

***Westchase  
Community Development  
District***

**January 6, 2026**

**Agenda Package**

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33706

**CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Westchase Community Development District

## Board of Supervisors

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

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

## Regular Meeting Agenda

Tuesday, January 6, 2026 – 4:00 p.m.

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

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

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- 1. Call to Order**
- 2. Audience Comments – Three (3) Minute Time Limit**
- 3. Consent Agenda**
  - A. Review of Minutes from the Meeting held December 2, 2025.....Page 3
  - B. Review of November 2025 Financial Statements.....Page 22
- 4. Staff Reports**
  - A. Field Manager
  - B. District Engineer
    - i. Update of Labor Rates.....Page 42
  - C. District Counsel
    - i. Resolution 2026-02; Designating Officers.....Page 43
    - ii. Resolution 2026-03; Designating Primary Administrative Office Headquarters.....Page 44
    - iii. Resolution 2026-04; Designating Registered Agent & Office .....Page 45
    - iv. Resolution 2026-05; Designating a Public Depository.....Page 47
    - v. Resolution 2026-06; Designating Authorized Signatories.....Page 49
    - vi. Resolution 2026-07; Authorizing Disbursement of Funds.....Page 51
    - vii. Approval regarding Agreement for District Management Services.....Page 53
  - D. District Manager
- 5. Supervisor Requests**
- 6. Adjournment**

The next workshop meeting is scheduled for January 20, 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 : DECEMBER 2, 2025

TIME: 4:00 p.m. - 5:15 p.m.

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

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

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1	APPEARANCES:	1	Motion to ratify 49
2	WESTCHASE COMMUNITY DEVELOPMENT	2	(Motion passes) 50
3	DISTRICT BOARD MEMBERS:	3	District management services discussion 50
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5	Matthew Lewis, Chairman	5	Update on residents being sent letter from district
6	Greg Chesney, Vice Chairman	6	and WCA 60
7	Jim Wimsatt	7	
8	Christopher Barrett	8	Manager's report 61
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16	DISTRICT ATTORNEY:	16	
17	Erin McCormick	17	Motion to adjourn 68
18		18	(Motion passes) 68
19	WESTCHASE STAFF:	19	
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21	Sherida Cook	21	
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23	DISTRICT ENGINEER:	23	
24	Robert Dvorak	24	
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1		1	The transcript of Westchase Community Development District Board
2	INDEX	2	Meeting, on the 2nd day of December, 2025, at the Maureen Gauzza
3	Meeting called to order 5	3	Regional Library, 11211 Countryway Boulevard, Community Room A,
4		4	Tampa, Florida, beginning at 4:00 p.m., reported by Whitlie
5	Roll Call 5	5	Grace Cullipher, Notary Public in and for the State of Florida
6		6	at Large.
7	Audience comments 5	7	*****
8		8	CHAIRMAN LEWIS: All right. I'm going to -- I'm
9	Motion to approve consent agenda 6	9	going to go ahead and get this meeting called to order.
10	(Motion passes) 6	10	Good afternoon, everybody. Good to see everyone. Hopefully
11		11	everyone had a good Thanksgiving holiday, I know I did.
12	Field manager's report 6	12	So we'll go ahead and call it. It's December 2nd,
13	Belgrave alley paving 6	13	2025, 4:00 p.m., Westchase Community District Development
14	Motion to approve paving for not to exceed \$45,000 8	14	meeting and with that, let it be known that all supervisors
15	(Motion passes) 9	15	are here as well as engineer, staff, manager and -- what was
16	Discussion of vandalism 11	16	I saying here --
17	Village Greens signs discussion 15	17	MS. WILCOX: Yeah, she's --
18	Field space discussion 24	18	CHAIRMAN LEWIS: -- attorney, sorry, thank you.
19		19	Thank you, ma'am.
20	Engineer's report 32	20	All right. With that, we'll move on to audience
21	Davidson Middle School pond discussion 32	21	comments. Does anything -- anybody have anything they'd
22		22	like to say? Any comments, questions?
23	Attorney's report 47	23	(No response.)
24	USDA agreement discussion 47	24	CHAIRMAN LEWIS: All right. Seeing none, we'll
25	Techwave addendum 49	25	move on to consent agenda. I'll move to approve the consent

<p style="text-align: right;">Page 6</p> <p>1 agenda.</p> <p>2 Do we have a second?</p> <p>3 MR. GILLIS: Seconded.</p> <p>4 CHAIRMAN LEWIS: Seconded by Reggie. Any comments,</p> <p>5 questions on that?</p> <p>6 (No response.)</p> <p>7 CHAIRMAN LEWIS: Seeing none, all in favor?</p> <p>8 (All board members signify in the affirmative.)</p> <p>9 CHAIRMAN LEWIS: Carries five to zero.</p> <p>10 (Motion passes.)</p> <p>11 CHAIRMAN LEWIS: Okay. Let's move straight into</p> <p>12 field manager report, Mr. David.</p> <p>13 MR. SYLVANOWICZ: Hello, everybody.</p> <p>14 MR. WIMSATT: Hello, sir.</p> <p>15 MR. SYLVANOWICZ: So I'm going to start with where</p> <p>16 we left off, which was we were talking about the Belgrave</p> <p>17 alley, paving it, patching it, curb repair. I had narrowed</p> <p>18 it down, the pricing was much better with Azzarelli as -- as</p> <p>19 with ACPLM. The concrete curb reenforced repair, that's the</p> <p>20 inner curb, that's what's all falling apart. It's been</p> <p>21 repaired in the past by -- by my guys and by Doug in the</p> <p>22 past. It needs to be repaired, removed, reenforced because</p> <p>23 that's the trash truck that cuts that corner for people</p> <p>24 coming out of the parking lot, which also brought us to the</p> <p>25 discussion at the workshop was to look at -- it needs to be</p>	<p style="text-align: right;">Page 8</p> <p>1 MR. BARRETT: Do we know the last time we paved the</p> <p>2 alley?</p> <p>3 MR. SYLVANOWICZ: I do not. Years, it might be</p> <p>4 original.</p> <p>5 MR. BARRETT: I mean, it's not -- I walked over it</p> <p>6 this past summer, it's not in the best shape, so --</p> <p>7 MR. SYLVANOWICZ: Yeah.</p> <p>8 MR. BARRETT: -- I'd be shocked if it's anything</p> <p>9 less than ten years.</p> <p>10 MR. SYLVANOWICZ: Right, that is where everyone</p> <p>11 comes out of the parking lots behind like the Pithers Real</p> <p>12 Estate and behind where these -- the eye doctor also, et</p> <p>13 cetera.</p> <p>14 CHAIRMAN LEWIS: So based on our conversation we</p> <p>15 had at the workshop a couple of weeks ago, I -- I'm going to</p> <p>16 move to make a motion to approve the concrete curb repair</p> <p>17 for 4,870 and the mill and pave for the entire alley for the</p> <p>18 35,877, which brings it to just over 40,000 --</p> <p>19 MR. SYLVANOWICZ: Mm-hmm.</p> <p>20 CHAIRMAN LEWIS: -- and what I would move to say is</p> <p>21 that we throw in a -- like a -- I would say not to exceed</p> <p>22 45,000, just so we have about a ten -- a ten percent</p> <p>23 contingency on that.</p> <p>24 MR. SYLVANOWICZ: Yep.</p> <p>25 CHAIRMAN LEWIS: So that would be --</p>
<p style="text-align: right;">Page 7</p> <p>1 patched in front of it. It's holding water. I was showing</p> <p>2 pictures of it last time. I'm basically trying to get what</p> <p>3 you guys want to do, if you want me to just do the 16 or</p> <p>4 1,700 square feet of, really, left to right, curb to curb</p> <p>5 patches, two and a half inches down in four different spots</p> <p>6 or if we wanted to address the whole alley. The alley shows</p> <p>7 the signs of the water sitting in the middle. I can pull up</p> <p>8 these pictures again, they are just on the previous meeting.</p> <p>9 CHAIRMAN LEWIS: I --</p> <p>10 MR. SYLVANOWICZ: So --</p> <p>11 CHAIRMAN LEWIS: Go ahead. I didn't mean to</p> <p>12 interrupt.</p> <p>13 MR. SYLVANOWICZ: All I was going to say was that</p> <p>14 the 4,870 for the concrete repair, that, at a minimum, takes</p> <p>15 care of that. The patching in front of it, if we wanted to</p> <p>16 patch it, like I said, is 7,890. If we wanted to do the</p> <p>17 whole alley from Brompton to Belgrave as opposed to</p> <p>18 patching, that was the pricing submitted.</p> <p>19 CHAIRMAN LEWIS: Just to clarify, the 35,877</p> <p>20 includes the curb repair at the --</p> <p>21 MR. SYLVANOWICZ: No, the curb is 4,870 and then</p> <p>22 it's just street paving.</p> <p>23 CHAIRMAN LEWIS: Okay.</p> <p>24 MR. SYLVANOWICZ: Does that make sense?</p> <p>25 CHAIRMAN LEWIS: Yeah.</p>	<p style="text-align: right;">Page 9</p> <p>1 MR. SYLVANOWICZ: Yes, because these are --</p> <p>2 oftentimes, when I get these, like we know they're dated for</p> <p>3 30 days and this is going back a handful of months.</p> <p>4 MR. BARRETT: Wasn't it also a concern about some</p> <p>5 of this sub -- the sub -- the sub road area that --</p> <p>6 CHAIRMAN LEWIS: I think Robert had brought up a</p> <p>7 mention of that, if I remember right.</p> <p>8 MR. DVORAK: Yeah, the area could need some --</p> <p>9 looked like base damage, which would be some extra work.</p> <p>10 CHAIRMAN LEWIS: Yeah, you're talking about in the</p> <p>11 corner. Right?</p> <p>12 MR. DVORAK: Mm-hmm.</p> <p>13 CHAIRMAN LEWIS: Yeah, so -- I mean, I think that</p> <p>14 -- that leaves us with 4,253 as a -- as a contingency. So</p> <p>15 yeah, 45,000 total.</p> <p>16 MR. SYLVANOWICZ: Okay.</p> <p>17 MR. WIMSATT: I'll second it.</p> <p>18 CHAIRMAN LEWIS: Okay. Seconded from Jim.</p> <p>19 Any other comments, questions?</p> <p>20 (No response.)</p> <p>21 CHAIRMAN LEWIS: All right. Seeing none, all in</p> <p>22 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 10</p> <p>1 CHAIRMAN LEWIS: Okay. Thank you, David.</p> <p>2 MR. SYLVANOWICZ: Yep. This falls more into just</p> <p>3 so you're aware, we have had a --</p> <p>4 CHAIRMAN LEWIS: Hang on, I'm sorry. I'm really</p> <p>5 sorry to interrupt. Can we go back?</p> <p>6 MR. SYLVANOWICZ: Yeah.</p> <p>7 CHAIRMAN LEWIS: So with that -- I thought about</p> <p>8 this on the way here -- how are we going to get the notice</p> <p>9 out to the people that are -- with this alley? Are we going</p> <p>10 to do like a door hanger or would we be able to --</p> <p>11 MR. SYLVANOWICZ: I would think that would probably</p> <p>12 be the best, but I could also get with Jackie Konrath</p> <p>13 (phonetic) who is part of the -- the commercial space there</p> <p>14 so she can acknowledge to the businesses that that parking</p> <p>15 lot is only going to be accessible from Montague, I would</p> <p>16 believe and then yeah, just -- we would probably just stick</p> <p>17 it in doors, just so you're aware, kind of a notice.</p> <p>18 CHAIRMAN LEWIS: Yeah, just to give them a heads up</p> <p>19 a week or so out and then maybe just --</p> <p>20 MR. SYLVANOWICZ: Oh, yeah, I can't imagine this is</p> <p>21 not going to happen for a couple or -- I mean it's going to</p> <p>22 be a couple of months before this happens.</p> <p>23 MS. COOK: We've got the voting member, too,</p> <p>24 though, Diane Pillar, so she would be helpful with</p> <p>25 communicating as well.</p>	<p style="text-align: right;">Page 12</p> <p>1 them and so the fact that they were out made me go there and</p> <p>2 look at the network, which was in pieces. So the kids pried</p> <p>3 the box open and destroyed the modem and the -- everything.</p> <p>4 So -- Greg, you're laughing.</p> <p>5 MR. CHESNEY: Such is life.</p> <p>6 MR. SYLVANOWICZ: Kids will be kids, yeah. So</p> <p>7 that's back online.</p> <p>8 What else do we have? I was having to deal with</p> <p>9 residents and kids getting behind her house near another</p> <p>10 canal and starting a fire. She was able to extinguish it,</p> <p>11 which then led me to e-mails about anti -- anti-Semitic</p> <p>12 graffiti on the TECO poles, which then led to me discovering</p> <p>13 areas where the kids are having bonfires. So I had a long</p> <p>14 conversation with Gunderson about this. They are going to</p> <p>15 put the bonfire area kind of on a list to check Friday and</p> <p>16 Saturday nights.</p> <p>17 There was an incident where a kid ended up at</p> <p>18 another neighbor's house in the Greens, disoriented,</p> <p>19 troubled, intoxicated and the police needed to be called.</p> <p>20 She was trying to get into her house, which wasn't her</p> <p>21 house, coming from one of these parties, so we need to put</p> <p>22 it on the list. I had asked if she had heard anything in</p> <p>23 the WOW, she being Karen Ring, she hadn't, so I guess it's</p> <p>24 not getting out there yet, so more or less an FYI.</p> <p>25 This was basically Monday, Tuesday, Wednesday of</p>
<p style="text-align: right;">Page 11</p> <p>1 CHAIRMAN LEWIS: Okay, perfect. I just want to</p> <p>2 make sure nobody is -- I'm sure somebody along that alley is</p> <p>3 going to be surprised, but -- even if we tell them, but I</p> <p>4 still want to try to make an effort to --</p> <p>5 MR. SYLVANOWICZ: Well, it backs up to apartments,</p> <p>6 so we really have to figure that out.</p> <p>7 CHAIRMAN LEWIS: Okay. Okay, thank you. Sorry for</p> <p>8 interrupting.</p> <p>9 MR. SYLVANOWICZ: No, that's okay. Just an FYI:</p> <p>10 So I don't remember it being this bad last year during</p> <p>11 Thanksgiving break, but we did suffer from some vandalism</p> <p>12 because the kids were off and it was party time. Some of</p> <p>13 this ended up on Facebook within the Greens or with the WOW.</p> <p>14 Canal ended up broken off, thrown in the canal right near</p> <p>15 Greendale. That's totaled, but we happen to have a few</p> <p>16 benches kicking around the yard that we could spruce up</p> <p>17 before we get a new one.</p> <p>18 Some of the Baybridge Park pieces were ripped up,</p> <p>19 toy was damaged and then we had West Park Village men's</p> <p>20 bathroom damaged, pieces and parts, mirror, toilet paper</p> <p>21 holder light.</p> <p>22 Glenclyff playground damaged, working on getting</p> <p>23 that replaced. You can see it keeps ongoing and then over</p> <p>24 the weekend, Baybridge cameras went out because I was trying</p> <p>25 to -- I was a little anxious about it, so I was checking</p>	<p style="text-align: right;">Page 13</p> <p>1 last week and Monday and Tuesday this week, just trying to</p> <p>2 get some of this stuff either repaired or back up to line or</p> <p>3 back online or whatnot.</p> <p>4 MR. BARRETT: Can we maybe beef up the patrol</p> <p>5 during the Christmas break?</p> <p>6 MR. SYLVANOWICZ: We did have a discussion about</p> <p>7 that.</p> <p>8 MR. BARRETT: In just the problem areas, like the</p> <p>9 parks.</p> <p>10 MR. SYLVANOWICZ: Yes, another thing that was</p> <p>11 floated -- not to bring other things into it, but Securitas</p> <p>12 did offer or has offered the ability to have pick and choose</p> <p>13 kind of extra patrols where they are in a Securitas car and</p> <p>14 they can go and patrol around. I've -- we didn't really</p> <p>15 talk too much about that because we had deputies, but the</p> <p>16 deputies often are -- they chose -- they choose when they</p> <p>17 want to work and I got some clarity on that, that they can't</p> <p>18 always choose days. If they're going to be part of the</p> <p>19 system, they have to do so many of the nights and the</p> <p>20 weekends and all of that, so that's why it's somewhat even</p> <p>21 distributed, but even then I was saying, well, I -- I don't</p> <p>22 really need 7:00 in the morning on a Monday. I really need</p> <p>23 that shift on a Friday night or a Saturday night or to have</p> <p>24 the wherewithal for us to say, "Hey, we have a holiday</p> <p>25 coming up tomorrow that lands on a Thursday, so that means</p>

<p style="text-align: right;">Page 14</p> <p>1 the kids are going to be up to no good on Wednesday night."</p> <p>2 I don't know, so -- I'm just curious if you guys</p> <p>3 had any comments. I only have a year and a half here, you</p> <p>4 know, just from my takeaway is that it seems like it's</p> <p>5 getting worse from what I'm hearing.</p> <p>6 CHAIRMAN LEWIS: I mean, I would have to defer to</p> <p>7 the person who's sitting in the back row back there that's</p> <p>8 visiting us today. They -- they either kept it from us and</p> <p>9 -- and quietly handled it or maybe -- I don't know, this is</p> <p>10 the longest list I've ever seen, that I can remember. And</p> <p>11 I'm kind of teasing you, I'm just kidding, Sonny.</p> <p>12 MR. GILLIS: And the other comment I'd have,</p> <p>13 though, is these are facilities that CDD owns, but</p> <p>14 certainly, this is getting into behavior issues with the</p> <p>15 community. So that, to me, transitions quickly into what is</p> <p>16 the HOA -- how is it's in involvement, you know, what --</p> <p>17 because any kind of action against residents most likely is</p> <p>18 going to occur through them, so how do we get the HOA</p> <p>19 involved with this?</p> <p>20 MR. BARRETT: Honestly, in my previous experience,</p> <p>21 this is probably the same group of kids -- right -- and</p> <p>22 probably, at most, five kids, so we just have to bust them</p> <p>23 once.</p> <p>24 MR. SYLVANOWICZ: Well, I'm working on that and I</p> <p>25 -- I don't know how successful I'm going to be, but I'm</p>	<p style="text-align: right;">Page 16</p> <p>1 dealing with this last year, I remember Doug telling me that</p> <p>2 he was dealing with it for years.</p> <p>3 So with advice from the voting members, I put up a</p> <p>4 sign that said, "No cleats, no organized sports," because</p> <p>5 that was their wishes, so I'm the anti-kid person.</p> <p>6 MS. COOK: It didn't get torn up, but it's --</p> <p>7 MR. SYLVANOWICZ: Well, no, the field didn't get</p> <p>8 torn up. The sign at Village Green is still there and to</p> <p>9 preempt the team going over and getting the same e-mails,</p> <p>10 which I've gotten in the past, from the New Park park area,</p> <p>11 I put a sign up there. That's been ripped up already, so</p> <p>12 that's in my office.</p> <p>13 MR. WIMSATT: My only question is why do you hate</p> <p>14 kids?</p> <p>15 MR. SYLVANOWICZ: I -- you know, the fact that I,</p> <p>16 you know, have kids of my own and volunteered in their</p> <p>17 school through every single grade and age and activity that</p> <p>18 they did, you know, so --</p> <p>19 MR. GILLIS: Well, I know that there were some</p> <p>20 incidents over the holidays that are not up there and that's</p> <p>21 why I'm raising this. Like e-bikes, I know that the police</p> <p>22 had some engagement I know with residents in our community,</p> <p>23 but I also know that the kids are pretty confident that the</p> <p>24 kids involved do not belong -- they don't live in the</p> <p>25 neighborhood.</p>
<p style="text-align: right;">Page 15</p> <p>1 going to try the, you know, adult to adult situation first</p> <p>2 and acknowledge it and hopefully, something comes of it</p> <p>3 because we do have a repeating face that we can kind of --</p> <p>4 MR. BARRETT: Can you -- stop me if I'm getting</p> <p>5 into hot water. Can we circulate the image to just voting</p> <p>6 members asking that it not to be circulated to residents to</p> <p>7 see if anyone recognizes them?</p> <p>8 MR. SYLVANOWICZ: No, I -- I know who it is. No, I</p> <p>9 believe I know his family is. I just have not had that</p> <p>10 conversation yet.</p> <p>11 MR. BARRETT: Got it.</p> <p>12 MS. COOK: He's been identified a couple of times</p> <p>13 and I was able to confirm it was him.</p> <p>14 MR. BARRETT: Homeowner or renter.</p> <p>15 MR. SYLVANOWICZ: Owner.</p> <p>16 MR. BARRETT: Owner.</p> <p>17 MR. SYLVANOWICZ: I believe a long-term owner.</p> <p>18 Yep.</p> <p>19 So yeah, Reggie, you kind of hit on what we've been</p> <p>20 dealing with over the last little bit, it's been like the --</p> <p>21 we're not the behavior police and unfortunately, you know,</p> <p>22 I've personally gotten a little beaten up on Facebook about</p> <p>23 taking a few voting member's wishes that are coming from</p> <p>24 residents complaining about the Village Greens being over</p> <p>25 used and I know this has been an ongoing thing. I remember</p>	<p style="text-align: right;">Page 17</p> <p>1 In particular, one of them was riding a very fast,</p> <p>2 high speed e-bike, which all the kids identified, that kid</p> <p>3 doesn't live here and apparently he was doing some very</p> <p>4 reckless things on Linebaugh and I know that the sheriff was</p> <p>5 involved, but again, not knowing who, they kind of mix in</p> <p>6 and is a say, "I see any kid on an e-bike," and they walked</p> <p>7 up to him and said, "Did you do that?" So it became kind of</p> <p>8 an issue over the weekend, at least in our place.</p> <p>9 MR. SYLVANOWICZ: Mm-hmm.</p> <p>10 MS. McCORMICK: I was just going to say, I have</p> <p>11 been talking with the legal counsel's office from the</p> <p>12 sheriff's department and then they referred me today to a</p> <p>13 lieutenant, but it's like Kilinski (phonetic) or something</p> <p>14 like that, so if there's anything that you would like me to</p> <p>15 -- I'm dealing with insurance, indemnification issues with</p> <p>16 them, but if there's anything you want me to talk to them</p> <p>17 about as far as the scheduling of the off-duty sheriffs, I</p> <p>18 could try to do that at the same time.</p> <p>19 MR. SYLVANOWICZ: Okay.</p> <p>20 CHAIRMAN LEWIS: Pam, I know you're on the HOA.</p> <p>21 Have you all had any issues at your facilities at all or --</p> <p>22 recently or --</p> <p>23 MS. WILCOX: Me?</p> <p>24 CHAIRMAN LEWIS: Well, with the HOA, like the pool</p> <p>25 or tennis courts or anything?</p>



<p style="text-align: right;">Page 18</p> <p>1 MS. WILCOX: No, we're -- I'm on the swim and  2 tennis committee. We haven't seen any vandalism there.  3 We're also looking into cameras and a new security system  4 and they have a new staff advisory, technical advisory.  5 They are putting that stuff together now, but I mean, we've  6 just had -- not vandalism, but just 25 years of stuff just  7 falling apart, you know?  8 CHAIRMAN LEWIS: Okay.  9 MS. WILCOX: We haven't seen anything.  10 CHAIRMAN LEWIS: Well, I mean, I guess to -- maybe  11 this was to Reggie's point, but this was done -- the  12 bathrooms are locked at night, so it was done during the day  13 and it's -- I guess it's also surprising that some of the  14 parents aren't around or maybe they just don't hear it or --  15 MR. SYLVANOWICZ: The bathroom incident was a  16 classic, you know, kids being kids, but why they have to go  17 -- it's one thing for them to be in a bathroom for 20  18 minutes because they are doing stuff that they shouldn't be  19 doing, vaping, whatever, but the other thing is that -- like  20 the reason I could find the time was because the -- the  21 light that they broke, they must have stepped in it and it  22 came out into the pavement, so the camera -- I was able to  23 see the -- when the stuff disappeared, I know I started  24 looking and I couldn't believe I was looking at 1:15 in the  25 afternoon on -- when was that -- Tuesday.</p>	<p style="text-align: right;">Page 20</p> <p>1 MR. SYLVANOWICZ: Yeah, in another situation, if I  2 didn't know them, yeah, I would kind of figure that out.  3 Yeah, so we talked about the signs. Do we want  4 these signs? Am I putting back a sign that says, "No  5 cleats, no organized sports."  6 CHAIRMAN LEWIS: I went out and looked, I -- I know  7 you and me talked last week. I was a little bit concerned  8 about over signing. I went and looked at the one that says,  9 "No cleats, no organized sports." It took me a minute to  10 find it.  11 MR. SYLVANOWICZ: Yeah.  12 CHAIRMAN LEWIS: Like -- I mean, it was off to the  13 side near the gazebo. I thought it was pretty benign, in my  14 opinion. I don't know if anybody else -- if you talked to  15 anybody else about it, but --  16 MR. SYLVANOWICZ: And this -- this -- again, this  17 came from those guys, those voting members.  18 CHAIRMAN LEWIS: Yeah, and I -- I know there were a  19 couple of people against it, but -- and you're -- you know,  20 you hate kids, it's a joke, but -- you know, the sign is  21 what it says. I mean, we're not saying no kids, we're  22 saying just don't bring your sports team and your -- you  23 know, your cleats, but I know we've talked about this before  24 a couple of years ago. It's -- I don't know, does anybody  25 -- I know Reggie has brought it up before. We have a lack</p>
<p style="text-align: right;">Page 19</p> <p>1 MS. COOK: Tuesday, Wednesday.  2 MR. SYLVANOWICZ: Yeah, so this was happening  3 during the day. We didn't have a deputy on, but the deputy  4 wouldn't have been able to do anything about that anyway  5 because they are bathrooms, but our bathrooms are pretty  6 resilient. They're brick walls with just the bare minimums  7 because they are public. Everything replaceable, but it's  8 -- it goes back to the behavior, like at what point do we  9 just keep fixing things and, you know, like I -- I feel like  10 as a father, I just want to be at least -- "Please know that  11 these kids are" -- "that your son is doing this."  12 CHAIRMAN LEWIS: Okay.  13 MR. BARRETT: What -- have you contacted them?  14 MR. SYLVANOWICZ: I haven't yet. I was just trying  15 to get as much information as -- it takes time to get the  16 video, like we look at it, we find it and then I had a  17 conversation with Gunderson on some other things and it was  18 quite a few different angles we were going at. Been fixing  19 stuff, too, but yeah, I do want to do that, just -- just one  20 person too another, like just so you know.  21 MR. BARRETT: Take the deputy with you. Like I --  22 I really don't want you showing up at a house by yourself.  23 MR. SYLVANOWICZ: Yeah, I -- well, we know this  24 family and I don't think that's a concern.  25 MR. BARRETT: All right.</p>	<p style="text-align: right;">Page 21</p> <p>1 of green space. So --  2 MR. SYLVANOWICZ: Right.  3 CHAIRMAN LEWIS: -- I don't know. I -- I'm okay  4 with it, but -- you know, I also don't know what type of  5 organized sports are going on over there, if any. You know,  6 maybe the people that surround that just don't want anybody  7 in -- they consider it their yard.  8 MR. GILLIS: I think that's pretty much it. I used  9 to practice there when I coached. It -- it -- with small  10 kids and it kept getting bigger and bigger. It was  11 different sports, not just football, baseball or whatever,  12 but primarily it's the residents that live around it.  13 They're like, "Hey, I don't want you out here doing this.  14 I've heard residents that don't live around that quadrangle  15 that are frustrated that kids can't do it. They are --  16 they've complained to me saying, "Hey, why are you guys  17 putting up signs to stop them from doing it," and so I get  18 it, I understand both ways, but the real issue they don't  19 have a place to go to practice.  20 MR. SYLVANOWICZ: Right.  21 MR. GILLIS: That's why they are doing it.  22 MR. SYLVANOWICZ: You got to figure that I -- you  23 know, I see you guys now and then the voting members will be  24 e-mailing me, "When is the sign coming up, when is the sign  25 going up?" I know we've talked about it in the past, I know</p>



<p style="text-align: right;">Page 22</p> <p>1 you trust me to try to make the good decision for the  2 community and then I remember conversations where -- you  3 know, I even had with Greg where he said, "Nope, we're not  4 treating the field like a sports field. We're not spending  5 all this money to" -- "to keep it pristine, it is what it  6 is, this is not a sports field, but let people use it," and  7 I know the conversation has come up where -- like Glencliff,  8 there's always someone that's having a lesson. It's always  9 been that way. It's not enforceable by -- you know, so it's  10 -- there is that space and then I -- I look at also -- and  11 again, this is going down that rabbit hole of behavior. I  12 look at, you know, people saying they didn't want the trail  13 because they bought a house with the conservation behind and  14 they want the peace and quiet and nobody behind there.  15 Okay. So then all the people that bought on Village Green  16 looked at green space and pictured, you know, picnics and  17 Frisbee games and now, there's whistles and cones and  18 cleats. Where is that line? I'm just trying to figure out  19 which way to go with this.  20 MS. WILCOX: I just have -- can I say one thought?  21 You might talk to -- look at that face. The HOA may be able  22 to impose like a suspension of facility usage because of  23 inappropriate behavior. Like the swim and tennis and  24 pickleball, all of that, I don't know if they can do that  25 there or not. I mean, I'd look at -- we're reviewing the</p>	<p style="text-align: right;">Page 24</p> <p>1 can't use this because you're ruining the playgrounds and  2 the parks and the -- you know --  3 MR. SYLVANOWICZ: Well, see, the other part of the  4 discussion was -- with Steven Splaine was, you know, I don't  5 -- I don't make the decision to resod the park because  6 that's the only complaint is that the sod got beaten up, Red  7 Tree did some warranty sodding of it. At one point, that  8 was all St. Augustine and St. Augustine isn't a sports turf,  9 so then it got worn out. So then, it got replaced with like  10 60 to 70 percent Bermuda down the front, which then grew  11 into each other. Two landscapers later, they are in there  12 replacing it with Bermuda and it now kind of has like this  13 puzzle piece look because you can't buy sod that's Bermuda  14 and St. Augustine, so now they are complaining about how it  15 looks and then other people are complaining about we can't  16 -- we don't have any open space to let the kids play and I  17 basically told him, I said, "Regardless, if you guys want  18 to" -- we need to resod it and we keep it as a sports field  19 and you have a time and the board agrees and you -- it's --  20 you know, come to a meeting and let me know. If it's  21 something that they have to pay for, there you go, but I  22 don't know -- like I don't know how to manage -- it's a lot  23 of moving parts there and I believe it was -- it was in the  24 30,000 range I remember being told to resod.  25 CHAIRMAN LEWIS: Yeah. I mean, any thoughts on --</p>
<p style="text-align: right;">Page 23</p> <p>1 swim and tennis committee facility rules now. We could put  2 some clause in there, but I don't know if the association as  3 a whole -- like, you know, if they can enforce it and say,  4 "You can't" -- like if you don't pay your fee for two years,  5 you can't use the facilities; if there's a way they can  6 block that family or that kid -- like I don't know how you  7 treat an underage person or -- because this kid's over age  8 to apply or to say, you know, there will be ramifications.  9 Daddy can't play pickleball with his team on Saturday  10 because the son is doing whatever, you know, as a family  11 or --  12 CHAIRMAN LEWIS: Are you kind of referring back to  13 the damage that was done?  14 MS. WILCOX: Yeah, the damage and like stuff that's  15 going down south, you know, he knows this family and he  16 knows where stuff is going on and maybe it's something you  17 can't impose, but maybe on the HOA side, they could impose  18 something to say -- you know, similar to the fees, you know,  19 you don't pay your fee, you don't get to use the facilities,  20 but again, you don't -- you know, you don't take care of our  21 area, wherever, if it's the CDD or HOA, maybe you can be  22 suspended from uses of -- use of the facilities because of  23 this continuing issue or something.  24 I don't know if that crosses or not, but it'd just  25 be another way to maybe enforce like, you know, your family</p>	<p style="text-align: right;">Page 25</p> <p>1 do we put the sign back up or --  2 MR. BARRETT: So let me ask you this: I --  3 MR. SYLVANOWICZ: Yep.  4 MR. BARRETT: -- know that when the Westchase  5 Soccer Association played in Glencliff Park, there was  6 always a lack of fields. Right?  7 MR. SYLVANOWICZ: Mm-hmm.  8 MR. BARRETT: Given that they don't -- aren't there  9 anymore, is there really a genuine lack of fields or is it  10 just they pick these fields because they're closest to where  11 they want -- or is there room at Glencliff that we can  12 simply say --  13 MR. SYLVANOWICZ: You're making my next point was  14 that I -- I didn't think that the signs were going to be all  15 that big of an issue because I don't see those fields being  16 so crowded that like eight to 10-year-olds can't go practice  17 for an hour, whatever sport it is with cleats on, over at  18 that field and we removed the soccer nets because they were  19 always staying in the same position, so that's where it gets  20 worn out. So the kids that go there and play, oftentimes  21 they bring their little nets, they bring their cones, they  22 bring everything so then it gets moved around. People don't  23 in the same direction like a football field all the time, so  24 that has helped and then the fact that whatever happens over  25 there happens, it's-- it's not policeable. I can't be over</p>

<p style="text-align: right;">Page 26</p> <p>1 there chasing people off.</p> <p>2 MR. BARRETT: What, at Glenclyff?</p> <p>3 MR. SYLVANOWICZ: Yeah.</p> <p>4 MR. BARRETT: No, I think it's -- (indiscernible.)</p> <p>5 Right?</p> <p>6 MR. SYLVANOWICZ: So then now, they can get to go</p> <p>7 -- right, instead of this little village park instead of in</p> <p>8 front of a gazebo and then the other park is New Park, which</p> <p>9 is on the other side of the bridge, which is very</p> <p>10 accessible, that we got similar e-mails, I thought it maybe</p> <p>11 make people go that way since it's --</p> <p>12 MR. BARRETT: So there is open field and you --</p> <p>13 MR. SYLVANOWICZ: I'm not seeing it packed over</p> <p>14 there. Yeah, I'm not seeing it packed.</p> <p>15 MR. GILLIS: Yeah, I would not make that assumption</p> <p>16 because I can tell you for sure that the football leagues</p> <p>17 are much larger than that soccer league ever was because now</p> <p>18 you have girls and boy's divisions. Go to Ed Radice any</p> <p>19 Friday night and you'll --</p> <p>20 MR. SYLVANOWICZ: Oh, I'm sure.</p> <p>21 MR. GILLIS: -- see firsthand. When Glenclyff was</p> <p>22 at it's glory, we'd have four or five fields going. That</p> <p>23 place is full of eight fields from 6 o'clock to 11:00 at</p> <p>24 night and it's leagues around here that have gotten so much</p> <p>25 bigger. There's a park -- going towards the Eagles, to the</p>	<p style="text-align: right;">Page 28</p> <p>1 MR. SYLVANOWICZ: Well, I have one sign up at</p> <p>2 Village and I have one sign that was at New Park that was --</p> <p>3 it's been removed and just placed on the ground, so --</p> <p>4 CHAIRMAN LEWIS: Okay.</p> <p>5 MR. SYLVANOWICZ: -- I can like not put it back up.</p> <p>6 CHAIRMAN LEWIS: Yeah, I don't know, let's -- let's</p> <p>7 see how it goes and maybe just keep it at the shop and we'll</p> <p>8 go from there.</p> <p>9 MR. SYLVANOWICZ: Yeah, the last bit of information</p> <p>10 I have is that the bridge that we were just speaking with,</p> <p>11 we actually have Spectrum there. So now, Charlie is going</p> <p>12 to connect it, we're going to get the two cameras out of</p> <p>13 there operating and then we're going to improve upon the</p> <p>14 system as requested. I'll get a proposal from him to put</p> <p>15 different cameras and to get some sort of link to the -- to</p> <p>16 the guardhouse.</p> <p>17 CHAIRMAN LEWIS: Okay. Perfect.</p> <p>18 MR. BARRETT: So at the risk of stirring up a</p> <p>19 hornet's nest, the last time we talked about a field space</p> <p>20 in that area beyond the TECO pole, I don't remember where we</p> <p>21 left it, but you mentioned there's almost a football field</p> <p>22 of space back there. Yes?</p> <p>23 MR. SYLVANOWICZ: Where is this?</p> <p>24 MR. BARRETT: Back in the -- right around along --</p> <p>25 MR. SYLVANOWICZ: Oh, here.</p>
<p style="text-align: right;">Page 27</p> <p>1 left, there's a housing development, a lot of folks are</p> <p>2 practicing back in that corner because Glenclyff is not big</p> <p>3 enough to -- to supply is the whole community. So as far as</p> <p>4 space, there's certainly not enough space.</p> <p>5 CHAIRMAN LEWIS: I think what's surprising to me,</p> <p>6 though, too, that's it's tucked away, so organized parents</p> <p>7 or people to get into the gate, but -- I don't know, maybe</p> <p>8 it's not the -- it's not that -- I guess it's not that hard</p> <p>9 to get in.</p> <p>10 MS. WILCOX: Well, over the bridge, there could be</p> <p>11 --</p> <p>12 CHAIRMAN LEWIS: I -- yeah, yeah, I agree, that --</p> <p>13 MS. WILCOX: Plus the kids just -- I walk there all</p> <p>14 the time. Everyone loves hanging out there. There's always</p> <p>15 a bunch of people throwing a ball and it's -- I mean, it's</p> <p>16 whether you live there or not, the scooters, they get</p> <p>17 around.</p> <p>18 MR. SYLVANOWICZ: Yeah, and then they can put them</p> <p>19 on the guest list, too, if it's someone that lives in the</p> <p>20 Greens.</p> <p>21 CHAIRMAN LEWIS: That's true. I forget about the</p> <p>22 -- they do ride the scooters a lot.</p> <p>23 MS. WILCOX: Yeah, all through there.</p> <p>24 CHAIRMAN LEWIS: All right. I mean, I - I'll just</p> <p>25 say this: Maybe don't put the sign back up for now.</p>	<p style="text-align: right;">Page 29</p> <p>1 MR. BARRETT: (Indiscernible.) Of the hornet's</p> <p>2 nest, but at the same time, if we talk about it, I'd request</p> <p>3 that it happen at a workshop and Mr. Anderson is present so</p> <p>4 you can address any concerns that the Shires' residents may</p> <p>5 have about using that space. All right?</p> <p>6 MR. DVORAK: I mean, it's heavily wooded, but I</p> <p>7 think it is probably big enough.</p> <p>8 MR. BARRETT: If we can just carve a bit more field</p> <p>9 space out of there, then we could then say, "Hey, we invite</p> <p>10 you to use this space instead."</p> <p>11 MR. GILLIS: I looked at that hardwood, though,</p> <p>12 before David came onboard. There's a bunch of issues</p> <p>13 associated with it. Getting in and out of it, where they</p> <p>14 would park, you just -- car going one after the other. Even</p> <p>15 the physical layout of where you put that field is --</p> <p>16 anyway, it's -- it's a much bigger project than it appears</p> <p>17 on the surface.</p> <p>18 MR. BARRETT: It is, but this has been a</p> <p>19 reoccurring issue for 15 years, so if we can at least try to</p> <p>20 flesh it out, look at it, maybe it will just create this --</p> <p>21 (indiscernible.)</p> <p>22 CHAIRMAN LEWIS: Robert, didn't you -- on that</p> <p>23 parcel, didn't you overlay like a football field to show --</p> <p>24 MR. DVORAK: Mm-hmm. Yeah, there's a -- a large</p> <p>25 part of that is wetland and you can't see which part of it</p>

<p style="text-align: right;">Page 30</p> <p>1 is wetland. We had that surveyed, we went ahead and had a  2 determination made and then we did put like a footprint of a  3 -- or just an overlay of a field on there.  4 MR. BARRETT: And then we didn't do anything with  5 it. So --  6 MR. DVORAK: Well, we just kind of like were  7 surprised that we could actually fit something on there.  8 CHAIRMAN LEWIS: Yeah, no, and I remember that, but  9 I remember -- to Reggie's point -- I think that, you know,  10 there was issues with where do you park, were people going  11 to start parking at the library or are they going to park  12 down the TECO easement.  13 MR. BARRETT: They can park at the library? How  14 far away is it?  15 MR. DVORAK: Probably 200 yards.  16 MR. BARRETT: 200 yards, that's nothing. Let them  17 park at the library.  18 CHAIRMAN LEWIS: I mean, let's -- we can talk about  19 this at the next meeting. I mean, we -- let's do that. We  20 can put it on the agenda for January to talk about and --  21 MR. BARRETT: Would you be present for that so --  22 like we get a sense -- we can get a sense from you about the  23 --  24 MR. ANDERSON: A workshop, meeting or --  25 MR. BARRETT: January workshop.</p>	<p style="text-align: right;">Page 32</p> <p>1 the winter with all these sports. You can't use the fields  2 past a certain time of day.  3 CHAIRMAN LEWIS: I would think that the lights  4 would be apart of the discussion of a big no up there.  5 MR. ANDERSON: That is a concern.  6 CHAIRMAN LEWIS: Yeah, I was kind of joking with  7 you.  8 Okay. Yeah, let's do that, I think it's worth a  9 conversation. Okay. David, or -- let's see --  10 MR. SYLVANOWICZ: I believe I'm done, unless you  11 have anything?  12 MS. COOK: Nope, don't think so.  13 MR. SYLVANOWICZ: Okay, thank you.  14 CHAIRMAN LEWIS: Robert?  15 MR. DVORAK: Yeah, I just wanted to talk briefly  16 about -- we were talking the pond, the Davidson Middle  17 School pond being used as the outfall for the drainage  18 system behind the homes there.  19 CHAIRMAN LEWIS: Uh-huh.  20 MR. DVORAK: So when I had the surveyor out there  21 like surveying the route to the south, I had him just get  22 the data on the control structure on that pond and it's --  23 the water levels in there are surprisingly low. In other  24 words, it would work really well hydraulically to connect  25 our system into that pond.</p>
<p style="text-align: right;">Page 31</p> <p>1 CHAIRMAN LEWIS: Yeah, we're not going to have one  2 in December, so it would be January.  3 MR. GILLIS: And I would suggest you broaden it to  4 not look at just there because when we looked at this, we  5 talked about finding more field space and more accessibility  6 and one of the places and things was if you resodded  7 Glenclyff, you could make it much more accessible with a lot  8 of other times and that cost and everything else to try to  9 weigh this because you're still going to have to resod this  10 over and over again.  11 MR. CHESNEY: We could also get rid of the  12 basketball courts and put them on -- (indiscernible.)  13 MR. GILLIS: That's an idea.  14 CHAIRMAN LEWIS: Or that area -- or even, too --  15 UNKNOWN SPEAKER: Those ones get used all the time.  16 MR. GILLIS: Or cover --  17 MR. CHESNEY: Depends on who you're trying to help  18 out.  19 CHAIRMAN LEWIS: The other point to that is where  20 the old basketball courts were, they left a little bit and  21 planted some palm trees. I mean, that area could even  22 grassed over, but -- you know -- but I think that's a good  23 point. I think we need to look at more than just this area.  24 MR. GILLIS: 6 o'clock in the winter, it's dark.  25 You can't use any of the fields and that's one of issues in</p>	<p style="text-align: right;">Page 33</p> <p>1 What we would need to do is demonstrate that, you  2 know, in the existing condition, we would do an analysis of  3 the existing condition because those original calcs are long  4 gone and then you would add our extra area with our inlets  5 and then see if there's any kind of adverse impact. In  6 other words, you'd just do a comparison in order to get --  7 ultimately use that to get a permit.  8 And the other thing is is because the CDD owns it  9 and they're doing the maintenance on it, that we go ahead  10 and submit the -- a form to the Water Management District --  11 regardless of whether we do this or not -- to put the  12 district's name as the operation and maintenance entity for  13 the pond and if we do want to go forward with permitting  14 after we do that, then basically, the CDD is the applicant  15 for the permit. We wouldn't have to get any sign off from  16 the school board or anything like that. So -- do you get  17 what I'm saying?  18 CHAIRMAN LEWIS: Yeah, would we have to get a  19 buy-off from the school board to --  20 MR. DVORAK: No, because you own it. No, no, you  21 don't because you own the property.  22 CHAIRMAN LEWIS: Okay. All right.  23 MR. DVORAK: It's a one-page thing. You just show  24 the entity. You have to show that the -- the appropriate  25 appraiser's website shows it, but there's a transfer deed on</p>

<p style="text-align: right;">Page 34</p> <p>1 the --- on the property appraiser's website and I provided  2 that to Matt who was at the last meeting, but you just give  3 them a copy of that and the form and it probably needs a  4 witness on there or something and they file it and probably  5 within two or three weeks, they'll send something back.  6 MR. BARRETT: So is this the solution that you  7 would suggest this is how we're going to solve this problem?  8 MR. DVORAK: That's what I'm -- I'm thinking that  9 going to the north of that pond is a viable solution is what  10 I am --  11 MR. BARRETT: How far a distance is it?  12 MR. DVORAK: It's a lot shorter than going to the  13 south down and around.  14 MR. BARRETT: Right, so what is your ballpark cost  15 for that?  16 MR. DVORAK: I don't know off the top of my head.  17 We did an engineer's estimate for the original -- the  18 original system and I don't recall what it was off the top  19 of my head. I could -- I could get that out and --  20 MR. BARRETT: My goal here, just for this -- is  21 this going to be something that like, yeah, this is a great  22 idea, go ahead and do all that and then we get an actual bid  23 on the project and we're like, "Oh, my God."  24 MR. DVORAK: Well, the other thing is is -- David  25 and I were talking about it -- there's some very large trees</p>	<p style="text-align: right;">Page 36</p> <p>1 fixed.  2 CHAIRMAN LEWIS: Well, we did also recently figure  3 out that this pond --  4 MR. BARRETT: Right.  5 CHAIRMAN LEWIS: -- and, you know, we had to get  6 him to survey it. So it was -- I don't think it's a total  7 kick the can and we've been moving --  8 MR. BARRETT: Yeah, I know, but I -- I just -- at  9 this point, it's just like all right. Let's get this fixed.  10 And Chris, do you have any ideas regarding this? I  11 mean, I know you've looked at it closely. Do you think this  12 is --  13 MS. WILCOX: Chris' house is right there. Chris is  14 where this --  15 MR. HIGH: Yeah, I brought this up originally  16 because it's a whole lot shorter. I thought the idea to go  17 to -- to go to the south -- you know, if you look, you get  18 the slope and the drainage, so it just wouldn't work. So  19 just -- just without having that survey, this a whole lot  20 shorter and the way it's set up right now, it does drain  21 that way even though -- I don't know if there's a physical  22 pipe there, but there's a wetland and then the dry retention  23 in that pond, so it goes that way all anyway and then once  24 it gets into -- what's that -- 45 or something? Is that the  25 number of that one?</p>
<p style="text-align: right;">Page 35</p> <p>1 there that I don't know that you can navigate around. There  2 may be like some large trees that are not on resident's  3 property, they are on CDD property, but they would have --  4 most likely be impacted and I don't know if that means, you  5 know, there would be some way to root prune it and keep  6 them. You know, you need an arborist to --  7 MR. BARRETT: I guess what -- I want a solution --  8 MR. DVORAK: Right.  9 MR. BARRETT: -- sooner rather than later. So --  10 MR. DVORAK: I agree.  11 MR. BARRETT: -- rather than just keeping talking,  12 let's moved forward, but I also want to be cognitive about  13 what we we're moving forward with so we're not surprised on  14 the back end with what this is -- this is outrageous.  15 MR. DVORAK: Yeah.  16 MR. BARRETT: So I would say go ahead -- it's not  17 going to hurt us to put our name on that. Let's get the  18 paperwork done, but let's get an estimate of what this --  19 MR. DVORAK: I will.  20 MR. BARRETT: -- would cost and let's like -- let's  21 just do this. All right? Get this solved. I'm tired of  22 coming to a meeting and having people ask us, "Why isn't  23 this solved," because this is kind of like kicked -- this  24 delay thing that we're now like six, seven months into this  25 -- I mean, it's just like let's -- we just need to get this</p>	<p style="text-align: right;">Page 37</p> <p>1 MR. SYLVANOWICZ: Mm-hmm.  2 MR. HIGH: And then it crosses Montague and goes  3 down, you know, through -- into the Fords and down to here  4 eventually. That all connects, so I think his model -- it  5 shows it, I just don't know if there's an actual pipe in  6 there.  7 MR. DVORAK: I don't -- there's not a pipe.  8 MR. HIGH: There's not a pipe. Right?  9 MR. DVORAK: Right.  10 MR. HIGH: I just didn't know if there was  11 something there to the northeast or something in 125, but  12 the -- I mean, it just -- I get you about the trees, though.  13 MR. DVORAK: I think that's what--  14 MR. HIGH: Those are big, well established sap  15 trees -- (indiscernible.)  16 MR. DVORAK: (Indiscernible.) On the county's  17 model, it shows it as like an overland -- an overland  18 connection in the model.  19 MR. HIGH: Yeah.  20 MR. DVORAK: Not a pipe.  21 MR. HIGH: Well, from a permitting standpoint, you  22 shouldn't have to deal with the county. They would be the  23 ones who would dig up the trees and, you know, you wouldn't  24 -- I mean, that's a herbaceous wetland, so you could  25 potentially put it through there and have differing impacts</p>

<p style="text-align: right;">Page 38</p> <p>1 to it and not, you know, go through the wetland or hug that 2 side versus the house side.</p> <p>3 MR. DVORAK: Yeah, the wetland impact is a 4 temporary impact. I think that that would be more -- 5 probably more an appetite for that, temporary impact and to 6 take the trees down.</p> <p>7 MR. HIGH: Yeah, and what he's saying about the 8 elevation, without seeing the survey and -- just because, I 9 mean, I lived on the -- on both these ponds now, I know that 10 that pond's a whole lot lower than the one to the north 11 there. It just seemed like it just made sense, it's a whole 12 lot shorter of a run and, you know, if you're talking about 13 costs, I think it would be more costly to go all the way 14 around and try to tie in. If you think about trying to tie 15 to an existing (indiscernible) pipe under the roadway on -- 16 on Montague would be really costly.</p> <p>17 CHAIRMAN LEWIS: Yeah, I mean, it's probably not 18 much more pipe, if any, than what we were originally going 19 to go between two houses out to the curb inlet. Right?</p> <p>20 MR. BARRETT: It's that close?</p> <p>21 CHAIRMAN LEWIS: I -- I think so. I mean, I -- I 22 don't --</p> <p>23 MS. WILCOX: It's a little -- it's a little -- I 24 mean --</p> <p>25 MR. HIGH: It is more than that.</p>	<p style="text-align: right;">Page 40</p> <p>1 MS. WHYTE: Because I still know the whole property 2 inside out back there.</p> <p>3 MR. SYLVANOWICZ: I'm going to show you what she's 4 talking about.</p> <p>5 MS. WHYTE: We own a portion of it further down 6 with portion of the wetland, but the balance of it is owned 7 by the Westlake or whatever those townhomes are.</p> <p>8 MR. SYLVANOWICZ: Yeah, there's a -- a point --</p> <p>9 MS. WILCOX: (Indiscernible.)</p> <p>10 MS. WHYTE: We don't have any access -- direct 11 access to it.</p> <p>12 MR. HIGH: Is there already a drainage easement, 13 though?</p> <p>14 MS. WHYTE: A portion of it is a wetland drainage. 15 Theirs is, not ours.</p> <p>16 MR. DVORAK: It's an irrigation area --</p> <p>17 MR. HIGH: So if it's a drainage easement and 18 irrigation easement, you're just adding a -- kind of a 19 conveyance or something?</p> <p>20 MS. WHYTE: Yeah, just letting --</p> <p>21 MR. HIGH: Is there a system for that? Do you have 22 to change the --</p> <p>23 MR. DVORAK: Yeah, see the -- see, right there.</p> <p>24 MR. SYLVANOWICZ: So this is resident --</p> <p>25 MS. WHYTE: Yep.</p>
<p style="text-align: right;">Page 39</p> <p>1 CHAIRMAN LEWIS: It is more than that? Okay.</p> <p>2 MS. WILCOX: Yeah, it's probably triple.</p> <p>3 CHAIRMAN LEWIS: I'm just trying to get in my head 4 of --</p> <p>5 MS. WILCOX: Yeah, because you can count the 6 houses. I mean, Chris is at the very end on the right and 7 that's four houses, you think, from the end of the pond to 8 your house to get cut over? Because he's on the right.</p> <p>9 MR. DVORAK: Yeah, we would need an easement up in 10 there either from the HOA of the -- the HOA of the -- of 11 these -- the condos to the north or -- but in other words, 12 the CDD does not have a clear -- there's not a -- there's a 13 corner there where if you got CDD property on opposite sides 14 of the quadrant and then a private and then an HOA.</p> <p>15 CHAIRMAN LEWIS: Do you think you could work up a 16 -- yes, Sonny?</p> <p>17 MS. WHYTE: We don't own that land, our -- the --</p> <p>18 MR. SYLVANOWICZ: Yeah.</p> <p>19 MS. WHYTE: -- district doesn't own that land. A 20 portion of that whole section where the condo complex -- or 21 the apartments -- the townhomes are, that very first corner, 22 that whole thing is part -- it doesn't belong to the 23 district.</p> <p>24 CHAIRMAN LEWIS: Why did you take the map off?</p> <p>25 MR. SYLVANOWICZ: Because I'm going to show you --</p>	<p style="text-align: right;">Page 41</p> <p>1 MR. SYLVANOWICZ: -- CDD, CDD --</p> <p>2 MS. WHYTE: And in between that, that is -- 3 (indiscernible.)</p> <p>4 MR. SYLVANOWICZ: -- and then this is townhomes. I 5 just -- it's habit to say resident.</p> <p>6 MR. DVORAK: That's the HOA.</p> <p>7 MS. WHYTE: That's their -- that's part of the 8 townhomes. It doesn't belong to the district.</p> <p>9 CHAIRMAN LEWIS: Can we jack and bore underneath it 10 and not disturb -- okay, wow. Well, that kind of 11 complicates --</p> <p>12 MR. SYLVANOWICZ: Can I just kind of bring up 13 something? And I know this is like a workshop almost. If 14 we reached out to the original people again to see if maybe 15 ideas have changed about -- maybe things have cooled about 16 -- the original idea that Robert had, going in between the 17 houses.</p> <p>18 MR. CHESNEY: Right, which makes the most sense.</p> <p>19 MR. SYLVANOWICZ: Which --</p> <p>20 CHAIRMAN LEWIS: You're saying you did -- you --</p> <p>21 MR. SYLVANOWICZ: Have we?</p> <p>22 CHAIRMAN LEWIS: Oh, no.</p> <p>23 MR. SYLVANOWICZ: Is this -- do we want me to see 24 if --</p> <p>25 MS. WILCOX: On Bayboro Bridge Drive, the original</p>

<p style="text-align: right;">Page 42</p> <p>1 plan, with the big --</p> <p>2 MR. SYLVANOWICZ: Yep. With -- between the</p> <p>3 Dansereau's who are now renting and out of the country --</p> <p>4 MS. WILCOX: And then the other one's Chris, the</p> <p>5 new --</p> <p>6 MR. SYLVANOWICZ: -- and then you have -- is a new</p> <p>7 owner who might be more receptive to this.</p> <p>8 MS. WILCOX: So he would have it all on his side?</p> <p>9 MR. SYLVANOWICZ: No, no, just -- I don't think it</p> <p>10 can be. I don't think there's enough space to be on one or</p> <p>11 the other --</p> <p>12 MS. WILCOX: So both of them would have to consent.</p> <p>13 MR. SYLVANOWICZ: -- so you would need both, yes.</p> <p>14 CHAIRMAN LEWIS: I think it's -- I mean, I think</p> <p>15 it's worth the ask.</p> <p>16 MR. SYLVANOWICZ: Okay.</p> <p>17 CHAIRMAN LEWIS: Yeah.</p> <p>18 MR. CHESNEY: It's just the drain. Right?</p> <p>19 MR. HIGH: Robert, how big is the pipe again?</p> <p>20 MR. WIMSATT: He said there's an easement for a</p> <p>21 pipe underground.</p> <p>22 MR. DVORAK: 12 inches -- (indiscernible.)</p> <p>23 MR. CHESNEY: (Indiscernible.)</p> <p>24 CHAIRMAN LEWIS: Hold -- hold on, we're going have</p> <p>25 -- she's going to get mad at us. Go ahead.</p>	<p style="text-align: right;">Page 44</p> <p>1 Robert, if you can look into what we can do here and if it</p> <p>2 looks like we need to talk to the HOA about getting an</p> <p>3 easement or something, then okay.</p> <p>4 MR. WIMSATT: Or the homeowner.</p> <p>5 CHAIRMAN LEWIS: Or -- yeah, that's a good point.</p> <p>6 MR. WIMSATT: Yeah, just talk to the homeowner.</p> <p>7 That little bit right there.</p> <p>8 CHAIRMAN LEWIS: And then just kind of maybe work</p> <p>9 up a cost estimate for what you would need to do and then</p> <p>10 also what the construction cost estimate would be for that</p> <p>11 and then we can also put on the list of -- you know, time</p> <p>12 and going back to what David said, maybe we can somehow work</p> <p>13 the other original angle going in between the two houses and</p> <p>14 maybe connecting with a shorter -- or a smaller pipe.</p> <p>15 MS. McCORMICK: If you're going to approach the</p> <p>16 homeowner or the HOA, which might be more complicated, but</p> <p>17 it would be good to have like the dimensions of the easement</p> <p>18 that you need because it's really de minimis. They might</p> <p>19 not have an issue with it.</p> <p>20 MR. WIMSATT: Yeah.</p> <p>21 CHAIRMAN LEWIS: Yeah. I mean, the biggest part</p> <p>22 would just be during construction. I mean, you're going to</p> <p>23 be taking up a lot more space with whatever you need to do</p> <p>24 there rather than the final product. Wouldn't you guys</p> <p>25 agree? But -- but if you can maybe do that for the January</p>
<p style="text-align: right;">Page 43</p> <p>1 MR. DVORAK: I'm sorry.</p> <p>2 MR. CHESNEY: Sorry.</p> <p>3 CHAIRMAN LEWIS: Go ahead, Robert. I'm sorry,</p> <p>4 Greg.</p> <p>5 MR. DVORAK: I had a 12-inch pipe, not necessarily</p> <p>6 because it needed to be 12 inches to convey the water. It</p> <p>7 could be -- like when you connect a DOT inlet or a DOT</p> <p>8 structure, there's a minimum sized pipe they are going to</p> <p>9 let you connect -- right -- and that's for maintenance</p> <p>10 purposes. It's the county's inlet, so you have -- there's</p> <p>11 minimum pipe size that they are going to -- they'll let you</p> <p>12 connect and it's 12 inches and so that's the reason it's 12.</p> <p>13 You can connect a smaller pipe and have a smaller trench and</p> <p>14 a smaller everything, then --</p> <p>15 CHAIRMAN LEWIS: Do you think that's -- to parlay</p> <p>16 this into I know you have the long-term plan sitting in my</p> <p>17 inbox for that southeast corner of that pond and once I look</p> <p>18 at that, we're going to get the county involved with that.</p> <p>19 Do you think we can we could get some sort of exception for</p> <p>20 a connection to that box, maybe?</p> <p>21 MR. DVORAK: It's possible.</p> <p>22 CHAIRMAN LEWIS: I mean, maybe we can talk to them</p> <p>23 about that if -- once we talk about the longer term plan.</p> <p>24 MR. DVORAK: Mm-hmm.</p> <p>25 CHAIRMAN LEWIS: I guess here is where I'm at, too,</p>	<p style="text-align: right;">Page 45</p> <p>1 workshop, just so we have an idea.</p> <p>2 MR. BARRETT: Is it appropriate, legal, if we -- if</p> <p>3 we get nowhere with any of these easement requests to offer</p> <p>4 compensation for it or is that just not --</p> <p>5 MR. CHESNEY: Offer compensation? They should owe</p> <p>6 us money for not adhering to the plan.</p> <p>7 MR. BARRETT: I'm talking about acquiring an</p> <p>8 easement.</p> <p>9 MS. McCORMICK: If we acquired as easement --</p> <p>10 MR. CHESNEY: They are getting a free pipe. I</p> <p>11 mean, you're soft.</p> <p>12 MS. WILCOX: Can I just make sure I'm clarifying?</p> <p>13 This is just for the berm water. Correct? The -- inside</p> <p>14 the berm water. Correct?</p> <p>15 CHAIRMAN LEWIS: Correct, this is trying to --</p> <p>16 because you remember, there was a full design to put in a</p> <p>17 pipe to convey it somewhere.</p> <p>18 MS. WILCOX: I just want to make sure that that's</p> <p>19 on the record. Berm water only, not pond 125 water.</p> <p>20 CHAIRMAN LEWIS: Correct, yes.</p> <p>21 MS. WILCOX: Okay. Just wanted to make sure.</p> <p>22 CHAIRMAN LEWIS: Yes, and then we -- as I</p> <p>23 mentioned, the --</p> <p>24 MS. WILCOX: Basically, you just have the plan,</p> <p>25 north, south and homeowner, like get those the three prices</p>

<p style="text-align: right;">Page 46</p> <p>1 or whatever it is and be like, "Okay. South can't work 2 because of this, north can work, but this is what it's going 3 to cost and then homeowner, this is what it would cost." 4 CHAIRMAN LEWIS: Correct. 5 MS. WILCOX: For a decision instead of -- what 6 if -- what if -- we're still kicking the can. Let's get the 7 three options, present them -- 8 CHAIRMAN LEWIS: Yeah. 9 All right. Robert, I know I hit you with a lot 10 there. 11 MR. DVORAK: No, I got it. 12 CHAIRMAN LEWIS: Did you have any anything? Did 13 anybody have -- you good? Okay. I guess I do -- to echo 14 Chris' point, with that operation and maintenance form, I 15 think we should go ahead and get that in motion. 16 MR. DVORAK: Yep. 17 CHAIRMAN LEWIS: Okay. Anything else? 18 MR. DVORAK: Nope. 19 CHAIRMAN LEWIS: Okay. 20 MS. WILCOX: So is there any progress on the 21 long-term project? 22 CHAIRMAN LEWIS: Well, that's what I was just 23 saying. It's in my inbox, his -- 24 MS. WILCOX: Oh, okay. 25 CHAIRMAN LEWIS: -- report and where we are with</p>	<p style="text-align: right;">Page 48</p> <p>1 invoices that show that they did do turkey vulture work out 2 here. So I just need to, you know, get to the USDA guy 3 who's working on this. It's going to be the exact same 4 agreement that we've done with them in the past, but I want 5 to make sure that he's got the records that show what was 6 done here last year because I think they -- he's new, he 7 wasn't involved in this in prior years and I haven't heard 8 anything as far as turkey vultures being an issue right now, 9 but we just want to have this in everybody's -- 10 MS. COOK: They're coming. 11 MS. McCORMICK: -- for the season, which is -- I 12 think he said January, February, March is typically -- 13 CHAIRMAN LEWIS: Mm-hmm. 14 MR. BARRETT: I'll make the motion to continue the 15 current agreement, which has the -- the financing and the -- 16 MR. VEGA: Well, the motion was made. 17 MR. BARRETT: -- paid for Stonebridge and 18 Woodbridge. 19 MS. McCORMICK: Yeah, I think that's already been 20 approved. I was just giving an update about the fact that 21 we've got the agreement currently in place that will run 22 through the end of January and then the new agreement will 23 kick in. So we'll go ahead and get it executed -- 24 MR. BARRETT: All right. 25 MS. McCORMICK: -- and don't really need further</p>
<p style="text-align: right;">Page 47</p> <p>1 that is I need to review it and if I have any questions, 2 I'll call him and if not -- I've already talked to Josh 3 Bellotti with the county and Kim Beyer again. Kim actually 4 put me in touch with Josh and we're going to -- they are 5 more than welcome -- more than to -- or they're more than 6 opening -- geeze, Louise. 7 MR. WIMSATT: He'd love to meet with you. 8 CHAIRMAN LEWIS: They are going to be very 9 cooperative about looking at it and helping to get that -- 10 MS. WILCOX: Okay. So next January, we'll know 11 they read it, all approved to -- 12 CHAIRMAN LEWIS: Yeah. I mean, my goal is to have 13 it to them before we break for Christmas. So -- 14 MS. WILCOX: Okay. 15 CHAIRMAN LEWIS: Yeah. 16 All right. Thank you, Robert. 17 Erin? 18 MS. McCORMICK: So on the agreement with USDA for 19 the turkey vultures, so the current agreement that we have 20 runs through -- I think it's January 26th of 2026. So we do 21 want to have an agreement in place if there is a continuing 22 turkey vulture issue for the upcoming year. There was a 23 discrepancy because the USDA thought that they did not do 24 any activities here at Westchase last year and hadn't used 25 any of the \$5,000, but we clearly have the receipts and the</p>	<p style="text-align: right;">Page 49</p> <p>1 action by the board. And then on the Techwave addendum, 2 that's been approved and executed by Securitas now and 3 you've got the final version of the agreement at page 44 of 4 the agenda packages, so we're just looking for a motion to 5 ratify that and then I think we'll also have -- well, you 6 have an original, so you can have Matt sign that today. 7 MR. VEGA: Well, we -- we (indiscernible) back in 8 time. 9 MS. McCORMICK: Okay. So we'll get that executed 10 and then we can go ahead and get that. 11 CHAIRMAN LEWIS: Okay. 12 I'll move to approve the Securitas addendum for 13 Techwave. 14 MS. McCORMICK: Okay. 15 CHAIRMAN LEWIS: Do we have a second? 16 MR. GILLIS: I'll second. 17 CHAIRMAN LEWIS: Seconded by Reggie. 18 MR. BARRETT: And this is just the soft -- the new 19 software system over there? 20 MS. McCORMICK: Yes, just for that. 21 CHAIRMAN LEWIS: Any other questions? 22 (No response.) 23 CHAIRMAN LEWIS: All right. All in favor? 24 (All board members signify in the affirmative.) 25 CHAIRMAN LEWIS: Carries five to zero.</p>



<p style="text-align: right;">Page 50</p> <p>1 (Motion passes.)</p> <p>2 MS. McCORMICK: Okay. And then on the agreement</p> <p>3 with Kai for district management services, they -- I've</p> <p>4 exchanged -- they sent me their standard agreement, I went</p> <p>5 through our agreement that we had that goes back through</p> <p>6 2009 and sent them the proposed changes, which would include</p> <p>7 the same like insurance coverages that we have. There's</p> <p>8 some specific performance standards that we had in our</p> <p>9 agreement that I incorporated into the standard agreement</p> <p>10 and I got an e-mail back that they were generally okay with</p> <p>11 the changes that I had proposed and there didn't -- there</p> <p>12 didn't appear to be any issues on their end with them.</p> <p>13 So what I was going to do now, because it does have</p> <p>14 like the fee schedule and some provisions that I think the</p> <p>15 board members would want to take a look at, I sent it to</p> <p>16 Matt already and I know you got back with a comment to me</p> <p>17 about it, but I'm going to go ahead and send it out to all</p> <p>18 of the board members after the meeting tonight and then</p> <p>19 we'll bring the final version back for the January meeting</p> <p>20 and then the effective date of the termination and then the</p> <p>21 new agreement will be January the 23rd. And they're --</p> <p>22 they're working on all of the like transition items as well.</p> <p>23 Lauren Parsons with Kai told me that she was</p> <p>24 anticipating she was going to have like a checklist and just</p> <p>25 kind of a rundown of where we are on the transition process</p>	<p style="text-align: right;">Page 52</p> <p>1 agreement that they have with off-duty management.</p> <p>2 So their general -- or their legal counsel's</p> <p>3 assistant told me that the -- that the new agreement should</p> <p>4 take precedence over the indemnification agreement that was</p> <p>5 done in 2025, but that -- that's not what the</p> <p>6 indemnification agreement says. So now, they've referred me</p> <p>7 to this lieutenant who deals directly with off-duty</p> <p>8 management to just address the indemnification and the</p> <p>9 insurance issues and that's why I was saying, if there's</p> <p>10 anything that you want me to talk to them about at the same</p> <p>11 time as far as like scheduling an off-duty sheriff's patrol,</p> <p>12 I can do that; but the other issue that I wanted to just</p> <p>13 make sure, I guess, that district management and field staff</p> <p>14 are coordinating on is where we are in the budgeting process</p> <p>15 for the off-duty sheriff's patrol because there are some</p> <p>16 changes and --</p> <p>17 MR. VEGA: This is putting us over budget and --</p> <p>18 MS. McCORMICK: Yeah, and just -- (indiscernible.)</p> <p>19 MR. VEGA: -- and we're going to be talking about</p> <p>20 budget modification, just a line up a couple of lines. I --</p> <p>21 I spoke to you about that. We'll present it at the January</p> <p>22 meeting.</p> <p>23 MS. McCORMICK: So I think if we need -- we need to</p> <p>24 kind of keep track of that and know where we stand with</p> <p>25 off-duty sheriff's patrol, what the increasing cost is going</p>
<p style="text-align: right;">Page 51</p> <p>1 by the end of this week.</p> <p>2 MR. VEGA: And in January, we're going to have</p> <p>3 several resolutions, banking resolutions, so that way they</p> <p>4 can transfer funds and everything. There's going to be</p> <p>5 several resolutions at that meeting.</p> <p>6 CHAIRMAN LEWIS: Okay, perfect. I did meet with</p> <p>7 Heather last week, just want everybody to know. I know</p> <p>8 David and Sherida met with her the day before, I think we</p> <p>9 had a really good discussion and we did -- we did bring up a</p> <p>10 lot about some of that stuff. So -- and I appreciate both</p> <p>11 parties working together.</p> <p>12 MR. VEGA: Yeah, I figured -- it was either to you</p> <p>13 or Lauren. Right?</p> <p>14 UNKNOWN SPEAKER: Yes. Mm-hmm.</p> <p>15 CHAIRMAN LEWIS: Okay. All right.</p> <p>16 MS. McCORMICK: Okay. And then on the discussions</p> <p>17 regarding -- with legal counsel for the sheriff's office, I</p> <p>18 had mentioned that previously, but -- so originally, I had</p> <p>19 been trying to get in touch with the -- with April</p> <p>20 Kirsheman, who is general counsel for the sheriff's office</p> <p>21 and explained that we -- they now have a contract with</p> <p>22 off-duty management, which is doing the off-duty sheriff's</p> <p>23 patrol and the issue that I had was that we did this</p> <p>24 indemnification agreement with the sheriff's office in like</p> <p>25 June of 2025, which seems to conflict now with the new</p>	<p style="text-align: right;">Page 53</p> <p>1 to be to the district and whether or not we may want to make</p> <p>2 some modifications to what we're doing with the off-duty</p> <p>3 sheriffs.</p> <p>4 MR. CHESNEY: So -- so do we know for sure whether</p> <p>5 or not this new service will replace our insurance</p> <p>6 requirement?</p> <p>7 MS. McCORMICK: They -- they should and that's what</p> <p>8 their letter to us said, but it's not what the agreement</p> <p>9 that was executed back in June of 2025 says, so --</p> <p>10 MR. CHESNEY: Mm-hmm.</p> <p>11 MS. McCORMICK: -- I didn't want the insurance to</p> <p>12 get canceled before with we have specific clarification</p> <p>13 about that.</p> <p>14 MR. CHESNEY: Okay. And also, like when it -- how</p> <p>15 far it goes back. Have we had our audit yet?</p> <p>16 MR. VEGA: We are starting on it now.</p> <p>17 MR. CHESNEY: Yeah, so -- well, I meant the</p> <p>18 insurance audit, you know, when they adjust the premium</p> <p>19 because we had a -- we had an adjustment charge --</p> <p>20 MS. McCORMICK: Okay.</p> <p>21 MR. CHESNEY: -- for that, so yeah, I would -- I</p> <p>22 would --</p> <p>23 MR. VEGA: Well, right now, I was just going</p> <p>24 through the workers' comp audit with them. We haven't had</p> <p>25 the adjust --</p>

<p style="text-align: right;">Page 54</p> <p>1 MR. CHESNEY: Yeah, so we don't know if we should 2 include any of that in the payroll. So -- 3 MR. BARRETT: So you guys manage our polices. 4 Right? 5 MR. VEGA: Yes. 6 MR. BARRETT: So they use -- they don't use the 7 sheriff's deputies, they use state police, I think? 8 MR. VEGA: Correct, Florida Highway Patrol. 9 MR. BARRETT: Could you just reach out to them and 10 find out what fee that they are paying for state police to 11 do the off-duty, their off-duty, patrol? 12 MR. VEGA: Oh, yeah, it's -- I can tell you that 13 right now. It's \$100 an hour, four-hour block. 14 MR. BARRETT: How does that compare with what we're 15 -- 16 MR. CHESNEY: \$100 an hour? 17 MR. VEGA: Yes. 18 MR. CHESNEY: Well, that's really high. 19 MR. VEGA: Yes, but we don't do the ins- -- they 20 cover all the insurance and all the workers' comp. There's 21 no -- 22 MR. BARRETT: But is this adjusted price going to 23 push us up into that range or -- 24 MR. VEGA: Oh, no. 25 MR. BARRETT: No?</p>	<p style="text-align: right;">Page 56</p> <p>1 MR. BARRETT: My goal -- 2 MS. WILCOX: David -- (indiscernible.) 3 MR. BARRETT: My goal is not to have -- 4 (indiscernible flexibility and -- 5 MS. WILCOX: (Indiscernible.) 6 MS. COOK: Chris, just so you know, we shaved 48 -- 7 48.50 an hour is what -- through off-duty right now is what 8 they are getting. 9 MR. BARRETT: Thank you. Did you find anything 10 else? 11 MR. CHESNEY: I did, but I don't -- I don't trust 12 the source, so -- it's \$68. I don't know. 13 MR. VEGA: I think the -- there's some ranges where 14 it goes up. It's -- 48 is the basic, but if you look at the 15 -- let me pull up the off-duty last invoice. 16 CHAIRMAN LEWIS: If you don't mind -- do you have 17 anything with Pasco or Hernando or Manatee or Pinellas or -- 18 UNKNOWN SPEAKER: Yes, yes, same as Mark, but a 19 couple of my districts use private security companies. JCS 20 is one that is in quite a few of my communities here. They 21 are much less expensive. They do have all kinds of 22 equipment, they have drone equipment, they will have speed 23 trailers, so it's -- it's a wide variety of services, really 24 kind of like an a la carte. I do have districts that hire 25 them full-time and they just budget it like that, so there's</p>
<p style="text-align: right;">Page 55</p> <p>1 MR. VEGA: It still puts us below that. 2 MR. BARRETT: All right. Is it the best -- are we 3 getting the best deal of any like districts off-duty patrol 4 other than -- 5 MR. VEGA: Hillsborough County Sheriff is -- it's 6 about the same price. It just depends on what you're 7 looking for. 8 MR. CHESNEY: Do you know what Pinellas charges? 9 MR. VEGA: I don't know what Pinellas charges, but 10 I can give you Pasco and Manatee. 11 MR. CHESNEY: Might be hard to find comps for this. 12 MR. BARRETT: It might be useful to shop this 13 around a little bit. 14 MR. VEGA: Yeah, the only reasons some districts 15 are using Florida Highway Patrol is -- and nothing against 16 Hillsborough County Sheriff -- Florida Highway Patrol writes 17 more tickets. Period. I mean, that's -- I mean, that's 18 just the -- if you have a -- I've sat in meetings where you 19 have the sergeant from TPD show up, Hillsborough County 20 Sheriff and they will tell you that it's at the deputy's 21 discretion. Florida Highway Patrol, they are normally -- I 22 mean, this is going to sound funny, but they ask me, they're 23 like, "Can we jump the median to catch somebody," you know, 24 so that's -- that literally comes up when they come on the 25 -- because they're --</p>	<p style="text-align: right;">Page 57</p> <p>1 a lot of different options that we could do. 2 MR. BARRETT: Okay. What's the con of using that 3 as opposed to the sheriff's deputy? 4 UNKNOWN SPEAKER: Basically, well, you can -- it's 5 less expensive, number one. You can choose the hours, as 6 David was saying. If you want them on Thursday night 7 between 11:00 and 4:00 -- they pretty much do everything 8 that the board directs them to do. So off-duty sheriff 9 department, it's hard to get them to come. Same thing, they 10 are on their own schedule. So there is a benefit of having 11 a private security company. You just have more control over 12 the scheduling, the pricing is usually better. So -- 13 MR. VEGA: And then off-duty, the one thing is if 14 there is a major crime, it's in the contract that they will 15 pull off our contract and go -- 16 MR. BARRETT: Mm-hmm. 17 MR. VEGA: -- where if it's private security, they 18 don't do that, but private security doesn't have arrest or 19 ticket power. 20 MR. BARRETT: Mm-hmm. 21 MR. GILLIS: Can we workshop this for February and 22 -- 23 CHAIRMAN LEWIS: Yeah, I was just thinking 24 February. 25 MR. BARRETT: Maybe in anticipation of like a</p>

<p style="text-align: right;">Page 58</p> <p>1 February workshop, can you put together (indiscernible) and  2 maybe let's even talk to one of the -- just so we know what  3 our options are. Maybe -- and if you think there are any  4 legal ramifications making a switch like that that we should  5 be cognitive of. It might be cool to kind of just explore  6 this a --  7 UNKNOWN SPEAKER: Yeah, and I could have someone  8 from JCS present like that.  9 MR. BARRETT: Is -- are you guys cool with this or  10 --  11 MR. WIMSATT: That's fine with me, I just -- it's  12 fine.  13 UNKNOWN SPEAKER: So February --  14 MR. WIMSATT: Always open to explore new things.  15 UNKNOWN SPEAKER: At the February meeting?  16 CHAIRMAN LEWIS: Yeah, I mean, we got Ivy coming  17 and -- and Robert with pond 125 already.  18 MR. GILLIS: We're going to get to some things,  19 too. So --  20 MS. COOK: Ivy is coming -- Ivy's coming in  21 January.  22 CHAIRMAN LEWIS: I know, sorry, that's what I meant  23 to say. Ivy and Robert in January and then it -- I think he  24 may have something and then we'll push this to February.  25 Yeah, so February.</p>	<p style="text-align: right;">Page 60</p> <p>1 \$53.82 is the holiday pay, which isn't that much, but just  2 throwing that out there.  3 CHAIRMAN LEWIS: Okay. Thank you for that.  4 MS. McCORMICK: Okay. And then one other thing:  5 So -- you know, I know Matt had talked to the WCA president,  6 Michael Boosterbrink (phonetic) and then I have had a  7 conversation with Kathleen Reeves with Guerreras who's the  8 attorney for the WCA. I think I have that before the  9 continued meeting that we had on November 18th regarding  10 pond 120 and then I had offered to, you know, prepare a  11 draft letter, but I really think that we need to have the  12 WCA be a signatory to that and she e-mailed to me today and  13 said she spoke to Michelle -- Michael Ost- -- Boosterbrink  14 (phonetic) shortly after our call and he had indicated that  15 his board needed more time to review and consider its  16 response and she was going to follow up with him again. So  17 I -- I know this has kind of been going on now for several  18 months and we want to get this letter to the residents as  19 quickly as possible.  20 MR. WIMSATT: Do we need somebody to go to the  21 board meeting?  22 CHAIRMAN LEWIS: I know, that's what I was going to  23 ask. Do you know when --  24 MS. WILCOX: It's Thursday.  25 CHAIRMAN LEWIS: It's this Thursday?</p>
<p style="text-align: right;">Page 59</p> <p>1 MS. McCORMICK: But you usually don't have the  2 district manager at the workshop meetings. Right?  3 MR. VEGA: I don't mind coming to -- I know Andy  4 never came before. I only came just to understand the  5 district a little bit more.  6 CHAIRMAN LEWIS: Yeah.  7 MS. McCORMICK: Yeah.  8 CHAIRMAN LEWIS: But I think we could --  9 UNKNOWN SPEAKER: You do them at the regular CDD  10 meetings?  11 CHAIRMAN LEWIS: Yeah, but we can make an  12 exception. Right?  13 MS. McCORMICK: Yeah, yeah, it's just -- you know,  14 one of the things we need to think about when we're  15 finalizing the agreement with them right now, it's for one  16 month, one meeting per month and a budget meeting.  17 CHAIRMAN LEWIS: Okay. Well, maybe if we don't do  18 it, maybe we'll do it in --  19 UNKNOWN SPEAKER: Yeah, we can certainly add a  20 workshop in there, so that's not a problem, if you want to  21 have a couple of workshops as well; usually the budget  22 workshops, so if you want to add a few more, that's not a  23 problem.  24 CHAIRMAN LEWIS: Okay. All right.  25 MR. VEGA: And as Sherida said, it's 48.50, but</p>	<p style="text-align: right;">Page 61</p> <p>1 MS. WILCOX: No, it's next Thursday.  2 MS. COOK: The 11th.  3 MS. WILCOX: Next Thursday.  4 CHAIRMAN LEWIS: The 11th. Is that right? Okay.  5 MR. GILLIS: Yes, that's the 11th.  6 CHAIRMAN LEWIS: Okay. Yeah, I mean, I don't see a  7 conflict if you guys are okay with me going, I'll go.  8 MS. McCORMICK: Yeah, and if I hear something  9 between now and Thursday, you know, back, I will definitely  10 let you know.  11 CHAIRMAN LEWIS: Okay. I -- I forwarded your  12 e-mail on to him today just to -- so he was in the loop, but  13 --  14 MS. McCORMICK: Okay. And that's all I had right  15 now.  16 CHAIRMAN LEWIS: Okay. All right. Erin, thank  17 you.  18 Mark?  19 MR. VEGA: The only thing I had is just a reminder  20 -- or actually, Matt and I spoke about this, that David and  21 I were going to put together a budget amendment for 2026,  22 just adding a couple of line items, breaking it out. It'll  23 make it a little smoother to track exactly -- because  24 there's a couple of contracts that we weren't tracking that  25 were coming out of miscellaneous, so just to make it more</p>

<p style="text-align: right;">Page 62</p> <p>1 transparent, you know or we can just -- Kai can do it</p> <p>2 afterwards. I was just going to put it together just to --</p> <p>3 I thought it would just make it a little seam -- seamless.</p> <p>4 CHAIRMAN LEWIS: Honestly, if you want to continue</p> <p>5 to run with it, I would appreciate that.</p> <p>6 MR. VEGA: Okay.</p> <p>7 CHAIRMAN LEWIS: If you guys already have been kind</p> <p>8 of talking about it and that way, it'll be one less thing to</p> <p>9 --</p> <p>10 MR. VEGA: And the -- and just as I said earlier,</p> <p>11 January meeting will be loaded with I think four or five</p> <p>12 resolutions.</p> <p>13 UNKNOWN SPEAKER: Yeah, and the agreement.</p> <p>14 MR. VEGA: Yeah, you know, so just to make sure</p> <p>15 everything transfers.</p> <p>16 CHAIRMAN LEWIS: Okay. Perfect, all right. That's</p> <p>17 it?</p> <p>18 MR. VEGA: Oh, board is okay in January when we get</p> <p>19 there, if there's some invoices that are coming in that are</p> <p>20 due February 1st or at the end, is it all right if I pay</p> <p>21 those early so that way in the banking transfer, you know,</p> <p>22 because the -- the transfer is January 23rd between two</p> <p>23 companies, just so I can pay them early, just so that way</p> <p>24 you guys don't have any hiccups or --</p> <p>25 CHAIRMAN LEWIS: Yeah, I mean, I don't think</p>	<p style="text-align: right;">Page 64</p> <p>1 CHAIRMAN LEWIS: Okay. All right. Yeah, we can --</p> <p>2 I know Ivy is going to be here in person. I think Robert --</p> <p>3 I mean, I don't -- I don't foresee Robert needing more than</p> <p>4 15 or 20 minutes, I guess, but yeah, that should be fine.</p> <p>5 MR. VEGA: So it will be three items for the</p> <p>6 January workshop.</p> <p>7 CHAIRMAN LEWIS: Yeah, and you -- you think he'll</p> <p>8 have that by the time this --</p> <p>9 MR. GILLIS: I don't know, he's going to start the</p> <p>10 process this week. It depends on the schedule and --</p> <p>11 CHAIRMAN LEWIS: Okay.</p> <p>12 MR. GILLIS: -- and other things.</p> <p>13 CHAIRMAN LEWIS: All right.</p> <p>14 Chris?</p> <p>15 MR. BARRETT: Scheduled snow storms?</p> <p>16 MR. SYLVANOWICZ: Huh?</p> <p>17 MR. BARRETT: Have you scheduled snow storms?</p> <p>18 MR. SYLVANOWICZ: Yes.</p> <p>19 MR. BARRETT: How are you -- are you delivering it</p> <p>20 from that -- from the tractor again or do you have a --</p> <p>21 MR. SYLVANOWICZ: From our little cart, from the</p> <p>22 Kawasaki, yeah, it's all set up. Yep.</p> <p>23 MR. WIMSATT: That's awesome.</p> <p>24 MR. SYLVANOWICZ: Yep. And the --</p> <p>25 MS. WILCOX: What's happening, I'm sorry? Did I</p>
<p style="text-align: right;">Page 63</p> <p>1 there's an issue with paying early. Right? I mean --</p> <p>2 MR. VEGA: No, I just want to make sure because --</p> <p>3 just so we have the cash -- I mean, cash flow wise, you guys</p> <p>4 are fine.</p> <p>5 CHAIRMAN LEWIS: Yeah, I would -- yeah, anything to</p> <p>6 minimize the hiccups. I -- I feel like we're probably going</p> <p>7 to have one or two, but -- I mean, if we can minimize that</p> <p>8 as much as we can, that would be great. So --</p> <p>9 MR. VEGA: Yep.</p> <p>10 CHAIRMAN LEWIS: All right. All right. Mark,</p> <p>11 thank you.</p> <p>12 Supervisor's requests.</p> <p>13 Jim, we'll start with you?</p> <p>14 MR. WIMSATT: I'm good.</p> <p>15 CHAIRMAN LEWIS: Reggie?</p> <p>16 MR. GILLIS: Just the -- I'd like to have a</p> <p>17 placeholder in the January workshop because this week, Greg</p> <p>18 Kristovich is supposed to start schedulings with the golf</p> <p>19 course owner. I would imagine that we would have a lot of</p> <p>20 questions for him, if we plan for that workshop, whether I</p> <p>21 can get him to dial in or call in or whatever or if it's a</p> <p>22 written report, but I think it's going to be an opportunity</p> <p>23 to ask a lot of questions and to get some -- somewhere so</p> <p>24 that we can start making the harder decisions about which</p> <p>25 direction they want to go based on his initial assessment.</p>	<p style="text-align: right;">Page 65</p> <p>1 mis something?</p> <p>2 MR. SYLVANOWICZ: The -- yeah, so the -- we set up</p> <p>3 the cart with this sudsy snow-making thing. The Kawasaki,</p> <p>4 it's a four-wheeler, so the guys had it set up. So it's</p> <p>5 going to be done -- correct me if I'm wrong -- during the</p> <p>6 food truck rally, which is going to be Friday night and then</p> <p>7 Santa parade ends with the tree lighting at the Bell Tower</p> <p>8 and that's when we'll be doing the set up and that's a</p> <p>9 Saturday.</p> <p>10 MS. WILCOX: Okay.</p> <p>11 MR. SYLVANOWICZ: This is a -- one thing that Sonny</p> <p>12 has done for years and is continuing to do.</p> <p>13 CHAIRMAN LEWIS: Okay.</p> <p>14 Greg?</p> <p>15 MR. CHESNEY: (No response.)</p> <p>16 CHAIRMAN LEWIS: I -- I'll get to you in just a</p> <p>17 second. I saw the trees looked like they got replanted at</p> <p>18 the Bell Tower.</p> <p>19 MR. SYLVANOWICZ: Yes, the warranty work got done,</p> <p>20 the wells got done correctly this time. So we have -- it's</p> <p>21 a two-year warranty on that, so we have another year to keep</p> <p>22 our eyes on it. There were some defects, not so much in the</p> <p>23 design, but in execution, so that was good to have Ivy</p> <p>24 onboard and have her plans right there to show them.</p> <p>25 CHAIRMAN LEWIS: Okay, perfect. Thank you.</p>

<p style="text-align: right;">Page 66</p> <p>1 Appreciate you following up on that. I know it was --</p> <p>2 MR. SYLVANOWICZ: It's one --</p> <p>3 MR. BARRETT: It looks really great.</p> <p>4 CHAIRMAN LEWIS: Yes, Mr. Anderson?</p> <p>5 MR. ANDERSON: Yeah, Barry Anderson, 11829</p> <p>6 Derbyshire Drive. Just so I'm clear, Matt, the further</p> <p>7 discussion about athletic fields behind the Shires would</p> <p>8 take place at the January workshop?</p> <p>9 CHAIRMAN LEWIS: Actually, no.</p> <p>10 MR. ANDERSON: That's getting to be a very full</p> <p>11 agenda.</p> <p>12 CHAIRMAN LEWIS: I know. I would prefer -- yeah,</p> <p>13 let's -- we need to push that to February.</p> <p>14 MR. ANDERSON: Okay. And secondly, Matt, going</p> <p>15 forward, workshops next year will be back at 6:00 to 8:00 at</p> <p>16 night or we're going to --</p> <p>17 CHAIRMAN LEWIS: I think we had agreed to do those</p> <p>18 for six months. Maybe I'm wrong, I --</p> <p>19 MR. ANDERSON: I don't remember. So --</p> <p>20 CHAIRMAN LEWIS: So I think we -- was it 6:00 or</p> <p>21 6:30?</p> <p>22 MS. COOK: 6:30 to 8:30 is what you guys had agreed</p> <p>23 upon for a bit. I don't know that you guys actually set a</p> <p>24 timeframe.</p> <p>25 CHAIRMAN LEWIS: I think -- because we did one and</p>	<p style="text-align: right;">Page 68</p> <p>1 she's already e-mailed saying that she will be available for</p> <p>2 either time --</p> <p>3 CHAIRMAN LEWIS: Correct.</p> <p>4 MR. SYLVANOWICZ: -- and that's where she wants to</p> <p>5 bring the information regarding her project.</p> <p>6 CHAIRMAN LEWIS: Okay.</p> <p>7 MR. SYLVANOWICZ: What else you got? You got the</p> <p>8 golf course call in, not -- not a discussion about a field.</p> <p>9 CHAIRMAN LEWIS: Correct, and we have Robert with</p> <p>10 pond 125 with the connection to that pond near Davidson</p> <p>11 Middle School. What pond is that, 45?</p> <p>12 MS. WILCOX: 54, 45?</p> <p>13 CHAIRMAN LEWIS: Okay, we'll figure that out. And</p> <p>14 then February, I have off-duty security versus sheriff, FHP</p> <p>15 and then fields. Yeah, sorry.</p> <p>16 Okay. Motion to adjourn?</p> <p>17 I'll move to adjourn.</p> <p>18 Second?</p> <p>19 MR. BARRETT: I'll second.</p> <p>20 CHAIRMAN LEWIS: Chris.</p> <p>21 All in favor?</p> <p>22 (All board members signify in the affirmative.)</p> <p>23 CHAIRMAN LEWIS: Carries five to zero.</p> <p>24 (Motion passes.)</p> <p>25 CHAIRMAN LEWIS: Thank you.</p>
<p style="text-align: right;">Page 67</p> <p>1 I -- like five people showed up. I mean, it wasn't a lot,</p> <p>2 so I would say let's -- let's at least commit to it because</p> <p>3 I know we sort of all did. Let's commit to six months and</p> <p>4 then -- unless you guys tell me you don't want to. I know</p> <p>5 I'm probably to get some dirty looks, but I -- I say we just</p> <p>6 commit to six months. So we've already had one, so the next</p> <p>7 five.</p> <p>8 MS. WILCOX: And the time, what's the time?</p> <p>9 CHAIRMAN LEWIS: 6:30 to 8:30.</p> <p>10 MS. WILCOX: Okay.</p> <p>11 MR. ANDERSON: Thank you.</p> <p>12 CHAIRMAN LEWIS: Yeah, thanks for asking. And if I</p> <p>13 remember right, we had a -- there was a discretionary thing</p> <p>14 there. Right? If -- if it looks like the first couple of</p> <p>15 -- wasn't really a big change, we can change that. Right?</p> <p>16 MS. COOK: Yeah.</p> <p>17 MR. SYLVANOWICZ: Yeah, we're month to month right</p> <p>18 now.</p> <p>19 CHAIRMAN LEWIS: Okay.</p> <p>20 MR. SYLVANOWICZ: You wanted to see --</p> <p>21 CHAIRMAN LEWIS: All right. I say we go with that.</p> <p>22 That way, if it's not really changing anything, we'll go</p> <p>23 back.</p> <p>24 MR. SYLVANOWICZ: Okay. Can we just make sure</p> <p>25 we're on the same workshop list that you have? So Ivy,</p>	<p style="text-align: right;">Page 69</p> <p>1 (At 5:15 p.m., all proceedings were concluded.)</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

1 CERTIFICATE OF COURT REPORTER

2 STATE OF FLORIDA

3 COUNTY OF HILLSBOROUGH

4

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

10

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

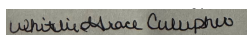
15

16 DATED this 23rd day of December, 2025, at Hillsborough County,  
17 Florida.

18

19

20

  
Whitlie G. Cullipher, CSR

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**Westchase  
Community Development District**

*Financial Report*  
*November 30, 2025*

**Prepared by**





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**Westchase  
Community Development District**

**Financial Statements**

**(Unaudited)**

**November 30, 2025**

**Balance Sheet**  
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
<b>ASSETS</b>							
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	2,358,673	413,775	3,105	3,622	70,337	28,758	57,580
Investments:							
Money Market Account	-	-	-	-	-	-	-
Prepaid Items	3,182	-	-	-	-	-	-
Deposits	3,191	667	3,030	20	-	8,120	853
<b>TOTAL ASSETS</b>	<b>\$ 2,852,305</b>	<b>\$ 414,442</b>	<b>\$ 6,135</b>	<b>\$ 3,642</b>	<b>\$ 70,337</b>	<b>\$ 36,878</b>	<b>\$ 58,433</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 126,255	\$ 4,481	\$ 4,033	\$ 64	\$ -	\$ 36,100	\$ 1,326
Sales Tax Payable	92	-	-	-	-	7	-
Deferred Revenue	456,285	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>582,632</b>	<b>4,481</b>	<b>4,033</b>	<b>64</b>	<b>-</b>	<b>36,107</b>	<b>1,326</b>
<b>FUND BALANCES</b>							
<b>Nonspendable:</b>							
Prepaid Items	3,182	-	-	-	-	-	-
Deposits	3,191	667	3,030	20	-	8,120	853
<b>Restricted for:</b>							
Capital Projects	-	-	-	-	-	-	-
<b>Assigned to:</b>							
Operating Reserves	833,713	9,555	-	-	1,280	-	3,703
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	177,921	-	3,558	14,250	-	51,831
<b>Unassigned:</b>	<b>867,556</b>	<b>221,818</b>	<b>(928)</b>	<b>-</b>	<b>54,807</b>	<b>(7,349)</b>	<b>720</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 2,269,673</b>	<b>\$ 409,961</b>	<b>\$ 2,102</b>	<b>\$ 3,578</b>	<b>\$ 70,337</b>	<b>\$ 771</b>	<b>\$ 57,107</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,852,305</b>	<b>\$ 414,442</b>	<b>\$ 6,135</b>	<b>\$ 3,642</b>	<b>\$ 70,337</b>	<b>\$ 36,878</b>	<b>\$ 58,433</b>

**Balance Sheet**  
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<b>ASSETS</b>						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 880,082	\$ 880,082
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	112,015	26,815	292,304	702,197	-	4,069,181
Investments:						
Money Market Account	-	-	-	-	3,189,099	3,189,099
Prepaid Items	-	-	-	-	-	3,182
Deposits	14,572	765	-	-	-	31,218
<b>TOTAL ASSETS</b>	<b>\$ 126,587</b>	<b>\$ 27,580</b>	<b>\$ 292,304</b>	<b>\$ 702,197</b>	<b>\$ 4,069,181</b>	<b>\$ 8,660,021</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 23,578	\$ 1,107	\$ 3,070	\$ -	\$ -	\$ 200,014
Sales Tax Payable	-	-	-	-	-	99
Deferred Revenue	-	-	-	-	-	456,285
Due To Other Funds	-	-	-	-	4,069,181	4,069,181
<b>TOTAL LIABILITIES</b>	<b>23,578</b>	<b>1,107</b>	<b>3,070</b>	<b>-</b>	<b>4,069,181</b>	<b>4,725,579</b>
<b>FUND BALANCES</b>						
<b>Nonspendable:</b>						
Prepaid Items	-	-	-	-	-	3,182
Deposits	14,572	765	-	-	-	31,218
<b>Restricted for:</b>						
Capital Projects	-	-	-	702,197	-	702,197
<b>Assigned to:</b>						
Operating Reserves	361	1,289	3,818	-	-	853,719
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	88,076	23,797	156,509	-	-	1,017,973
<b>Unassigned:</b>	<b>-</b>	<b>622</b>	<b>128,907</b>	<b>-</b>	<b>-</b>	<b>1,266,153</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 103,009</b>	<b>\$ 26,473</b>	<b>\$ 289,234</b>	<b>\$ 702,197</b>	<b>\$ -</b>	<b>\$ 3,934,442</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 126,587</b>	<b>\$ 27,580</b>	<b>\$ 292,304</b>	<b>\$ 702,197</b>	<b>\$ 4,069,181</b>	<b>\$ 8,660,021</b>

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 26,000	\$ 7,094	27.28%	\$ 3,158
Interest - Tax Collector	1,500	-	0.00%	-
Lease Revenue	20,899	-	0.00%	-
Special Assmnts- Tax Collector	3,608,406	472,368	13.09%	472,368
Special Assmnts- Discounts	(144,336)	(19,242)	13.33%	(19,242)
Other Miscellaneous Revenues	800	-	0.00%	-
Pavilion Rental	5,000	2,632	52.64%	1,108
<b>TOTAL REVENUES</b>	<b>3,518,269</b>	<b>462,852</b>	<b>13.16%</b>	<b>457,392</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	19,000	3,600	18.95%	2,000
FICA Taxes	1,454	275	18.91%	153
ProfServ-Engineering	75,000	12,810	17.08%	5,520
ProfServ-Legal Services	125,000	16,848	13.48%	9,897
ProfServ-Mgmt Consulting	128,683	21,447	16.67%	10,724
ProfServ-Recording Secretary	16,639	2,905	17.46%	1,255
Auditing Services	7,800	-	0.00%	-
Postage and Freight	5,000	1	0.02%	-
Insurance - General Liability	62,116	52,546	84.59%	-
Printing and Binding	300	-	0.00%	-
Legal Advertising	6,500	422	6.49%	376
Misc-Assessment Collection Cost	68,384	9,063	13.25%	9,063
Misc-Credit Card Fees	1,100	100	9.09%	42
Misc-Contingency	9,363	368	3.93%	170
Office Supplies	120	169	140.83%	-
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>526,634</b>	<b>120,729</b>	<b>22.92%</b>	<b>39,200</b>

**Flood Control/Stormwater Mgmt**

Contracts-Lake and Wetland	118,000	19,667	16.67%	9,833
Contracts-Fountain	8,820	3,342	37.89%	1,928
R&M-Aquascaping	15,000	-	0.00%	-
R&M-Drainage	27,200	-	0.00%	-
R&M-Fountain	8,000	-	0.00%	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>177,020</b>	<b>23,009</b>	<b>13.00%</b>	<b>11,761</b>

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b><u>Right of Way</u></b>				
Payroll-Salaries	310,000	42,960	13.86%	24,762
Payroll-Benefits	104,000	22,745	21.87%	1,653
Payroll - Overtime	36,000	5,372	14.92%	2,791
Payroll - Bonus	40,000	37,500	93.75%	37,500
FICA Taxes	50,000	6,566	13.13%	4,977
ProfServ-Landscape Architect	25,000	7,777	31.11%	-
Contracts-Police	185,000	31,665	17.12%	18,133
Contracts-Other Services	20,000	3,260	16.30%	1,630
Contracts-Landscape	708,000	126,333	17.84%	63,167
Contracts-Mulch	147,592	37,500	25.41%	37,500
Contracts-Plant Replacement	140,000	28,930	20.66%	380
Contracts-Road Cleaning	9,843	-	0.00%	-
Contracts-Trees & Trimming	72,000	-	0.00%	-
Contracts-Security Alarms	781	-	0.00%	-
Contracts-Pest Control	730	115	15.75%	50
Fuel, Gasoline and Oil	16,500	7,022	42.56%	1,273
Communication - Teleph - Field	9,000	625	6.94%	275
Utility - General	23,275	9,081	39.02%	5,955
Utility - Reclaimed Water	10,000	6,706	67.06%	4,322
Insurance - General Liability	6,703	5,670	84.59%	-
R&M-General	60,000	1,391	2.32%	1,391
R&M-Equipment	20,000	5,098	25.49%	1,725
R&M-Grounds	125,000	28,916	23.13%	14,966
R&M-Irrigation	80,000	22,748	28.44%	20,539
R&M-Sidewalks	26,000	7,087	27.26%	3,037
R&M-Signage	6,000	62	1.03%	62
R&M-Walls and Signage	32,500	33,123	101.92%	32,968
Holiday Decoration	20,000	6,466	32.33%	6,466
Misc-Hurricane Expense	10,000	-	0.00%	-
Misc-Taxes (Streetlights)	80,000	-	0.00%	-
Misc-Contingency	250,000	1,015	0.41%	-
Office Supplies	3,500	392	11.20%	40
Cleaning Services	6,800	1,100	16.18%	550
Op Supplies - General	3,000	282	9.40%	53
Op Supplies - Uniforms	600	-	0.00%	-
Supplies - Misc.	600	-	0.00%	-
Subscriptions and Memberships	4,000	409	10.23%	110
Conference and Seminars	1,000	-	0.00%	-
<b>Total Right of Way</b>	<b>2,643,424</b>	<b>487,916</b>	<b>18.46%</b>	<b>286,275</b>

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b><u>Common Area</u></b>				
R&M-General	30,000	16,937	56.46%	11,873
R&M-Boardwalks	700	-	0.00%	-
R&M-Brick Pavers	1,200	-	0.00%	-
R&M-Grounds	1,500	995	66.33%	-
R&M-Signage	1,400	350	25.00%	-
R&M-Walls and Signage	4,000	2,500	62.50%	-
Internet Services	7,391	1,624	21.97%	812
Park Improvements	125,000	33,250	26.60%	19,350
<b>Total Common Area</b>	<b>171,191</b>	<b>55,656</b>	<b>32.51%</b>	<b>32,035</b>
<b>TOTAL EXPENDITURES</b>	<b>3,518,269</b>	<b>687,310</b>	<b>19.54%</b>	<b>369,271</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(224,458)	0.00%	88,121
Net change in fund balance	\$ -	\$ (224,458)	0.00%	\$ 88,121
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>2,494,131</b>	<b>2,494,131</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,494,131</b>	<b>\$ 2,269,673</b>		



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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 500	\$ 951	190.20%	\$ 423
Special Assmnts- Tax Collector	60,182	7,878	13.09%	7,878
Special Assmnts- Discounts	(2,407)	(321)	13.34%	(321)
<b>TOTAL REVENUES</b>	<b>58,275</b>	<b>8,508</b>	<b>14.60%</b>	<b>7,980</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	1,204	151	12.54%	151
Misc-Credit Card Fees	15	-	0.00%	-
<b>Total Administration</b>	<b>1,219</b>	<b>151</b>	<b>12.39%</b>	<b>151</b>
<b>Right of Way</b>				
Communication - Teleph - Field	3,300	924	28.00%	350
Electricity - Streetlights	5,500	1,581	28.75%	1,074
Insurance - General Liability	3,000	2,538	84.60%	-
R&M-General	19,700	5,140	26.09%	5,140
R&M-Gate	5,794	-	0.00%	-
Reserve - Roadways	19,762	-	0.00%	-
<b>Total Right of Way</b>	<b>57,056</b>	<b>10,183</b>	<b>17.85%</b>	<b>6,564</b>
<b>TOTAL EXPENDITURES</b>	<b>58,275</b>	<b>10,334</b>	<b>17.73%</b>	<b>6,715</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,826)	0.00%	1,265
Net change in fund balance	\$ -	\$ (1,826)	0.00%	\$ 1,265
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>411,787</b>	<b>411,787</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 411,787</b>	<b>\$ 409,961</b>		

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 151	\$ 8	5.30%	\$ 4
Special Assmnts- Tax Collector	28,339	3,710	13.09%	3,710
Special Assmnts- Discounts	(1,134)	(151)	13.32%	(151)
<b>TOTAL REVENUES</b>	<b>27,356</b>	<b>3,567</b>	<b>13.04%</b>	<b>3,563</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	567	71	12.52%	71
<b>Total Administration</b>	<b>567</b>	<b>71</b>	<b>12.52%</b>	<b>71</b>
<b>Right of Way</b>				
R&M-Streetlights	26,500	6,050	22.83%	4,033
<b>Total Right of Way</b>	<b>26,500</b>	<b>6,050</b>	<b>22.83%</b>	<b>4,033</b>
<b>TOTAL EXPENDITURES</b>	<b>27,067</b>	<b>6,121</b>	<b>22.61%</b>	<b>4,104</b>
Excess (deficiency) of revenues				
Over (under) expenditures	289	(2,554)	0.00%	(541)
Net change in fund balance	\$ 289	\$ (2,554)	0.00%	\$ (541)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>4,656</b>	<b>4,656</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 4,945</b>	<b>\$ 2,102</b>		

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 80	\$ -	0.00%	\$ -
Special Assmnts- Tax Collector	16,222	2,124	13.09%	2,124
Special Assmnts- Discounts	(649)	(87)	13.41%	(87)
Gate Bar Code/Remotes	-	83	0.00%	-
<b>TOTAL REVENUES</b>	<b>15,653</b>	<b>2,120</b>	<b>13.54%</b>	<b>2,037</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	324	41	12.65%	41
Misc-Credit Card Fees	4	3	75.00%	-
<b>Total Administration</b>	<b>328</b>	<b>44</b>	<b>13.41%</b>	<b>41</b>
<b>Right of Way</b>				
Communication - Teleph - Field	1,980	330	16.67%	165
Insurance - General Liability	4,796	4,057	84.59%	-
R&M-General	1,500	-	0.00%	-
R&M-Gate	1,500	-	0.00%	-
R&M-Streetlights	300	96	32.00%	64
Reserve - Roadways	3,300	-	0.00%	-
<b>Total Right of Way</b>	<b>13,376</b>	<b>4,483</b>	<b>33.52%</b>	<b>229</b>
<b>TOTAL EXPENDITURES</b>	<b>13,704</b>	<b>4,527</b>	<b>33.03%</b>	<b>270</b>
Excess (deficiency) of revenues				
Over (under) expenditures	1,949	(2,407)	0.00%	1,767
Net change in fund balance	\$ 1,949	\$ (2,407)	0.00%	\$ 1,767
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>5,985</b>	<b>5,985</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 7,934</b>	<b>\$ 3,578</b>		

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 150	\$ 151	100.67%	\$ 67
Special Assmnts- Tax Collector	6,052	792	13.09%	792
Special Assmnts- Discounts	(242)	(32)	13.22%	(32)
<b>TOTAL REVENUES</b>	<b>5,960</b>	<b>911</b>	<b>15.29%</b>	<b>827</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	121	15	12.40%	15
<b>Total Administration</b>	<b>121</b>	<b>15</b>	<b>12.40%</b>	<b>15</b>
<b>Right of Way</b>				
R&M-General	5,000	-	0.00%	-
Reserve - Roadways	839	-	0.00%	-
<b>Total Right of Way</b>	<b>5,839</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>5,960</b>	<b>15</b>	<b>0.25%</b>	<b>15</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	896	0.00%	812
Net change in fund balance	\$ -	\$ 896	0.00%	\$ 812
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>69,441</b>	<b>69,441</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 69,441</b>	<b>\$ 70,337</b>		

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 700	\$ 391	55.86%	\$ 174
Special Assmnts- Tax Collector	440,564	57,673	13.09%	57,673
Special Assmnts- Discounts	(17,623)	(2,349)	13.33%	(2,349)
Gate Bar Code/Remotes	-	374	0.00%	83
<b>TOTAL REVENUES</b>	<b>423,641</b>	<b>56,089</b>	<b>13.24%</b>	<b>55,581</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	8,811	1,106	12.55%	1,106
Misc-Credit Card Fees	80	16	20.00%	3
<b>Total Administration</b>	<b>8,891</b>	<b>1,122</b>	<b>12.62%</b>	<b>1,109</b>
<b>Right of Way</b>				
Contracts-Security Services	240,977	43,905	18.22%	22,186
Contracts-Pest Control	240	40	16.67%	20
Communication - Teleph - Field	2,100	354	16.86%	177
Insurance - General Liability	2,119	1,793	84.62%	-
R&M-General	20,000	4,079	20.40%	3,728
R&M-Gate	10,000	-	0.00%	-
R&M-Streetlights	68,712	17,346	25.24%	11,559
Reserve - Roadways	62,000	-	0.00%	-
<b>Total Right of Way</b>	<b>406,148</b>	<b>67,517</b>	<b>16.62%</b>	<b>37,670</b>
<b>TOTAL EXPENDITURES</b>	<b>415,039</b>	<b>68,639</b>	<b>16.54%</b>	<b>38,779</b>
Excess (deficiency) of revenues				
Over (under) expenditures	8,602	(12,550)	0.00%	16,802
Net change in fund balance	\$ 8,602	\$ (12,550)	0.00%	\$ 16,802
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>13,321</b>	<b>13,321</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 21,923</b>	<b>\$ 771</b>		

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 200	\$ 137	68.50%	\$ 61
Special Assmnts- Tax Collector	19,237	2,518	13.09%	2,518
Special Assmnts- Discounts	(769)	(103)	13.39%	(103)
<b>TOTAL REVENUES</b>	<b>18,668</b>	<b>2,552</b>	<b>13.67%</b>	<b>2,476</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	385	48	12.47%	48
Misc-Credit Card Fees	10	-	0.00%	-
<b>Total Administration</b>	<b>395</b>	<b>48</b>	<b>12.15%</b>	<b>48</b>
<b>Right of Way</b>				
Communication - Teleph - Field	1,500	394	26.27%	175
Insurance - General Liability	386	327	84.72%	-
R&M-General	1,000	-	0.00%	-
R&M-Gate	3,792	-	0.00%	-
R&M-Streetlights	7,740	1,904	24.60%	1,267
Reserve - Roadways	3,855	-	0.00%	-
<b>Total Right of Way</b>	<b>18,273</b>	<b>2,625</b>	<b>14.37%</b>	<b>1,442</b>
<b>TOTAL EXPENDITURES</b>	<b>18,668</b>	<b>2,673</b>	<b>14.32%</b>	<b>1,490</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(121)	0.00%	986
Net change in fund balance	\$ -	\$ (121)	0.00%	\$ 986
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>57,228</b>	<b>57,228</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 57,228</b>	<b>\$ 57,107</b>		

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 205	0.00%	\$ 92
Special Assmnts- Tax Collector	176,696	23,131	13.09%	23,131
Special Assmnts- Discounts	(7,068)	(942)	13.33%	(942)
<b>TOTAL REVENUES</b>	<b>169,628</b>	<b>22,394</b>	<b>13.20%</b>	<b>22,281</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	3,534	444	12.56%	444
<b>Total Administration</b>	<b>3,534</b>	<b>444</b>	<b>12.56%</b>	<b>444</b>
<b>Right of Way</b>				
R&M-General	2,044	-	0.00%	-
R&M-Streetlights	144,348	35,237	24.41%	23,566
Reserve - Roadways	19,702	-	0.00%	-
<b>Total Right of Way</b>	<b>166,094</b>	<b>35,237</b>	<b>21.22%</b>	<b>23,566</b>
<b>TOTAL EXPENDITURES</b>	<b>169,628</b>	<b>35,681</b>	<b>21.03%</b>	<b>24,010</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(13,287)	0.00%	(1,729)
Net change in fund balance	\$ -	\$ (13,287)	0.00%	\$ (1,729)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>116,296</b>	<b>116,296</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 116,296</b>	<b>\$ 103,009</b>		



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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 90	\$ 62	68.89%	\$ 28
Special Assmnts- Tax Collector	7,778	1,018	13.09%	1,018
Special Assmnts- Discounts	(311)	(41)	13.18%	(41)
<b>TOTAL REVENUES</b>	<b>7,557</b>	<b>1,039</b>	<b>13.75%</b>	<b>1,005</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	156	20	12.82%	20
<b>Total Administration</b>	<b>156</b>	<b>20</b>	<b>12.82%</b>	<b>20</b>
<b>Right of Way</b>				
R&M-Streetlights	4,999	1,661	33.23%	1,107
Reserve - Roadways	2,402	-	0.00%	-
<b>Total Right of Way</b>	<b>7,401</b>	<b>1,661</b>	<b>22.44%</b>	<b>1,107</b>
<b>TOTAL EXPENDITURES</b>	<b>7,557</b>	<b>1,681</b>	<b>22.24%</b>	<b>1,127</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(642)	0.00%	(122)
Net change in fund balance	\$ -	\$ (642)	0.00%	\$ (122)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>27,115</b>	<b>27,115</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 27,115</b>	<b>\$ 26,473</b>		

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 500	\$ 683	136.60%	\$ 304
Special Assmnts- Tax Collector	28,020	3,668	13.09%	3,668
Special Assmnts- Discounts	(1,121)	(149)	13.29%	(149)
<b>TOTAL REVENUES</b>	<b>27,399</b>	<b>4,202</b>	<b>15.34%</b>	<b>3,823</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	560	70	12.50%	70
Misc-Credit Card Fees	10	-	0.00%	-
<b>Total Administration</b>	<b>570</b>	<b>70</b>	<b>12.28%</b>	<b>70</b>
<b>Right of Way</b>				
Insurance - General Liability	1,436	1,215	84.61%	-
R&M-General	4,543	-	0.00%	-
R&M-Drainage	2,625	-	0.00%	-
R&M-Gate	5,000	4,060	81.20%	4,060
Internet Services	1,800	310	17.22%	183
Reserve - Roadways	11,425	-	0.00%	-
<b>Total Right of Way</b>	<b>26,829</b>	<b>5,585</b>	<b>20.82%</b>	<b>4,243</b>
<b>TOTAL EXPENDITURES</b>	<b>27,399</b>	<b>5,655</b>	<b>20.64%</b>	<b>4,313</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,453)	0.00%	(490)
Net change in fund balance	\$ -	\$ (1,453)	0.00%	\$ (490)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>290,687</b>	<b>290,687</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 290,687</b>	<b>\$ 289,234</b>		

**Westchase  
Community Development District**

**Supporting Schedules**

**November 30, 2025**

# WESTCHASE

## Community Development District

**Non-Ad Valorem Special Assessments**  
**(Hillsborough County Tax Collector - Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2026**

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Interest/ Discount Amount	Collection Costs	Gross Amount Received	001 General Fund Assessments	002 Harbor Links Fund Assessments	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments
Assessments Levied				\$ 4,391,496 100%	\$ 3,608,406 82.17%	\$ 60,182 1.37%	\$ 28,339 0.65%	\$ 16,222 0.37%
11/07/25	\$49,621	\$2,550	\$1,013	\$53,184	\$43,700	\$729	\$343	\$196
11/14/25	242,498	10,310	4,949	257,757	211,794	3,532	1,663	952
11/21/25	248,314	10,557	5,068	263,939	216,874	3,617	1,703	975
<b>TOTAL</b>	<b>\$ 540,433</b>	<b>\$ 23,417</b>	<b>\$ 11,029</b>	<b>\$ 574,880</b>	<b>\$ 472,368</b>	<b>\$ 7,878</b>	<b>\$ 3,710</b>	<b>\$ 2,124</b>
% COLLECTED					13%	13%	13%	13%
<b>TOTAL O/S</b>					<b>3,816,616</b>	<b>3,136,039</b>	<b>52,304</b>	<b>24,630</b>
						<b>14,099</b>		

# WESTCHASE

## Community Development District

**Non-Ad Valorem Special Assessments**  
**(Hillsborough County Tax Collector - Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2026**

Date Received	ALLOCATION BY FUND					
	005 Commercial Road Fund Assessments	102 The Greens Fund Assessments	103 Stonebridge Fund Assessments	104 West Park Village Fund Assessments	105 West Park Village Fund Assessments	106 Vineyards Fund Assessments
Assessments Levied	\$ 6,052 0.14%	\$ 440,564 10.03%	\$ 19,237 0.44%	\$ 176,696 4.02%	\$ 7,778 0.18%	\$ 28,020 0.64%
11/07/25	\$73	\$5,335	\$233	\$2,140	\$94	\$339
11/14/25	355	25,859	1,129	10,371	457	1,645
11/21/25	364	26,479	1,156	10,620	467	1,684
<b>TOTAL</b>	<b>\$ 792</b>	<b>\$ 57,673</b>	<b>\$ 2,518</b>	<b>\$ 23,131</b>	<b>\$ 1,018</b>	<b>\$ 3,668</b>
% COLLECTED	13%	13%	13%	13%	13%	13%
<b>TOTAL O/S</b>	<b>5,260</b>	<b>382,891</b>	<b>16,719</b>	<b>153,565</b>	<b>6,760</b>	<b>24,352</b>

## CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<u>Classification</u>	<u>Rates</u>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50

## RESOLUTION 2026-02

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING OFFICERS OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, EFFECTIVE JANUARY 23, 2026**

WHEREAS, the Board of Supervisors of the Westchase Community Development District, at a regular business meeting held on January 6, 2026, desires to appoint the following recited persons to the offices specified below, effective January 23, 2026.

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

1. The following persons are appointed to the offices shown, effective January 23, 2026:

Matthew Lewis	Chair
Gregory Chesney	Vice Chair
Heather Dilley	Secretary
Kerri Robertson	Treasurer
Sonia Valentin	Assistant Treasurer
James Wimsatt	Assistant Secretary
Christopher Barrett	Assistant Secretary
Reggie Gillis	Assistant Treasurer

PASSED AND ADOPTED THIS 6<sup>TH</sup> DAY OF JANUARY, 2026.

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Chair, Board of Supervisors

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Secretary, Board of Supervisors

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
WESTCHASE COMMUNITY DEVELOPMENT DISTRICT,  
DESIGNATING PRIMARY ADMINISTRATIVE OFFICE AND  
LOCAL BUSINESS OFFICE OF THE WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT, EFFECTIVE JANUARY 23, 2026**

WHEREAS, the Westchase Community Development District (hereinafter the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and located within Hillsborough County, Florida; and

WHEREAS, the District’s records are available for public review and inspection in accordance with Chapter 119, *Florida Statutes* at the Office of the District Manager, located at 2502 N Rocky Point Drive, Suite 1000, Tampa, Florida (the “**Primary Administrative Office**” and “**Local Business Office**”), in accordance with Section 190.006(7), *Florida Statutes*; and

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

1. The District’s Primary Administrative Office and Local Business Office are located at:

Kai Connected, LLC D/B/A Kai  
2502 N Rocky Point Drive  
Suite 1000  
Tampa, FL 33607

2. This Resolution shall become effective January 23, 2026.

**WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT**

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Chair, Board of Supervisors

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Secretary, Board of Supervisors



## RESOLUTION 2026-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, EFFECTIVE JANUARY 23, 2026**

WHEREAS, the Westchase Community Development District (hereinafter the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and located within Hillsborough County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*. the Board of Supervisors of the Westchase Community Development District, at a regular business meeting held on January 6, 2026, desires to appoint the following recited persons to the offices specified below, effective January 23, 2026.

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

1. Kai Connected, LLC D/B/A Kai is hereby designated as the Registered Agent for Westchase Community Development District.
2. The District’s Registered Office shall be located at: 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607.
3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Hillsborough County and the Florida Department of Commerce, Special District Accountability Program.

4. This Resolution shall become effective January 23, 2026.

PASSED AND ADOPTED THIS 6<sup>TH</sup> DAY OF JANUARY, 2026.

**WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT**

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Chair, Board of Supervisors

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Secretary, Board of Supervisors

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
WESTCHASE COMMUNITY DEVELOPMENT DISTRICT,  
DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE  
WESTCHASE COMMUNITY DEVELOPMENT DISTRICT,  
EFFECTIVE JANUARY 23, 2026**

WHEREAS, the Westchase Community Development District (hereinafter the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and located within Hillsborough County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and which has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the District has delegated a Treasurer the responsibility for handling of public deposits; and

WHEREAS, the District, prior to making any public deposit, is required to furnish to the State Treasurer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

WHEREAS, the Board, having appointed a new Treasure and other officers, is now in a position to select a public depository and to comply with the requirements for public depositors; and

WHEREAS, the Board wishes to designate a public depository for District funds.

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

1. **DESIGNATION OF PUBLIC DEPOSITORY.** \_\_\_\_\_ is hereby designated as the public depository for funds of the District.
2. **COMPLIANCE WITH SECTION 280.17, *FLORIDA STATUTES*.** In accordance with Section 280.17(2), *Florida Statutes*, the District Manager is directed to take steps to:

- (a) Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.
  - (b) Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account, and obtain acknowledgment of receipt on the form from the qualified public depository at the time of opening the account.
  - (c) Maintain the current public deposit identification and acknowledgment form as a valuable record.
3. **FILING REQUIREMENTS.** The District's Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish to the Chief Financial Officer, annually, not later than November 30<sup>th</sup>, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.
4. **EFFECTIVE DATE.** This Resolution shall become effective January 23, 2026.

**PASSED AND ADOPTED ON JANUARY 6, 2026.**

**WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT**

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Chair, Board of Supervisors

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Secretary, Board of Supervisors

## RESOLUTION 2026-06

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); EFFECTIVE JANUARY 23, 2026**

WHEREAS, the Westchase Community Development District (hereinafter the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and located within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

WHEREAS, the Board desires to designate new authorized officers for the District's accounts.

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

1. **INCORPORATION OF RECITALS.** The above recitals are true and correct, and by this reference, are incorporated into and form a material part of this Resolution.
2. **ADDITIONAL AUTHORIZED OFFICERS FOR DISTRICT ACCOUNTS.** As District officers, Heather Dilley (Secretary), Kerri Robinson (Treasurer), and Sonia Valentin (Assistant Treasurer), are hereby authorized to administer the District's accounts, as soon as practical and effective January 23, 2026.
3. **EXPIRATION FOR PREVIOUS AUTHORIZED OFFICERS FOR DISTRICT ACCOUNTS.** All previous signers on the District's accounts will be automatically removed, effective as of January 23, 2026.
4. **CONFLICTS.** Resolutions or parts thereof in conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

5. **EFFECTIVE DATE.** This Resolution shall become effective January 23, 2026.

**PASSED AND ADOPTED ON JANUARY 6, 2026.**

**WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT**

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Chair, Board of Supervisors

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Secretary, Board of Supervisors

## RESOLUTION 2026-07

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHHOLD; EFFECTIVE JANUARY 23, 2026**

WHEREAS, the Westchase Community Development District (hereinafter the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and located within Hillsborough County, Florida; and

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meets monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish bi-monthly, quarterly or other meeting dates not on a monthly basis, or may cancel regularly scheduled monthly meetings from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring, and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board determines this Resolution is in the best interests of the District, and is necessary for the efficient conduct of District business; the health, safety and residents within the District; and the preservation of District assets or facilities.

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

1. **INCORPORATION OF RECITALS.** The above recitals are true and correct, and by this reference, are incorporated into and form a material part of this Resolution.

2. **CONTINUING EXPENSES.** The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

- (a) The invoices must be due on or before the next scheduled meeting of the Board.
- (b) The invoice must be pursuant to a contract or agreement authorized by the Board.
- (c) The total amount paid under such contract or agreement, including the current invoice, must be equal to, or less than, the amount specified in the contract or agreement.
- (d) The invoice will not cause payments to exceed the adopted budget of the District.

3. **NON-CONTINUING EXPENSES.** The Board hereby authorized the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety and welfare of the residents of the District; or 2) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

- (a) Non-continuing expenses not exceeding \$5,000.00 – with approval of the District Manager;
- (b) Non-continuing expenses exceeding \$5,000.00 – with approval of the District Manager and the Chairman of the Board.

4. **RATIFICATION.** Any payment made pursuant to this Resolution shall be submitted to the Board at the next regularly scheduled meeting for approval and ratification.

5. **EFFECTIVE DATE.** This Resolution shall become effective January 23, 2026.

**PASSED AND ADOPTED ON JANUARY 6, 2026.**

**WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT**

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Chair, Board of Supervisors

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Secretary, Board of Supervisors



## **WESTCHASE COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT SERVICES AGREEMENT**

This Agreement (the “Agreement”) is made effective \_\_\_\_\_, by and between: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and located in Hillsborough County, Florida, with a mailing address of 2502 N ROCKY POINT DRIVE SUITE 1000, TAMPA FL 33607 (the “**District**”); and KAI CONNECTED, LLC D/B/A KAI, whose address is: 2502 N ROCKY POINT DRIVE SUITE 1000, TAMPA FL 33607 (the “**District Manager**” and, together with the District, the “**Parties**”).

1. PURPOSE; SCOPE OF SERVICES: The purpose of Agreement for professional district management services is for the District Manager, pursuant to Florida Statutes 190.007(1), to perform the statutory duties, and perform comprehensive professional management services, in accordance with the requirements of Chapter 190, Florida Statutes, and all other applicable statutes, regulations, and policies, including but not limited to, the requirements and guidance set forth in the Florida Special District Handbook, published by the Attorney General’s Office, including, but not limited to, the brief description of these services provided below, and the more detailed description set forth in Exhibit A attached hereto and incorporated herein by this reference (collectively, the “**Services**”).
  - a. SCOPE OF SERVICES. The District Manager shall provide the following ongoing Services to the District on a monthly basis pursuant to this Agreement and as more particularly described in Exhibit A
    - i. Management – Services include services include the conducting of one (1) board meeting per month with a maximum duration of two and one-half (2.5) hours (after which time the fee for additional meeting time set forth in the attached Exhibit B shall apply), the conduct of one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management; and
    - ii. Administrative – Services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District’s adopted Rules of Procedure, preparation and delivery of agenda; and

- iii. Accounting – Services include the preparation and delivery of the District’s financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, monthly production of unaudited financial statements, filing of annual reports as required, filing of audit reports as required by law, and monitoring of trust account activity; and
- iv. Assessment Administration, Financial and Revenue Collection – Services include all functions necessary for the timely billing, collection, and reporting of District assessments in order to ensure adequate funds to meet the District’s debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments; and
- v. Dissemination Agent Services – if applicable, in the future. Services include providing the ongoing disclosure requirements and duties listed in the agreements of all series of bonds issued by the District, facilitating the District’s compliance with the Securities and Exchange Commission’s Rule 15c2-12(b)(5).

The District Manager shall have no obligation to perform services outside the scope described herein, unless separately agreed in writing by both parties.

- b. ADDITIONAL SERVICES. In addition to the Services described above, or in any addendum executed between the parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the Services as described herein, as well as any changes in the scope requested by the District, will be considered “**Additional Services.**” If any Additional Services are required or requested, the District Manager will provide a detailed description of these services and fees for such services to the District for approval prior to beginning any Additional Services. The District Manager shall undertake the Additional Services after the District has issued its approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

2. **TERM.** The District Manager's Services as provided in this Agreement shall commence and be effective as of January 20, 2026, and this Agreement shall remain in effect until such time as the Agreement has been terminated in accordance with this Agreement. The District Manager acknowledges that the prices of this Agreement are firm and that the District Manager may change the prices only with the District's consent as evidenced by a vote of the Board of Supervisors. The District Manager additionally agrees to undertake such additional activities and services as may be needed to affect an orderly transition of services at no additional cost, effective November 18, 2025, and it is the Parties' intent that the terms of this Agreement shall apply to such transitional activities.

**3. FEES AND EXPENSES; PAYMENT TERMS.**

**a. Fees And Expenses.**

- i. A Schedule of Fees for the Services described in this Agreement is shown in Exhibit B to this Agreement, which is attached hereto and incorporated herein ("**Fee Schedule**"). The District shall pay the District Manager for the services provided under the terms of this Agreement in accordance with the Fee Schedule. For purposes of the District Manager's compensation for services provided pursuant to this Agreement, the District shall compensate the District Manager only for those services provided under the terms of this Agreement. Unless otherwise specified by this Agreement, the District Manager will invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in Exhibit B. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required. Payment shall be made by the District within thirty (30) days of receipt of a correctly submitted invoice.
- ii. Fees for the Services in this Agreement may be adjusted annually, based on negotiation with, and approval by the Board of Supervisors of the District. Any amendment to the Services fees must comply with the amendment procedure in this Agreement and must be reflected in the adopted General Fund Budget of the District. In no event shall the fees be increased to an amount which exceeds the amount of funds approved for the Services in the applicable budget adopted by the Board. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in the Agreement terms.

- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Agreement, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Services, as provided in this Agreement. Such out-of-pocket expenses are included in the fees shown in Exhibit B. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, mileage, postage, copies, binding, and any other reasonable costs that are incurred on behalf of the District.

**b. Payment Terms.**

- i. Services. Services will be billed monthly as a fixed fee pursuant to the Fee Schedule attached. For Fiscal Year 2026, the annual fee shall be prorated in accordance with the Services commencement date beginning January 20, 2026. Compensation for Fiscal Years after Fiscal Year 2026 shall be as mutually agreed in writing between the Parties. All payments shall be subject to the Prompt Payment Act, Chapter 218.70, et seq., Florida Statutes.
- ii. Additional Services. Unless otherwise stated in a separate amendment for Additional Services, Additional Services authorized under Section 1 will be billed monthly on an hourly basis for the hours incurred at the District Manager's hourly rate, as set forth in Exhibit B, or on a per occurrence basis, as set forth in Exhibit B, or, if applicable, as negotiated by the Parties and approved by the Board of Supervisors of the District.
- iii. Out-of-Pocket Expenses. Approved out-of-pocket expenses of the District Manager will be billed monthly as incurred.
- iv. The District Manager shall have the right to suspend services being provided as outlined in this Agreement if the District fails to pay District

Manager's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.

4. **SPECIFIED PERFORMANCE REQUIREMENTS.** Notwithstanding any provision of this Agreement to the contrary, if the District Manager fails to meet certain specified performance requirements as set forth in this Section 4. Below, and such failure is not excused pursuant to the terms of this Agreement or applicable law, the Monthly Compensation (1/2 of the Contract amount) paid to District Manager may only by formal action of the Board, be reduced by fifty percent (50%) for each violation of individual performance criteria set forth below. Such reduction may only be made in the month immediately following the calendar month in which any of the following events occur:

- a. Beginning in 2026, the proposed budget, containing the information identified in the Scope of Services attached as Exhibit "A," is not distributed to the Board by April 1<sup>st</sup>; or
- b. The monthly financial statements, containing the information identified in Exhibit "A," are not distributed within forty-five (45) days after the end of the month; or
- c. Beginning in 2026, the audited financial statements for the District are not provided to the Board forty-five (45) days prior to April 1<sup>st</sup> of each year during the term of this Agreement, and the failure to provide such audited financial statements is not solely due to any factor beyond the reasonable control of the Manager, including, but not limited to, delay or inefficiency on the part of the audit firm selected by the Board.

In no event may the District impose the reduction in the District Manager's monthly compensation set forth in this Agreement in any month other than the month immediately following the month in which the District Manager fails to meet the performance requirements in this Section 4. However, if a failure to meet one or more of the performance requirements in this Section 4. continues for more than one (1) month, or if a new failure to meet one of the performance requirements set forth herein occurs, and such failure is not excused pursuant to the terms of this Agreement or applicable law, then the Board may, by formal action, reduce the Monthly Compensation by fifty percent (50%) per occurrence, in the month immediately following the calendar month in which the continuing or new failure to perform occurs, and in each month immediately following a month in which a continuing or new failure to meet the performance requirements occurs.

Any reduction in the District Manager's Monthly Compensation imposed in accordance with this Section, shall not limit the District's ability to recover any damages or pursue any remedies available to the District under applicable law. Any reduction in District Manager's Monthly Compensation imposed under this section shall be offset against any other damages awarded to the District, arising from the same failure to perform.

5. **DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other District Managers, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Agreement. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein. The District shall provide the District Manager with timely access to information, documents, facilities, and decision-making necessary to perform its duties, and shall be responsible for any delays caused by its failure to do so.

6. **TERMINATION.**

- a. This Agreement may be terminated as follows:
- i. By the District immediately, or at any time, for "good cause," which shall include misfeasance, malfeasance, nonfeasance by the District Manager, or failure of the District Manager to perform the Services as required under this Agreement. Termination for "good cause" shall be effected by overnight mail, with tracking, at the address noted in this Agreement.
  - ii. Upon the dissolution or court-declared invalidity of the District.
  - iii. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days' written notice of termination. Such written notice shall be effected by overnight mail, with tracking, at the address noted in this Agreement.
- b. Upon the termination of this Agreement, the District Manager agrees to take all reasonable and necessary actions to transfer to the District, or to such other party as directed by the District, all the books and records of the District in the District Manager's possession in an orderly fashion. The District Manager will further make all reasonable efforts to provide for the orderly and timely transition of all Services to another district management company selected by the District's Board of Supervisors.

- c. The portion of the fees and any other amounts due and owing to the District Manager under this Agreement up to the effective date of the termination of this Agreement shall be due and payable immediately upon the termination of Services under this Agreement, subject to the offset by the District of any losses, expenses or damages due to, or resulting from the District Manager's failure to perform the Services in accordance with the Agreement. The District's obligation to make payment to the District Manager of the portion of the fees and any other amounts due and owing to District Manager under this Agreement up to the effective date of the termination shall survive the termination of this Agreement.

## **7. REPRESENTATIONS AND ACKNOWLEDGEMENTS.**

- a. The District Manager shall devote such time as is reasonably necessary to perform the Services.
- b. The District Manager represents and warrants that it has, and will continue to conduct its business activities in a professional manner, and that all Services shall be performed by skilled and competent personnel to the reasonable standards of performance exercised by members of the District Manager's profession.
- c. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Agreement within twenty-four hours (24) hours.
- d. The District Manager represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of the Services, as provided for in the standard set forth in Section 112.311, Florida Statutes. The District Manager further represents that no person having any such interest shall be employed by the District Manager to perform the Services or any portion thereof.
- e. The District Manager shall promptly notify the District of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the District Manager's judgment or quality of the Services being provided hereunder. Such notification shall identify the prospective business association, interest, or circumstance, identify the nature of work that the District Manager may undertake, if applicable, and request an determination of the District as to whether the association, interest or circumstance would potentially constitute a conflict of interest if entered into by the District Manager. The District agrees to notify the District Manager of its

determination within forty-five (45) days of receipt of any notification by the District Manager pursuant to this Section 6. If, as determined by the District, the prospective business association, interest or circumstance would not constitute a potential conflict of interest by the District Manager, the District shall so state in its response, and in such event (i) the association, interest, or circumstance shall not be deemed by the District to be a conflict of interest with respect to the Services provided to the District by the District Manager under the terms of this Agreement, and (ii) the District Manager shall be free to pursue such prospective business association, interest or circumstance. The District Manager shall be free to perform services similar to the type of services offered to the District as part of the Services hereunder, and any other services, for any other special purpose taxing district, developer, landowner or otherwise, and the providing of such services shall not constitute a conflict of interest under this Agreement.

- f. Notwithstanding anything to the contrary contained within this Agreement, the District Manager acknowledges and agrees that it owes a duty of loyalty, fidelity and allegiance to act at all times during the term of this Agreement in the known interests of the District, and to knowingly do no act which would injure the District's business, interests or reputation.
- g. The District acknowledges that the District Manager is not an attorney and may not render legal advice or opinions, and is not a licensed engineer and may not provide engineering services or perform engineering work. Although the District Manager may participate in the accumulation of information necessary for use in documents required by the District in order to finalize any particular matters, such information shall be verified by the District as to its correctness; provided, however, that the District shall not be required to verify the correctness of any information originated by the District Manager in connection with the Services.

## **8. INDEMNIFICATION; SOVEREIGN IMMUNITY.**

- a. **DISTRICT MANAGER INDEMNIFICATION.** To the extent allowable under applicable law and except to the extent caused by the gross negligence or willful misconduct of the District, the District Manager agrees to indemnify, defend, and hold the District and its respective officers, directors, employees, agents, successors and assigns (District and each such person being an **"Indemnified Party"**) harmless from and against any and all damages, losses, settlement payments, deficiencies, liabilities, costs, and expenses, including without limitation, attorney's fees, suffered, sustained, incurred or required to be paid by any Indemnified Party related to or arising out of the failure to perform under this Agreement or at law,



or the negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. In the event that the District Manager receives notice of or undertakes the defense or the prosecution of any action, claim, suit, administrative or arbitration proceeding or investigation consistent with District Manager's indemnity obligations hereunder, the District Manager shall give the District prompt notice of such proceedings and shall inform the District in advance of all hearings regarding such action, claim, suit, proceeding, or investigation. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled, and shall continue after the District Manager has ceased to be engaged under this Agreement.

- b. DISTRICT INDEMNIFICATION. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except to the extent caused by the negligence or reckless and/or willful misconduct of the District Manager, the District agrees to indemnify defend, and hold harmless the District Manager from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the grossly negligent or intentionally wrongful acts or omissions of the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled, and shall continue after the District Manager has ceased to be engaged under this Agreement.
- c. INDEMNIFICATION OBLIGATIONS. Indemnification obligations under this Agreement shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- d. LIMITATION OF DISTRICT MANAGER'S LIABILITY. In the event that claim(s) raised against the District Manager on account of Services performed under this Agreement are covered by the District Manager's insurance policies required hereunder, the District Manager shall not be responsible for any loss, damage or liability beyond the policy amounts contractually required in Section 9 of this Agreement. With respect to any other cause of action and/or claim arising under this Agreement, or otherwise arising as a result of, or on account of, the services

provided hereunder, the District Manager's liability shall not exceed an aggregate amount of Two Million Dollars (\$2,000,000.00).

- e. SOVEREIGN IMMUNITY. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law, including to the extent that the District Manager may be deemed to be an agent of the District.

## **9. INSURANCE.**

- a. The District shall provide and maintain Public Official Liability insurance, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Agreement.
- b. The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Agreement
  - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
  - ii. Commercial General Liability insurance with a per loss and aggregate limit of Ten Million Dollars (\$10,000,000.00);
  - iii. Professional Liability Insurance with a per loss and aggregate limit of Five Million Dollars (\$5,000,000.00);
  - iv. Commercial Crime insurance with a per loss and aggregate limit of One Million Dollars (\$1,000,000)
  - v. Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
  - vi. Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- c. The Commercial General Liability limit may be satisfied with an Excess Liability policy to follow form with the underlying Commercial General Liability insurance policy.
- d. For the General Liability Insurance policy(ies), the District, and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled

during the term of this Agreement (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days' written notice to the District. District Manager will furnish the District with a Certificate of Insurance evidencing compliance with this section, and shall provide a copy of the Additional Insured Endorsement to Counsel for the District. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- e. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so, however) after 10 days' notice and opportunity to cure, to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

**10. COMPLIANCE WITH PUBLIC RECORDS LAWS.** District Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that the designated public records custodian for the District is Kai Connected, LLC – (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the District Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS BY EMAIL AT [REDACTED] OR BY REGULAR MAIL AT: WESTCHASE CDD, C/O KAI CONNECTED, LLC: 2502 N ROCKY POINT DRIVE SUITE 1000, TAMPA FL 33607.

**11. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service with tracking, to the parties as follows

**If to the District:**

WESTCHASE Community Development District  
Attn: Heather Dilley, District Manager  
2502 N Rocky Point Suite 1000, Tampa FL 33607

**With a copy to:**

Erin McCormick Law, PA  
3314 Henderson Boulevard  
Suite 100D  
Tampa, FL 33609  
Attn: District Counsel

**If to the District Manager:**

Kai Connected, LLC  
Attn: District Manager  
2502 N Rocky Point Suite 1000  
Tampa FL 33607

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above, or by overnight delivery with delivery verified by tracking. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name

or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

12. **AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both Parties.
13. **ASSIGNMENT.** Except as provided in this section, neither the District nor the District Manager may assign this Agreement or any monies to become due hereunder without the prior written consent of the other, and such consent shall not be unreasonably withheld. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.
14. **CONTROLLING LAW.** Agreement shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in the County in which the District is located.
15. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
16. **MERGER PROVISION.** This instrument, together with its exhibits, contains the entire understanding and agreement between the parties concerning the subject matter hereof and supersedes all prior agreements, understandings, discussions, negotiations, and undertakings, whether written or oral, between the parties, with respect thereto. This instrument, together with its exhibits, shall constitute the final and complete expression of this Agreement between the District and the District Manager relating to the subject matter of this Agreement. To the extent of any conflict between this instrument and the exhibits, this instrument shall control.
17. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
18. **ATTORNEY'S FEES.** In the event either party is required to take any action to enforce this Agreement, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

19. **THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
20. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.
21. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
22. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
23. **E-VERIFY.** The District Manager, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The District Manager further agrees that the District is a public employer

subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and that such provisions are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The District Manager shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, the District Manager shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the District Manager has knowingly violated Section 448.09(1), Florida Statutes. By entering into this Agreement, the District Manager represents that no public employer has terminated a contract with the District Manager under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

24. **SEVERABILITY.** In the event that any provision of this Agreement shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.
25. **NO CONSTRUCTION AGAINST DRAFTING PARTY.** Each party to this Agreement expressly recognizes that this Agreement results from a negotiation process in which each party was represented or had the opportunity to be represented by counsel and contributed to the drafting of this Agreement. No legal or other presumptions against the party drafting this Agreement concerning its construction, interpretation, or otherwise accrue to the benefit of any party to this Agreement, and each party expressly waives the right to assert such a presumption in any proceeding or dispute connected with, arising out of, or involving this Agreement.
26. **EFFECTIVE DATE.** This Agreement shall become effective upon execution by both the District and the District Manager and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Agreement.

***(Remainder of this page is left blank intentionally)***

**THEREFORE**, the District Manager and the District each intend to enter this Agreement, understand the terms set forth herein, and hereby agree to those terms.

IN WITNESS WHEREOF, the Parties execute this Agreement as of the Effective Date.

DISTRICT:  
WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Name: Matthew Lewis  
Title: Chair, Board of Supervisors

DISTRICT MANAGER:  
KAI CONNECTED, LLC DBA KAI

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Exhibit A: Scope of Services  
Exhibit B: Fee Schedule



## **Exhibit A: Scope of Services [Parts 1 and 2]**

## Scope of Services - Part 1 of 2

### EXHIBIT A

#### SCOPE OF SERVICES:

##### Management Services

The District Manager will serve as the District Manager pursuant to Florida Statute 190.007(1), perform the statutory duties, and perform comprehensive professional management services, in accordance with the requirements of Chapter 190, Florida Statutes, and all other applicable statutes, regulations, and policies, including, but not limited to, the requirements and guidance set forth in the Florida Special District Handbook, published for the Florida Attorney General's Office:

1.1 Prepare for and participate in Board meetings and take follow up actions. Provide (during meetings and through other communications) expert professional advice to the Board and its Committees on all substantive and procedural management issues and the application of government regulatory requirements.

1.2 Take actions to timely comply with regulatory laws governing Community Development Districts, such as (a) prepare and file various disclosure statements, (b) prepare and file budgetary public hearing notices and budgetary disseminating documents, (c) prepare budget and assessment resolutions, and (d) when requested, prepare specifications and bid documents and manage the competitive bidding process for various professional, construction and maintenance services. Services may include research, document drafting, and coordination of staff and consultants. Design systems and take actions with staff to operate, maintain and enhance community infrastructure and amenities. Serve as a liaison with County and State agencies, including the Supervisor of Elections, Taxing Officials and the Department of Community Affairs.

1.3 By April 1<sup>st</sup> of each year, prepare and distribute a proposed budget for the next year. This budget will include the following information:

- a. The prior year's financial balances
- b. Current year budget
- c. The year to date balances
- d. Projected balances for the remaining months (based on current trends and other knowledge)
- e. Final current year projected ending balances (c. + d., above)
- f. Draft budget based on current trends and other knowledge (not prior year's budget)
- g. Written explanations of how budget numbers were derived

h. A written analysis of current reserves

1.4 By December 1<sup>st</sup> of each year, the accounts of the DISTRICTS, and the accountant(s) performing services for the DISTRICTS, must be audit ready.

1.5 Communicate with staff, officials, professionals, landowners and members of the public regarding district structure, function, policies, records requests, and other matters.

1.6 Develop and Implement Disaster Recovery Standards for the Manager and the DISTRICTS that will allow for continued services to the DISTRICTS in the event of a situation that interrupts their operations or business processes.

1.6.5. Update and Manage field level disaster recovery standards.

1.7 Manage and Supervise the Contractual Relationships of the Districts with Third Parties, including by not limited to the landscape maintenance company.

1.8 Manage and Supervise the Projects undertaken by the DISTRICTS, such as any Capital Improvement Projects.

1.9 Manage and Supervise DISTRICTS staff, including but not limited to, conducting periodic employment reviews, salary and benefit administration, setting performance standards and measurements.

1.10 Develop, monitor and refine written goals and objectives for the DISTRICTS, based on input by the Boards of Supervisors of the DISTRICTS. Translate these goals and objectives into an Annual Work Plan for the DISTRICTS, and provide the DISTRICTS with Quarterly Reports.

### **Records Administration Services**

The District Manager will serve as the Official Records Custodian and will provide professional district records administration including:

2.1 Prepare legal notices and advertisements for Board meetings, workshops, special public hearings and committee meetings in accordance with Florida law. Prepare and distribute agendas and meeting packets.

2.2 A minimum of one week prior to next Board of Supervisors meeting, transcribe and distribute official minutes in summary form. If the DISTRICTS, in their sole discretion, elect to utilize a court reporter, and have the court reporter prepare a verbatim transcript of the meetings, then the obligation to transcribe the minutes shall be excluded from the Scope of Services to be performed by the MANAGER.

2.3 On a monthly basis, a minimum of one week prior to each Board of Supervisors meeting, prepare and distribute month end closed accrual based actual financial statements, which include actuals versus budget, for the District.

2.4 Forty-five (45) days prior to April 1<sup>st</sup> of each year, prepare and distribute audited financial statements for the DISTRICTS; provided that the preparation of the audited financial statements is not delayed by the audit firm.

2.5 Manage, organize, maintain and archive the official records in accordance with relevant law; and file relevant records and reports with government agencies.

2.6 Communicate with government, auditor, accountant, landowner and public requests for records information and take appropriate actions.

### **Special Assessment Services**

The District Manager will provide professional assessment management services in accordance with Florida law governing the uniform method of assessing, levying and collecting special assessments. The work includes:

3.1 Prepare and refine a property database. Prepare and calculate an assessment roll for all funds and submit it to County taxing officials for annual assessment and collection of non ad valorem assessment revenues. Answer Board, staff, trustee, dissemination agent, landowner and auditor questions regarding special assessments.

3.2 Prepare annual debt service fund budgets. Work with taxing officials and district accountant to assure correct application of revenues and proper routing of payments to the trustee to assure proper bond debt payoffs. Track and account for debt service payments and prepayments and process debt lien releases. Answer Board, staff, trustee, dissemination agent, landowner and auditor questions regarding debt payoffs.

3.3 Annually evaluate and provide recommendations concerning the Assessment Methodology utilized by the DISTRICTS for calculating operations and maintenance assessment for District landowners.

## **Scope of Services – Part 2, prepared by District Manager – contains some duplicate with Westchase CDD Scope of Services – Part 1**

### **A. Management Services**

District Manager shall manage the works of the District at the highest quality levels, ensuring pinpointed, focused management of all District systems, facilities and services and shall perform all required management functions of the District as set forth in the Scope of Services, which will include the following

1. Prepare agenda, provide the required notice, attend meetings of the Board of Supervisors and provide the Board with meaningful dialogue and recommendations on the issues before the Board for action.
2. Prepare and implement the District's annual budget.
3. Review specifications and ensure compliance with the District's insurance requirements.
4. Provide all required annual disclosure information to the local government in the County in which the District resides.
5. Report voter roll in compliance with Florida Statutes.
6. Ensure compliance with the Florida Statutes as it relates to financial reporting requirements for the District and State and Federal tax and financial forms.
7. Provide Oath of Office as Notary Public for all newly elected members of the Board of Supervisors.
8. Provide coordination and information for Board of Supervisors election process, limited to landowner elections.
9. Coordinate and provide contract administration and oversight for any services provided to the District by outside vendors.
10. Manage projects and oversee contract procurement for third-party services. Managing projects shall be defined as assisting in obtaining proposals for various projects, working with the District Attorney and District Engineer in completing contracts, and providing general oversight for projects which does not require engineering expertise or other expertise that requires professional certifications.

11. Respond to and document resident requests and reported incidents within District-managed areas.
12. Coordinate and respond to public records requests. The District Manager will coordinate all responses to public records requests with the District Attorney who will ensure that all statutory requirements are being met as it relates to public records requests.
13. Maintain the District's documents in compliance with Florida's public records laws and retention requirements.

#### **B. Recording Services**

District Manager will perform all required Recording Secretary Functions, which will include but not be limited to the following

1. Prepare Board Agendas and coordinate receipt of sufficient material for the Board of Supervisors to make informed policy decisions.
2. Prepare and advertise all notices of meetings in an authorized publication of circulation in the County in which the District is located.
3. Record and transcribe meeting minutes for all meetings of the Board of Supervisors including regular meetings, special meetings, and public hearing(s).
4. Acquire and maintain the official District Seal.

#### **C. Financial Accounting Services**

District Management Team will perform all required financial accounting functions for the District, which will including

1. Maintain District checking accounts with qualified public depositories.
2. The preparation of year-end adjusting journal entries for the annual audit by an independent CPA firm.
3. Prepare a budget that achieves the District's objectives in coordination with the District Board of Supervisors, Engineer, and Attorney.
4. Submit a preliminary budget to the Board of Supervisors in accordance with Chapter 190, Florida Statutes.
5. Prepare budget and assessment resolutions as required by Chapter 190, Florida Statutes.

6. Establish budget public hearing(s) and dates.
7. Attend Board meetings and public hearing(s) and be available to answer questions from the Board and the public. The District Manager will attend up to 13 Board meetings. Additional Board meetings and/or workshops will be charged a per meeting fee as set forth in Exhibit B.
8. Apply for or keep current the following
  - a. Federal ID Number
  - b. Tax Exemption Certificate
  - c. Other permits, licenses, certificates, which are required under Local and State Law
9. Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by the Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).
10. Prepare required Investment Policies and Procedures pursuant to Chapter 218, Florida Statutes.
11. Preparation of Annual Financial Report for Units of Local Government and distribution to the State Comptroller.
12. Preparation of Public Depositor's Report and distribution to State Treasurer.
13. Coordination and distribution of Annual Public Facilities Report to appropriate agencies.
14. Administer timely payment of invoices.
15. In-house coordination of non-ad valorem assessment levy, imposition, noticing and collection and miscellaneous receivables as required by Chapters 170, 190 and 197, Florida Statutes.
16. Coordinate bid specifications for the purchases of services and commodities pursuant to Florida Statutes.
17. Coordinate maintenance of the District's Website. The District Manager will ensure that the website is maintained in compliance with the requirements of Florida Statutes Chapter 190. ADA compliance requirements are excluded unless specifically

added through a written contract amendment with corresponding additional compensation.

18. Preparation of all required schedules for the year-end audit.

19. Provide accounts payable and accounts receivable services for all the District's holdings on a timely basis.

20. Prepare monthly financial statements.

21. Compile, consolidate and maintain adopted rules, procedures, contracts, and other documents of the District.

#### **D. Special Assessment Services**

Company must demonstrate the ability to process all aspects of the levying, imposition, noticing, and collection of non-ad valorem special assessments in compliance with Chapters 170, 190 and 197 in-house. The Company will perform all required non ad valorem special assessment noticing functions of the district in compliance with 197.3632, Florida Statutes and other applicable law, which will include the following

1. Prepare Assessment Resolution levying the assessments on the property in the District and prepare assessment rolls.
2. Prepare and maintain a property database by using information obtained from the local Property Appraisers secured roll.
3. Review and compare information received from the Property Appraiser to prior years' rolls, to ensure that the CDD rolls follow the law and that the District Manager has obtained all the pertinent information to prepare accurate assessments.
4. Coordinate and communicate with bondholder's trustee as needed.
5. Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
6. Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. Provide payoff information upon request to property owner.
7. Upon adoption of the Budget and Assessments, coordinate with the office of the Property Appraiser and Tax collector to ensure correct application of assessments and receipt of District funds.



8. Act as District's Dissemination Agent to facilitate the District's compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) relating to the District's Continuing Disclosure obligations.

## **Exhibit B: Fee Schedule**

### **Service Fee**

Annual District Management Fee     \$125,000 per year, paid monthly  
[Monthly Compensation: \$10,416.67]

### **Financial Services**

Assessment Report – Bond Issuance     \$TBD  
Assessment Report – Refunding     \$TBD  
SERC Report     \$TBD  
Estoppel Letters     \$150.00

### **Board Meetings**

Additional meetings beyond contracted amount: \$275.00 per hour

Additional hours beyond two (2.5) hours per meeting: \$275.00 per hour

### **Mail Distribution**

Standard letter/distribution (up to 2 pages)     \$0.40 per piece  
Additional inserts over 2 pages     \$0.03 per additional page

### **Postage**

Certified Mail:     Current USPS rate

Certified Mail handling charge     \$5.00 in addition to postage

### **Copies**

Black & White \$0.20 per copy

Color     \$0.50 per copy

### **Storage**

Records outside required statutory retention period: \$20.00 per box, per month

### **Non-Contractual Services**

Court appearances, special projects, or tasks outside contractual scope

Market rate based on staff utilization, agreed in writing prior to work commencing.