

# 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

Heather Dilley, District Manager  
Erin McCormick, Esq, District Counsel  
Sherida Cook, Office Manager  
Robert Dvorak, District Engineer  
David Sylvanowicz, Field Manager

## Regular Meeting Agenda

Tuesday, February 3, 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 on Agenda Items – *Three (3) Minute Time Limit***
- 3. Consent Agenda**
  - A. Review of Minutes from the Meeting held January 6, 2026..... Page 2
  - B. Review of December 2025 Financial Statements..... Page 20
- 4. Staff Reports**
  - A. Field Manager
  - B. District Engineer
  - C. District Counsel
  - D. District Manager
- 5. Audience Comments on New Business Items – *Three (3) Minute Time Limit***
- 6. Supervisor Requests**
- 7. Adjournment**

The next workshop meeting is scheduled for February 17, 2026, at 4:00 p.m.

## District Office:

Kai  
2502 N. Rocky Point Dr.  
Suite 1000, Tampa, FL 33607

## Meeting Location:

11211 Countryway Boulevard,  
Tampa, FL 33626

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1 RE: WESTCHASE COMMUNITY  
2 DEVELOPMENT DISTRICT

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4  
5 TRANSCRIPT OF: BOARD MEETING

6  
7 DATE : JANUARY 6, 2026

8  
9 TIME: 4:00 p.m. - 5:15 p.m.

10  
11 PLACE: Maureen Gauzza Regional Library  
12 Community Room A  
13 11211 Countryway Boulevard  
14 Tampa, Florida 33626

15  
16 REPORTED BY: Whitlie Grace Cullipher  
17 Notary Public  
18 State of Florida at Large



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<p>1      MR. SYLVANOWICZ: I think it was here.</p> <p>2      CHAIRMAN LEWIS: Oh, okay.</p> <p>3      MR. SYLVANOWICZ: Because this the cell tower.</p> <p>4      CHAIRMAN LEWIS: That's the cell tower path.  5    Right?</p> <p>6      MR. ANDERSON: Yes.</p> <p>7      CHAIRMAN LEWIS: Okay. I thought it was north of  8    that.</p> <p>9      MR. BARRETT: Yeah, because I think the stuff to  10    the left is mostly wetlands. The -- by the cell tower.</p> <p>11      MR. GILLIS: But these are two different places,  12    though, I'm pretty sure, because before David --</p> <p>13      MR. SYLVANOWICZ: Doug.</p> <p>14      MR. GILLIS: Doug took me physically there and it's  15    not there, it's over there. That's why the Shires is  16    interested. I think it's over this way and it's -- the  17    borderline is that new neighborhood and there's a lot of --  18    what he showed me was a lot of property owners on the other  19    side have encroached into -- which is actually CDD property  20    because there's a road that comes into it off of Sheldon.  21    That's what's near the Shires and, I think, is where the  22    potential --</p> <p>23      MR. ANDERSON: Well, if you could bring -- just to  24    make sure I understand because I absolutely -- I respect the  25    fact and we have sent the word out that notices has been</p>	<p>Page 7</p> <p>1      MR. WIMSATT: Yeah, that's not here. This is --  2    (indiscernible.)</p> <p>3      MS. WILCOX: That's the Shires.</p> <p>4      MR. BARRETT: The other property is like three  5    miles east.</p> <p>6      MR. GILLIS: Yeah, that's the issue is the other  7    one, not this one for them, I think.</p> <p>8      MR. WIMSATT: This is the Shires.</p> <p>9      CHAIRMAN LEWIS: So he's --</p> <p>10     MR. WIMSATT: The Shires, right by the -- right  11    here.</p> <p>12     MR. BARRETT: Yeah.</p> <p>13     MR. WIMSATT: Right by the library here.</p> <p>14     MR. GILLIS: Oh, I see.</p> <p>15     MR. SYLVANOWICZ: This -- the library's right here.  16    These two plots -- well, this whole plot is CDD.</p> <p>17     MR. GILLIS: You're talking about the high water --</p> <p>18     CHAIRMAN LEWIS: Correct.</p> <p>19     MR. BARRETT: It's -- I'm fairly sure, Barry, it's  20    that's the area that --</p> <p>21     MR. ANDERSON: As opposed to the one Reggie is  22    talking about?</p> <p>23     MR. BARRETT: Yeah.</p> <p>24     MR. ANDERSON: Okay. Got it.</p> <p>25     MR. SYLVANOWICZ: That other one near the office.</p>
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<p style="text-align: right;">Page 10</p> <p>1 CHAIRMAN LEWIS: I -- I'll try to dig through some    2 of the past minutes because I know it was presented in one    3 of our meetings, that Robert brought up -- I remember him    4 bringing in a hardcopy and maybe that's why I have this is    5 my notebook, but I can try to funnel that back to you, if    6 you'd like.</p> <p>7 MR. ANDERSON: Could you? And I won't send    8 anything out to anybody until I get that.</p> <p>9 CHAIRMAN LEWIS: That's fine. I mean, it's here,    10 it's a public record anyway. So --</p> <p>11 MR. ANDERSON: Okay. Well, thank you.</p> <p>12 CHAIRMAN LEWIS: Yeah, because I think -- what I    13 remember us talking about is you could just fit the field    14 and maybe like -- there's not any room for like a sideline    15 or anything like that and then, obviously, parking came up    16 as a problem. So --</p> <p>17 MR. ANDERSON: Okay. Thank you.</p> <p>18 CHAIRMAN LEWIS: Sure.</p> <p>19 Anyone else have any comments, questions?    20 Yes, sir?</p> <p>21 MR. HIGH: Sure, I -- on the 20th of the workshop,    22 I think, on the agenda was the discussion for pond 125. Is    23 that --</p> <p>24 CHAIRMAN LEWIS: For January.</p> <p>25 MR. HIGH: For January?</p>	<p style="text-align: right;">Page 12</p> <p>1 MR. HIGH: I am just -- it's set for January the    2 20th at 4 o'clock and I -- (indiscernible.)</p> <p>3 CHAIRMAN LEWIS: Okay.</p> <p>4 MR. SYLVANOWICZ: 6:30.</p> <p>5 MR. ANDERSON: Isn't the workshop scheduled for    6 6:00 p.m.?</p> <p>7 CHAIRMAN LEWIS: It's 6:30, actually.</p> <p>8 MR. HIGH: No, I don't think I can make it.</p> <p>9 CHAIRMAN LEWIS: Okay. Even Zoom or call in at    10 that time, too? We can talk.</p> <p>11 MR. HIGH: Yeah, I mean --</p> <p>12 CHAIRMAN LEWIS: Okay.</p> <p>13 Yes, sir?</p> <p>14 MR. KARPOWICH: I'm Tom Karpowich, 10302 Welbeck    15 Court. Hey, I just have a comment. I want to ask about the    16 cameras on the bridge between the West Park Village -- by    17 the tennis courts. I -- 10302 is actually on the other side    18 of the bridge on the west side of the Village Greens side,    19 so I have a good view of everybody coming and going. My    20 concern is that the cameras are on and monitored because    21 there's a lot of e-bikes and e-scooters going over there and    22 I've seen -- they don't slow down, so I -- I, personally,    23 hope it doesn't happen, but it seems like there's going to    24 be a potential accident there at some point. I was    25 wondering what the status of those cameras are about being</p>
<p style="text-align: right;">Page 11</p> <p>1 CHAIRMAN LEWIS: Correct.</p> <p>2 MR. HIGH: For the 20th. I can't be here and I    3 really wanted to be here and be involved with that and    4 Robert's not here today to present anything or to -- at    5 least tee it up or something, so I didn't know if we could    6 move that agenda item to -- I -- I would love to be a part    7 of that.</p> <p>8 CHAIRMAN LEWIS: Okay. I was actually going to    9 talk a little bit -- I talked to him earlier today. By the    10 way, can you just state your name real quick?</p> <p>11 MR. HIGH: Chris High, 9804 Bayboro Bridge Drive.</p> <p>12 CHAIRMAN LEWIS: Okay. And also, Whitlie, for the    13 record, please let it be known that our attorney, Erin    14 McCormick, has joined the meeting. Good afternoon.</p> <p>15 I did -- I'll speak to that in a little bit. I did    16 briefly talk to him earlier today.</p> <p>17 MR. HIGH: Okay. I know we can catch up after the    18 last meeting --</p> <p>19 CHAIRMAN LEWIS: Sure, yeah.</p> <p>20 MR. HIGH: -- and I just kind of wanted to know    21 what he was presenting and get his feedback. So --</p> <p>22 CHAIRMAN LEWIS: Sure.</p> <p>23 Any other --</p> <p>24 MR. BARRETT: Chris, is there any way that you    25 would be available like via Zoom or the phone or --</p>	<p style="text-align: right;">Page 13</p> <p>1 monitored?</p> <p>2 CHAIRMAN LEWIS: So do you want us to update us on    3 the --</p> <p>4 MR. SYLVANOWICZ: Well --</p> <p>5 CHAIRMAN LEWIS: -- if the cameras are working    6 because I think that was in your field report. Right?</p> <p>7 MR. SYLVANOWICZ: The -- yes, the -- Spectrum was    8 there right before the holidays and then the holidays kind    9 of got in the way of everything. We also had an -- and this    10 is part of my report is that we also had major Spectrum    11 issues that tied up a lot of my time and Charlie's time    12 dealing with IP addresses needing to be redone. We had to    13 replace all the modems and our routers due to that, so I'm    14 still waiting for a proposal.</p> <p>15 I did meet with Charlie today. We are    16 contemplating putting them on poles so that they cannot be    17 touched and be like -- they'll be associated with the    18 cameras that are there now.</p> <p>19 CHAIRMAN LEWIS: Okay.</p> <p>20 MR. SYLVANOWICZ: So they are not hooked up, but    21 they are getting there.</p> <p>22 CHAIRMAN LEWIS: So what was -- what was your last    23 name?</p> <p>24 MR. KARPOWICH: Karpowich.</p> <p>25 CHAIRMAN LEWIS: Karpowich, okay. Mr. Karpowich,</p>

<p>1 so a couple things and I think there's two separate things  2 here. The cameras aren't there to monitor people's  3 activities in terms of what they're doing day-to-day.</p> <p>4 MR. KARPOWICH: Right.</p> <p>5 CHAIRMAN LEWIS: It's just to protect our asset,  6 which is the bridge from being damaged. The other thing, I  7 -- I swear, if I had a nickle for every e-bike concern we  8 had, I'd be gone and retired by now. So -- there's really  9 not much we can do. We put up a bollard there a few years  10 ago.</p> <p>11 MR. KARPOWICH: Yeah, that was -- that was for the  12 golf carts, but yeah and I think the e-bikes came around --  13 like last Christmas is when I really started seeing them, so  14 I -- I walk there quite a bit as I go back and forth and I  15 see a lot of people, especially on weekends and I've asked  16 kids to slow down and they basically speed up and just laugh  17 at me and that's kind of -- so like I said, I know it's  18 monitoring and -- but it's -- at some point, there's going  19 to be a situation, I think.</p> <p>20 CHAIRMAN LEWIS: Yeah. I don't know, I mean, we've  21 talked about that a lot here.</p> <p>22 MR. KARPOWICH: I assume you did. So --</p> <p>23 CHAIRMAN LEWIS: I'm not trying to laugh at you.  24 I'm definitely not laughing at --</p> <p>25 MR. KARPOWICH: I don't know the solution, either.</p>	<p>Page 14</p> <p>1 CHAIRMAN LEWIS: Okay. Anybody else that -- yes,  2 sir?</p> <p>3 MR. SIDDLE: 10307 Greenhedges, Jeff Siddle. I --  4 I'm coming to talk about the signs going up above the fields  5 with the cleats and the organized play. Specifically, what  6 is the board's position on these signs? Are they going to  7 continue to have them out for the long haul? Is there any  8 discussion or opportunity for us to discuss that before a  9 final decision is made or --</p> <p>10 CHAIRMAN LEWIS: So we did have a discussion about  11 that last meeting. I guess -- I'm only aware that we had up  12 one in green -- Village Greens, but it was removed by  13 someone, not the CDD and we decided to not reinstall it. Is  14 that the one you're talking about?</p> <p>15 MR. SIDDLE: No, so we live in -- I think that's in  16 West Park Village, I believe?</p> <p>17 CHAIRMAN LEWIS: Behind the Greens -- you go  18 through the Greens gate and you take an immediate left.</p> <p>19 MR. SIDDLE: Okay. That's our neighborhood and I  20 think it's still up. I don't think --</p> <p>21 MR. SYLVANOWICZ: That's still there.</p> <p>22 MR. SIDDLE: It's still up, yeah.</p> <p>23 MR. SYLVANOWICZ: That was put up and then the one  24 at New Park park was put up. So if I can just speak just  25 for a second?</p>
<p>1 That's why I -- I haven't been to one of these meetings for  2 a number of years, so I thank you for listening to my  3 concerns. That's all.</p> <p>4 CHAIRMAN LEWIS: Yeah, sure. We appreciate it. If  5 anybody's --</p> <p>6 MS. McCORMICK: And I was just going to say, I  7 mean, the CDD itself really doesn't have the ability to  8 enforce anything related to the e-bikes, so the most that we  9 could do would be to coordinate with the sheriff's office  10 and -- or with our off duty sheriff's patrol that we --</p> <p>11 MR. KARPOWICH: Well, enforcement versus someone  12 getting hit and hurt is -- I mean, there's two separate  13 things there and that's why I'm thinking if the cameras were  14 to actually -- you know, on like a Ring camera to detect --  15 captures things and keeps it for a week or two, that may be  16 helpful for some evidence down the road. That's my concern.</p> <p>17 MS. McCORMICK: And we do retain those video  18 records so in the event that we needed to share that with  19 law enforcement, the district would be able to do that.</p> <p>20 MR. KARPOWICH: Yeah, that's my point. Enforcement  21 is a whole different ball game, I get that.</p> <p>22 UNKNOWN SPEAKER: Are e-bikes not allowed on the  23 bridge or is that --</p> <p>24 MR. KARPOWICH: No motorized vehicles.</p> <p>25 UNKNOWN SPEAKER: Oh, okay.</p>	<p>Page 15</p> <p>1 CHAIRMAN LEWIS: Sure.</p> <p>2 MR. SYLVANOWICZ: This was -- this was based on  3 discussions that are probably a year old with members of the  4 board and we really kind of went back and forth with it, but  5 then there was a lot of pressure from the voting members in  6 the Greens due to complaints that they were getting from the  7 residents that are on those parks. So it wasn't a vote, but  8 it was kind of like a side-bar discussion, "Can we just put  9 up a couple of signs and see what happens," and one got  10 ripped down immediately, we discussed it, I didn't put it  11 back up.</p> <p>12 MR. SIDDLE: Sure, yeah and I don't want to engage  13 in going down that whole rabbit hole of how it happened.  14 I'm aware. My wife's on the HOA board as well and you guys,  15 I know the volunteering you do, so I guess a lot of us in  16 the neighborhood and the community like did not get a say in  17 that. We -- we use that field all the time.</p> <p>18 The last eight months, there's been two teams  19 practicing on that field and the majority of them live in  20 the Greens and the ones that don't live in Westchase and the  21 kids that have been on the field are second and third and  22 fourth grade girls. Now, I know there's some other  23 elementary age teams there, but these kids are not  24 destroying the field. I mean, we live there and I'm one of  25 the volunteer coaches. We just feel like it's not -- you</p>

<p>1 know, we're all paying to maintain that area, I don't know  2 why maybe the few voices right there did not get to get that  3 say and somebody who had no clue that was happening.  4 So I -- I don't know what the position is. I hear  5 the HOA's going to have this on their agenda in two days, to  6 hear their position on it, but we were hoping maybe there  7 would be a solution to discuss it and then have the ability,  8 possibly, to undo that. A lot of residents in our  9 community -- it's been a hot topic on Facebook pages and  10 it's caused up all kinds of stir. A lot of people, even  11 families without kids, seem to be okay with letting the kids  12 on the field. I mean, we don't have an issue with high  13 school football teams going in the gate and practicing on  14 the grass.</p> <p>15 CHAIRMAN LEWIS: So if I can just kind of -- so the  16 discussion we had last time was kind of -- it sort of  17 digressed to that point -- right -- especially behind the  18 Greens gate. To get in that gate anyway, you're going to  19 need to probably know somebody or --</p> <p>20 MR. SIDDLE: That's correct.</p> <p>21 CHAIRMAN LEWIS: -- you're going to live back  22 there, so you're not --</p> <p>23 MR. SIDDLE: Correct.</p> <p>24 CHAIRMAN LEWIS: -- you don't have a lot of people  25 from outside of the community coming in and playing in there</p>	<p>Page 18</p> <p>1 and so there has been a few people that live there on that  2 -- that area, I think, have been complaining, but I don't  3 think they own that field. I mean, it's a public space that  4 we're all paying for and maintaining.  5 So -- and there really hasn't been any issues.  6 That's the thing. If there was an incident or issue, I  7 could see someone bringing that to your attention, but for  8 the past eight months, it's been two second, third and  9 fourth grade girl teams playing flag football once a week at  10 best on a Sunday afternoon. I mean, it's been a really nice  11 place to do it and there's been some talk, "Oh, they are  12 ruining the field." They're just not. These -- these girls  13 are not wearing spikes, they are not athletic high school or  14 grade athletes. They are second and third graders. One of  15 them is here. So it's -- we're hoping there's a path  16 forward.  17 I know one of the signs are down and not back in.  18 I don't know if that can be an option, maybe, until we have  19 more discussion on the other space. It's -- it's definitely  20 causing a lot of -- a lot of drama in the Greens on  21 Facebook.  22 MR. GILLIS: I just want to -- one comment that --  23 it just reiterates this ongoing issue that we have that we  24 don't have fields and fields that are -- as David pointed  25 out, the issue with that field is -- I coached as well. I</p>
<p>1 and I think -- I can't remember if it was Reggie or Chris  2 that brought up, you know, there's a lack of green space  3 anyway for -- for people to practice, so I --</p> <p>4 MR. SIDDLE: Right.</p> <p>5 CHAIRMAN LEWIS: -- think that's why we ultimately  6 -- from what I recall, us ultimately telling David, "Don't  7 put the sign back up that says 'No cleats, no organized  8 sports,'" and -- you know, we can leave it -- let it go for  9 a bit and see how it goes and I haven't heard anything else,  10 really and then -- I guess -- I'm sorry, I don't remember  11 there being another place that we did that.</p> <p>12 MR. SYLVANOWICZ: Well, that was the hot one and I  13 -- just to be clear, I don't make the policy, I just try to  14 reflect and I also am someone that has adult children that  15 played youth sports and I was very involved in all of their  16 aspects, so I -- I hear what you're saying about that. I'm  17 just in a position of people are saying this, people are  18 wanting this, what's the intent of the field.</p> <p>19 MR. SIDDLE: Right.</p> <p>20 MR. SYLVANOWICZ: Your dues don't pay to have the  21 resodding all the time. If the board decides that they want  22 to have me treat it like a sports field, then I'll do that.</p> <p>23 MR. SIDDLE: Yeah, and I don't want to point the  24 finger at you or anybody, I just -- I just think there  25 wasn't enough discussion about this and it just popped up</p>	<p>Page 19</p> <p>1 practiced on that field, flag football, boys, a little bit  2 older. We don't have space and we don't have a plan to fix  3 it and so we need to look at what -- how we go about this in  4 longer term. We need to look at maintenance costs because  5 what we pay and spend at Glencliff, resodding it over and  6 over again -- lately, I've been in some of the other -- some  7 of the newer neighborhoods and almost every single one of  8 them has put a turf field somewhere. It's a big expense  9 once, but it's there. Like --</p> <p>10 MR. SIDDLE: That would be nice, yeah.</p> <p>11 MR. GILLIS: -- Waterside or West Lake, the whole  12 community has this large sports field that's turf that they  13 put in and that's where all those teams practice and I -- I  14 raised that issue earlier about we have the one that's near  15 the Shires -- I got those two confused -- but there's  16 another area that's pretty substantial that the CDD owns  17 that in the past, we've looked at ways to potentially go  18 back there -- Doug took me back there and talked about one  19 of the issues, though, was access and there's access both  20 ways, so it's something that we really need to keep  21 revisiting or look at in a more constructive way long term.</p> <p>22 MR. SIDDLE: So what recourse would we have at this  23 point? Like what's the next steps that we could take? Do  24 we need a petition, do we need people to say stuff because I  25 don't think the community was properly -- when the -- when</p>

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<p>1 the two folks came to you, I don't think they had a good 2 representation of the situation.</p> <p>3 MR. SYLVANOWICZ: Well, I'm not going by residents, 4 I'm going by voting members. So they have -- they have a 5 say because they -- they've got the finger on the pulse, 6 too. It's -- it's whatever they tell me to do and this has 7 come from multiple discussions.</p> <p>8 You got to understand, we kind of circle back and 9 then we circle back and then it becomes a hot topic again 10 and I think there was a suggestion in this room to put the 11 -- to word the sign that way because it's not kids playing 12 on the sports -- or playing on the field, it's not open 13 space usage. It was the representation to me and this board 14 that teams are showing up on the regular and ripping it up 15 with cleats.</p> <p>16 MR. SIDDELE: Yeah, that's --</p> <p>17 MR. SYLVANOWICZ: So it's -- you know, on Facebook, 18 it was, you know, the CDD doesn't want kids to play outside 19 and that's not true. It's just -- it was trying to balance, 20 which is where I'm kind of in between the board, in between 21 the HOA, in between the residents and, you know, just trying 22 to do the right thing and that's what I had talked about 23 with respect to that.</p> <p>24 MR. SIDDELE: And I think that's going to get 25 brought in two days on the HOA side because the HOA board</p>	<p>Page 22</p> <p>1 then we have a resident come in and say something quite 2 different. So I think it would be really helpful, before we 3 take any other action, is -- you know, have you talked to 4 your voting member about actually holding the community and 5 seeing where they -- if that would be graded, either he or 6 she would be willing to do that and bring that information 7 to us and that way, we can actually have the park that's in 8 your community be used like the people in the community want 9 to use it.</p> <p>10 MR. SIDDELE: Right, and that's been happening for 11 the past weeks on our Greens Facebook community page, it's 12 been a hot topic and it's caused a lot of drama. A lot of 13 comments have been deleted, so it's -- it's been something 14 that, I don't think, should've ever came about. It just -- 15 they're small kids, it's not the Alonzo football team.</p> <p>16 MR. WIMSATT: Well, I was going to say, it's also 17 potentially we can just have a revised policy of just no 18 cleats. You know, if that's what we're so worried is 19 tearing up the field, these kids -- you know, you're saying 20 they're not using cleats. Most of the teams wouldn't be 21 able to use it --</p> <p>22 MR. SIDDELE: Well, and here --</p> <p>23 MR. WIMSATT: -- if we just made the policy of no 24 cleats.</p> <p>25 MR. SYLVANOWICZ: Yeah.</p>	<p>Page 24</p>
<p>1 did not put that position out there on these fields and so I 2 think that's -- that's not for you guys, but -- and the 3 thing is the grass can -- I grew up in this community. My 4 parents bought in Radcliff. I played Alonzo football. 5 Every weekend, we, as a group, were out in the fields 6 everywhere and just playing football in general. Right? 7 All of us meeting up and playing, without cleats, just 8 running. The signs don't stop that. Right? Anyone can go 9 do that and you're not breaking the rules, but the young 10 kids who were out there with the girls, they can't go there 11 because it's considered organized with the volunteer coach.</p> <p>12 MR. SYLVANOWICZ: Mm-hmm.</p> <p>13 MR. SIDDELE: So it's not like the sign is actually 14 going to necessarily stop potentially what's happening and I 15 don't think these kids are ruining the grass at all. I 16 mean, we're talking about a couple of practices a week that 17 took place in the past eight months of second and third and 18 fourth grade girls. They are not destroying that grass.</p> <p>19 CHAIRMAN LEWIS: So do we want to kind of take a 20 policy here and just say --</p> <p>21 MR. BARRETT: Well, I think that -- you said the 22 HOA is going to talk about this? I think that the -- the 23 thing that's weird for us or me -- let me just speak for 24 me -- is that we had this elected member from like the 25 village that this land is in and he's saying one thing and</p>	<p>Page 23</p> <p>1 CHAIRMAN LEWIS: Yeah, possibly.</p> <p>2 MR. SIDDELE: Well, one of the other -- sorry, one 3 of the our team is following the rules. When the sign went 4 up, we left, but there's probably still other teams still 5 there after we -- there's two other teams still going with 6 the young kids, so it's like --</p> <p>7 UNKNOWN SPEAKER: I think there's a counterpoint to 8 that. It's not so much -- I don't think it's the kids, I 9 really don't, I think that's great, but there's also being 10 able to -- in a small space, being able to go back walk and 11 play frisbee with their families and stuff like that. I 12 think, ultimately, we have a lot of organized teams and if 13 anybody can do it, then, you know, it becomes who's really 14 using it as organized teams or not. I think that's the 15 counterpoint. I don't know, it's -- it's not easy.</p> <p>16 MR. WIMSATT: I would like to know what the 17 residents actually think.</p> <p>18 CHAIRMAN LEWIS: Yeah, I --</p> <p>19 MR. SIDDELE: I just don't think there's been a 20 problem, though. If there were dozens of teams showing up, 21 I get it, I -- I would agree with you, but that just hasn't 22 been the case. There's been very few teams on the field.</p> <p>23 UNKNOWN SPEAKER: May I?</p> <p>24 CHAIRMAN LEWIS: Sure, go ahead.</p> <p>25 UNKNOWN SPEAKER: My son plays as well. At most,</p>	<p>Page 25</p>

<p style="text-align: right;">Page 26</p> <p>1 two teams, almost all Greens' kids and it might just turn    2 into like beautiful Sunday pick-up match with like moms in    3 the gazebo chatting. Maybe a couple of kids show up in    4 cleats and get, you know, told about it, but almost all    5 sneakers and that can be communicated. I mean, I don't    6 think it's our job to tell kids what shoes to wear. However    7 --</p> <p>8 CHAIRMAN LEWIS: Do you live in that neighborhood,    9 in the Greens?</p> <p>10 UNKNOWN SPEAKER: I do, yeah and my daughter plays.</p> <p>11 CHAIRMAN LEWIS: What position do you play?</p> <p>12 UNKNOWN SPEAKER: Mostly --</p> <p>13 CHAIRMAN LEWIS: Offense or defense?</p> <p>14 UNKNOWN SPEAKER: -- snapper.</p> <p>15 CHAIRMAN LEWIS: Oh, okay.</p> <p>16 UNKNOWN SPEAKER: And as you can tell, it's not an    17 elite sport, it's volunteer based and you guys know that    18 it's under-the-lights flag, it's just practice. We practice    19 at Raddice, but busy park. It's a beautiful community thing    20 actually, so the signs have kind of been a bummer and if two    21 people decided on the signs, you've got two here asking for    22 them to be removed.</p> <p>23 MR. GILLIS: I think the thing about the cleats is    24 -- and we went down this path, too -- Glencliff is the same    25 way and so, you know, if you say no cleats in a field, if</p>	<p style="text-align: right;">Page 28</p> <p>1 CHAIRMAN LEWIS: Oh, he's not? Okay.    2 MR. SYLVANOWICZ: John Heller is, who I'm familiar    3 with.</p> <p>4 CHAIRMAN LEWIS: Okay. Yeah, so either way, I    5 think, you know, having those two guys have their -- you    6 know, their positions that they are -- let's -- let's see    7 how that goes and we'll have a discussion after that.</p> <p>8 MR. SYLVANOWICZ: Sure, perfect. As -- Matt, as a    9 counterpoint to that, I did have Red Tree give me a number.    10 So to go back on that field that we're talking about, due to    11 previous vendor, it got distressed. So Red Tree came in,    12 they tried to get rid of the weeds and so then when you kill    13 the weeds and you don't have any grass left, then you have    14 brown spots. So they replaced, by warranty, Bermuda grass    15 because that field used to be nothing but St. Augustine, St.    16 Augustine can't take the traffic, so they put in -- he put    17 in Bermuda for like 70 percent or 60 percent of it, so then    18 when -- so that basically means that that grass gets mixed    19 because it gets mowed at the same time, so the -- it just    20 interweaves with it. You don't resod with anything mixed,    21 so you have to pick one, so we picked Bermuda since that's    22 more resilient to the usage, but they didn't do all of it.    23 They did what they needed to on warranty, so now we have a    24 mix -- because as a counterpoint to that is I'm also hearing    25 about how bad it looks, so I got a number to -- it's a</p>
<p style="text-align: right;">Page 27</p> <p>1 they are using it as a field, we're being a little    2 inconsistent with that.</p> <p>3 CHAIRMAN LEWIS: Yeah, and I -- I know what your    4 intent was there. I think it's just one of those things --    5 kind what Reggie is saying, I think it's really hard to    6 enforce.</p> <p>7 MR. SIDDLE: And Reggie, you coached --</p> <p>8 MR. WIMSATT: Anything is hard to enforce, anything    9 you try to enforce, it's -- anything that can be enforced --    10 if we're going to put anything up there --</p> <p>11 MR. SIDDLE: Glencliff Park has a lot of people    12 coming in and playing that don't live here. They are grown    13 adults playing with cleats and soccer and everything else.    14 I don't know how often you guys replace that sod, but we're    15 talking about two practices a week in the past eight months    16 at best. These girls are not causing the sod to go bad,    17 they're just not. I mean --</p> <p>18 CHAIRMAN LEWIS: Well, I think -- let's do this: I    19 think Chris brings up a good point. Let's see how the    20 meeting goes with the HOA and then if -- you know, too,    21 having Steven Splaine and -- is it Bradley Lennon?</p> <p>22 MS. COOK: Lloyd.</p> <p>23 CHAIRMAN LEWIS: Lloyd, Bradley Lloyd is the voting    24 member --</p> <p>25 MR. SYLVANOWICZ: He is not anymore.</p>	<p style="text-align: right;">Page 29</p> <p>1 reasonable number and I have a negotiated price with Red    2 Tree to kind of fill in with Bermuda to kind of bring that    3 field back to life and make it look better. We can talk    4 about that after the fact or whatnot and how you want to    5 guide me on that.</p> <p>6 CHAIRMAN LEWIS: Okay.</p> <p>7 MR. SYLVANOWICZ: It's not -- it's not an unusual    8 amount of money, it's within my budget, but since this is a    9 topic, we -- we can talk about it.</p> <p>10 CHAIRMAN LEWIS: All right. Sounds good, thank    11 you.</p> <p>12 All right. Anybody else have any other comments,    13 questions?</p> <p>14 (No response.)</p> <p>15 CHAIRMAN LEWIS: All right.</p> <p>16 Seeing none, motion to approve the consent agenda    17 or I'll move to approve the consent agenda.</p> <p>18 Do we have a second?</p> <p>19 MR. WIMSATT: I'll second it.</p> <p>20 CHAIRMAN LEWIS: All right. Seconded by Jim.    21 Any comments or questions?</p> <p>22 (No response.)</p> <p>23 CHAIRMAN LEWIS: All right. Seeing none, all in    24 favor?</p> <p>25 (All board members signify in the affirmative.)</p>

<p style="text-align: right;">Page 30</p> <p>1 CHAIRMAN LEWIS: All right. Carries five to zero. 2 (Motion passes.) 3 CHAIRMAN LEWIS: Okay. 4 Staff reports. David, we'll go back to you for 5 field manager. 6 MR. SYLVANOWICZ: I think I might have touched on 7 this already. So -- maybe since Robert's not here, maybe 8 this is -- and you know some of this information, he had 9 tasked me dealing with yet another possibility of dealing 10 with the puddling behind the berm and that was to put in the 11 pump in -- like a sump pump kind of situation, so it was how 12 to get electrical there. So we have -- let me pull up the 13 map and show you real quick. So if we have the berm over 14 here behind these houses -- so that's where the puddling was 15 happening before and now is, you know, continuing to happen. 16 We have power in this field that -- this is what Reggie was 17 talking about. That's open space that's fairly 18 unaccessible, but we have power over here and we have power 19 at this southeast corner for a past nano bubbler aerator 20 system that really did not work. It was old technology. 21 So we would need to get power all the way here and 22 all the way up, which is about 2,200 feet and it would need 23 to be gauged so large for the voltage drop to basically get 24 20 amp out here. 25 So I know you talked to Robert, Matt, he -- he</p>	<p style="text-align: right;">Page 32</p> <p>1 CHAIRMAN LEWIS: -- if you've got some questions -- 2 MS. WILCOX: I was just clarifying. 3 CHAIRMAN LEWIS: -- I'll be glad to -- I've got 4 some stuff I'm going to add to this as well, if you don't 5 mind. 6 So what I talked to Robert about -- and this -- 7 Chris, this kind of goes to what, I think, you were asking 8 about earlier. So when I talked to Robert earlier about 9 it -- and this is after the last meeting is I -- he came up 10 with the idea of -- I know we've talked about going north 11 into the pond behind Davidson Middle School and we've talked 12 about going south to the CDD easement on the southwest 13 corner of that pond, but then Robert came up with the idea 14 of using just yard drains in that area and then running 15 essentially a six-inch pipe between two houses that would -- 16 that would require no permitting or anything with the Water 17 Management District and then he -- what he told me today is 18 he's looked at the elevations and there would be almost a 19 foot of fall between that area back to the curb line. The 20 hurdle there that we would need to get through is talking to 21 two homeowners to get an easement through there, Erin, for 22 that, for maintaining it. 23 MS. McCORMICK: Is this the same homeowners that we 24 had -- 25 CHAIRMAN LEWIS: No, he went -- so from th</p>
<p style="text-align: right;">Page 31</p> <p>1 wanted kind of a number and I think when I talked to Kirk, 2 since he was sick, it was about \$23,000 to trench, direct 3 burial of wire from that location to that aspect to be able 4 to connect to a 20-amp pump, which is the middle of the road 5 for doing that, which would then discharge the water 6 puddling into pond 125. 7 CHAIRMAN LEWIS: Okay. So -- 8 MR. SYLVANOWICZ: That was kind of like the next 9 thought. 10 MS. WILCOX: Wait a minute, excuse me, into pond 11 125 or -- so put it back into the pond? 12 MR. SYLVANOWICZ: Yes. 13 MS. WILCOX: From the house side over the berm, 14 under the berm -- 15 MR. SYLVANOWICZ: Well, to be clear, you know, the 16 rainwater is one, the flooding water -- 17 MS. WILCOX: Right. 18 MR. SYLVANOWICZ: -- is another. They exist in the 19 same place, but they are separate -- 20 MS. WILCOX: Because I thought we were talking 21 about moving that -- that from -- the water -- 22 CHAIRMAN LEWIS: Okay. Ms. Wilcox, let me just 23 stop you. Just -- just let us talk about some issues here 24 and then -- 25 MS. WILCOX: Okay.</p>	<p style="text-align: right;">Page 33</p> <p>1 gentleman -- and I know I'm probably going all over the 2 place here, but David, if you could -- can you zoom in from 3 where that inlet was going to be? I can't remember where it 4 was. There was a -- I think this might be it here. There's 5 a curb inlet there that originally, Robert was going to tie 6 into when we had the original design of a concrete pipe to 7 come between two houses. 8 He's gone, what he told me, was two property lines 9 up and down because as you go away from this inlet, the 10 elevations rise at the curb, so it's not -- you're not 11 getting the fall from back to front, so you need to kind of 12 stay close to this curb inlet. So two -- two property lines 13 going north and south of that, he said, would be what we 14 would need to do. 15 I don't know if this with what he's -- with what 16 you're talking about would be needed if we were able to do 17 that. So if we're able to do that, we wouldn't need to do 18 the pump for -- to pump the water away from the back of the 19 berm. It's maybe either or. He's -- he gave me a number 20 that Kirk had put together and we didn't have it included 21 together and he feels bad because I know he's sick, but he 22 was going to try and catch up with me later this week to 23 talk about this and show me what it was; but his estimate -- 24 and he thinks it's high, but he -- Kirk had come up with an 25 estimate of like 30 to 40,000 for that, but it -- it did</p>

<p>1 seem kind of high for a six inch kind of a yard drain kind 2 of a pipe. 3 But he wants to kind of finetune that before we go 4 anywhere, but he thinks that might be the simplest answer 5 rather than trying to go through your backyard versus to the 6 south and using concrete pipe versus just literally a six 7 inch yard drain type pipe. If you've got enough fall, it 8 should be able to get there is what Robert said. 9 MR. SYLVANOWICZ: This comes from him being out 10 there with me and Kirk a few weeks ago and -- to look at 11 that possibility and at the southwest corner, he saw a plug 12 with a -- you know, 240 twist lock plug in and he was like, 13 "We might have it all right here, we might have power that 14 we just go up that way," so when I -- he wanted me to 15 explore that because it was weighing other -- like maybe we 16 don't have to go into between the buildings, maybe we can 17 just discharge the rainwater back to the pond. It's not a 18 700 -- that's a 700-foot shot from that corner there -- 19 CHAIRMAN LEWIS: Right. 20 MR. SYLVANOWICZ: -- and when you get electricians 21 involved, they're like, "No, we can't go from here." It's 22 not like we're adding a plug in a bedroom, it's too much of 23 a voltage shock, so they would have to start over and so 24 that was the information he wanted from me. 25 CHAIRMAN LEWIS: Okay. I appreciate you doing that</p>	<p>Page 34</p> <p>1 can reach out to you and talk to you, if you'd like. So -- 2 Okay. Go ahead, yes? 3 MR. HIGH: I just wanted -- I mean, I'd like to see 4 if he talked about or if he has any alternatives he can 5 throw out there. I mean, that's -- for me, I think that 6 would help out. 7 CHAIRMAN LEWIS: Okay. He -- 8 MR. HIGH: I think -- I want to say he had one more 9 idea that you can pick up pretty easily. I mean, the 10 wetland is right there. Instead of running all the way to 11 the pond, maybe you can get the drain just to the wetland 12 and -- the map isn't on there, but the wetland that is 13 behind and up -- like right there, can he get enough drop 14 just to drain to the wetland? Is there enough elevation 15 there instead of running all the way to the pond? 16 CHAIRMAN LEWIS: Well, that would do away with the 17 easement that we would need. 18 MR. HIGH: Yeah, I mean and it's a wetland. 19 CHAIRMAN LEWIS: Yeah, I -- I'll ask. 20 MR. HIGH: Yes, please ask. 21 CHAIRMAN LEWIS: He's got a lot of survey 22 information back there. So -- 23 MR. HIGH: Yeah. I mean, that's why I was hoping 24 like we could -- I could see it look from where I looked at 25 it last time, but just -- after we spoke last time, I was</p>
<p>1 and I think it's good information. I'm not saying it's off 2 the table at this point. I -- I would like to go through 3 this with Robert later this week and see if his -- I'll just 4 call it the six-inch pipe yard drain idea. Got a lot of 5 ideas running around here, but see if that can potentially 6 work with what he's got and where he wants to go and with -- 7 when I get that, Erin, I -- and David, I think we can go 8 maybe approach the exact homeowners. 9 MS. McCORMICK: Yeah, I think it would be good to 10 have, you know, some kind of plans or drawings so we can 11 show them and have Robert explain it in a little bit more 12 detail, but I think that sounds like a good idea, to 13 approach those homeowners sooner rather than later and see 14 what -- 15 CHAIRMAN LEWIS: Yeah, I mean, because I told him, 16 too, obviously -- and I think Chris and I had this 17 conversation after the meeting, you know, we want -- I think 18 we still have time before, you know, the rainy season, but 19 we want to -- this is a priority for us. I know we talked 20 about it at the last meeting. 21 Let me get that information. I think he wants to 22 finetune the cost estimate that he had mentioned to me and 23 then we can -- he's going to do that by the workshop. 24 That's, essentially, what he was trying to get back to us. 25 So as soon as I have that conversation with him this week, I</p>	<p>Page 35</p> <p>1 like that might be, you know, the path of least resistance, 2 just drain it to there. You might not need a drain pipe or 3 anything, maybe just slope it. I don't know if -- but if 4 you could, just have him just double check and see if he 5 could run it there. 6 CHAIRMAN LEWIS: Okay. I will ask. 7 Ms. Wilcox, I'm going to go back to you because I 8 -- 9 MS. WILCOX: That was the clarification. 10 CHAIRMAN LEWIS: -- I asked you to hold off, so I 11 just wanted to make sure if we answered all of your 12 questions? 13 MS. WILCOX: You did, thank you. 14 CHAIRMAN LEWIS: Okay. 15 David, thank you. What else do you have or did you 16 have anymore on that? 17 MR. SYLVANOWICZ: No, that was just -- that was 18 kind of an exploratory thing for Robert and Kirk to see if a 19 different option existed. 20 CHAIRMAN LEWIS: Okay. 21 MR. SYLVANOWICZ: COI, so I have a healthy list of 22 ponds and sumps that we'll be needing to address in the dry 23 season to get them recertified and I just wanted to ask what 24 is the status of pond 120? That is the one that we need to 25 -- between two houses. I know Erin is involved in that and</p>

<p style="text-align: right;">Page 38</p> <p>1 I know we have a -- a reasonable A &amp; B Aquatics' price for 2 that dredging, so -- just trying to keep it on the radar and 3 I know there's a lot of moving parts. So --</p> <p>4 CHAIRMAN LEWIS: So Erin and I -- excuse me -- Erin 5 and I had a Teams call with the WCA president and as well as 6 their attorney last week and then there was a -- another WCA 7 member as well. I think it was a good meeting. Erin 8 drafted a letter. They are -- we are going to have a joint 9 letter from the HOA as well our board to those two 10 homeowners about that pond and I actually just read a draft 11 earlier this afternoon.</p> <p>12 MS. McCORMICK: Yeah, and I did get an e-mail back 13 from the attorney for the WCA, so she said that she is going 14 to review the letter and she's also going to have her board 15 review it and I don't know, you know, when the next meeting 16 is of --</p> <p>17 MS. WILCOX: Tomorrow.</p> <p>18 MS. McCORMICK: Tomorrow night, so --</p> <p>19 UNKNOWN SPEAKER: No, Thursday.</p> <p>20 MS. McCORMICK: So that's good. I mean, hopefully, 21 we'll get some feedback and get this finalized and send it, 22 but as it's drafted right now and as we had discussed it at 23 the Teams meeting what -- you know, we're going to send them 24 a copy of the report that Robert did, we're going to send 25 them copies of the survey that was one that show the</p>	<p style="text-align: right;">Page 40</p> <p>1 MS. McCORMICK: So I don't have my notes with me 2 about that. I mean, I believe what Kathleen Reynolds had 3 said is they had issued a notice of violation or a warning 4 letter to the residents -- I'm not sure if it's one or both 5 of them -- back in 2023. So that was done and as far as, 6 you know, authorizing any improvements within there, I think 7 there was a -- there was some information that was presented 8 to the board requesting authorization to do some 9 improvements, not the seawalls themselves, but earlier and 10 the WCA had, you know, maybe initially approved that and 11 then rescinded that approval, so I don't think there's 12 any --</p> <p>13 MR. BARRETT: Any record of them approving any of 14 it?</p> <p>15 MS. McCORMICK: Right, any record of them approving 16 it.</p> <p>17 MR. BARRETT: All right. Thank you.</p> <p>18 CHAIRMAN LEWIS: Okay. So -- well, Erin we'll get 19 to you and your report soon. Does that kind of help answer 20 your question on pond 120?</p> <p>21 MR. SYLVANOWICZ: It does. I look at it more just 22 -- I want -- as the CDD is the operator and maintainer of 23 it, I just want to get the stuff out of there. I want the 24 vendor to set up and just get it so that when it starts 25 raining, we're not having those problems and everything else</p>
<p style="text-align: right;">Page 39</p> <p>1 different structures that are both within the drainage 2 easement and within the neighboring wetland conservation 3 area that the CDD owns and it explains that, you know, in 4 order for us to clean out that pond and the debris that's in 5 there to do the dredging, it's going to -- I think Robert 6 and -- he's not here, so I don't want to put words in his 7 mouth, but from what I understood he was saying he is very 8 concerned about doing that because, you know, it -- it may 9 affect those seawalls that have been constructed and those 10 structures and that could create a bigger issue.</p> <p>11 So we're going to propose a meeting with these -- 12 with the residence for these two lots to occur before the 13 next CDD meeting, which is February 3rd. If they want to 14 bring their own engineer, they can, but, you know, the idea 15 would be to have Robert as well as myself and the WCA 16 attorney attend as well and if we want to have a 17 representative from the CDD board, we can do that as well 18 and, you know, see if we can come up with a comprehensive 19 approach for that; how to deal with this and also get an 20 idea of how the residents are going to, hopefully, cooperate 21 with the district about what we need to do.</p> <p>22 MR. BARRETT: Would you prefer I ask a question on 23 the record in the case this becomes a legal issue or not? I 24 have a question about what the WCA did historically with 25 these homeowners and the work there.</p>	<p style="text-align: right;">Page 41</p> <p>1 that comes around with that. I know that's the -- the 2 sticky part of this whole issue, so I just want -- I just 3 want to keep the ball rolling.</p> <p>4 CHAIRMAN LEWIS: We're not quite there yet. So --</p> <p>5 MR. SYLVANOWICZ: I know.</p> <p>6 CHAIRMAN LEWIS: Keep it in your list. I think you 7 mentioned your Spectrum upgrades.</p> <p>8 MR. SYLVANOWICZ: I did.</p> <p>9 CHAIRMAN LEWIS: I didn't know if you had more to 10 talk about or --</p> <p>11 MR. SYLVANOWICZ: Yeah, I don't need to. That was 12 more of an update. Unfortunately, we had an incident at 13 Glennciff Park where on the weekend of -- after Christmas, 14 late -- like early Sunday morning, late Saturday -- this 15 goes to the e-bike discussion -- we can see on the 16 surveillance that two kids show up, light a trash can on 17 fire that's right at the pavilion, which happens to be brick 18 thankfully. No one reported it, it went itself out, so they 19 thought better of it and did it again with five kids. 20 Correct me, Sherida, if I'm not telling the story right. 21 That one got everybody's attention. That caused soot damage 22 and, you know, everything can be repaired with power washing 23 and -- and paint and replacing the liners of the plastic 24 with the rubber barrels, but it just seems like -- yeah, 25 it's a problem.</p>

<p>1 CHAIRMAN LEWIS: And we don't know who it is or --    2 from the cameras that we have or --    3 MR. SYLVANOWICZ: Sherida did the whole process of    4 trying to report it and then when it came back, they    5 basically said, "Oh, no, you got to talk to a detective and    6 start over because it's arson."    7 MS. COOK: And just so you know, I haven't done    8 that yet. I've got all the footage and everything of the    9 timeline still. You can -- there's parts of -- like    10 clothing, backpacks, stuff like that that you can make out,    11 but unfortunately, the majority of them are wearing helmets.    12 A couple of them knew very well that they were being    13 recorded and intentionally flashed lights at the camera,    14 which then like whites it out so you can't see anything, so    15 I don't know how much -- actually, I'll give them a call    16 tomorrow and talk to the nonemergency line and see what they    17 need, what they require, if it's even -- I don't want to say    18 if it's worth reporting, but -- you know what I mean, other    19 than like there's a record of it that it happened.    20 MR. SYLVANOWICZ: Right, we're just trying to    21 create an official record.    22 MR. BARRETT: Now, if that ends up being a popular    23 target for them, consider a game camera --    24 MR. SYLVANOWICZ: Mm-hmm.    25 MR. BARRETT: -- that's just tucked somewhere where</p>	<p>Page 42</p> <p>1 CHAIRMAN LEWIS: So -- so are you getting -- just    2 so I'm clear, are you getting the phone calls from residents    3 that were having parties that had a reservation about the    4 power being off or did I misunderstand that?    5 MR. SYLVANOWICZ: Correct. Well, I had one and I    6 know Karen had one, so we kind of worked through it, but    7 when people rent the pavilion, they are just renting the    8 structure.    9 CHAIRMAN LEWIS: Right. Yeah, I mean, I don't know    10 if there's a need to -- I don't know, is there a need to    11 have power? Can you do that? I guess I was just thinking    12 turn it on for the people who have the reservation, but    13 they're -- I don't know.    14 MR. SYLVANOWICZ: We have had the complaints of    15 loud music, even from permitted situations, so maybe that    16 takes care of some of those issues within the Baybridge,    17 Millport -- which a few houses back up to it, but it's -- we    18 want to be accommodating, but to -- again, I guess this is    19 the world we live in.    20 CHAIRMAN LEWIS: Karen, did you have a --    21 MS. RING: Yeah, I was just going to say, the one    22 call I got, I actually walked down to the park to talk to    23 them because I live right there. It was the mom's group and    24 they were having a New Years Eve party and they a whole --    25 they had a DJ that they hired and they didn't know, but they</p>
<p>Page 43</p> <p>1 they don't know where it is to see if you can get a better    2 angle or view.    3 MS. COOK: Mm-hmm.    4 MR. SYLVANOWICZ: Okay. To kind of dovetail that    5 into some of the usage there, we were observing the e-bikes    6 getting charged at the pavilion, using the plugs and then we    7 were also noticing that we were getting kind of transient    8 e-bike users coming from elsewhere to do the same and then    9 since we had -- we also had an incident where Sherida works    10 through all the park reservations and now, we're not    11 allowing the bounce houses anymore for the liability. So    12 now, we're having people still set them up and not even get    13 the permit and then that discombobulates the people who do    14 have the permits and becomes a conflict. So I -- I cut the    15 power from the breakers so that we don't have plugs anymore    16 to power that.    17 It is causing a few phone calls and issues, so if    18 you want to tell me to do something different, I will do    19 whatever you'd like, but just to see -- you know, to see a    20 person with all his belongings and an e-bike sitting there    21 charging it and then to see teenagers there later -- I'm not    22 saying they are the same kids, but you -- you make the    23 connection that kids are charging their e-bikes and then    24 later ripping up the field or returning to do other things    25 or causing problems elsewhere.</p>	<p>Page 45</p> <p>1 ended up finding an outlet that worked. But I -- I just    2 think -- it just needs to be made very clear: There is no    3 electricity and they are not going to have it.    4 MR. SYLVANOWICZ: Unfortunately, we have all these    5 discussions and I know the plug she's referring to, but --    6 you know, it's like you go, well, no amplified music on our    7 permits, but then the mom's group just shows up and has a    8 DJ.    9 MS COOK: And it does say that you're not to have    10 loud music.    11 MR. SYLVANOWICZ: We're not the behavior police.    12 There's only like so much we can do.    13 MS. RING: Can we strike that from the record? I    14 just outed the mom's group.    15 MR. WIMSATT: Yeah, wow, how powerful.    16 MR. SYLVANOWICZ: And then another concern is that    17 if we say on the permits, "No bounce houses, no power," you    18 know, there's nothing there, then we're going to be getting    19 the -- the calls that there's a bounce house there and I'm    20 listening to a generator running. So I -- I don't know.    21 CHAIRMAN LEWIS: Did you have a comment?    22 MS. McCORMICK: I was just going to say maybe we do    23 need to put on the permit that it does not include power to    24 the pavilion, but that -- (indiscernible.)    25 MR. SYLVANOWICZ: Right, that's the concern and</p>

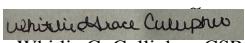
<p>1 these bounce house companies know because they are not  2 getting calls anymore, but this one showed up and like I  3 said, it kind of had like a -- they showed up and parked  4 themselves at one place and got there early and then the  5 people with the permits were like, "Well, I'll just go to  6 the open permit, how come they can have a bounce house,"  7 e-mails, phone calls Monday morning. I know, it's not easy.  8 I'm not looking for an answer, I'm just kind of --</p> <p>9 CHAIRMAN LEWIS: That's just the way my brain works  10 is I got to come up with a solution and I'm not thinking of  11 anything.</p> <p>12 MR. SYLVANOWICZ: I'm not looking for it right now.</p> <p>13 CHAIRMAN LEWIS: All right. Well, maybe we table  14 that and have a workshop discussion about it or something.  15 I don't know, let's all think about it.</p> <p>16 MR. SYLVANOWICZ: I'm good.</p> <p>17 CHAIRMAN LEWIS: Okay.</p> <p>18 MR. SYLVANOWICZ: I know we have a lot on the other  19 end.</p> <p>20 CHAIRMAN LEWIS: Thank you very much.</p> <p>21 MR. BARRETT: Can we hire a team of the e-scooters  22 and e-bikes?</p> <p>23 MS. COOK: Put the e-bikes to good use for a  24 change.</p> <p>25 CHAIRMAN LEWIS: All right. Let's see -- okay.</p>	<p>Page 46</p> <p>1 CHAIRMAN LEWIS: No, that's okay. I mean, if  2 that's what you've -- if you've seen it and looked at it.</p> <p>3 MR. VEGA: Yeah.</p> <p>4 CHAIRMAN LEWIS: But I don't know, unless anybody  5 else wants to see it.</p> <p>6 MR. SYLVANOWICZ: Oh, it's right there, if you're  7 looking for prices of --</p> <p>8 CHAIRMAN LEWIS: No, no, no, his --</p> <p>9 MR. VEGA: I was just saying the original pricing.</p> <p>10 MR. SYLVANOWICZ: Oh, I'm sorry.</p> <p>11 CHAIRMAN LEWIS: I'll make a motion to approve the  12 new proposed rates for January 26th through September 30th,  13 2026.</p> <p>14 MR. GILLIS: I'll second.</p> <p>15 CHAIRMAN LEWIS: Seconded by Reggie.</p> <p>16 All right. Any discussion?</p> <p>17 (No response.)</p> <p>18 CHAIRMAN LEWIS: All right.</p> <p>19 All in favor?</p> <p>20 (All board members signify in the affirmative.)</p> <p>21 CHAIRMAN LEWIS: Carries five to zero.</p> <p>22 (Motion passes.)</p> <p>23 MR. VEGA: And with that discussion, with that  24 motion, Erin, we can just -- since we have a motion, can we  just attach that to the current contract?</p>
<p>1 District engineer is not here, as I said before.</p> <p>2 MR. VEGA: Do you want me to cover the one item?</p> <p>3 CHAIRMAN LEWIS: Yeah, if you -- if you don't mind,  4 that would be great.</p> <p>5 MR. VEGA: So just for the record, you guys engaged  6 BDI in January of 2023. Since then, they have not had a  7 price increase and this is a minor price increase max on  8 some of the items at three percent. So that's what they  9 were putting forward this year for -- starting January 2026,  10 so this is their price increases.</p> <p>11 CHAIRMAN LEWIS: Okay. I -- when I talked to  12 Robert earlier today, I did not even realize this was in the  13 agenda package at the time, so I didn't really talk about it  14 with him, but you said that it's a three percent over last  15 year?</p> <p>16 MR. VEGA: They haven't had an increase since 2023  17 when you signed with them, so there -- you know, 2023, 2024,  18 2025, three years of fixed pricing. It's only three  19 percent. It's like on the field manager -- like principal  20 is still the same, park manager's still the same. It's --  21 it's less than -- and I apologize for not having the  22 original pricing on there to do a side by side, but I can  23 e-mail the original price to everyone so they can -- I can  24 send that out right now or I can send it to David and we can  25 put it up.</p>	<p>Page 47</p> <p>1 MS. McCORMICK: Yes, yes.</p> <p>2 MR. VEGA: Is there anything else that needs to be  3 done or --</p> <p>4 MS. McCORMICK: No, I don't think so.</p> <p>5 MR. VEGA: All right.</p> <p>6 CHAIRMAN LEWIS: Thank you, Mark.</p> <p>7 Okay. Erin, district counsel.</p> <p>8 MS. McCORMICK: So now we've got a number of items,  9 a number of resolutions and an agreement that deal with the  10 transition of the district manager and I've worked with  11 Heather on these and so just want to -- I guess just start  12 going through these. They would all be effective January  13 23rd.</p> <p>14 The first one that's in front of you is Resolution  15 2026-02 and the reason it's January 23rd is that's when the  16 transition occurs to the new district manager. So this  17 first resolution appoints officers for the district  18 effective January 23rd. The Chair and vice chair would  19 remain the same; the secretary of the district would be  20 Heather Dilley; the treasurer is Carrie Robertson, who is  21 with Kai; Sonya Valentine -- am I saying that right?</p> <p>22 MS. DILLEY: Yes, yes.</p> <p>23 MS. McCORMICK: Okay. Is the assistant treasurer  24 and then the other remaining three board members would be  assistant secretaries. It says assistant treasurer for</p>

<p>1     Reggie Gillis and that should be assistant secretary, so 2     I'll make that change.</p> <p>3         CHAIRMAN LEWIS: Okay. So we need action on -- we 4     need -- individually. Right?</p> <p>5         MR. VEGA: A motion per resolution.</p> <p>6         CHAIRMAN LEWIS: Okay. So I'll move to approve 7     Resolution 2026-02 --</p> <p>8         MR. BARRETT: Second.</p> <p>9         CHAIRMAN LEWIS: I'm sorry, with --</p> <p>10        MR. BARRETT: Oops. I'm sorry.</p> <p>11        CHAIRMAN LEWIS: -- with the correction there to 12     Mr. Gillis's title as assistant secretary instead of 13     assistant treasurer.</p> <p>14        MR. BARRETT: Got it. Second.</p> <p>15        CHAIRMAN LEWIS: Second, okay.</p> <p>16        All in favor?</p> <p>17        (All board members signify in the affirmative.)</p> <p>18        CHAIRMAN LEWIS: Carries five to zero.</p> <p>19        (Motion passes.)</p> <p>20        MS. McCORMICK: Okay. The next resolution, 21     Resolution 2026-03 designates a primary administrative 22     office and the local business office for the Westchase CDD. 23     Both of them will be the same address and it's Kai's 24     address, which is 2502 North Rocky Point Drive, Suite 1,000, 25     Tampa, Florida.</p>	<p>Page 50</p> <p>1     blank in it. It's Resolution 2026-05, designating a public 2     depository for the funds of the district and that's 3     currently --</p> <p>4         MS. DILLEY: It's Truist.</p> <p>5         MS. McCORMICK: Right, Truist Bank and so we are 6     required by statute to designate a public depository and we 7     can keep it as Truist Bank unless -- unless there's a desire 8     to change that.</p> <p>9         MR. VEGA: Well, Valley National had the better 10     interest rate. That's the one thing we talked about, but I 11     don't --</p> <p>12         MR. CHESNEY: Why don't we just have Heather look 13     at it as she's --</p> <p>14         MS. DILLEY: Yeah, might be easier to just 15     transition with Truist for now and then take a look at that.</p> <p>16         CHAIRMAN LEWIS: Okay.</p> <p>17         MR. CHESNEY: Annie is very familiar with Truist. 18     (Indiscernible.) Okay.</p> <p>19         CHAIRMAN LEWIS: Okay. So I -- I move to approve 20     Resolution 2026-05 with the designation of public depository 21     being Truist Bank. Is that the -- okay.</p> <p>22         Do we have a second?</p> <p>23         MR. GILLIS: I'll second.</p> <p>24         CHAIRMAN LEWIS: Seconded by Reggie.</p> <p>25         All in favor?</p>	<p>Page 52</p>
<p>1         CHAIRMAN LEWIS: Okay. I move to approve 2     Resolution 2026-03.</p> <p>3         MR. WIMSATT: I'll second it.</p> <p>4         CHAIRMAN LEWIS: Okay.</p> <p>5         All in favor?</p> <p>6         (All board members signify in the affirmative.)</p> <p>7         CHAIRMAN LEWIS: Carries five to zero.</p> <p>8         (Motion passes.)</p> <p>9         MS. McCORMICK: Okay. Resolution 2026-04 appoints 10     a registered agent for the district. The registered agent 11     is Kai Connective, LLC, doing business as Kai. The 12     district's registered office will be Kai's offices, the 13     Rocky Point Drive, Suite 1,000, in Tampa and then copies of 14     this will be filed with the Hillsborough -- with 15     Hillsborough County as well as with the Florida Department 16     of Commerce Special District Accountability program.</p> <p>17         CHAIRMAN LEWIS: Okay. Again, I move to approve 18     Resolution 2026-04.</p> <p>19         MR. WIMSATT: Seconded.</p> <p>20         CHAIRMAN LEWIS: Seconded by Jim.</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         MS. McCORMICK: Okay. The next resolution has a</p>	<p>Page 51</p> <p>1         (All board members signify in the affirmative.)</p> <p>2         CHAIRMAN LEWIS: Carries five to zero.</p> <p>3         (Motion passes.)</p> <p>4         MS. McCORMICK: Okay. Resolution 2026-06 5     designates additional authorized signatories for the 6     district's operating bank accounts. So the additional 7     authorized officers would be Heather Dilley, as secretary, 8     Carrie Robertson, treasurer and Sonya Valentine, assistant 9     treasurer, as of January 23rd and then the previously 10     authorized officers would be removed.</p> <p>11         CHAIRMAN LEWIS: Okay.</p> <p>12         All right. I'll move to approve 2026-06.</p> <p>13         Do we have a second?</p> <p>14         MR. BARRETT: I'll second.</p> <p>15         CHAIRMAN LEWIS: Okay. Seconded by Chris.</p> <p>16         All in favor?</p> <p>17         (All board members signify in the affirmative.)</p> <p>18         CHAIRMAN LEWIS: Carries five to zero.</p> <p>19         (Motion passes.)</p> <p>20         MS. McCORMICK: Okay. And then finally, Resolution 21     2026-07 is a resolution that will authorize certain 22     expenditures by the board before -- without prior approval 23     of the board of supervisors. So there's two different 24     category of expenses; one would be continuing expenses. 25     Those would be invoices that are for continuing expenses of</p>	<p>Page 53</p>

<p>1 the district and that are to be paid before the next  2 scheduled meeting of the board, an invoice that's pursuant  3 to the contractor agreement that's already been authorized  4 the board -- by the board can be paid before it comes to  5 this board for approval. The total amount to be paid under  6 the contractor agreement including the current invoice must  7 be equal or less than the amount specified in the contract  8 or agreement and a fourth condition is that the invoice will  9 not cause payments to exceed the adopted budget of the  10 district. That would be -- you would be authorizing the  11 district manager and her office to go ahead and pay those  12 expenses before they are approved by the board.</p> <p>13 The second is for noncontinuing expenses that are  14 required to address health, safety or welfare of the  15 residents or to repair or maintain any of the district's  16 facilities or assets and those could be approved without  17 having to come to the board first. If they don't exceed  18 \$5,000, those can be approved by the district manager and  19 then there could be an additional \$5,000 of expenditures  20 that could be approved by both the district manager and the  21 Chairman of the board jointly agreeing to authorize those.</p> <p>22 CHAIRMAN LEWIS: Okay.</p> <p>23 All right. I'll move to approve Resolution  24 2026-07.</p> <p>25 Do we have a second?</p>	<p>Page 54</p> <p>1 if you want me to.</p> <p>2 CHAIRMAN LEWIS: I have read through it. I  3 personally would not, but I am open to any other board  4 members that would like to ask you to do that or ask  5 questions.</p> <p>6 MR. BARRETT: I read through it. I guess my only  7 question is is there any significant changes between the  8 existing contract and this one that you would want to bring  9 to our attention?</p> <p>10 MS. McCORMICK: So I guess what I would direct you  11 to is the scope of services, which outlines -- which is an  12 exhibit to the agreement. I mean, the insurance provisions  13 are the same as what we currently have in place, but the  14 scope of services, there's -- I've attached to it the scope  15 that we have under our existing agreement and then there's a  16 scope that Kai uses, so I've actually attached both of those  17 agreements to -- to this document. So there's some --  18 there's going to be some duplication between that, but they  19 are just worded a little bit differently, so I wanted to be  20 as inclusive as possible with respect to the services that  21 are being provided by Kai.</p> <p>22 And then there is, attached as Exhibit B, the fee  23 schedule. So that talks about the annual district  24 management fee, which was based on the RFP that we did.</p> <p>25 When it gets to the section on board meetings, so this was</p>
<p>1 MR. GILLIS: Seconded.</p> <p>2 CHAIRMAN LEWIS: Seconded by Reggie.</p> <p>3 All in favor?</p> <p>4 (All board members signify in the affirmative.)</p> <p>5 CHAIRMAN LEWIS: Carries five to zero.</p> <p>6 (Motion passes.)</p> <p>7 MS. McCORMICK: Okay. So that's the resolutions  8 and then the next thing that you have in front of you is the  9 agreement for management services with Kai. That will be  10 effective on January 23rd. I've worked with Heather and  11 with Lauren Parsons with Kai on this agreement and I got --  12 I've sent it out to all of the board members just in case  13 there were any comments. I did get one comment, which I --  14 from Matt, which I incorporated into the agreement that  15 addressed the scope of services and the fact that we use a  16 -- a recording secretary to do a verbatim transcript of the  17 meeting minutes, which is different than most -- what most  18 districts do and so we made a modification to the scope of  19 services to address the fact that that was going to be done  20 separately by the district and has been done that way for a  21 long period of time.</p> <p>22 Do you want me to go through this agreement or do  23 you want to ask me questions about it? I mean, it's similar  24 in format to the current agreement that we have for  25 management services, so I'm happy to go through it in depth.</p>	<p>Page 55</p> <p>1 not in our -- in our current contract. So for board  2 meetings, our contracted amount is for two and a half hour  3 meetings. We don't typically go beyond two and a half hours  4 for a meeting, but if there is additional time that would  5 exceed that, Kai would bill the district at an hourly rate  6 of \$275 per hour for the time over 2.5 five hours.</p> <p>7 And typically, we don't have our district manager  8 attend our workshops, either, but this is for -- this is for  9 12 or 13 -- it's for --</p> <p>10 MS. DILLEY: 13.</p> <p>11 MS. McCORMICK: -- 13 meetings over the course of  12 the year and then the other information in here relates to  13 like charges for copying, there's a charge for storage of  14 records of \$20 per box per month and I don't think we were  15 paying for that previously.</p> <p>16 MR. BARRETT: Well, are there many?</p> <p>17 MR. VEGA: 27 boxes.</p> <p>18 MR. BARRETT: 27 boxes.</p> <p>19 MR. VEGA: That are being shipped over to Kai.</p> <p>20 MR. BARRETT: 20 boxes, \$20 per box per month,  21 maybe we should pay just to have them digitized.</p> <p>22 MS. DILLEY: Yeah, we're going to actually go  23 through and scan everything in there and just --</p> <p>24 MR. BARRETT: Okay. So they --</p> <p>25 MS. DILLEY: Anything that we need, but --</p>

<p style="text-align: right;">Page 58</p> <p>1       MR. BARRETT: So they will go away?  2       MS. DILLEY: They should.  3       MR. BARRETT: How long if we -- how long will we be  4       paying the storage fee?  5       MS. DILLEY: Well, I don't know if it's been picked  6       up yet or not. I'm not actually sure if they've been picked  7       up.  8       MR. VEGA: Well, they'll be there by the 23rd, but  9       --  10      MS. DILLEY: Yeah.  11      MR. VEGA: Yeah.  12      MS. DILLEY: I'll get back to you on that, but I  13     don't think they'll -- I don't think --  14      MR. BARRETT: How long will it take them to scan  15     everything in?  16      MS. DILLEY: I don't think you'll be charged for it  17     -- for even a month. We'll have it in our office and then  18     we'll start scanning there, so we won't actually bring them  19     to the storage unit.  20      MR. WIMSATT: It won't ever go to the storage.  21      MR. VEGA: Yeah, there should be -- directly from  22     our office in Coral Springs to their office.  23      MR. BARRETT: Okay.  24      MR. VEGA: It's already been shipped.  25      MR. BARRETT: All right.</p>	<p style="text-align: right;">Page 60</p> <p>1       MS. McCORMICK: Okay. That's all that I have in my  2       report for right now.  3       CHAIRMAN LEWIS: Okay. Great, thank you, Erin.  4       Mark?  5       MR. VEGA: One thing, just to make sure that  6       there's no -- you know, it's a smooth transition, everything  7       that is coming in invoice wise and date wise, I'm changing  8       the date on it to make sure that we're approving it ahead of  9       time so that there's nothing -- you know, I don't want  10      checks lingering out there that are -- I don't think there  11      should be a problem with Truist processing the checks with  12      our signature on it, but -- you know, just trying to  13      expedite things so things go smoothly.  14      CHAIRMAN LEWIS: Perfect. And I appreciate both of  15     you guys working together to make it go smooth. Thank you,  16     I appreciate that. So -- and then I -- Heather, let me  17     know. I mean, if we need to meet again or -- or Mark, too,  18     you know, before the 23rd, just let me know.  19      MS. DILLEY: Okay, sounds good. Thank you.  20      CHAIRMAN LEWIS: Okay.  21      With that, I'll move on to supervisor requests.  22      I'm going to start with Greg.  23      MR. CHESNEY: I'm good. Thank you.  24      CHAIRMAN LEWIS: Okay. Reggie?  25      MR. GILLIS: The workshop is at 6:30. Is that --</p>
<p style="text-align: right;">Page 59</p> <p>1       MS. McCORMICK: Any other -- anything else you want  2       to add, Heather, on the agreement or anything?  3       MS. DILLEY: If you all have any questions for me.  4       CHAIRMAN LEWIS: Okay.  5       Chris, any other questions? Jim, you good?  6       MR. WIMSATT: I'm good.  7       MS. DILLEY: Okay. Thank you.  8       CHAIRMAN LEWIS: That's it.  9       So at this point, we just need to approve?  10      MS. McCORMICK: Yes.  11      CHAIRMAN LEWIS: Okay.  12      Okay. I'll make a motion to approve the management  13     services agreement with Kai. David, I guess, effective --  14     well, it would be effective --  15      MR. VEGA: January 23rd.  16      CHAIRMAN LEWIS: Right, so past today. So I -- I'm  17     looking for a second.  18      MR. BARRETT: Seconded.  19      CHAIRMAN LEWIS: Seconded by Chris.  20      All right. Any other comments, questions?  21      (No response.)  22      CHAIRMAN LEWIS: Seeing none, all in favor?  23      (All board members signify in the affirmative.)  24      CHAIRMAN LEWIS: Carries five to zero.  25      (Motion passes.)</p>	<p style="text-align: right;">Page 61</p> <p>1       MS. COOK: Yes.  2       MR. SYLVANOWICZ: Yeah, it does say 4:00 p.m. on  3       the bottom of this agenda, but it's 6:30.  4       MR. GILLIS: Just wanted to clarify.  5       MR. VEGA: Yeah, it's on the website.  6       MR. WIMSATT: What's the date again?  7       MS. COOK: 20th.  8       MR. GILLIS: The reason I wanted to confirm, I  9       spoke with Greg Kristovich this morning for a while. He  10      lives in Jacksonville, but he is driving to Bradenton for  11      another event. Greg Kristovich is the consultant that we  12      hired to do negotiation discussion with the golf course  13      owner. We talked a bit. He -- he will call in. We talked  14      about if he had an event this way, he was going to  15      physically be there, but he can -- he can give us a good  16      dump of the financial data and talk through -- there's an  17      awful lot of golf course activity going on in and around  18      Tampa. He'll talk through all of that to try to get the  19      board updated on where everything is and then look for --  20      then we can discuss and have any direction about going  21      forward.  22      MS. COOK: Reggie, that e-mail that you sent me  23      before the holidays, those two documents, they are actually  24      in the -- here, if you wanted to go over them at all.  25      MR. GILLIS: Yeah, if you could -- for the board</p>

<p style="text-align: right;">Page 62</p> <p>1 members, I wanted to make sure you see the correspondence    2 between he and I, so I forwarded them to Sherida. You can    3 take a look at those. I think it would be better than going    4 into detail at the workshop because he starts talking about    5 some numbers and back and forth and I -- I don't want to --    6 to have another incident over a lot of preliminary    7 discussion and therefore, I think it would be much better to    8 have discussions with him during a workshop and that way, we    9 can all ask questions and get a sense -- and I will try to    10 set up the meeting for that portion when he talks to frame    11 it beyond just the financial portions of the -- and    12 implications of doing something one way or the other.</p> <p>13 MR. BARRETT: So this -- this document that I'm    14 looking at, this is Kristovich's actual documents?</p> <p>15 MR. GILLIS: Yeah, he's e-mailed -- he sent a    16 document -- I think we've talked twice since then. He    17 forgot about not sending me an update after he talked to the    18 golf course owner before Christmas, so he wanted to get an    19 update and then there were -- as I said, there have been    20 multiple sales of local golf courses recently in the past    21 few months.</p> <p>22 I would like to add one -- somewhat a -- I'd    23 recommend to the board members, if you have an opportunity,    24 whether it's before that meeting or sometime in the next few    25 months, it would help to see some of this by taking a look</p>	<p style="text-align: right;">Page 64</p> <p>1 MR. GILLIS: No, he won't be. He's going to either    2 call or Zoom in. He'll be in Jacksonville.</p> <p>3 CHAIRMAN LEWIS: Okay. So maybe tell him, yeah,    4 like probably after 7:30-ish, 7:30 or later I mean. Is that    5 --</p> <p>6 MR. GILLIS: Yeah.</p> <p>7 CHAIRMAN LEWIS: -- okay around that time? Okay.    8 All right. Greg -- I mean, sorry. Jim?</p> <p>9 MR. WIMSATT: I'm good.</p> <p>10 CHAIRMAN LEWIS: Okay. You're good?</p> <p>11 MR. BARRETT: Yes.</p> <p>12 CHAIRMAN LEWIS: Okay. I have nothing. So with    13 that, I'll move to adjourn.</p> <p>14 Oh, I'm sorry, did you have something?</p> <p>15 MS. COOK: Yes, I --</p> <p>16 CHAIRMAN LEWIS: I'm sorry, I should have asked.</p> <p>17 MS. COOK: You're fine. March 17th, we cannot get    18 a room here for the workshop, so I don't -- I don't know    19 what they have going on, but everything is like booked, so I    20 don't know if they are remodeling or something, but -- so    21 just need to know where you guys would like to have the    22 workshop.</p> <p>23 CHAIRMAN LEWIS: You said for March?</p> <p>24 MR. BARRETT: St. Patrick's.</p> <p>25 CHAIRMAN LEWIS: Which is also Hillsborough County</p>
<p style="text-align: right;">Page 63</p> <p>1 at -- he'll make some comparisons around -- close to us and    2 I would suggest possibly going to East Lake Woodlands. It's    3 -- you can go on the -- just go on the left side, show your    4 ID, you can check in, take a look at that clubhouse. It was    5 redone. It is an event community center thing that some of    6 the pricing that he put in -- you know, going to that level.    7 Another place would be Cheval, the Eagles -- what's another    8 place close to us -- but the reason I suggest possibly    9 taking a look at those, it's not the golf course, it's about    10 the facility that's there and then you take a look at that    11 comparatively to what we have. He will get into some of    12 those discussions a lot better to see them, to understand    13 what he's saying and just -- just by word.</p> <p>14 CHAIRMAN LEWIS: Okay. Before I move on, so we do    15 have Robert, pond 125, for the workshop, we have Ivy Clinton    16 with the landscaping ideas and concept.</p> <p>17 MR. VEGA: And the golf course.</p> <p>18 CHAIRMAN LEWIS: And the golf course, yeah, so I    19 guess I'm just trying to think -- I mean, Ivy, I could see    20 taking, honestly, almost an hour. Do we want to -- I    21 figured me, in my mind, I would have Robert maybe go through    22 pond 125 stuff quickly, first ten, 15 minutes maybe and then    23 have Ivy -- I know we've pushed Ivy off before. Maybe if    24 Greg can come in a little later, if he can or if he's going    25 to be here?</p>	<p style="text-align: right;">Page 65</p> <p>1 spring break. I'll actually be out of town.</p> <p>2 MR. BARRETT: Oh, I will be out of town, too.</p> <p>3 MR. WIMSATT: Maybe we won't have a workshop.</p> <p>4 CHAIRMAN LEWIS: Yeah, sounds like --</p> <p>5 MS. COOK: Is that easier just to do that then?</p> <p>6 CHAIRMAN LEWIS: I think so. Let's just cancel    7 that. I mean, we've got a pretty packed January and    8 February. I think from what I just -- for now, I'll mention    9 it again in February's meeting, but February workshop, I    10 have off duty security versus sheriff. I think we brought    11 that up last meeting, weigh the pros and cons of that.</p> <p>12 MR. BARRETT: If you want to boot that one, I'm --</p> <p>13 I'm not in any -- like we can -- as long as we do that    14 eventually and then --</p> <p>15 CHAIRMAN LEWIS: Well, that's for February. That    16 was for February for the workshop.</p> <p>17 MR. BARRETT: Oh, okay. I misunderstood. Sorry.</p> <p>18 CHAIRMAN LEWIS: And then I had -- I actually had    19 green space/fields down as a note, too, to discuss. So -- I    20 think we had that on there even before the gentleman came    21 tonight.</p> <p>22 Okay. Thank you for bringing that to our    23 attention.</p> <p>24 All right. Did I already make a motion to adjourn?</p> <p>25 MR. VEGA: You started to.</p>

<p>1 CHAIRMAN LEWIS: I didn't know. Okay.  2 Do we have a second?  3 MR. WIMSATT: I'll second.  4 CHAIRMAN LEWIS: Okay.  5 All in favor?  6 (All board members signify in the affirmative.)  7 CHAIRMAN LEWIS: There we go. Five to zero.  8 (Motion passes.)  9 CHAIRMAN LEWIS: Thanks, everybody. Have a great  10 night.  11 (At 5:15 p.m., all proceedings were concluded.)  12  13  14  15  16  17  18  19  20  21  22  23  24  25 </p>	<p>Page 66</p>
<p>1 CERTIFICATE OF COURT REPORTER  2  3 STATE OF FLORIDA  4 COUNTY OF HILLSBOROUGH  5  6 I, Whitle G. Cullipher, Certified Shorthand Reporter, do hereby  7 certify that I was authorized to and did stenographically report  8 the Westchase Community District Development Meeting; and that  9 the foregoing transcript is a true record of my stenographic  10 notes.  11  12 I FURTHER CERTIFY that I am not a relative, employee, or  13 attorney, or counsel of any of the parties, nor am I a relative  14 or employee of any of the parties' attorney or counsel connected  15 with the action, nor am I financially interested in the action.  16  17 DATED this 20th day of January, 2026, at Hillsborough County,  18 Florida.  19  20  21   22 Whitle G. Cullipher, CSR  23  24  25 </p>	<p>Page 67</p>

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*Westchase  
Community  
Development  
District*

*Financial Report*

*December 31, 2025*

**CLEAR PARTNERSHIPS**



**Westchase  
Community Development District**

**Financial Statements**

**(Unaudited)**

**December 31, 2025**

**WESTCHASE**

Community Development District

**Governmental Funds****Balance Sheet**  
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)
<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	4,555,010	449,523	21,604	15,164	74,833	317,040	70,781
Investments:							
Money Market Account	-	-	-	-	-	-	-
Deposits	3,191	667	3,030	20	-	8,120	853
<b>TOTAL ASSETS</b>	<b>\$ 5,045,460</b>	<b>\$ 450,190</b>	<b>\$ 24,634</b>	<b>\$ 15,184</b>	<b>\$ 74,833</b>	<b>\$ 325,160</b>	<b>\$ 71,634</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 27,959	\$ -	\$ -	\$ -	\$ -	\$ 23,501	\$ -
Accrued Expenses	2,566	542	2,017	31	-	5,601	635
Sales Tax Payable	57	7	-	-	-	38	-
Deferred Revenue	456,285	-	-	-	-	-	-
Due To Other Funds	-	-	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>486,867</b>	<b>549</b>	<b>2,017</b>	<b>31</b>	<b>-</b>	<b>29,140</b>	<b>635</b>
<b>FUND BALANCES</b>							
Nonspendable:							
Deposits	3,191	667	3,030	20	-	8,120	853
Restricted for:							
Capital Projects	-	-	-	-	-	-	-
Assigned to:							
Operating Reserves	833,713	9,555	205	-	1,280	-	3,703
Reserves - Erosion Control	60,000	-	-	-	-	-	-
Reserves - Roadways	502,031	177,921	-	5,234	14,250	5,201	51,831
Unassigned:	3,159,658	261,498	19,382	9,899	59,303	282,699	14,612
<b>TOTAL FUND BALANCES</b>	<b>\$ 4,558,593</b>	<b>\$ 449,641</b>	<b>\$ 22,617</b>	<b>\$ 15,153</b>	<b>\$ 74,833</b>	<b>\$ 296,020</b>	<b>\$ 70,999</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 5,045,460</b>	<b>\$ 450,190</b>	<b>\$ 24,634</b>	<b>\$ 15,184</b>	<b>\$ 74,833</b>	<b>\$ 325,160</b>	<b>\$ 71,634</b>

**WESTCHASE**

Community Development District

**Governmental Funds****Balance Sheet**  
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)	WESTCHASE UNINSURABLE ASSETS FUND	CLEARING FUND	TOTAL
<b>ASSETS</b>						
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ 3,583,859	\$ 3,583,859
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	228,160	31,938	309,529	702,197	-	6,775,779
Investments:						
Money Market Account	-	-	-	-	3,191,920	3,191,920
Deposits	14,572	765	-	-	-	31,218
<b>TOTAL ASSETS</b>	<b>\$ 242,732</b>	<b>\$ 32,703</b>	<b>\$ 309,529</b>	<b>\$ 702,197</b>	<b>\$ 6,775,779</b>	<b>\$ 14,070,035</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	51,460
Accrued Expenses	10,940	554	-	-	-	22,886
Sales Tax Payable	-	-	7	-	-	109
Deferred Revenue	-	-	-	-	-	456,285
Due To Other Funds	-	-	-	-	6,775,779	6,775,779
<b>TOTAL LIABILITIES</b>	<b>10,940</b>	<b>554</b>	<b>7</b>	<b>-</b>	<b>6,775,779</b>	<b>7,306,519</b>
<b>FUND BALANCES</b>						
Nonspendable:						
Deposits	14,572	765	-	-	-	31,218
Restricted for:						
Capital Projects	-	-	-	702,197	-	702,197
Assigned to:						
Operating Reserves	361	1,289	3,818	-	-	853,924
Reserves - Erosion Control	-	-	-	-	-	60,000
Reserves - Roadways	101,362	23,797	156,509	-	-	1,038,136
Unassigned:	115,497	6,298	149,195	-	-	4,078,041
<b>TOTAL FUND BALANCES</b>	<b>\$ 231,792</b>	<b>\$ 32,149</b>	<b>\$ 309,522</b>	<b>\$ 702,197</b>	<b>\$ -</b>	<b>\$ 6,763,516</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 242,732</b>	<b>\$ 32,703</b>	<b>\$ 309,529</b>	<b>\$ 702,197</b>	<b>\$ 6,775,779</b>	<b>\$ 14,070,035</b>

**WESTCHASE**

Community Development District

**General Fund (001)****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 26,000	\$ 12,535	48.21%	\$ 5,443
Interest - Tax Collector	1,500	-	0.00%	-
Lease Revenue	20,899	-	0.00%	-
Special Assmnts- Tax Collector	3,608,406	3,247,634	90.00%	2,775,266
Special Assmnts- Discounts	(144,336)	(129,764)	89.90%	(110,523)
Other Miscellaneous Revenues	800	3,170	396.25%	3,170
Pavilion Rental	5,000	3,325	66.50%	693
Insurance Reimbursements	-	2,500	0.00%	2,500
<b>TOTAL REVENUES</b>	<b>3,518,269</b>	<b>3,139,400</b>	<b>89.23%</b>	<b>2,676,549</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	19,000	4,600	24.21%	1,000
FICA Taxes	1,454	352	24.21%	77
ProfServ-Engineering	75,000	21,390	28.52%	8,580
ProfServ-Legal Services	125,000	16,848	13.48%	-
ProfServ-Mgmt Consulting	128,683	32,171	25.00%	10,724
ProfServ-Recording Secretary	16,639	3,973	23.88%	1,068
Auditing Services	7,800	3,000	38.46%	3,000
Postage and Freight	5,000	1	0.02%	1
Insurance - General Liability	62,116	52,546	84.59%	-
Printing and Binding	300	-	0.00%	-
Legal Advertising	6,500	422	6.49%	-
Misc-Assessment Collection Cost	68,384	62,357	91.19%	53,295
Misc-Credit Card Fees	1,100	126	11.45%	26
Misc-Contingency	9,363	521	5.56%	152
Office Supplies	120	169	140.83%	-
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>526,634</b>	<b>198,651</b>	<b>37.72%</b>	<b>77,923</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
Contracts-Lake and Wetland	118,000	29,500	25.00%	9,833
Contracts-Fountain	8,820	4,394	49.82%	1,052
R&M-Aquascaping	15,000	-	0.00%	-
R&M-Drainage	27,200	8,000	29.41%	8,000
R&M-Fountain	8,000	-	0.00%	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>177,020</b>	<b>41,894</b>	<b>23.67%</b>	<b>18,885</b>

**WESTCHASE**

Community Development District

**General Fund (001)****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<b><u>Right of Way</u></b>				
Payroll-Salaries	310,000	80,393	25.93%	37,433
Payroll-Benefits	104,000	30,052	28.90%	7,308
Payroll - Overtime	36,000	10,087	28.02%	4,715
Payroll - Bonus	40,000	37,500	93.75%	-
FICA Taxes	50,000	9,790	19.58%	3,224
ProfServ-Landscape Architect	25,000	8,672	34.69%	895
Contracts-Police	185,000	49,928	26.99%	18,264
Contracts-Other Services	20,000	4,890	24.45%	1,630
Contracts-Landscape	708,000	189,500	26.77%	63,167
Contracts-Mulch	147,592	75,000	50.82%	37,500
Contracts-Plant Replacement	140,000	51,430	36.74%	22,500
Contracts-Road Cleaning	9,843	2,250	22.86%	2,250
Contracts-Trees & Trimming	72,000	-	0.00%	-
Contracts-Security Alarms	781	160	20.49%	160
Contracts-Pest Control	730	180	24.66%	65
Fuel, Gasoline and Oil	16,500	7,022	42.56%	-
Communication - Teleph - Field	9,000	825	9.17%	200
Utility - General	23,275	11,523	49.51%	4,747
Utility - Reclaimed Water	10,000	11,346	113.46%	4,640
Insurance - General Liability	6,703	5,670	84.59%	-
R&M-General	60,000	2,256	3.76%	865
R&M-Equipment	20,000	5,098	25.49%	-
R&M-Grounds	125,000	45,616	36.49%	16,700
R&M-Irrigation	80,000	22,936	28.67%	189
R&M-Sidewalks	26,000	65,908	253.49%	58,821
R&M-Signage	6,000	62	1.03%	-
R&M-Walls and Signage	32,500	33,123	101.92%	-
Holiday Decoration	20,000	6,466	32.33%	-
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%	-
Cleaning Services	6,800	1,650	24.26%	550
Op Supplies - General	3,000	282	9.40%	-
Op Supplies - Uniforms	600	-	0.00%	-
Supplies - Misc.	600	-	0.00%	-
Subscriptions and Memberships	4,000	409	10.23%	-
Conference and Seminars	1,000	-	0.00%	-
<b>Total Right of Way</b>	<b>2,643,424</b>	<b>771,431</b>	<b>29.18%</b>	<b>285,823</b>

**WESTCHASE**

Community Development District

**General Fund (001)****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<b><u>Common Area</u></b>				
R&M-General	30,000	20,682	68.94%	3,745
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	2,436	32.96%	812
Park Improvements	125,000	35,999	28.80%	2,749
<b>Total Common Area</b>	<b>171,191</b>	<b>62,962</b>	<b>36.78%</b>	<b>7,306</b>
<b>TOTAL EXPENDITURES</b>	<b>3,518,269</b>	<b>1,074,938</b>	<b>30.55%</b>	<b>389,937</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,064,462	0.00%	2,286,612
Net change in fund balance	\$ -	\$ 2,064,462	0.00%	\$ 2,286,612
<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>\$ 4,558,593</b>		

**WESTCHASE**

Community Development District

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

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 500	\$ 1,679	335.80%	\$ 729
Special Assmnts- Tax Collector	60,182	54,165	90.00%	46,287
Special Assmnts- Discounts	(2,407)	(2,164)	89.90%	(1,843)
Gate Bar Code/Remotes	-	83	0.00%	83
<b>TOTAL REVENUES</b>	<b>58,275</b>	<b>53,763</b>	<b>92.26%</b>	<b>45,256</b>
<b>EXPENDITURES</b>				
<u>Administration</u>				
Misc-Assessment Collection Cost	1,204	1,040	86.38%	889
Misc-Credit Card Fees	15	3	20.00%	3
<b>Total Administration</b>	<b>1,219</b>	<b>1,043</b>	<b>85.56%</b>	<b>892</b>
<u>Right of Way</u>				
Communication - Teleph - Field	3,300	1,186	35.94%	262
Electricity - Streetlights	5,500	1,627	29.58%	542
Insurance - General Liability	3,000	2,538	84.60%	-
R&M-General	19,700	9,515	48.30%	4,375
R&M-Gate	5,794	-	0.00%	-
Reserve - Roadways	19,762	-	0.00%	-
<b>Total Right of Way</b>	<b>57,056</b>	<b>14,866</b>	<b>26.06%</b>	<b>5,179</b>
<b>TOTAL EXPENDITURES</b>	<b>58,275</b>	<b>15,909</b>	<b>27.30%</b>	<b>6,071</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	37,854	0.00%	39,185
Net change in fund balance	\$ -	\$ 37,854	0.00%	\$ 39,185
<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>\$ 449,641</b>		

**WESTCHASE**

Community Development District

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

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 151	\$ 14	9.27%	\$ 6
Special Assmnts- Tax Collector	28,339	25,506	90.00%	21,796
Special Assmnts- Discounts	(1,134)	(1,019)	89.86%	(868)
<b>TOTAL REVENUES</b>	<b>27,356</b>	<b>24,501</b>	<b>89.56%</b>	<b>20,934</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	567	490	86.42%	419
<b>Total Administration</b>	<b>567</b>	<b>490</b>	<b>86.42%</b>	<b>419</b>
<b><u>Right of Way</u></b>				
R&M-Streetlights	26,500	6,050	22.83%	2,017
<b>Total Right of Way</b>	<b>26,500</b>	<b>6,050</b>	<b>22.83%</b>	<b>2,017</b>
<b>TOTAL EXPENDITURES</b>	<b>27,067</b>	<b>6,540</b>	<b>24.16%</b>	<b>2,436</b>
Excess (deficiency) of revenues				
Over (under) expenditures	289	17,961	0.00%	18,498
Net change in fund balance	\$ 289	\$ 17,961	0.00%	\$ 18,498
<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>\$ 22,617</b>		

**WESTCHASE**

Community Development District

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

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 80	\$ -	0.00%	\$ -
Special Assmnts- Tax Collector	16,222	14,600	90.00%	12,477
Special Assmnts- Discounts	(649)	(583)	89.83%	(497)
Gate Bar Code/Remotes	-	83	0.00%	-
<b>TOTAL REVENUES</b>	<b>15,653</b>	<b>14,100</b>	<b>90.08%</b>	<b>11,980</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	324	280	86.42%	240
Misc-Credit Card Fees	4	3	75.00%	-
<b>Total Administration</b>	<b>328</b>	<b>283</b>	<b>86.28%</b>	<b>240</b>
<b><u>Right of Way</u></b>				
Communication - Teleph - Field	1,980	495	25.00%	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	97	32.33%	31
Reserve - Roadways	3,300	-	0.00%	-
<b>Total Right of Way</b>	<b>13,376</b>	<b>4,649</b>	<b>34.76%</b>	<b>196</b>
<b>TOTAL EXPENDITURES</b>	<b>13,704</b>	<b>4,932</b>	<b>35.99%</b>	<b>436</b>
Excess (deficiency) of revenues				
Over (under) expenditures	1,949	9,168	0.00%	11,544
Net change in fund balance	\$ 1,949	\$ 9,168	0.00%	\$ 11,544
<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>\$ 15,153</b>		

**WESTCHASE**

Community Development District

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

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 150	\$ 268	178.67%	\$ 116
Special Assmnts- Tax Collector	6,052	5,447	90.00%	4,655
Special Assmnts- Discounts	(242)	(218)	90.08%	(185)
<b>TOTAL REVENUES</b>	<b>5,960</b>	<b>5,497</b>	<b>92.23%</b>	<b>4,586</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	121	105	86.78%	89
<b>Total Administration</b>	<b>121</b>	<b>105</b>	<b>86.78%</b>	<b>89</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>105</b>	<b>1.76%</b>	<b>89</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,392	0.00%	4,497
Net change in fund balance	\$ -	\$ 5,392	0.00%	\$ 4,497
<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>\$ 74,833</b>		

**WESTCHASE**

Community Development District

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

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 700	\$ 688	98.29%	\$ 299
Special Assmnts- Tax Collector	440,564	396,516	90.00%	338,843
Special Assmnts- Discounts	(17,623)	(15,843)	89.90%	(13,494)
Gate Bar Code/Remotes	-	831	0.00%	457
Insurance Reimbursements	-	2,700	0.00%	2,700
<b>TOTAL REVENUES</b>	<b>423,641</b>	<b>384,892</b>	<b>90.85%</b>	<b>328,805</b>
<b><u>EXPENDITURES</u></b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	8,811	7,613	86.40%	6,507
Misc-Credit Card Fees	80	34	42.50%	18
<b>Total Administration</b>	<b>8,891</b>	<b>7,647</b>	<b>86.01%</b>	<b>6,525</b>
<b>Right of Way</b>				
Contracts-Security Services	240,977	67,406	27.97%	23,501
Contracts-Pest Control	240	60	25.00%	20
Communication - Teleph - Field	2,100	531	25.29%	177
Insurance - General Liability	2,119	1,793	84.62%	-
R&M-General	20,000	5,042	25.21%	963
R&M-Gate	10,000	2,545	25.45%	2,545
R&M-Streetlights	68,712	17,169	24.99%	5,601
Reserve - Roadways	62,000	-	0.00%	-
<b>Total Right of Way</b>	<b>406,148</b>	<b>94,546</b>	<b>23.28%</b>	<b>32,807</b>
<b>TOTAL EXPENDITURES</b>	<b>415,039</b>	<b>102,193</b>	<b>24.62%</b>	<b>39,332</b>
Excess (deficiency) of revenues				
Over (under) expenditures	8,602	282,699	0.00%	289,473
Net change in fund balance	\$ 8,602	\$ 282,699	0.00%	\$ 289,473
<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>\$ 296,020</b>		

**WESTCHASE**

Community Development District

**General Fund - Stonebridge (103)****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 200	\$ 241	120.50%	\$ 105
Special Assmnts- Tax Collector	19,237	17,314	90.00%	14,795
Special Assmnts- Discounts	(769)	(692)	89.99%	(589)
<b>TOTAL REVENUES</b>	<b>18,668</b>	<b>16,863</b>	<b>90.33%</b>	<b>14,311</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	385	332	86.23%	284
Misc-Credit Card Fees	10	-	0.00%	-
<b>Total Administration</b>	<b>395</b>	<b>332</b>	<b>84.05%</b>	<b>284</b>
<b>Right of Way</b>				
Communication - Teleph - Field	1,500	525	35.00%	131
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	1,908	24.65%	635
Reserve - Roadways	3,855	-	0.00%	-
<b>Total Right of Way</b>	<b>18,273</b>	<b>2,760</b>	<b>15.10%</b>	<b>766</b>
<b>TOTAL EXPENDITURES</b>	<b>18,668</b>	<b>3,092</b>	<b>16.56%</b>	<b>1,050</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	13,771	0.00%	13,261
Net change in fund balance	\$ -	\$ 13,771	0.00%	\$ 13,261
<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>\$ 70,999</b>		

**WESTCHASE**

Community Development District

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

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 363	0.00%	\$ 158
Special Assmnts- Tax Collector	176,696	159,030	90.00%	135,899
Special Assmnts- Discounts	(7,068)	(6,354)	89.90%	(5,412)
<b>TOTAL REVENUES</b>	<b>169,628</b>	<b>153,039</b>	<b>90.22%</b>	<b>130,645</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	3,534	3,054	86.42%	2,610
<b>Total Administration</b>	<b>3,534</b>	<b>3,054</b>	<b>86.42%</b>	<b>2,610</b>
<b><u>Right of Way</u></b>				
R&M-General	2,044	-	0.00%	-
R&M-Streetlights	144,348	34,489	23.89%	10,940
Reserve - Roadways	19,702	-	0.00%	-
<b>Total Right of Way</b>	<b>166,094</b>	<b>34,489</b>	<b>20.76%</b>	<b>10,940</b>
<b>TOTAL EXPENDITURES</b>	<b>169,628</b>	<b>37,543</b>	<b>22.13%</b>	<b>13,550</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	115,496	0.00%	117,095
Net change in fund balance	\$ -	\$ 115,496	0.00%	\$ 117,095
<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>\$ 231,792</b>		

**WESTCHASE**

Community Development District

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

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 90	\$ 109	121.11%	\$ 48
Special Assmnts- Tax Collector	7,778	7,000	90.00%	5,982
Special Assmnts- Discounts	(311)	(280)	90.03%	(238)
<b>TOTAL REVENUES</b>	<b>7,557</b>	<b>6,829</b>	<b>90.37%</b>	<b>5,792</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	156	134	85.90%	115
<b>Total Administration</b>	<b>156</b>	<b>134</b>	<b>85.90%</b>	<b>115</b>
<b>Right of Way</b>				
R&M-Streetlights	4,999	1,661	33.23%	554
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>554</b>
<b>TOTAL EXPENDITURES</b>	<b>7,557</b>	<b>1,795</b>	<b>23.75%</b>	<b>669</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,034	0.00%	5,123
Net change in fund balance	\$ -	\$ 5,034	0.00%	\$ 5,123
<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>\$ 32,149</b>		

**WESTCHASE**

Community Development District

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

For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 500	\$ 1,208	241.60%	\$ 524
Special Assmnts- Tax Collector	28,020	25,218	90.00%	21,550
Special Assmnts- Discounts	(1,121)	(1,008)	89.92%	(858)
Gate Bar Code/Remotes	-	83	0.00%	83
<b>TOTAL REVENUES</b>	<b>27,399</b>	<b>25,501</b>	<b>93.07%</b>	<b>21,299</b>
<b>EXPENDITURES</b>				
<u>Administration</u>				
Misc-Assessment Collection Cost	560	484	86.43%	414
Misc-Credit Card Fees	10	2	20.00%	2
<b>Total Administration</b>	<b>570</b>	<b>486</b>	<b>85.26%</b>	<b>416</b>
<u>Right of Way</u>				
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	4,528	90.56%	468
Internet Services	1,800	437	24.28%	127
Reserve - Roadways	11,425	-	0.00%	-
<b>Total Right of Way</b>	<b>26,829</b>	<b>6,180</b>	<b>23.03%</b>	<b>595</b>
<b>TOTAL EXPENDITURES</b>	<b>27,399</b>	<b>6,666</b>	<b>24.33%</b>	<b>1,011</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	18,835	0.00%	20,288
Net change in fund balance	\$ -	\$ 18,835	0.00%	\$ 20,288
<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>\$ 309,522</b>		

**Westchase  
Community Development District**

**Supporting Schedules**

**December 31, 2025**

**WESTCHASE**

## Community Development District

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

Date Received	Net Amount Received	Interest/Discount Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND			
					001 General Fund Assessments	002 Harbor Links Fund Assessments	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments
					\$ 3,608,406 82.17%	\$ 60,182 1.37%	\$ 28,339 0.65%	\$ 16,222 0.37%
<b>Assessments Levied</b>								
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
12/03/25	1,134,184	48,222	23,147	1,205,552	990,579	16,521	7,780	4,453
12/05/25	1,593,668	67,753	32,524	1,693,945	1,391,882	23,214	10,931	6,257
12/19/25	450,328	18,533	9,190	478,052	392,806	6,551	3,085	1,766
<b>TOTAL</b>	<b>\$ 3,718,614</b>	<b>\$ 157,926</b>	<b>\$ 75,890</b>	<b>\$ 3,952,429</b>	<b>\$ 3,247,634</b>	<b>\$ 54,165</b>	<b>\$ 25,506</b>	<b>\$ 14,600</b>
<b>% COLLECTED</b>					90%	90%	90%	90%
<b>TOTAL O/S</b>					<b>439,067</b>	<b>360,772</b>	<b>6,017</b>	<b>2,833</b>
								<b>1,622</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	
12/03/25	1,661	120,943	5,281	48,506	2,135	7,692	
12/05/25	2,334	169,940	7,420	68,157	3,000	10,808	
12/19/25	659	47,959	2,094	19,235	847	3,050	
<b>TOTAL</b>	<b>\$ 5,447</b>	<b>\$ 396,516</b>	<b>\$ 17,314</b>	<b>\$ 159,030</b>	<b>\$ 7,000</b>	<b>\$ 25,218</b>	
% COLLECTED	90%	90%	90%	90%	90%	90%	90%
<b>TOTAL O/S</b>	<b>605</b>	<b>44,048</b>	<b>1,923</b>	<b>17,666</b>	<b>778</b>	<b>2,801</b>	