district's insurer.</p> <p>8 MR. WIMSATT: Within the limits?</p> <p>9 MS. McCORMICK: What's that?</p> <p>10 MR. WIMSATT: Within the limits?</p> <p>11 MS. McCORMICK: Yes.</p> <p>12 MR. VEGA: Yes.</p> <p>13 MS. McCORMICK: Yes, yep. And I think that's all I</p> <p>14 have at this point.</p> <p>15 CHAIRMAN LEWIS: Okay.</p> <p>16 MS. McCORMICK: Any questions for me?</p> <p>17 (No response.)</p> <p>18 CHAIRMAN LEWIS: Doesn't look like it.</p> <p>19 MS. McCORMICK: Okay. I do -- actually, I do -- on</p> <p>20 the agenda, we have the -- there's two other things, the</p> <p>21 approval of the engagement letter, which the board had asked</p> <p>22 me to prepare last month. That's the first item and then we</p> <p>23 have the discussion of management services.</p> <p>24 CHAIRMAN LEWIS: So -- yeah, that's what we --</p> <p>25 MR. CHESNEY: Did we actually approve our consent</p>	<p style="text-align: right;">Page 48</p> <p>1 -- to Mr. Bader's point -- not kind of overpaying compared</p> <p>2 to what the going rate for legal fees. I think that would</p> <p>3 be the responsible thing for the board to do.</p> <p>4 No offense, Erin.</p> <p>5 MS. McCORMICK: No, I understand.</p> <p>6 MR. BARRETT: All right. So I'm going to make a</p> <p>7 motion just to table it so that -- and ask Mark, as part of</p> <p>8 that tabled motion, to compile a list of legal fees from</p> <p>9 your other CDDs, like what the hourly rate --</p> <p>10 MR. CHESNEY: Was it in the consent agenda, that</p> <p>11 the -- the engagement letter?</p> <p>12 CHAIRMAN LEWIS: Yeah.</p> <p>13 MR. CHESNEY: Okay. Then we don't need to table</p> <p>14 it, we just don't need to address it. Right?</p> <p>15 CHAIRMAN LEWIS: Yeah, I don't know if we need a</p> <p>16 motion to --</p> <p>17 MR. BARRETT: Okay.</p> <p>18 CHAIRMAN LEWIS: Yeah, I think we can just kind of</p> <p>19 --</p> <p>20 MR. BARRETT: All right. So however you want to do</p> <p>21 it, I would just request that maybe we just inform ourselves</p> <p>22 a little bit more.</p> <p>23 MR. CHESNEY: Okay. So who -- who's going to lead</p> <p>24 that discussion?</p> <p>25 MR. BARRETT: Well, I was thinking about maybe at</p>
<p style="text-align: right;">Page 47</p> <p>1 agenda, too?</p> <p>2 CHAIRMAN LEWIS: It's down further on the agenda,</p> <p>3 so -- it'll change next month.</p> <p>4 MR. VEGA: We put it back on the top.</p> <p>5 CHAIRMAN LEWIS: Did you --</p> <p>6 MR. VEGA: It's -- I think you might be looking at</p> <p>7 the original one. We revised it.</p> <p>8 CHAIRMAN LEWIS: Okay. I -- I didn't get that.</p> <p>9 Okay.</p> <p>10 MR. CHESNEY: Yeah, there's like several documents</p> <p>11 here. Okay.</p> <p>12 MR. BARRETT: So I was not present. Are we dealing</p> <p>13 with the engagement letter?</p> <p>14 CHAIRMAN LEWIS: Well, let's deal with the</p> <p>15 engagement letter and then the project -- or the management</p> <p>16 services.</p> <p>17 MR. BARRETT: And did you discuss whether or not</p> <p>18 Erin's stated fee is in kind of the ballpark of other CDD</p> <p>19 attorney's fees that Mark and Inframark basically</p> <p>20 experiences last month?</p> <p>21 MR. CHESNEY: We have not discussed that.</p> <p>22 MR. BARRETT: If we haven't, I would personally</p> <p>23 request that we just table this just so that we could</p> <p>24 explore the kind of ballpark rate, maybe having another</p> <p>25 conversation with Erin about the fee to make sure the board</p>	<p style="text-align: right;">Page 49</p> <p>1 the workshop, we can just discuss it then and then whatever</p> <p>2 we decide, all right, "Well, this is" -- we can --</p> <p>3 MR. CHESNEY: Okay.</p> <p>4 MR. BARRETT: -- we can have our Chair talk to the</p> <p>5 -- talk to Erin about it and they can negotiate a solution</p> <p>6 and that can be brought to the next meeting.</p> <p>7 MR. CHESNEY: Okay. Good luck, Erin.</p> <p>8 MR. BARRETT: Is that like legally kosher?</p> <p>9 MS. McCORMICK: That's good, yes.</p> <p>10 CHAIRMAN LEWIS: Are you good with that?</p> <p>11 MR. WIMSATT: Yes.</p> <p>12 CHAIRMAN LEWIS: Okay. Reggie?</p> <p>13 MR. GILLIS: Yes.</p> <p>14 CHAIRMAN LEWIS: Okay. We'll do that for the</p> <p>15 workshop.</p> <p>16 Okay. So the management services, I guess I was</p> <p>17 going to propose that we talk about this at the workshop in</p> <p>18 two weeks because I know Chris wasn't here for the</p> <p>19 interviews and then also -- I mean, we have -- again, I'm</p> <p>20 okay talking about it, really, but it's little bit</p> <p>21 uncomfortable. I'll be honest. So -- unless anybody wants</p> <p>22 to talk about it.</p> <p>23 MR. CHESNEY: I say we just do it. I mean, we</p> <p>24 already had the workshop where they came out and did it. I</p> <p>25 don't know, is there -- is there a -- I say we do it. I</p>

<p style="text-align: right;">Page 50</p> <p>1 mean, pull off the Band-Aid, figure it out.</p> <p>2 MR. GILLIS: What are we doing?</p> <p>3 CHAIRMAN LEWIS: Well, I --</p> <p>4 MR. CHESNEY: Assessing.</p> <p>5 CHAIRMAN LEWIS: I guess that was the other thing,</p> <p>6 too, is I didn't really come up with any kind of a grading</p> <p>7 opportunity or -- or --</p> <p>8 MR. CHESNEY: I mean, how about you guide us a</p> <p>9 little bit here, Erin?</p> <p>10 MS. McCORMICK: Well, so this is not the type of</p> <p>11 services that you are required to do -- like for landscape</p> <p>12 maintenance, you come up with a ranging criteria or a</p> <p>13 scoring criteria that you. For district management services</p> <p>14 as well as for district counsel, it's -- you don't have to</p> <p>15 follow that type of procedure. We did -- we did -- which is</p> <p>16 not required by statute, but we did an advertisement for,</p> <p>17 you know, requests for -- or statements of qualifications</p> <p>18 for district management services. We got three responses</p> <p>19 and those were the people that came and spoke at the</p> <p>20 workshop a couple of weeks ago. So it's really at the</p> <p>21 discretion of the board how you want to proceed at this</p> <p>22 point.</p> <p>23 MR. CHESNEY: So because it's a professional</p> <p>24 service, is that --</p> <p>25 MS. McCORMICK: Yeah.</p>	<p style="text-align: right;">Page 52</p> <p>1 MR. BARRETT: I am not prepared to talk about, no.</p> <p>2 CHAIRMAN LEWIS: Okay.</p> <p>3 MR. BARRETT: But at the same time, you know, if</p> <p>4 you guys want to go ahead, you're smart guys, I -- I would</p> <p>5 trust your judgment on this.</p> <p>6 CHAIRMAN LEWIS: Yeah, okay. All right. I mean,</p> <p>7 are you -- we made a second, so does anybody else not want</p> <p>8 to talk -- I guess we could vote. I guess that's how we</p> <p>9 could resolve this.</p> <p>10 MR. CHESNEY: I'm not trying to be difficult, I</p> <p>11 just want to -- I mean, I'll be frank.</p> <p>12 CHAIRMAN LEWIS: Yeah, no, that's fine. I can -- I</p> <p>13 can be Matt.</p> <p>14 MR. CHESNEY: Yeah.</p> <p>15 UNKNOWN SPEAKER: If you'd like us to step outside</p> <p>16 --</p> <p>17 CHAIRMAN LEWIS: No, it's okay, it's okay. I mean,</p> <p>18 it's up to you, but you don't have to do that. I would</p> <p>19 never ask you to do that anyway. So I guess a couple of</p> <p>20 things from me. I -- I'm -- let me think -- I wasn't really</p> <p>21 prepared --</p> <p>22 MR. CHESNEY: You can give it to David.</p> <p>23 CHAIRMAN LEWIS: Yeah, go ahead. I had</p> <p>24 conversations with David and Sherida --</p> <p>25 MS. COOK: We -- we have two heads up here.</p>
<p style="text-align: right;">Page 51</p> <p>1 MR. CHESNEY: Okay. So I mean, we could -- I could</p> <p>2 make a motion that -- and then proceed that way?</p> <p>3 MS. McCORMICK: Right.</p> <p>4 MR. CHESNEY: Okay. I'll make the motion that we</p> <p>5 accept the proposal from Kai. Is that your full name?</p> <p>6 UNKNOWN SPEAKER: Yes.</p> <p>7 MR. CHESNEY: And that's it.</p> <p>8 THE COURT REPORTER: Is it K-a-i, Kai?</p> <p>9 MR. CHESNEY: K-a-i, yes.</p> <p>10 THE COURT REPORTER: Thank you. Sorry.</p> <p>11 CHAIRMAN LEWIS: Do we have a second?</p> <p>12 MS. WILCOX: What's -- who is that, Kai? Are you</p> <p>13 part of --</p> <p>14 CHAIRMAN LEWIS: I'm sorry, we're -- Pam, we're</p> <p>15 conducting business here.</p> <p>16 MS. WILCOX: Yeah, I'm trying to catch on.</p> <p>17 CHAIRMAN LEWIS: Okay. Well, there's other avenues</p> <p>18 for that.</p> <p>19 Do we have a second?</p> <p>20 MR. WIMSATT: I'll second it --</p> <p>21 CHAIRMAN LEWIS: Seconded.</p> <p>22 MR. WIMSATT: -- for purposes of discussion.</p> <p>23 CHAIRMAN LEWIS: Okay. I -- I guess for -- for</p> <p>24 while we're talking about it, I mean, are you comfortable</p> <p>25 talking about this right now?</p>	<p style="text-align: right;">Page 53</p> <p>1 MR. SYLVANOWICZ: Let's rescue Matt just for a</p> <p>2 second.</p> <p>3 CHAIRMAN LEWIS: Thank you.</p> <p>4 MR. SYLVANOWICZ: So I -- we went through the</p> <p>5 process -- I was off last week for a vacation, 30th</p> <p>6 anniversary with my wife, we had a great time. Me and Mark</p> <p>7 had a great conversation personally and we've been working</p> <p>8 with Mark and Inframark. I've expressed my concerns about</p> <p>9 certain companies with a few of you. We also had a very</p> <p>10 good conversation with Heather from Kai, a couple of</p> <p>11 conversations. We -- we have not been able to just do</p> <p>12 bandwidth to be able to talk to -- I'm sorry, what's --</p> <p>13 UNKNOWN SPEAKER: Rosetta.</p> <p>14 MR. SYLVANOWICZ: Rosetta and --</p> <p>15 UNKNOWN SPEAKER: (Indiscernible.)</p> <p>16 MR. SYLVANOWICZ: No, what was your first name?</p> <p>17 UNKNOWN SPEAKER: Lisa.</p> <p>18 MR. SYLVANOWICZ: Lisa, thank you. I have not been</p> <p>19 able to have a -- kind of a more informal discussion with</p> <p>20 her and Rosetta. I've expressed my opinions to Greg and to</p> <p>21 you about what we're at and I feel like with Chris not being</p> <p>22 there, that maybe it warrants a little bit more discussion</p> <p>23 and maybe it -- it gives us the time to talk to the third</p> <p>24 parties and maybe give you guys time to talk to general --</p> <p>25 to district managers and have a more, I don't know,</p>

<p style="text-align: right;">Page 54</p> <p>1 discussion about what that might mean because it really is</p> <p>2 going to come down to -- it's going to be the person that</p> <p>3 we're working with and the -- and the company that this</p> <p>4 whole table is working with.</p> <p>5 So -- I don't know, I don't have a vote. I -- I'm</p> <p>6 going back and forth between the two companies, but I</p> <p>7 haven't spoken to Rosetta personally and to Lisa.</p> <p>8 CHAIRMAN LEWIS: Okay. Fair point. So let me ask</p> <p>9 you: If we vote on this and we -- if it does not pass, that</p> <p>10 doesn't mean we can't do that in the future. Right? We can</p> <p>11 still have discussions -- right -- at the workshop?</p> <p>12 MS. McCORMICK: Yeah. I mean, you could vote on it</p> <p>13 tonight or you could wait -- you could defer voting on it.</p> <p>14 MR. CHESNEY: We could table it.</p> <p>15 MS. McCORMICK: Yeah.</p> <p>16 CHAIRMAN LEWIS: Or we --</p> <p>17 MR. CHESNEY: That would be an appropriate table</p> <p>18 motion.</p> <p>19 CHAIRMAN LEWIS: Yeah, okay. Yeah.</p> <p>20 MR. GILLIS: I'll move to table it to the workshop.</p> <p>21 MS. McCORMICK: Well, we have a motion --</p> <p>22 CHAIRMAN LEWIS: So we got -- we need to resolve</p> <p>23 the first --</p> <p>24 MS. McCORMICK: You'd want to resolve -- either</p> <p>25 amend -- see if you want to accept it -- you know, withdraw</p>	<p style="text-align: right;">Page 56</p> <p>1 explicit, David, but it sounded like you're recommending</p> <p>2 that we wait, but I wasn't positive from what you were</p> <p>3 saying and you described why, I thought.</p> <p>4 MR. SYLVANOWICZ: Well, I was -- I was -- I,</p> <p>5 personally -- and when I had say I, I mean the both of us --</p> <p>6 weren't able to vet the third party. Chris wasn't there for</p> <p>7 any of it. The -- the district managers are people that we</p> <p>8 will be personally working with, so the company is -- I kind</p> <p>9 of look at it two ways. The company is -- the services that</p> <p>10 they provide and then you have the manager that we will be</p> <p>11 working with, so I don't want you guys to make a snap</p> <p>12 decision without doing more due diligence and I feel like</p> <p>13 our office hasn't been able to do our due diligence with</p> <p>14 Rosetta.</p> <p>15 MR. BARRETT: All right. I think we should -- out</p> <p>16 of -- to do this right, we just need to wait, give them a</p> <p>17 little bit more time so that we can equally speak to all of</p> <p>18 the candidates and then give us their feedback.</p> <p>19 CHAIRMAN LEWIS: Okay. So do we continue the</p> <p>20 meeting?</p> <p>21 MR. WIMSATT: All right. I'll withdraw my second.</p> <p>22 CHAIRMAN LEWIS: Well, hang on, before you do that,</p> <p>23 I mean, can we continue our meeting and then make a -- take</p> <p>24 action?</p> <p>25 MS. McCORMICK: At the workshop?</p>
<p style="text-align: right;">Page 55</p> <p>1 your motion and then you can move to table it.</p> <p>2 CHAIRMAN LEWIS: I --</p> <p>3 MR. CHESNEY: That's not -- we're talking about --</p> <p>4 am I -- I'm feeling a little lightheaded here. Am I missing</p> <p>5 something? I missed lunch, but what do you mean? You have</p> <p>6 a motion out.</p> <p>7 MS. McCORMICK: No, no, so right now, you have a</p> <p>8 motion that's been seconded.</p> <p>9 MR. CHESNEY: Right.</p> <p>10 MS. McCORMICK: And so you just want to table that.</p> <p>11 MR. CHESNEY: I don't, but -- I mean --</p> <p>12 CHAIRMAN LEWIS: So if we vote -- do we need to</p> <p>13 vote on -- do we need to take action on -- on what -- on the</p> <p>14 motion on the floor?</p> <p>15 MS. McCORMICK: Yeah, I mean, we don't really</p> <p>16 follow Robert's rules of order specifically. So either you</p> <p>17 got -- you got a second on a motion right now. Either you</p> <p>18 vote on that or Greg, I think you can withdraw your motion</p> <p>19 at this point.</p> <p>20 MR. CHESNEY: Okay.</p> <p>21 MR. GILLIS: Are they done discussing it?</p> <p>22 MS. McCORMICK: Or -- or Reggie can ask to amend</p> <p>23 the motion to defer this until next month.</p> <p>24 CHAIRMAN LEWIS: Yeah, okay. Go ahead.</p> <p>25 MR. GILLIS: No, I'm just -- you weren't very</p>	<p style="text-align: right;">Page 57</p> <p>1 CHAIRMAN LEWIS: Yeah.</p> <p>2 MS. McCORMICK: Yeah.</p> <p>3 MR. CHESNEY: I will not be at the workshop.</p> <p>4 CHAIRMAN LEWIS: Oh, you won't be able to call in</p> <p>5 or --</p> <p>6 MR. CHESNEY: Well, I can call in probably.</p> <p>7 CHAIRMAN LEWIS: Yeah, that would be -- yeah, that</p> <p>8 way, we can take action on it sooner rather than waiting</p> <p>9 until December, I guess, is my thought there. So --</p> <p>10 MS. McCORMICK: Yeah, you can -- at the end of this</p> <p>11 meeting as opposed to closing the meeting, you can continue</p> <p>12 it --</p> <p>13 CHAIRMAN LEWIS: Okay.</p> <p>14 MS. McCORMICK: -- to the workshop.</p> <p>15 CHAIRMAN LEWIS: All right. Is that good for you?</p> <p>16 MR. CHESNEY: I'm fine. I -- so I mean, I'll let</p> <p>17 you know, I've spent the last few weeks kind of dealing with</p> <p>18 a lot of this stuff and investigating it, so I mean my -- my</p> <p>19 -- just letting you know, my decision didn't come out of the</p> <p>20 blue. It wasn't an emotional one and I'm going to speak</p> <p>21 specifically to Mark. I try to -- I meant to -- well, I</p> <p>22 meant to connect with Mark before this meeting, so I think</p> <p>23 Mark is a very effective district manager and if I have ever</p> <p>24 made you not think that, then I apologize. I think Mark is</p> <p>25 a great district manager and does his job very well.</p>

<p style="text-align: right;">Page 58</p> <p>1 I think the organization, Inframark, has issues. 2 They've had high turnover issues that have impacted so many 3 things within our community that, I mean, sometimes you just 4 got to move on from a relationship. That's where I think 5 that. I'm familiar with Rosetta personally just because a 6 good friend of mine, a long time friend of mine worked there 7 for a number of years. They've had similar transition 8 issues. They talked about it at the workshop, you know, 9 that they are aging, they have new leadership coming in. 10 Anytime that happens, these organizations change. They are 11 like people. Sometimes organizations don't learn and grow; 12 like I recall a friend of mine gave me a book -- that I had 13 already read -- but Who Moved My Cheese? I mean, that's 14 just how it works. Right? 15 Yeah, so that was why. I mean, I thought we were 16 going to actually get a few more bids from some other 17 companies, but we didn't. So with what we have, I thought 18 Kai was the best. I'll go into slightly more detail. The 19 software that they have developed themselves is proprietary, 20 has very strong work -- work order management features that 21 I think will be very useful. I personally sat through a 22 demo of it. I really think it's more appropriate for HOAs, 23 but I think would be very useful for us. 24 They use the same accounting system, where Rosetta 25 doesn't, that we already use. I already mentioned in the</p>	<p style="text-align: right;">Page 60</p> <p>1 -- let's get through David, if he's got anything and then 2 I'll move to the consent agenda, I guess. 3 Okay. So David, go ahead and -- if you want to go 4 through your stuff. 5 MR. SYLVANOWICZ: Sure, and I might have Sherida 6 take over the first line item is that we have the Westchase 7 Santa parade that goes through town every year and the CDD, 8 in the past, has paid for the off duty officers to be 9 participating in it and it's different -- it's different 10 officers. It's not -- it's not our off duties that we can 11 manage through Sergeant Gunderson, so I think we need a -- 12 do we need a motion to continue that? 13 CHAIRMAN LEWIS: I'm make a motion to continue the 14 payments -- 15 MR. WIMSATT: Second it. 16 CHAIRMAN LEWIS: -- for the deputy ties. Okay. 17 All in favor? 18 (All board members signify in the affirmative.) 19 CHAIRMAN LEWIS: Passes five to zero. 20 (Motion passes.) 21 MS. COOK: Thank you. 22 MR. SYLVANOWICZ: Really, the other two items, I'm 23 still waiting for proposals and like I said, having a week 24 off, I'm still trying to get those; between the camera 25 proposals for the bridge and the alley patching and repaving</p>
<p style="text-align: right;">Page 59</p> <p>1 workshop that, you know, our people that do our assessments 2 actually work for Kai now and that is a huge benefit, 3 especially because I've made it very clear after June, 4 before -- no later than June, I will be gone, so that made 5 me feel very comfortable about them and that -- that's my 6 decision tree, how I got here and why I made the motion. So 7 -- 8 CHAIRMAN LEWIS: Okay. All right. Anybody else? 9 (No response.) 10 CHAIRMAN LEWIS: No, okay. All right. So we will 11 table and continue the meeting to -- 12 MS. McCORMICK: To the workshop date on November 13 18th. 14 CHAIRMAN LEWIS: Correct. 15 MR. BARRETT: All right. So you guys have until 16 the workshop. 17 MR. SYLVANOWICZ: Mm-hmm. 18 CHAIRMAN LEWIS: All right. Erin, going back to 19 the agenda -- 20 Okay. Have a good one. Thank you. 21 MS. McCORMICK: And with that, I think that's all I 22 have. 23 CHAIRMAN LEWIS: Is that all you have? Okay. This 24 had on here community manager, but field manager's report. 25 I'll just move to that. So I -- I guess let's get through</p>	<p style="text-align: right;">Page 61</p> <p>1 off of Brompton, so I'm still working on that. 2 CHAIRMAN LEWIS: Okay. All right. 3 MS. COOK: Can I -- just a clarifying question. 4 Given that the workshop is now a continuation of the 5 meeting, do you want it at 6:30 or 4 o'clock? 6 CHAIRMAN LEWIS: Let's just keep it at what's 7 advertised, 6:30. 8 MS. COOK: Okay. 9 MR. CHESNEY: 6:30 is what's advertised? 10 CHAIRMAN LEWIS: Yeah. 11 MR. VEGA: We -- and we have the old one at the 12 4:00. We left it at 4:00. I didn't cancel the 4:00, so you 13 have the 4:00 and 6:30. 14 CHAIRMAN LEWIS: Oh, okay. 15 MR. CHESNEY: So we could do both? 16 MR. VEGA: If you wanted to do the continuation at 17 4:00 and then start the workshop at 6:30 -- 18 MR. CHESNEY: Oh, I see what you mean. 19 MR. VEGA: -- or do the continuation at 4:00 and 20 just roll into the workshop, I -- you know, right after -- 21 CHAIRMAN LEWIS: Oh, so we still have the 4 o'clock 22 available or is that -- 23 MR. VEGA: Yeah, I didn't cancel it because it just 24 costs more to advertise to cancel it, so it's just there if 25 you ever wanted to go back to it.</p>

<p style="text-align: right;">Page 62</p> <p>1 CHAIRMAN LEWIS: Okay. I mean, I'd prefer the 2 4:00. Are you guys okay with that? 3 MR. WIMSATT: Yes. 4 CHAIRMAN LEWIS: Greg? 5 MR. CHESNEY: Sure. 6 CHAIRMAN LEWIS: Okay. So we'll do 4 o'clock. 7 MR. CHESNEY: How does that work? I mean, I don't 8 mean to be a stick in the mud here, but how do we do that? 9 How do you advertise both? 10 MR. VEGA: Well, the 4:00 was advertised originally 11 and we can't -- so instead of putting a paragraph saying 12 that it's canceled, so to save the district that money, we 13 advertised workshops -- 14 MR. CHESNEY: But that doesn't mean it doesn't 15 change? 16 MR. VEGA: I think they are both out there. I 17 mean, Erin, I -- 18 MR. CHESNEY: I mean, I don't know. 19 MS. McCORMICK: Well, I think that the important 20 part is to just make sure that we're giving the best notice 21 possible to anybody that wants to attend. So what I would 22 say is we make a decision today that we're going to have, 23 you know, the 4 o'clock meeting or a 6:30 meeting and we 24 make sure that it's clear at the record at the end of the 25 this meeting and then we make sure it's clear on the CDD's</p>	<p style="text-align: right;">Page 64</p> <p>1 just fees, though. 2 MR. VEGA: Yeah, just for the fees. They're not -- 3 it's not a letter of -- I'm just asking for the fees. It 4 could be an e-mail just with their fees. 5 MR. CHESNEY: All right. Well, I mean, what kind 6 of action do you think -- 7 MR. BARRETT: I'm sorry? 8 CHAIRMAN LEWIS: I guess I thought we were supposed 9 to approve the letter. 10 MR. CHESNEY: Oh, oh, I see what you're saying. 11 CHAIRMAN LEWIS: The engagement letter. 12 MR. CHESNEY: Okay. I feel like he did a pretty 13 good job of summing it up. 14 CHAIRMAN LEWIS: Okay. Sherida? 15 MS. COOK: 4:00 p.m.? 16 CHAIRMAN LEWIS: Yes. 17 MS. COOK: You got it. I'll call the library 18 tomorrow. 19 CHAIRMAN LEWIS: All right. 20 MS. COOK: Thank you. 21 CHAIRMAN LEWIS: Is that all you had? 22 MR. SYLVANOWICZ: Mm-hmm. 23 CHAIRMAN LEWIS: Real quick, the bridge near the 24 tennis courts in the village. Has there been anymore 25 discussion about internet connection?</p>
<p style="text-align: right;">Page 63</p> <p>1 website as well when the -- when the continued meeting and 2 workshop is going to be held. 3 CHAIRMAN LEWIS: Okay. 4 MR. VEGA: We have to just designate -- at the end 5 of the meeting, when we do the continuation, we have to 6 stipulate, just as she said, location, time. 7 CHAIRMAN LEWIS: All right. Okay. And it'd purely 8 be for the discussion and the voting on the management. So 9 -- okay. 10 MR. BARRETT: Actually, could -- Mark, if you could 11 get the information about the attorney's fees, maybe we 12 could also consider the attorneys. 13 MR. VEGA: Oh, yeah, I was -- you guys requested 14 that to have it for the workshop. I can have it. 15 MR. BARRETT: So maybe we can continue all that to 16 -- 17 MS. McCORMICK: So you could put both of those 18 items on the continued agenda so you can take action on it. 19 MR. BARRETT: Is that enough time for you? 20 MS. McCORMICK: Yeah. 21 MR. VEGA: Yes, because I'm just going to reach out 22 to the three firms in the area and just -- they'll send me a 23 letter. 24 CHAIRMAN LEWIS: Okay. 25 MR. CHESNEY: I mean, we can't -- okay. That's</p>	<p style="text-align: right;">Page 65</p> <p>1 MR. SYLVANOWICZ: Working on it. 2 CHAIRMAN LEWIS: That -- you're still working on 3 that? 4 MR. SYLVANOWICZ: Yeah, that's part of that we're 5 trying to assess that out. 6 CHAIRMAN LEWIS: Okay. Perfect. All right. 7 MR. CHESNEY: So we're -- so we're doing it at 8 4:00? I don't mean to be stupid here, but I just want to 9 put it correctly in my calendar. 10 CHAIRMAN LEWIS: Correct. 11 MR. SYLVANOWICZ: 4 o'clock at the library. 12 CHAIRMAN LEWIS: Correct. Okay. 13 Moving back to -- I'll move to approve the consent 14 agenda. Do we have a second? 15 MR. WIMSATT: Second. 16 CHAIRMAN LEWIS: Seconded by Jim. 17 Any discussion, questions? 18 MR. VEGA: Discussion point. On item C, I just 19 want to make sure -- I want to ask two clarifying questions 20 because we didn't cover this at the meeting. One, is it 21 retro to October 1st or is it effective today is my first 22 question on Bayside and two, on the bonus, is it -- is it 23 grossed up so that they clear that amount or is it just the 24 dollar amount and taxes taken out? I just wanted to ask 25 those two questions just to make sure that it's handled</p>

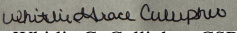
<p style="text-align: right;">Page 66</p> <p>1 properly.</p> <p>2 CHAIRMAN LEWIS: I would -- I would want to make it</p> <p>3 retro to October 1, beginning the fiscal year --</p> <p>4 MR. VEGA: Retro to October 1.</p> <p>5 CHAIRMAN LEWIS: -- and please, let me know if</p> <p>6 somebody wants to discuss this or disagrees. And then I</p> <p>7 would say -- what have we done in the past?</p> <p>8 MR. CHESNEY: We do not gross up.</p> <p>9 CHAIRMAN LEWIS: We do not gross up?</p> <p>10 MR. CHESNEY: No.</p> <p>11 CHAIRMAN LEWIS: Okay. So I --</p> <p>12 MR. CHESNEY: Does your bonus get grossed up?</p> <p>13 CHAIRMAN LEWIS: Well, I don't know, I'm just</p> <p>14 asking. Okay. So then I would say no. If we have not done</p> <p>15 that in the past, I would say no.</p> <p>16 MR. VEGA: Okay. I just want to make sure that</p> <p>17 it's processed properly. That's all I'm asking.</p> <p>18 MR. CHESNEY: I didn't mean to be catty or</p> <p>19 whatever. I get a bonus -- or I used to, but it never got</p> <p>20 grossed up.</p> <p>21 CHAIRMAN LEWIS: Okay. All right. Okay.</p> <p>22 All in favor?</p> <p>23 (All board members signify in the affirmative.)</p> <p>24 CHAIRMAN LEWIS: Carries five to zero.</p> <p>25 (Motion passes.)</p>	<p style="text-align: right;">Page 68</p> <p>1 2026-01?</p> <p>2 MR. VEGA: Yes, sir.</p> <p>3 CHAIRMAN LEWIS: Okay. All right. Do we need to</p> <p>4 take action on that or do you just need me to sign it?</p> <p>5 MR. VEGA: I need a motion to approve it or if --</p> <p>6 if you want to -- if you want more time to continue it, we</p> <p>7 can do it at the workshop since we're continuing.</p> <p>8 CHAIRMAN LEWIS: No, I'll move to approve it. Do</p> <p>9 we have a second?</p> <p>10 MR. GILLIS: Seconded.</p> <p>11 CHAIRMAN LEWIS: Seconded by Reggie.</p> <p>12 Any comments, questions?</p> <p>13 (No response.)</p> <p>14 CHAIRMAN LEWIS: All right. All in favor?</p> <p>15 (All board members signify in the affirmative.)</p> <p>16 CHAIRMAN LEWIS: Carries five to zero.</p> <p>17 (Motion passes.)</p> <p>18 MR. VEGA: The other is the audit engagement</p> <p>19 letter. We're under, currently, a -- our current auditor --</p> <p>20 we're still under their three-year period, but they provide</p> <p>21 us an engagement letter every year to sign, so just wanted</p> <p>22 to go through -- that's on page 76 -- staying with the same</p> <p>23 auditor so we can get the audit started.</p> <p>24 MR. CHESNEY: I'll move -- so moved.</p> <p>25 CHAIRMAN LEWIS: I'll second.</p>
<p style="text-align: right;">Page 67</p> <p>1 CHAIRMAN LEWIS: Thank you, thank you for that.</p> <p>2 MR. BARRETT: Yep.</p> <p>3 CHAIRMAN LEWIS: The gentleman got me screwed up.</p> <p>4 Okay. So I think we're moved to supervisor's requests.</p> <p>5 MR. VEGA: So district manager's -- I had just a</p> <p>6 couple of things. One is the budget amendment --</p> <p>7 CHAIRMAN LEWIS: Oh, I'm sorry, Mark. You're</p> <p>8 right.</p> <p>9 MR. VEGA: No problem. And the only reason I'm</p> <p>10 asking for that budget amendment is we have 60 days after</p> <p>11 the close out of the year. So September 30, I have 60 days</p> <p>12 to get a budget amendment to be compliant so we do not get a</p> <p>13 finding during the audit. So the -- the budget amendment</p> <p>14 that's listed right now has -- there's a cushion in there in</p> <p>15 case there's any invoices that are still coming in. That</p> <p>16 would be coded, so it's not that we're spending that much</p> <p>17 more money, there's a cushion in there just to cover a what</p> <p>18 if scenario; like if a vendor forgot to send in a palm tree</p> <p>19 trimming invoice or if there's a -- an invoice out there for</p> <p>20 --</p> <p>21 MS. COOK: (Indiscernible) hasn't been paid yet</p> <p>22 because the vendor didn't give us the --</p> <p>23 MR. VEGA: Yes.</p> <p>24 MS. COOK: Yes, one of those.</p> <p>25 CHAIRMAN LEWIS: Okay. And this is the Resolution</p>	<p style="text-align: right;">Page 69</p> <p>1 All in favor?</p> <p>2 (All board members signify in the affirmative.)</p> <p>3 CHAIRMAN LEWIS: Carries five to zero.</p> <p>4 (Motion passes.)</p> <p>5 MR. VEGA: And the third item I had on there is</p> <p>6 just a little FYI for everybody because there's so much</p> <p>7 legislation that's changing right now and just a -- to put</p> <p>8 it on your horizons to take a look at. Jim might find some</p> <p>9 of that more interesting than the rest.</p> <p>10 CHAIRMAN LEWIS: Okay. All right. Mark, thank</p> <p>11 you.</p> <p>12 MR. VEGA: And you -- one of the things that we're</p> <p>13 doing now, so -- as we talked about at the workshop -- so</p> <p>14 that way we're guaranteeing the document accountability is</p> <p>15 all these will be sent to you via DocuSign and then they are</p> <p>16 automatically going into SharePoint, so the document is not</p> <p>17 a piece of paper that's --</p> <p>18 CHAIRMAN LEWIS: Floating around.</p> <p>19 MR. VEGA: -- lost or floating around.</p> <p>20 CHAIRMAN LEWIS: Okay, great. All right. Thank</p> <p>21 you very much.</p> <p>22 Okay. Supervisor's requests, unless I've missed</p> <p>23 something on the agenda. I don't think I have, but --</p> <p>24 MR. GILLIS: I think you have a comment.</p> <p>25 CHAIRMAN LEWIS: Pardon? Oh, yes.</p>

<p style="text-align: right;">Page 70</p> <p>1 MR. SANTOS: Can I ask a question? Just for --</p> <p>2 CHAIRMAN LEWIS: Sure.</p> <p>3 MR. SANTOS: -- trying to understand this. Consent</p> <p>4 agenda. Right? Item C, this was discussed last workshop,</p> <p>5 which is not recorded officially. Now, here, we approve it,</p> <p>6 how -- how is it going to be recorded the values that were</p> <p>7 approved, the amount that were approved? Nobody's going to</p> <p>8 be able to find it. Right?</p> <p>9 CHAIRMAN LEWIS: No, that's -- they are --</p> <p>10 MR. WIMSATT: It's in the agenda package.</p> <p>11 CHAIRMAN LEWIS: Yeah, they are in the agenda.</p> <p>12 MR. WIMSATT: Yeah, the --</p> <p>13 MR. SANTOS: No, the amounts are not.</p> <p>14 CHAIRMAN LEWIS: Yeah, the amounts are in there.</p> <p>15 Right?</p> <p>16 MR. VEGA: Well, the amounts, we talked about -- I</p> <p>17 e-mailed out the PDF, the form that we're going to process.</p> <p>18 So now, I'll just put down that those are retro to October</p> <p>19 1st. They are the exact -- like I said, I can send it to</p> <p>20 David and to the board. They're the exact amounts that we</p> <p>21 discussed at the workshop. So -- anybody requests those,</p> <p>22 I'll send that to anybody for public record.</p> <p>23 CHAIRMAN LEWIS: Okay.</p> <p>24 MR. SANTOS: Yeah, but shouldn't that be officially</p> <p>25 recorded here though because that was discussed in the</p>	<p style="text-align: right;">Page 72</p> <p>1 MR. BARRETT: I understand the distinction, but</p> <p>2 that's where I land on this.</p> <p>3 MR. SANTOS: Okay, yeah, that's fine. I'm just</p> <p>4 trying to understand. If that's the process, then that's --</p> <p>5 okay.</p> <p>6 MS. STONE: Can you clarify one -- the change order</p> <p>7 for the 51,000, what did we land on on that?</p> <p>8 MR. WIMSATT: We're seeking more information. We</p> <p>9 didn't approve, we didn't do anything with it. We're trying</p> <p>10 to figure out what the discrepancy is between the 51,000</p> <p>11 versus the ten-something thousand.</p> <p>12 MS. STONE: Okay. What about the change order for</p> <p>13 K & C Paving that's already been paid?</p> <p>14 MR. VEGA: Same evaluation, their attorney's --</p> <p>15 MS. STONE: We're just not going to talk about it?</p> <p>16 MR. VEGA: The attorney is going to be evaluating</p> <p>17 both of those as discussed earlier in the meeting.</p> <p>18 CHAIRMAN LEWIS: Okay. Yes, sir?</p> <p>19 MR. SOSA: Can I ask something -- just the fact --</p> <p>20 we were talking about the budget amendment -- if you prefer</p> <p>21 me to speak afterwards -- I just wanted to make sure it was</p> <p>22 in the notes because when you add up the eight buildings, it</p> <p>23 doesn't come out to 22,749. That's -- that's the point that</p> <p>24 I was -- you guys are doing a wonderful job, but when I came</p> <p>25 in August, you guys were telling me it's -- each building is</p>
<p style="text-align: right;">Page 71</p> <p>1 workshop and it's not recorded here?</p> <p>2 CHAIRMAN LEWIS: Hang on, Marlon. I will read them</p> <p>3 to you, if you want.</p> <p>4 MR. WIMSATT: They -- we will provide them to you.</p> <p>5 All you have to do is request them anytime you want.</p> <p>6 MR. SANTOS: I don't -- I was at the workshop, I</p> <p>7 was just saying it needs to be record. Right?</p> <p>8 MR. BARRETT: It doesn't need to be recorded. So</p> <p>9 we -- we --</p> <p>10 MR. WIMSATT: It just has to be publicly available.</p> <p>11 MR. BARRETT: It has to be publicly available and</p> <p>12 we decided to give some privacy to the income levels that</p> <p>13 we're approving to our employees. If you'd like to receive</p> <p>14 them, you can simply just request them.</p> <p>15 MR. SANTOS: No, I know, I -- I was at the meeting.</p> <p>16 I'm just trying to -- like I said, I'm new to this, I'm</p> <p>17 trying to understand the process. Right? Because people</p> <p>18 complain and I'm trying to --</p> <p>19 MR. BARRETT: No one gets to see my salary, so like</p> <p>20 I just -- we want to also respect some aspect of the</p> <p>21 privacy, but as residents, you can always request that</p> <p>22 information.</p> <p>23 MR. SANTOS: Well, but that's different. Your</p> <p>24 salary is your personal one. This, they work for the board.</p> <p>25 Right? And the board pays --</p>	<p style="text-align: right;">Page 73</p> <p>1 different and I totally understand that, so I didn't want to</p> <p>2 disrespect anyone. What I was trying to say is that the</p> <p>3 eight buildings combined, they are supposed to pay \$22,749.</p> <p>4 CHAIRMAN LEWIS: So there was some discussion about</p> <p>5 the -- did you want to say something? There was some</p> <p>6 discussion about this earlier with your wife.</p> <p>7 MR. SOSA: Yes, my wife. I tried -- I had patients</p> <p>8 coming in and I can't tell them, "No." Forgive me.</p> <p>9 CHAIRMAN LEWIS: No, that's okay. So Mark is going</p> <p>10 to be getting a report by the end of the week. He's had his</p> <p>11 back of the house staff providing that. There was some</p> <p>12 discussion about, you know, depending on what type of</p> <p>13 business you are -- we know what you are, but it may cause</p> <p>14 more trips, you know, versus like a Publix versus your</p> <p>15 office. So there may be some differences there, but I think</p> <p>16 that's what Mark is trying to get to you so you can look at</p> <p>17 it and we can have a discussion, if we need to.</p> <p>18 MR. SOSA: No, and forgive me, but can I -- I just</p> <p>19 want to make sure that it's in the minutes.</p> <p>20 CHAIRMAN LEWIS: Sure.</p> <p>21 MR. SOSA: I totally understand what you guys are</p> <p>22 saying.</p> <p>23 MR. VEGA: Oh, and Mr. Sosa, what you're asking, it</p> <p>24 doesn't affect the assessment table. This is just the pure</p> <p>25 -- the budget dollar amount. It's not the breakdown to any</p>

<p style="text-align: right;">Page 74</p> <p>1 resident because this is the fiscal year 2025 budget 2 amendment. Just -- all it is is addressing the expenditure, 3 not the distribution to -- 4 MR. SOSA: Correct, so that's what I am trying to 5 say. So at -- at the last meeting in the August -- that's 6 what I'm trying to say -- I understand I paid -- this is 7 just a number. I'm paying eight, my neighbor's paying six 8 even though I have a smaller business, I'm not worried about 9 that. When I went and spoke to the eight different members, 10 if you add up what we're paying -- that's what I'm trying to 11 say -- it should come out to 22,749. That's what's not 12 coming out. Does that make sense? 13 MR. VEGA: Yeah, it's not on this budget amendment. 14 Yeah, there's no breakdown of -- 15 MR. BARRETT: Mark, if you -- if you could -- 16 MR. SOSA: Forgive me, I'll just wait until after. 17 MR. BARRETT: Yeah, but if you could address his 18 math concern, it's a second issue. So make sure that you 19 understand what -- 20 MR. VEGA: Yeah, I understand that he's asking for 21 a -- yeah, I just thought that he was asking about the 22 budget amendment, but it's not broken down in there. 23 MR. CHESNEY: Okay. Can -- may I? 24 CHAIRMAN LEWIS: Yes. 25 MR. CHESNEY: Could you copy me on whatever you</p>	<p style="text-align: right;">Page 76</p> <p>1 the workshop last talking, I want to make sure that I share 2 various concerns before I start talking about this. We have 3 seen some recent misinformation put in the public, so I want 4 to caveat what I am going to talk about and say we need to 5 ensure we accurately reflect what's being presented. In 6 this case, we have -- one of our long term projects that we 7 worked on quite a long time is what to do about the golf 8 course. We've had some movement recently. We've talked 9 about it at the workshop. The board has done nothing, 10 nothing final, no decisions, no anything, but one major 11 difference here is the day after our last meeting, I met 12 with the golf course owner for hours, actually met with him 13 with another golf course owner in the local area. Talked 14 through for hours, the current environment, golf course's 15 sold. 16 The change is our golf course owner has been 17 approached by other entities about potential sale or doing 18 something different, but he came -- he made a decision and 19 said that he is interested in selling to the community and 20 he's interested in even financing that sale to the 21 community. There is no dollar amount, there is no amount 22 that we've settled on, nothing to the effect. What I am 23 reporting to the board is the golf course appraiser that 24 we've used in the past to look at all the different 25 parameters, met with him for a few hours and talked through.</p>
<p style="text-align: right;">Page 75</p> <p>1 send him? 2 MR. VEGA: Yes. 3 MR. CHESNEY: That way I can understand. 4 MR. SOSA: I'm sorry, I didn't hear? 5 MR. CHESNEY: I asked him to copy it because -- 6 because I don't really understand what your problem is. How 7 about after the meeting, if you want, you can explain it to 8 me? 9 MR. SOSA: I just want to make sure it's -- 10 MR. CHESNEY: I tried to get your wife to come back 11 in May when we do it. 12 THE COURT REPORTER: Can you state your name for 13 the record, sir? 14 MR. SOSA: Michael Sosa. 15 THE COURT REPORTER: Thank you so much. 16 MR. SOSA: Thank you guys. Sorry about that. 17 MR. CHESNEY: That's all right. 18 CHAIRMAN LEWIS: That's all right. Thank you. 19 Okay. Supervisor's request. I'll start with Jim. 20 MR. WIMSATT: Nothing. 21 CHAIRMAN LEWIS: Chris? 22 MR. BARRETT: Nothing that I have not already 23 addressed. 24 CHAIRMAN LEWIS: Reggie? 25 MR. GILLIS: Yes, well, I think because we were in</p>	<p style="text-align: right;">Page 77</p> <p>1 He is going to do a term sheet. Hopefully, we will have 2 that by the workshop to talk through, looking at all the 3 various options. 4 There is so much more that needs to be done before 5 we make any types of decisions whatsoever. The HOA, for 6 example, is another major issue -- or not issue, 7 organization that we would need to talk through a lot of 8 different aspects of this. The appraiser will look at the 9 things that need to be upgraded. As we've looked at in the 10 past, our golf course is in the condition in which many of 11 its structures are failing. The golf course owner was not 12 interested in making those types of repairs, but he looked 13 at it as probably a win/win for him to sell to the community 14 knowing the community will put the effort and time to make 15 it a better place. 16 We've talked in the past about looking at it as an 17 event venue. The appraiser will look at all the aspects of 18 what needs to be done and repaired to include the -- the 19 clubhouse; whether it would be renovated, torn down, 20 rebuilt, should it stay public, semi private, private, 21 expecting revenues and each -- each potential approach. So 22 all those things will be presented to the board at some 23 point. The first thing he's going to do is talk to us about 24 what he will charge to do the assessment and as we get more 25 information, we'll go from there.</p>

<p style="text-align: right;">Page 78</p> <p>1 I would suggest it's simply, at this point, an 2 opportunity that -- a kind of unexpected opportunity and 3 that his -- his thought -- and he shared some of the plans 4 and some of the proposals that have been presented to him. 5 I looked at them. A restaurant, for example -- you know, 6 one of local restaurants talked about coming in and turning 7 it into primarily a restaurant. Some of the other entities 8 that have sold or bought up golf courses locally, talked to 9 them briefly about potential prices. I'll tell you, in 10 general, this board looked at this seven -- 2017, 2018, 11 pre-COVID. Golf has dramatically increased in value and 12 costs, so what we more than likely will see is a dramatic 13 increase in value based on current sales in the area. 14 The last thing I would say, if residents would like 15 to take a look at what potentially could happen, I would -- 16 I would suggest you look hard at the other side of Tampa, 17 two golf courses in particular. Heritage Isles is a CDD 18 owned, community owned golf course. They are doing 19 exceedingly well and have for a very long time. Less than 20 three miles away, Pebble Creek. Pebble Creek is -- has 21 woods up to -- or weeds up to waistline. Residents are 22 arguing and fighting over the property values and what has 23 -- have they have tanked based on the golf course going 24 under. They had multiple private owners. It's exactly the 25 situation the board has been looking at for years and trying</p>	<p style="text-align: right;">Page 80</p> <p>1 record. I'm a big golfer, so it's -- 2 MR. GILLIS: So just to add to that, the board 3 actually had Heritage Isles come in at a workshop. We 4 had -- in fact, at the time, the district manager was Mark 5 for -- for that community, not ours. We had the -- the golf 6 course CDD staff talked to us, both on the phone and in 7 person, so we have done some work on this before. 8 MR. RICE: Harbor Links is the one up north that 9 has kind of struggled a bit, but more because of reclaimed 10 water. Heritage Isles is actually one of my Sunday viper 11 clubs, so I'm very familiar with that course. 12 MR. GILLIS: The last thing I would say is remember 13 all the reasons that make Westchase a great place to live 14 are true for the golf course as well. You're 15 minutes 15 from the airport, you get a lot of play from a lot of folks 16 from a lot of places. The HOA will be a very big part of 17 this because, as I mentioned about the Brazilian peppers, we 18 have easements all around that golf course. Easements are 19 there because that golf course could not exist without them. 20 More specifically, when you talk about the trails 21 that run through -- the park trails -- many of those are on 22 resident's property lines and the -- the fights over that 23 and all the associated things that go along with that, if I 24 -- unfortunately they have been unresolved in many cases 25 between residents and the HOA and if the CDD gets involved,</p>
<p style="text-align: right;">Page 79</p> <p>1 to avoid here. 2 MR. BARRETT: But let's be clear, like we're just 3 gathering information. There has been no formal decision 4 making -- made. Like this board has not taken a vote on 5 whether to acquire the golf course, so please make sure that 6 it's represented accurately in any posts online. 7 MR. GILLIS: And the only last thing I would add to 8 what Chris said, real quick -- and we said this at a couple 9 of meetings ago when there was a lot of discussion about the 10 trails, one of the aspects of this is a lot of that work 11 about potential bond work did not have a project title on it 12 as far as what we potentially could use those things for. 13 Essentially, the community looked in what's basically our 14 community credit limit at a bank, basically, to do a bond 15 for anything like this. So that work was not wasted nor was 16 it not used for a purpose that could be used for something 17 else. 18 CHAIRMAN LEWIS: Matt, is it related to Reggie's -- 19 MR. RICE: It is, just one suggestion. When the 20 board is gathering any information -- because I know of 21 another community that's a CDD owned community north of 22 there is do due diligence on what it costs to run the 23 course, reclaimed water, staff. Reclaimed water is a big 24 one in there. Staff, you know, that kind of stuff, so I'm 25 sure the board will do it, but I just want it to go on</p>	<p style="text-align: right;">Page 81</p> <p>1 it'll be something that we certainly will need to work on. 2 CHAIRMAN LEWIS: Okay. Good stuff, Reggie. Thank 3 you. Greg? 4 MR. CHESNEY: Just two things. I was curious why 5 our registered agent was changed? 6 MR. VEGA: Andy Mendenhall was no longer the 7 district manager, so I brought it up. I said, "How did you 8 want to change it," did you want to change it to -- maybe 9 to -- 10 MR. CHESNEY: When you say brought it up, to who? 11 To your management? 12 MR. VEGA: To the board. 13 CHAIRMAN LEWIS: To -- to us. 14 MR. CHESNEY: Oh, really? 15 MR. VEGA: Yeah, the board voted on it. 16 CHAIRMAN LEWIS: Yeah, like last -- last meeting. 17 MR. CHESNEY: Oh, I don't recall that. I'm sorry. 18 MR. VEGA: A month or two months ago. 19 MR. CHESNEY: I could be wrong. I apologize, if 20 that's the case. 21 MR. VEGA: Yeah, I -- like I said, if you -- you 22 know, I posed it -- I didn't know if you wanted to change it 23 to Erin or if you wanted to leave it with us and at that 24 point, the -- and the gentleman in the green -- 25 MR. CHESNEY: Were you aware this happened?</p>

<p style="text-align: right;">Page 82</p> <p>1 MS. McCORMICK: Yeah, I -- I knew that it changed.</p> <p>2 I didn't know -- so I will say, for the other districts that</p> <p>3 I represent, the registered agent in those cases is the</p> <p>4 district manager and I -- I think it makes some sense to</p> <p>5 have the district manager be the registered agent because</p> <p>6 it's kind of like the clearing house for additional records</p> <p>7 for the district. It's where all of the records are stored,</p> <p>8 so -- and we had an issue that came up recently with the tax</p> <p>9 collector's office having my telephone number, whereas in</p> <p>10 the past, they've always had the district manager's</p> <p>11 telephone number. So when residents get their tax bills,</p> <p>12 they are calling me now and -- which doesn't probably need</p> <p>13 to happen.</p> <p>14 So for those reasons, I think it would be a good</p> <p>15 idea to have the district manager be designated as</p> <p>16 registered agent. I know we're going to be, you know,</p> <p>17 talking about these issues in the -- at the workshop, so</p> <p>18 maybe we just leave it as is, but -- you know, it might be</p> <p>19 something that we also want to -- after the -- or at the</p> <p>20 meeting, revisit who is going to be designated as the</p> <p>21 registered agent because I just think it's more efficient</p> <p>22 for the district.</p> <p>23 CHAIRMAN LEWIS: I actually thought that I had</p> <p>24 already signed the DocuSign for that. Right?</p> <p>25 MR. VEGA: Yeah, you signed that on -- because I</p>	<p style="text-align: right;">Page 84</p> <p>1 that, it was for the registered agent for --</p> <p>2 MR. VEGA: Yeah, changing the registered agent.</p> <p>3 You changed it to counsel, to Erin at that point. That was</p> <p>4 in the agenda package that was listed.</p> <p>5 MR. CHESNEY: Okay. I'm definitely getting old.</p> <p>6 So --</p> <p>7 MR. VEGA: That's a discussion -- or when it came</p> <p>8 up -- I know Erin has district manager on some -- on several</p> <p>9 districts that --</p> <p>10 MR. CHESNEY: I was just curious.</p> <p>11 MR. VEGA: It's really up to the board.</p> <p>12 MR. CHESNEY: Okay. And then the other thing is --</p> <p>13 I was curious, has there been any movement on getting our</p> <p>14 website up and running properly?</p> <p>15 MR. VEGA: So I spoke to them. Right now -- and I</p> <p>16 spoke to GoDaddy because GoDaddy is the admin for Inframark</p> <p>17 for several of -- so I asked them, I said, "How can we" --</p> <p>18 and I had to schedule a meeting because I had a question</p> <p>19 about the account and when I talked to them, they said,</p> <p>20 "Well, it's a legal matter," and I said, "I understand that,</p> <p>21 but the problem is" -- and I gave them the designation of</p> <p>22 officers to show them who was on the board. I said, "Can we</p> <p>23 run this past legal. So right now, I'm waiting to see what</p> <p>24 happens because the issue is Sonny is no longer an employee,</p> <p>25 so --</p>
<p style="text-align: right;">Page 83</p> <p>1 think -- did we do it two months ago?</p> <p>2 CHAIRMAN LEWIS: A month or two ago, but I -- I did</p> <p>3 talk to Mark about this too, Greg, when it came up because I</p> <p>4 wondered what it was and I know we had discussion offline</p> <p>5 about it. So --</p> <p>6 MR. VEGA: Yeah, and it was --</p> <p>7 CHAIRMAN LEWIS: He had told me the same thing.</p> <p>8 MR. VEGA: -- Andy was no longer your --</p> <p>9 MR. CHESNEY: Yeah, I -- I'm not talking about the</p> <p>10 names. To me, I -- kind of echoing in my head what Erin is</p> <p>11 talking about. To me, the district manager stores all our</p> <p>12 stuff, it has all our -- you know, stores all our stuff and</p> <p>13 distributes whatever needs to go, whether it's an invoice or</p> <p>14 some kind of document. But I -- it's just a question. I</p> <p>15 was just curious.</p> <p>16 CHAIRMAN LEWIS: So to that point, though, what do</p> <p>17 we need to revisit at the continued meeting?</p> <p>18 MS. McCORMICK: Well, we would just have a</p> <p>19 resolution that designates whoever is going to be the</p> <p>20 registered agent and I mean, you know, you know I've been</p> <p>21 counsel for the district for -- I think it's been close to</p> <p>22 30 years now, so I -- I have not been the registered agent</p> <p>23 before the last couple of months.</p> <p>24 CHAIRMAN LEWIS: Okay. But I guess -- I'll ask</p> <p>25 again, what did I sign before? I thought when I signed</p>	<p style="text-align: right;">Page 85</p> <p>1 MR. CHESNEY: Yeah, but we have an open ticket with</p> <p>2 them that's --</p> <p>3 MR. VEGA: Yeah, yeah.</p> <p>4 MR. CHESNEY: And so -- so what's the next step?</p> <p>5 Like I understand what the issue is. You don't need to</p> <p>6 repeat it.</p> <p>7 MR. VEGA: Okay. So we're waiting for legal to say</p> <p>8 if they'll accept that.</p> <p>9 MR. CHESNEY: GoDaddy's legal?</p> <p>10 MR. VEGA: Huh?</p> <p>11 MR. CHESNEY: GoDaddy's legal?</p> <p>12 MR. VEGA: GoDaddy's legal.</p> <p>13 MR. CHESNEY: Okay. Because the last time I -- the</p> <p>14 last thing I saw was they had closed Sonny's ticket --</p> <p>15 MS. COOK: Correct.</p> <p>16 MR. CHESNEY: -- but there's a new ticket now?</p> <p>17 MS. COOK: I don't know of a new ticket, but it's</p> <p>18 more of --</p> <p>19 MR. VEGA: Yeah, I have the ticket.</p> <p>20 MR. CHESNEY: Okay. Well, what time -- I mean,</p> <p>21 Sonny they responded to fairly quickly, just not</p> <p>22 effectively. Okay.</p> <p>23 MS. COOK: It seemed like they turned hers around</p> <p>24 pretty quick, but that might've just been the way she</p> <p>25 forwarded the e-mail to us to see, I don't know.</p>

<p style="text-align: right;">Page 86</p> <p>1 MR. CHESNEY: Yeah, okay. Well, I'd like to see 2 whatever you have. Like I don't understand -- I understand 3 what happened, but to me, I mean, we're -- we're the 4 Westchase CDD, we have documents to prove we are the 5 Westchase CDD, we should be able to control our own domain. 6 It's not like Sonny is fighting. 7 MR. VEGA: No, Sonny is not fighting it. They just 8 don't -- the old e-mail address -- they have two ways of 9 verifying: The old e-mail address and texting your phone 10 number. The problem is the old e-mail address is no longer 11 valid and the phone number is the landline. You can't 12 protect it, so they won't call it, so they can't 13 authenticate Sonny and Sonny is the person that opened the 14 account. 15 MR. CHESNEY: Okay. All right. Thank you. 16 CHAIRMAN LEWIS: Okay. Anything else, Greg? 17 MR. CHESNEY: Nope. Thank you. 18 CHAIRMAN LEWIS: Okay. I don't have anything more, 19 so -- I don't think we move to continue, do we? 20 MR. VEGA: You make a motion to continue. 21 CHAIRMAN LEWIS: Do we? Okay. I haven't done it 22 in a while. 23 MR. BARRETT: You need to specify why. 24 CHAIRMAN LEWIS: Yeah, I will move to continue the 25 meeting to November 18th, which is a Tuesday, at 4:00 p.m.</p>	<p style="text-align: right;">Page 88</p> <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 18th day of November, 2025, at Hillsborough County, 18 Florida. 19 20 21  22 Whitlie G. Cullipher, CSR 23 24 25</p>
<p style="text-align: right;">Page 87</p> <p>1 and we're at the library. 2 MR. VEGA: The library. 3 CHAIRMAN LEWIS: Okay. Specifically to take action 4 and discuss the management contract, Erin's engagement 5 letter, for legal services and we'll now look at the 6 registered agent letter as well. 7 So with that, do we have a second? 8 MR. BARRETT: Second. 9 CHAIRMAN LEWIS: Seconded by Chris. 10 All in favor? 11 (All board members signify in the affirmative.) 12 CHAIRMAN LEWIS: Carries five to zero. 13 (Motion passes.) 14 CHAIRMAN LEWIS: Thank you. 15 (At 5:50 p.m., the meeting was continued.) 16 17 18 19 _____ 20 Matt Lewis, Chairman 21 22 23 24 25</p>	

**Westchase
Community Development District**

Financial Report

October 31, 2025

Prepared by



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**Westchase
Community Development District**

Financial Statements

(Unaudited)

October 31, 2025

Balance Sheet
October 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
ASSETS							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	3,458	-	-	-	-	-	-
Lease Receivable	479,758	-	-	-	-	-	-
Due From Other Gov'tl Units	1,642	-	-	-	-	-	-
Interest/Dividend Receivables	2,401	-	-	-	-	-	-
Due From Other Funds	2,198,069	414,946	1,630	1,828	69,525	3,582	55,957
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	3,182	-	-	-	-	-	-
Deposits	3,191	667	3,030	20	-	8,120	853
TOTAL ASSETS	\$ 2,691,701	\$ 415,613	\$ 4,660	\$ 1,848	\$ 69,525	\$ 11,702	\$ 56,810
LIABILITIES							
Accounts Payable	\$ 51,317	\$ 6,350	\$ -	\$ -	\$ -	\$ 21,924	\$ 44
Accrued Expenses	2,366	475	2,017	30	-	5,782	645
Sales Tax Payable	126	-	-	7	-	24	-
Deferred Revenue	456,285	-	-	-	-	-	-
Deferred Compensation-Current	58	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
TOTAL LIABILITIES	510,152	6,825	2,017	37	-	27,730	689
FUND BALANCES							
Nonspendable:							
Prepaid Items	3,182	-	-	-	-	-	-
Deposits	3,191	667	3,030	20	-	8,120	853
Restricted for:							
Capital Projects	-	-	-	-	-	-	-
Assigned to:							
Operating Reserves	833,713	9,555	205	-	1,280	-	3,703
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	177,921	-	5,234	14,250	5,201	51,831
Unassigned:	779,432	220,645	(592)	(3,443)	53,995	(29,349)	(266)
TOTAL FUND BALANCES	\$ 2,181,549	\$ 408,788	\$ 2,643	\$ 1,811	\$ 69,525	\$ (16,028)	\$ 56,121
TOTAL LIABILITIES & FUND BALANCES	\$ 2,691,701	\$ 415,613	\$ 4,660	\$ 1,848	\$ 69,525	\$ 11,702	\$ 56,810

Balance Sheet

October 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
ASSETS						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 679,638	\$ 679,638
Accounts Receivable	-	-	-	-	-	3,458
Lease Receivable	-	-	-	-	-	479,758
Due From Other Gov'tl Units	-	-	-	-	-	1,642
Interest/Dividend Receivables	-	-	-	-	-	2,401
Due From Other Funds	101,864	26,384	289,675	702,197	-	3,865,657
Investments:						
Money Market Account	-	-	-	-	3,186,019	3,186,019
Prepaid Items	-	-	-	-	-	3,182
Deposits	14,572	765	-	-	-	31,218
TOTAL ASSETS	\$ 116,436	\$ 27,149	\$ 289,675	\$ 702,197	\$ 3,865,657	\$ 8,252,973
LIABILITIES						
Accounts Payable	\$ -	\$ -	\$ 44	\$ -	\$ -	\$ 79,679
Accrued Expenses	11,697	554	-	-	-	23,566
Sales Tax Payable	-	-	-	-	-	157
Deferred Revenue	-	-	-	-	-	456,285
Deferred Compensation-Current	-	-	-	-	-	58
Due To Other Funds	-	-	-	-	3,865,657	3,865,657
TOTAL LIABILITIES	11,697	554	44	-	3,865,657	4,425,402
FUND BALANCES						
Nonspendable:						
Prepaid Items	-	-	-	-	-	3,182
Deposits	14,572	765	-	-	-	31,218
Restricted for:						
Capital Projects	-	-	-	702,197	-	702,197
Assigned to:						
Operating Reserves	361	1,289	3,818	-	-	853,924
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	101,362	23,797	156,509	-	-	1,038,136
Unassigned:	(11,556)	744	129,304	-	-	1,138,914
TOTAL FUND BALANCES	\$ 104,739	\$ 26,595	\$ 289,631	\$ 702,197	\$ -	\$ 3,827,571
TOTAL LIABILITIES & FUND BALANCES	\$ 116,436	\$ 27,149	\$ 289,675	\$ 702,197	\$ 3,865,657	\$ 8,252,973

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 26,000	\$ 3,935	15.13%	\$ 3,935
Interest - Tax Collector	1,500	-	0.00%	-
Lease Revenue	20,899	-	0.00%	-
Special Assmnts- Tax Collector	3,608,406	-	0.00%	-
Special Assmnts- Discounts	(144,336)	-	0.00%	-
Other Miscellaneous Revenues	800	-	0.00%	-
Pavilion Rental	5,000	1,524	30.48%	1,524
TOTAL REVENUES	3,518,269	5,459	0.16%	5,459
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	19,000	1,600	8.42%	1,600
FICA Taxes	1,454	122	8.39%	122
ProfServ-Engineering	75,000	7,290	9.72%	7,290
ProfServ-Legal Services	125,000	6,951	5.56%	6,951
ProfServ-Mgmt Consulting	128,683	10,724	8.33%	10,724
ProfServ-Recording Secretary	16,639	1,650	9.92%	1,650
Auditing Services	7,800	-	0.00%	-
Postage and Freight	5,000	1	0.02%	1
Insurance - General Liability	62,116	52,546	84.59%	52,546
Printing and Binding	300	-	0.00%	-
Legal Advertising	6,500	46	0.71%	46
Misc-Assessment Collection Cost	68,384	-	0.00%	-
Misc-Credit Card Fees	1,100	58	5.27%	58
Misc-Contingency	9,363	199	2.13%	199
Office Supplies	120	169	140.83%	169
Annual District Filing Fee	175	175	100.00%	175
Total Administration	526,634	81,531	15.48%	81,531
<u>Flood Control/Stormwater Mgmt</u>				
Contracts-Lake and Wetland	118,000	9,833	8.33%	9,833
Contracts-Fountain	8,820	1,414	16.03%	1,414
R&M-Aquascaping	15,000	-	0.00%	-
R&M-Drainage	27,200	-	0.00%	-
R&M-Fountain	8,000	-	0.00%	-
Total Flood Control/Stormwater Mgmt	177,020	11,247	6.35%	11,247

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>Right of Way</u>				
Payroll-Salaries	310,000	18,198	5.87%	18,198
Payroll-Benefits	104,000	21,091	20.28%	21,091
Payroll - Overtime	36,000	2,581	7.17%	2,581
Payroll - Bonus	40,000	-	0.00%	-
FICA Taxes	50,000	1,590	3.18%	1,590
ProfServ-Landscape Architect	25,000	7,777	31.11%	7,777
Contracts-Police	185,000	13,532	7.31%	13,532
Contracts-Other Services	20,000	1,630	8.15%	1,630
Contracts-Landscape	708,000	63,167	8.92%	63,167
Contracts-Mulch	147,592	-	0.00%	-
Contracts-Plant Replacement	140,000	28,550	20.39%	28,550
Contracts-Road Cleaning	9,843	-	0.00%	-
Contracts-Trees & Trimming	72,000	-	0.00%	-
Contracts-Security Alarms	781	-	0.00%	-
Contracts-Pest Control	730	65	8.90%	65
Fuel, Gasoline and Oil	16,500	5,749	34.84%	5,749
Communication - Teleph - Field	9,000	350	3.89%	350
Utility - General	23,275	3,126	13.43%	3,126
Utility - Reclaimed Water	10,000	2,384	23.84%	2,384
Insurance - General Liability	6,703	5,670	84.59%	5,670
R&M-General	60,000	-	0.00%	-
R&M-Equipment	20,000	3,373	16.87%	3,373
R&M-Grounds	125,000	13,950	11.16%	13,950
R&M-Irrigation	80,000	2,209	2.76%	2,209
R&M-Sidewalks	26,000	4,050	15.58%	4,050
R&M-Signage	6,000	-	0.00%	-
R&M-Walls and Signage	32,500	155	0.48%	155
Holiday Decoration	20,000	-	0.00%	-
Misc-Hurricane Expense	10,000	-	0.00%	-
Misc-Taxes (Streetlights)	80,000	-	0.00%	-
Misc-Contingency	250,000	1,015	0.41%	1,015
Office Supplies	3,500	352	10.06%	352
Cleaning Services	6,800	550	8.09%	550
Op Supplies - General	3,000	229	7.63%	229
Op Supplies - Uniforms	600	-	0.00%	-
Supplies - Misc.	600	-	0.00%	-
Subscriptions and Memberships	4,000	299	7.48%	299
Conference and Seminars	1,000	-	0.00%	-
Total Right of Way	2,643,424	201,642	7.63%	201,642

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
Common Area				
R&M-General	30,000	5,064	16.88%	5,064
R&M-Boardwalks	700	-	0.00%	-
R&M-Brick Pavers	1,200	-	0.00%	-
R&M-Grounds	1,500	995	66.33%	995
R&M-Signage	1,400	350	25.00%	350
R&M-Walls and Signage	4,000	2,500	62.50%	2,500
Internet Services	7,391	812	10.99%	812
Park Improvements	125,000	13,900	11.12%	13,900
Total Common Area	171,191	23,621	13.80%	23,621
TOTAL EXPENDITURES	3,518,269	318,041	9.04%	318,041
Excess (deficiency) of revenues				
Over (under) expenditures	-	(312,582)	0.00%	(312,582)
Net change in fund balance	\$ -	\$ (312,582)	0.00%	\$ (312,582)
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,494,131	2,494,131		
FUND BALANCE, ENDING	\$ 2,494,131	\$ 2,181,549		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
REVENUES				
Interest - Investments	\$ 500	\$ 527	105.40%	\$ 527
Special Assmnts- Tax Collector	60,182	-	0.00%	-
Special Assmnts- Discounts	(2,407)	-	0.00%	-
TOTAL REVENUES	58,275	527	0.90%	527
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	1,204	-	0.00%	-
Misc-Credit Card Fees	15	-	0.00%	-
Total Administration	1,219	-	0.00%	-
Right of Way				
Communication - Teleph - Field	3,300	481	14.58%	481
Electricity - Streetlights	5,500	507	9.22%	507
Insurance - General Liability	3,000	2,538	84.60%	2,538
R&M-General	19,700	-	0.00%	-
R&M-Gate	5,794	-	0.00%	-
Reserve - Roadways	19,762	-	0.00%	-
Total Right of Way	57,056	3,526	6.18%	3,526
TOTAL EXPENDITURES	58,275	3,526	6.05%	3,526
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,999)	0.00%	(2,999)
Net change in fund balance	\$ -	\$ (2,999)	0.00%	\$ (2,999)
FUND BALANCE, BEGINNING (OCT 1, 2025)	411,787	411,787		
FUND BALANCE, ENDING	\$ 411,787	\$ 408,788		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 151	\$ 4	2.65%	\$ 4
Special Assmnts- Tax Collector	28,339	-	0.00%	-
Special Assmnts- Discounts	(1,134)	-	0.00%	-
TOTAL REVENUES	27,356	4	0.01%	4
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	567	-	0.00%	-
Total Administration	567	-	0.00%	-
<u>Right of Way</u>				
R&M-Streetlights	26,500	2,017	7.61%	2,017
Total Right of Way	26,500	2,017	7.61%	2,017
TOTAL EXPENDITURES	27,067	2,017	7.45%	2,017
Excess (deficiency) of revenues				
Over (under) expenditures	289	(2,013)	0.00%	(2,013)
Net change in fund balance	\$ 289	\$ (2,013)	0.00%	\$ (2,013)
FUND BALANCE, BEGINNING (OCT 1, 2025)	4,656	4,656		
FUND BALANCE, ENDING	\$ 4,945	\$ 2,643		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 80	\$ -	0.00%	\$ -
Special Assmnts- Tax Collector	16,222	-	0.00%	-
Special Assmnts- Discounts	(649)	-	0.00%	-
Gate Bar Code/Remotes	-	83	0.00%	83
TOTAL REVENUES	15,653	83	0.53%	83
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	324	-	0.00%	-
Misc-Credit Card Fees	4	3	75.00%	3
Total Administration	328	3	0.91%	3
<u>Right of Way</u>				
Communication - Teleph - Field	1,980	165	8.33%	165
Insurance - General Liability	4,796	4,057	84.59%	4,057
R&M-General	1,500	-	0.00%	-
R&M-Gate	1,500	-	0.00%	-
R&M-Streetlights	300	32	10.67%	32
Reserve - Roadways	3,300	-	0.00%	-
Total Right of Way	13,376	4,254	31.80%	4,254
TOTAL EXPENDITURES	13,704	4,257	31.06%	4,257
Excess (deficiency) of revenues				
Over (under) expenditures	1,949	(4,174)	0.00%	(4,174)
Net change in fund balance	\$ 1,949	\$ (4,174)	0.00%	\$ (4,174)
FUND BALANCE, BEGINNING (OCT 1, 2025)	5,985	5,985		
FUND BALANCE, ENDING	\$ 7,934	\$ 1,811		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 150	\$ 84	56.00%	\$ 84
Special Assmnts- Tax Collector	6,052	-	0.00%	-
Special Assmnts- Discounts	(242)	-	0.00%	-
TOTAL REVENUES	5,960	84	1.41%	84
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	121	-	0.00%	-
Total Administration	121	-	0.00%	-
<u>Right of Way</u>				
R&M-General	5,000	-	0.00%	-
Reserve - Roadways	839	-	0.00%	-
Total Right of Way	5,839	-	0.00%	-
TOTAL EXPENDITURES	5,960	-	0.00%	-
Excess (deficiency) of revenues				
Over (under) expenditures	-	84	0.00%	84
Net change in fund balance	\$ -	\$ 84	0.00%	\$ 84
FUND BALANCE, BEGINNING (OCT 1, 2025)	69,441	69,441		
FUND BALANCE, ENDING	\$ 69,441	\$ 69,525		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 700	\$ 217	31.00%	\$ 216
Special Assmnts- Tax Collector	440,564	-	0.00%	-
Special Assmnts- Discounts	(17,623)	-	0.00%	-
Gate Bar Code/Remotes	-	291	0.00%	291
TOTAL REVENUES	423,641	508	0.12%	507
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	8,811	-	0.00%	-
Misc-Credit Card Fees	80	12	15.00%	12
Total Administration	8,891	12	0.13%	12
<u>Right of Way</u>				
Contracts-Security Services	240,977	21,718	9.01%	21,718
Contracts-Pest Control	240	20	8.33%	20
Communication - Teleph - Field	2,100	177	8.43%	177
Insurance - General Liability	2,119	1,793	84.62%	1,793
R&M-General	20,000	351	1.76%	351
R&M-Gate	10,000	-	0.00%	-
R&M-Streetlights	68,712	5,786	8.42%	5,786
Reserve - Roadways	62,000	-	0.00%	-
Total Right of Way	406,148	29,845	7.35%	29,845
TOTAL EXPENDITURES	415,039	29,857	7.19%	29,857
Excess (deficiency) of revenues				
Over (under) expenditures	8,602	(29,349)	0.00%	(29,350)
Net change in fund balance	\$ 8,602	\$ (29,349)	0.00%	\$ (29,350)
FUND BALANCE, BEGINNING (OCT 1, 2025)	13,321	13,321		
FUND BALANCE, ENDING	\$ 21,923	\$ (16,028)		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 200	\$ 76	38.00%	\$ 76
Special Assmnts- Tax Collector	19,237	-	0.00%	-
Special Assmnts- Discounts	(769)	-	0.00%	-
TOTAL REVENUES	18,668	76	0.41%	76
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	385	-	0.00%	-
Misc-Credit Card Fees	10	-	0.00%	-
Total Administration	395	-	0.00%	-
<u>Right of Way</u>				
Communication - Teleph - Field	1,500	219	14.60%	219
Insurance - General Liability	386	327	84.72%	327
R&M-General	1,000	-	0.00%	-
R&M-Gate	3,792	-	0.00%	-
R&M-Streetlights	7,740	637	8.23%	637
Reserve - Roadways	3,855	-	0.00%	-
Total Right of Way	18,273	1,183	6.47%	1,183
TOTAL EXPENDITURES	18,668	1,183	6.34%	1,183
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,107)	0.00%	(1,107)
Net change in fund balance	\$ -	\$ (1,107)	0.00%	\$ (1,107)
FUND BALANCE, BEGINNING (OCT 1, 2025)	57,228	57,228		
FUND BALANCE, ENDING	\$ 57,228	\$ 56,121		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 113	0.00%	\$ 114
Special Assmnts- Tax Collector	176,696	-	0.00%	-
Special Assmnts- Discounts	(7,068)	-	0.00%	-
TOTAL REVENUES	169,628	113	0.07%	114
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	3,534	-	0.00%	-
Total Administration	3,534	-	0.00%	-
<u>Right of Way</u>				
R&M-General	2,044	-	0.00%	-
R&M-Streetlights	144,348	11,670	8.08%	11,670
Reserve - Roadways	19,702	-	0.00%	-
Total Right of Way	166,094	11,670	7.03%	11,670
TOTAL EXPENDITURES	169,628	11,670	6.88%	11,670
Excess (deficiency) of revenues				
Over (under) expenditures	-	(11,557)	0.00%	(11,556)
Net change in fund balance	\$ -	\$ (11,557)	0.00%	\$ (11,556)
FUND BALANCE, BEGINNING (OCT 1, 2025)	116,296	116,296		
FUND BALANCE, ENDING	\$ 116,296	\$ 104,739		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 90	\$ 34	37.78%	\$ 35
Special Assmnts- Tax Collector	7,778	-	0.00%	-
Special Assmnts- Discounts	(311)	-	0.00%	-
TOTAL REVENUES	7,557	34	0.45%	35
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	156	-	0.00%	-
Total Administration	156	-	0.00%	-
<u>Right of Way</u>				
R&M-Streetlights	4,999	554	11.08%	554
Reserve - Roadways	2,402	-	0.00%	-
Total Right of Way	7,401	554	7.49%	554
TOTAL EXPENDITURES	7,557	554	7.33%	554
Excess (deficiency) of revenues				
Over (under) expenditures	-	(520)	0.00%	(519)
Net change in fund balance	\$ -	\$ (520)	0.00%	\$ (519)
FUND BALANCE, BEGINNING (OCT 1, 2025)	27,115	27,115		
FUND BALANCE, ENDING	\$ 27,115	\$ 26,595		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 500	\$ 379	75.80%	\$ 379
Special Assmnts- Tax Collector	28,020	-	0.00%	-
Special Assmnts- Discounts	(1,121)	-	0.00%	-
TOTAL REVENUES	27,399	379	1.38%	379
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	560	-	0.00%	-
Misc-Credit Card Fees	10	-	0.00%	-
Total Administration	570	-	0.00%	-
<u>Right of Way</u>				
Communication - Teleph - Field	-	93	0.00%	93
Insurance - General Liability	1,436	1,215	84.61%	1,215
R&M-General	4,543	-	0.00%	-
R&M-Drainage	2,625	-	0.00%	-
R&M-Gate	5,000	-	0.00%	-
Internet Services	1,800	127	7.06%	127
Reserve - Roadways	11,425	-	0.00%	-
Total Right of Way	26,829	1,435	5.35%	1,435
TOTAL EXPENDITURES	27,399	1,435	5.24%	1,435
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,056)	0.00%	(1,056)
Net change in fund balance	\$ -	\$ (1,056)	0.00%	\$ (1,056)
FUND BALANCE, BEGINNING (OCT 1, 2025)	290,687	290,687		
FUND BALANCE, ENDING	\$ 290,687	\$ 289,631		

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 9/30/25

The Board hereby assigns the FY 2025 Reserves as follows:

Fund 001	
Operating Reserve	\$833,713
Reserves-Erosion Control	\$ 60,000
Reserves-Roadways	\$502,031

Fund 002	
Operating Reserve	\$ 9,555
Reserves-Roadways	\$177,921

Fund 003	
Operating Reserve	\$ 205

Fund 004	
Operating Reserve	\$ -0-
Reserves-Roadways	\$ 5,234

Fund 005	
Operating Reserve	\$ 1,280
Reserves-Roadways	\$ 14,250

Fund 102	
Operating Reserve	\$ -0-
Reserves-Roadways	\$ 5,201

Fund 103	
Operating Reserve	\$ 3,703
Reserves-Roadways	\$ 51,831

Fund 104	
Operating Reserve	\$ 361
Reserves-Roadways	\$101,362

Fund 105	
Operating Reserve	\$ 1,289
Reserves-Roadways	\$ 23,797

Fund 106	
Operating Reserve	\$ 3,818
Reserves-Roadways	\$156,509

**WESTCHASE
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 9/30/25

Total	
Operating Reserve	\$ 853,924
Reserves-Erosion	\$ 60,000
Reserves-Roadways	\$1,038,136



ADDENDUM
To Security Services Agreement (the "Agreement") Between
Westchase CDD ("Client")
and Securitas Security Services USA, Inc. ("Company")

Addendum Effective Date: 11/11/2025

This Addendum is incorporated into the Agreement. In case of any conflict between the Agreement and this Addendum, this Addendum controls; except as modified by this Addendum, all terms of the Agreement remain in full force.

1. Company will provide and use the Company Equipment described in Attachment A to this Addendum in connection with the Services provided by Company under the Agreement. If the Company Equipment affects the Service Fee under the Agreement, the effect will be described in Attachment A. If additional Services will be provided in addition to the Company Equipment, the additional Services will be described in Attachment A. The Company Equipment and any additional Services are subject to the terms of the Agreement.
2. The following terms will also apply to the Company Equipment:
 - (a) Any preparatory work to be done by Client before installation of Company Equipment will be performed in accordance with Company's instructions. Client will certify completion of such preparatory work to Company in writing before Company commences installation. Company may charge Client the portion of the Service Fee for the Company Equipment from the date installation of the Company Equipment is completed. If installation of the Company Equipment is delayed due to circumstances for which Client is responsible, Company may charge Client the portion of the Service Fee for the Company Equipment as of the date on which installation would have otherwise been completed.
 - (b) (i) Company does not guarantee the Company Equipment will operate without faults. Company may audit the Company Equipment at any time; (ii) In the event of repeated operational disruptions or errors, Company may disconnect the Company Equipment or parts thereof and carry out a test period. Client acknowledges that during this test period, the Company Equipment may not be operational; and (iii) Upon Company request, Client will remediate anything in Client's environment that causes false alarms. In the event of repeated false alarms, Company may make necessary modifications in the configuration of hardware or software to reduce false alarms.
 - (c) Client is responsible for all loss of or damage to Company Equipment, except to the extent caused by the negligence of Company.
 - (d) Client is responsible for obtaining and maintaining all third-party communication services used in connection with the Company Equipment. Company will not be responsible for any failures caused by third-party communication services.
 - (e) Company will store images and other information received by the Company Equipment for 30 days other than alarm signal records which will be stored for 120 days. After these periods have elapsed Company may destroy the information; and
 - (f) Company will bill Client for any additional costs arising from Client's failure to fulfill any of Client's obligations relating to Company Equipment.
3. In addition to any applicable limitations of liability in the Agreement, in no event will the liability of Company (and its contractors and vendors) arising from or related to the Company Equipment described in Attachment A to this Addendum exceed the cost of repair or replacement of defective or inoperable Company Equipment.
4. ~~The parties acknowledge that Company's Remote Guarding pricing is based on Client's representation that there will be less than the designated number events listed in Attachment A. If the number of incidents exceeds this amount, then Client agrees to pay an additional fee as described in Attachment A.~~
5. Preventative maintenance and service calls (collectively, "Equipment Service") for the Company Equipment, which will remain the property of Company or its contractors, is included in the Service Fee during the Minimum Term, defined later in this Addendum (any Equipment Service that Company elects to perform after the Minimum Term will be performed at an additional charge). Included Equipment Service consists only of the following: (a) 0 scheduled preventative maintenance visit(s) per year, and (b) unlimited service calls upon request. With respect to a service call, Company will make reasonable efforts to respond to a service call request within 1-3 business days of receipt of the request, based on order of priority. During a preventative maintenance visit or requested service call, Company technician will attempt to repair (or, if unable to repair, will replace) any defective or inoperable equipment at no additional cost to Client. Equipment Service will only be provided during Company's normal business hours (M-F-, 8:30 AM – 5:00 PM, not including holidays).
6. (a) The parties expect the Agreement to run for at least 3 years (the "Minimum Term") from the Addendum Effective Date. Client acknowledges that Company has incurred expenses ("Company Equipment Expenses") for the Company Equipment in reliance on this expectation. Accordingly, if for any reason, Client terminates the Agreement prior to the end of the Minimum Term, Client will pay Company a lump sum payment (the "LSP") equal to \$ 644.73 per month for every month remaining in the Minimum Term, from (and including) the month of the termination date through (and including) the month in which the Minimum Term ends. The LSP will be to reimburse Company for the Company Equipment Expenses and will be due on the termination date. Client will be obligated to make the LSP if Company terminates the Agreement for good cause (but not if Company terminates the Agreement for convenience) prior to the end of the Minimum Term; and
(b) After execution of this Addendum, if Client decides it does not want the Company Equipment, and Company receives written notice before installation of the Company Equipment commences, Company will not provide the Company Equipment and Client will not be obligated to pay any LSP. However, Client will pay Company a restocking fee (the "Restocking Fee") equal to 10% of the Company Equipment Expenses. Company will invoice Client for the Restocking Fee, which will be due and payable 30 days from Client's receipt of the invoice.
7. At the end of the Minimum Term (or upon earlier termination of the Agreement, and in addition to any applicable LSP payable by Client), Client may purchase the Company Equipment for \$10, in which case Client must execute a Bill of Sale acceptable to Company in Company's discretion.
8. Commencing 3 months before the end of the Minimum Term and continuing through the end of the Minimum Term, the parties agree to discuss, in good faith, new contract terms and conditions, including, but not limited to, new or modified services, revised service fees, and new equipment. If the parties come to an agreement over the new terms and conditions, they will execute a new, mutually acceptable contract (materially consistent with the terms of the Agreement) or an extension of the Agreement that documents the agreed-upon changes.

Client: Westchase CDD

Securitas Security Services USA, Inc.

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

ATTACHMENT A (1 of 2)
Company Equipment and Additional Services

Service Site

Street: 10149 Gretna Grn Drive	City: Tampa	State: FL	Zip: 33626
Contact Name/Title:	E-mail:	Phone:	

Description and Rates

SCOPE

Our proposal is based on the information provided at the time of our survey, any site drawings and the interpretation of the client's needs. Equipment installation is based on typical building construction, allowing for standard wiring accessibility and equipment mounting, unless otherwise noted.

Securitas shall provide and install:

1. Visitor Management System
 - a. A Tekwave visitor management system with cloud service, computer, mobile scanner, printer, and controller to integrate the customer's bar code reader. Equipment to be installed in the guard house. Resident data is the responsibility of the customer.

EXISTING EQUIPMENT & COMPATIBILITY

- Securitas is not responsible for the integrity or functionality of any existing wiring or equipment integrated into the design. Our assumption is that existing systems are in good working order, 100% functional, and capable of the new demands placed on them.
- Securitas will not connect to any devices that have been restricted by the government under H.R. 5515, John S. McCain National Defense Authorization Act, Section 880. This includes but is not limited to Hikvision and Dahua products.

CONNECTIVITY

- Client to provide network connectivity with sufficient bandwidth as needed (if applicable). A minimum of 10mbps of bandwidth is required per camera to meet the surveillance system's network requirements.
- Securitas-provided IP devices utilizing the Owner's LAN/WAN will require the Owner to provide the required IP address, subnets, and gateways to make the system operational.
- Provide an IT or network liaison for any Securitas-provided services residing on or interfacing with the Owner's network.

GENERAL REQUIREMENTS

- Client to provide local expertise on critical information as needed. This may include items such as camera views, access privileges, desired responses to critical events, user access levels, etc.
- Scope of work does not include any applicable local licensing or permit fees
- Boring, Coring, and Roof Penetrations are by others (if required).
- Client to provide a secure space to mount the headend equipment
- Client responsible for providing 120Vac power as required
- Securitas will require full access to the facility for the installation and testing process. It will be the owner's responsibility to provide any site-specific rules, guidelines, or parameters prior to start.
- Securitas cannot be held responsible for project delays due to inclement weather or factors outside our control, including predecessor progress.

ATTACHMENT A (2 of 2)
Company Equipment and Additional Services

Service Site

Street: 10149 Gretna Grn Drive	City: Tampa	State: FL	Zip: 33626
Contact Name/Title:	E-mail:	Phone:	

Description and Rates

Integrated Guarding Estimated Pricing Summary

Contract Term: 3 Years

Monthly

Technology Including Installation

\$ 644.73

Westchase CDD will be billed \$644.73/mo. for 36 months (3 Years). The 36-month (3 Year) term will begin once Company Equipment is installed.