

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

District Staff
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, March 3, 2026 – 4:00 p.m.

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

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 of the Meeting held February 3, 2026,..... Page 02
 - B. Review of January 2026 Financial Statements Page 24
 - C. Ratification of District Insurance Policies
 - a. Westchase CDD Workers Compensation Insurance Policy (October 1, 2025, to October 1, 2026) Page 41
 - b. Westchase CDD Workers Compensation Insurance Policy Invoice - \$228.00..... Page 43
 - D. Ratification of Pond 125 Improvements Agreement between Westchase Community Development District and Site Masters Florida, LLC - \$42,000.00..... Page 44
 4. **Business Items**
 - A. Consideration for Adoption – **Resolution 2026-08**, General Election Seats Page 57
 5. **Staff Reports**
 - A. Field Manager
 - a. Discussion on Sidewalk Phases Page 59
 - b. Discussion on Pond #51
 - c. Discussion on Golf Course Page 60
 - d. Discussion on TECO Road Improvement..... Page 65
 - e. Consideration of Construction Management Services – Bridge Replacement Proposal - \$4,380.00..... Page 67
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 6. **Audience Comments on New Business Items – Three (3) Minute Time Limit**
 7. **Supervisor Requests**
 8. **Adjournment**

The next workshop meeting on March 17, 2026, at 6:30 p.m. has been canceled.

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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RE: WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT

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TRANSCRIPT OF: BOARD MEETING

DATE : FEBRUARY 3, 2026

TIME: 4:00 p.m. - 5:47 p.m.

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

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

Page 2	<p>1 APPEARANCES:</p> <p>2</p> <p>3 WESTCHASE COMMUNITY DEVELOPMENT</p> <p>4 DISTRICT BOARD MEMBERS:</p> <p>5</p> <p>6 Matthew Lewis, Chairman</p> <p>7 Greg Chesney, Vice Chairman</p> <p>8 Jim Wimsatt</p> <p>9 Christopher Barrett</p> <p>10 Reggie Gillis</p> <p>11</p> <p>12 ALSO PRESENT:</p> <p>13 KAI:</p> <p>14 Heather Dilley, District Manager</p> <p>15</p> <p>16 DISTRICT ATTORNEY:</p> <p>17 Erin McCormick</p> <p>18</p> <p>19 WESTCHASE STAFF:</p> <p>20 David Sylvanowicz</p> <p>21 Sherida Cook</p> <p>22</p> <p>23 DISTRICT ENGINEER:</p> <p>24 Robert Dvorak</p> <p>25</p>	Page 4	<p>1 Attorney's Report 37</p> <p>2 Pond 120 update 38</p> <p>3 Vertex update 40</p> <p>4</p> <p>5 Manager's Report 43</p> <p>6 Update on transition with Inframark 43</p> <p>7</p> <p>8 Audience comments 45</p> <p>9</p> <p>10 Supervisor's requests 57</p> <p>11 Golf course discussion 57</p> <p>12 Greg Chesney's letter of resignation 71</p> <p>13 Appointment discussion 75</p> <p>14 Motion to accept resignation letter 80</p> <p>15 (Motion passes) 81</p> <p>16 Workshop discussion items 82</p> <p>17</p> <p>18 Motion to adjourn 83</p> <p>19 (Motion passes) 83</p> <p>20</p> <p>21 Adjournment 83</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
Page 3	<p>1 INDEX</p> <p>2</p> <p>3 Meeting called to order 5</p> <p>4</p> <p>5 Roll Call 5</p> <p>6</p> <p>7 Consent agenda 13</p> <p>8 Motion to accept 13</p> <p>9 (Motion passes) 14</p> <p>10</p> <p>11 Field Manager's Report/Engineer's Report 14</p> <p>12 Discussion of projects in the Vineyards 14</p> <p>13 Pond 125 discussion 16</p> <p>14 Proposals for sumps 17</p> <p>15 Motion to approve proposal from EEL 23</p> <p>16 (Motion passes) 25</p> <p>17 Pond 125 proposal discussions for drainage system 25</p> <p>18 Motion to approve Site Masters proposal 26</p> <p>19 (Motion passes) 29</p> <p>20 Motion to approve the electric proposal from BBS 29</p> <p>21 (Motion passes) 30</p> <p>22 Discussion of Davidson Middle School pond 31</p> <p>23 Motion to accept making CDD the O and M entity 32</p> <p>24 (Motion passes) 32</p> <p>25 Sidewalk phase two discussion 33</p>	Page 5	<p>1 The transcript of Westchase Community Development District Board</p> <p>2 Meeting, on the 3rd day of February, 2026, at the Maureen Gauzza</p> <p>3 Regional Library, 11211 Countryway Boulevard, Community Room A,</p> <p>4 Tampa, Florida, beginning at 4:00 p.m., reported by Whitlie</p> <p>5 Grace Cullipher, Notary Public in and for the State of Florida</p> <p>6 at Large.</p> <p>7 *****</p> <p>8 CHAIRMAN LEWIS: Good afternoon, folks. How's it</p> <p>9 going? Good to see everybody. I'm going to go ahead and</p> <p>10 call the meeting to order. This is the March -- excuse me,</p> <p>11 February 3rd, 2026 Westchase Community Development District</p> <p>12 meeting.</p> <p>13 For the record, all of the supervisors are present</p> <p>14 as well as the manager, attorney, engineer and staff and</p> <p>15 with that, I do see a few new faces in the audience. Just a</p> <p>16 reminder, if you would, put your cell phones on silent or</p> <p>17 turn them off, that would be appreciated and before we move</p> <p>18 into audience comments, for those of you that have been</p> <p>19 following our meetings over the last six or seven months, we</p> <p>20 have actually made a management change from Inframark to Kai</p> <p>21 and we have our new manager, Heather Dilley, who is with us,</p> <p>22 so welcome.</p> <p>23 MS. DILLEY: Thank you. Good afternoon, everyone.</p> <p>24 Thank you, Matt.</p> <p>25 CHAIRMAN LEWIS: You're welcome. Do you --</p>

Page 6	<p>1 MS. DILLEY: I appreciate that.</p> <p>2 CHAIRMAN LEWIS: If you want to say something, go</p> <p>3 ahead.</p> <p>4 MS. DILLEY: Oh, okay. I'll just introduce myself</p> <p>5 again. My name is Heather Dilley and I'm with Kai. I'm</p> <p>6 your new CDD manager. I'm very excited to be here and work</p> <p>7 with the board and staff and also get to know a little bit</p> <p>8 more about your community. It's absolutely gorgeous, so I'm</p> <p>9 very excited to be here.</p> <p>10 Just a few items, too, that I wanted to mention</p> <p>11 before we begin, if that's all right? You'll notice a</p> <p>12 slight change in the order of the agenda. This way, it</p> <p>13 provides two different opportunities for audience comments.</p> <p>14 First one being at the very beginning after the call to</p> <p>15 order. This section will be on agenda items and agenda</p> <p>16 items only, so you can make your comments about any items on</p> <p>17 the agenda. Just keep in mind, it's up to the board's</p> <p>18 discretion if they'd like to engage or if they would just</p> <p>19 like to take the comment under advisement.</p> <p>20 The second one will be towards the end, as you can</p> <p>21 see, right before supervisor's requests. That will be on</p> <p>22 new business, so any kind of new business that you have, you</p> <p>23 can make a comment. Again, it's not really a Q and A unless</p> <p>24 it's at the discretion of the board and then I was going to</p> <p>25 just suggest there is a three-minute maximum for speakers on</p>	Page 8	
Page 7	<p>1 the floor, so just be mindful of that. We'd like to hear as</p> <p>2 many audience members as we possibly can and the other thing</p> <p>3 I wanted to mention is just a little bit of decorum. This</p> <p>4 is an open, public government entity meeting and as such,</p> <p>5 there's certain decorum procedures that the board needs to</p> <p>6 follow. Just makes the -- the meetings go a little bit more</p> <p>7 efficiently, orderly, effectively so when we do take</p> <p>8 audience questions, we'll just start from the front row to</p> <p>9 the back and that way, we can individually have each have</p> <p>10 person who would like to make a comment so we don't</p> <p>11 interrupt each other and we'll just be mindful of that.</p> <p>12 So that was kind of all I wanted to say and again,</p> <p>13 thank you so much. I appreciate it and look forward to</p> <p>14 working with all of you.</p> <p>15 So thank you, Matt.</p> <p>16 CHAIRMAN LEWIS: Thank you, Heather. With that, I</p> <p>17 know we just had a brief conversation before, but for those</p> <p>18 of you that were not at our workshop a couple of weeks ago,</p> <p>19 we did have -- I guess I'll call it a situation with a</p> <p>20 resident, but I -- what I'd like, Erin, if you could maybe</p> <p>21 just kind of describe and go over what the law is that</p> <p>22 requires us -- how much time is a resident allowed to speak</p> <p>23 and when, as a board, can we say -- or me, as Chair, say,</p> <p>24 "That's enough," and, "You need to please leave so we can</p> <p>25 keep the meeting in order." Can you briefly go through</p>	<p>1 that?</p> <p>2 MS. McCORMICK: Sure, so -- I mean, similar to if</p> <p>3 you have been to any meetings at city council or the board</p> <p>4 of county commissioners, they always have a time, typically</p> <p>5 at the beginning of the meeting, for audience comments and</p> <p>6 the board sets what the timeframe is for allowing those</p> <p>7 comments by each individual member of the public, but three</p> <p>8 minutes is pretty standard. That's what we use as a</p> <p>9 district board, also and the reason is that -- you know,</p> <p>10 I've been district counsel for this board for decades now.</p> <p>11 It's been a long, long time and we really have not had that</p> <p>12 many issues with audience comments. I mean -- and the board</p> <p>13 has been flexible, but in a situation where, you know, we</p> <p>14 need to adhere to the limits and the agenda that's been</p> <p>15 established and that's certainly what happened at the</p> <p>16 workshop meeting that occurred a couple of weeks ago.</p> <p>17 I think the board is going to, you know, be very,</p> <p>18 very determined about enforcing these limits. Of course, it</p> <p>19 can allow additional comment at its discretion, but it only</p> <p>20 has these meetings once a month and it has to get through</p> <p>21 the business items that it has in front of it. So staff,</p> <p>22 the district manager and myself are going to help the board</p> <p>23 to make sure that these audience comment limits are adhered</p> <p>24 to and it's necessary for the board to be able to fulfill</p> <p>25 its duties under Chapter 190 and conduct the business that</p>	Page 9

<p style="text-align: right;">Page 10</p> <p>1 go under -- I -- field manager's report. Am I correct, 2 Dave? 3 MR. SYLVANOWICZ: Yep. 4 MS. SENK: So I'm in the right spot. First, I want 5 to thank Dave and Kirk Wagner from BDI for keeping the HOA 6 and our property manager up-to-date on all of the projects 7 in our neighborhood. We have four of them, three of them 8 are regarding sumps and rebuilding them and I know now more 9 about sumps than I ever thought I would in my entire life, 10 but I understand that our three sumps are combined with a 11 sump in West Park Village for rebuilding and that you are 12 going to be considering bids today and they are -- ours are 13 all cleared out. I mean, there's not a Brazilian pepper 14 tree living in our neighborhood anymore in these areas, 15 which is good and I would urge you to hopefully approve one 16 in the Vineyards today, keep this project moving as fast as 17 possible because I think one of the sumps -- I think it's 18 A1A on the map, it's backed up to the 10.612 (phonetic) 19 Sheldon Road near the cannabis place and it goes right into 20 our neighborhood, Crestwood and it's straight shot into our 21 neighborhood now. You can just walk directly with nothing 22 stopping you; any homeless person, anybody who just wants to 23 get into it and we have a lot of safety concerns for our 24 neighborhood. So the sooner you can get that all rebuilt, 25 the sooner that the HOA can then look at our options to make</p>	<p style="text-align: right;">Page 12</p> <p>1 finally heard back from the county last month and the -- 2 sent Robert to a new person -- I can't remember the person's 3 name. 4 MR. DVORAK: Rick Cabrera. 5 CHAIRMAN LEWIS: There you go. Do -- do you want 6 to maybe fill us in on -- 7 MR. DVORAK: They are recommending that we submit a 8 pre-submittal conference application and I've started that 9 and I put a call in for -- I mean, it's set up for a 10 traditional land development project. We have, you know, so 11 many acres and they are building so many homes and -- or 12 businesses or whatever, so it is -- I got a call in to one 13 of the contacts on that e-mail that I know to get some 14 clarification on the application, but it will get in and 15 then we'll get a date set and you and I can go or whatever 16 combination of people that we want to go or attend. It's 17 probably virtual nowadays, but the next step is get that 18 meeting and then -- and then get their direction, like I did 19 with SWFWMD and then we go from there. 20 CHAIRMAN LEWIS: Okay. Did that -- does that 21 answer your question? 22 MR. SMITH: Yes. 23 CHAIRMAN LEWIS: Okay. And we're pushing to try 24 and get that long term plan to -- if you haven't seen it, 25 I'll be happy to show it to you later. We're trying to get</p>
<p style="text-align: right;">Page 11</p> <p>1 this area more safe and secure for our neighborhood. 2 So that's all I wanted to say. 3 CHAIRMAN LEWIS: Okay. Thank you very much. Just 4 a quick thing, too. I apologize for the heat or the AC. We 5 were told by library staff that they don't have any control 6 over it today. I don't know if they got hacked or if it's 7 just malfunctioning, but that's -- that's why they brought 8 in the fans and that's why it might be a little louder and a 9 little warm in here. So -- and I should have said that 10 error, but just a heads up. 11 Does anybody else have anything they'd like to say? 12 Yes, sir. 13 MR. SMITH: Yes, Graham Smith, Bayboro Bridge. I 14 apologize for not being here for the last couple of 15 meetings. Can somebody kind of fill me in on what's been 16 going on in terms of the lake overflowing and the houses 17 flooding? I haven't heard anything lately. 18 CHAIRMAN LEWIS: Okay, sure. We have -- I believe 19 today -- a bid and some information to make a decision on 20 that -- the area that's behind the sump that had some 21 standing water to relieve -- put some drains in and then 22 hopefully look at an electric sump pump that would, you 23 know, come on automatically. It will sit on a float and 24 hopefully drain that area better for you guys. 25 Long-term solution that we've always called it, we</p>	<p style="text-align: right;">Page 13</p> <p>1 that done before hurricane season. 2 MR. SMITH: Okay. Thank you. 3 CHAIRMAN LEWIS: Just so you know. 4 All right. Any other questions, comments? 5 (No response.) 6 CHAIRMAN LEWIS: Nothing? 7 Okay. Seeing none, we'll move to -- sorry, I don't 8 have the -- we'll move to the consent agenda. Do we have a 9 motion for approval of the consent agenda? 10 MR. WIMSATT: I'll move to approve the consent 11 agenda. 12 CHAIRMAN LEWIS: Okay. Jim, and do we have a 13 second? 14 MR. GILLIS: Seconded. 15 CHAIRMAN LEWIS: Seconded by Reggie. 16 All right. Any comments or questions? 17 (No response.) 18 CHAIRMAN LEWIS: All right. Seeing none, all in 19 favor? 20 (All board members signify in the affirmative.) 21 CHAIRMAN LEWIS: All right. Passes and carries 22 five to zero. 23 (Motion passes.) 24 CHAIRMAN LEWIS: Okay. Staff reports, field 25 manager. David?</p>

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1 MR. SYLVANOWICZ: Okay. So Pam indicated that I've
 2 been working with them, so we have -- and I'm going to segue
 3 into what Robert has. In the Vineyards, we have three
 4 different projects that we needed to get the Brazilian
 5 pepper out of so that we can then see particularly two of
 6 them, the one that is -- that she's indicating and let me
 7 pull back to the map. This one and what has happened is
 8 that in times passed, these were presumed to be responsible
 9 by the homeowner or the owners of the property, so this
 10 would have been the Vineyards HOA. Between Robert and Kirk
 11 and going through the permitting documents, the CDD is the
 12 operator and maintainer, much like pond 120, for example.
 13 So we've begun the process of using our regular
 14 tree service to clear out these lots and, yes, the one
 15 behind Curaleaf and the one behind their community looks
 16 like a battlefield right now because the stumps are all
 17 there and it's a mess, but these sumps were long neglected
 18 and are not functioning for that community now. So that's
 19 -- the importance of this meeting is to get straight with
 20 who's going to be able to do it. Also is -- to bring to
 21 your attention, so this is West Park Village. There is sump
 22 B right here, so that is the third -- or I mean the fourth
 23 of the four that need to be cleaned out. The three in the
 24 Vineyards are cleared out of Brazilian pepper and My Tree
 25 Services is scheduled for next Tuesday to start this clear

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1 out. The reason we have to get ahead of them so that they
 2 can actually visualize it and anticipate what their bids
 3 would be, so that's why we started in -- in Pam's community
 4 and I've been working with them to just kind of get this
 5 ball rolling and get the project taken care of.
 6 MR. DVORAK: These are -- these are very similar --
 7 remember the sump we cleaned out behind the 7-Eleven?
 8 MR. SYLVANOWICZ: Yeah.
 9 MR. DVORAK: It's very similar to that where it's
 10 just been filled in, only in these, the vegetation has taken
 11 hold and no one's ever cleaned them out over the years and
 12 so it's a -- it's sort of like a deferred maintenance kind
 13 of situation, but very similar to the cleaning out and re --
 14 regrading and stabilizing the sump by the 7-Eleven that we
 15 did about a year ago or nine months ago. Right?
 16 MR. SYLVANOWICZ: Yep.
 17 MR. DVORAK: Yeah.
 18 MR. SYLVANOWICZ: Yeah, so this is the time of the
 19 year to do it because it's going to be a little easier to
 20 handle with the water leaves being low. My staff is working
 21 on a list of items that they can handle, whether it be
 22 structures that need to be cleaned out, dug out,
 23 rediscovered. It's been very useful to have Kirk and Robert
 24 be able to highlight and give me a list of where to work and
 25 what to do, so that has been what's been taking up a handful

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1 of weeks. We're going to also discuss -- and again, Robert
 2 is managing this with Kirk -- getting bids for erosion at
 3 this corner and this is the fourth project that Pam was just
 4 mentioning. This is eroding to the sidewalk. The sidewalk
 5 will be -- is -- it's starting to show signs of being
 6 undermined. This has been going on for some time, so I
 7 brought it to Robert's attention.
 8 We do have bids. It's a little bit of a process
 9 that we'll discuss and he'll discuss. Also, not to jump
 10 around, but that's why I have this.
 11 CHAIRMAN LEWIS: This is actually really helpful.
 12 MR. WIMSATT: It's very helpful.
 13 MR. SYLVANOWICZ: I -- yes, I'm very -- I need to
 14 see it.
 15 MR. WIMSATT: Same.
 16 MR. SYLVANOWICZ: So now to jump to pond 125, we
 17 have the berm up here that is much -- what we talked about,
 18 but now we're having the puddling behind it and through
 19 many, many of discussions that you guys are all familiar
 20 with, we do have an electrical panel out here that gets
 21 power from corner of this community. I've had a very
 22 capable electrical contractor, who's also a building
 23 contractor and they have given me a -- it's in there -- a
 24 \$23,000 estimate or proposal to bring direct burial line
 25 from that panel all the way up to here to then connect to

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1 the next project, which is putting in the storm drains and
 2 being able to pump out the puddling out from behind the
 3 berm.
 4 Again, I'm kind of glossing over it because Robert
 5 has the details. The last part of this that I'm going to
 6 say is that Sherida has been working for weeks now with
 7 Heather kind of bringing us all up-to-date with what she's
 8 doing and the management aspect it and the billing and
 9 getting all of our vendors in line and then really, I'm
 10 going to kind of pass it over to Robert because I think
 11 there might be some back and forth of stuff with what he has
 12 for proposals.
 13 MR. DVORAK: Yeah, let's go -- pull up the
 14 proposals for the -- the four sumps first.
 15 MR. SYLVANOWICZ: Okay.
 16 MR. DVORAK: So we did get, I think, four proposals
 17 for doing all those sumps that were -- the three and the one
 18 straggler and --
 19 MR. SYLVANOWICZ: Hold on one second.
 20 MR. DVORAK: Yeah. The reason I kind of like
 21 pointed this out is it's expensive and there's a wide range,
 22 but we have one that is significantly lower than the others
 23 by a lot and I know the family, we haven't worked with this
 24 brother's company. It was a family of like four brothers
 25 that worked in this area for probably 25, 30 years, an old

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1 family business and one of the -- the brothers split up and
 2 each one of them kind of do their own thing and so the --
 3 they are capable of doing it, but we haven't worked with
 4 this particular vendor before and that's the one that's the
 5 one oh nine seven hundred (phonetic) and like you -- like
 6 you can see, it's significantly less than the other two that
 7 we got and that kind of like concerned David and I just
 8 because -- you know, when you get a bid that's that far low,
 9 you want -- you question whether they understand the scope
 10 of the work; but like I said, they've been doing this type
 11 of work -- that family has for decades and so the only thing
 12 I can suggest, if -- if we didn't want to necessarily go
 13 with that low bid right now is remember the guy, Taylor,
 14 that we had doing the clean-out work around the community
 15 that David would work with and he'd do a pond here and a
 16 sump here and he actually did the sump by the 7-Eleven. We
 17 didn't ask him to propose on this because he's a smaller
 18 operation, but we could have him propose on it as well; but
 19 right now, the low bid for the four sumps is the 109 -- the
 20 109 number that you see there.
 21 CHAIRMAN LEWIS: And just so I'm clear, this is --
 22 this is to grade and --
 23 MR. DVORAK: Everything.
 24 CHAIRMAN LEWIS: All four.
 25 MR. DVORAK: All four. So you're averaging about

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1 -- a little over 25 grand a piece and I think the one over
 2 by the 7-Eleven ended up being in the 30s.
 3 MR. SYLVANOWICZ: It definitely was in the 30s and
 4 it was managed by me, but then I also managed it with our
 5 maintenance staff to either assist with tree cutting or to
 6 -- then once we were done, to be the Bahia installers or
 7 whatnot and they were also the ones that were in the water
 8 doing the -- they were the -- the ground guys.
 9 CHAIRMAN LEWIS: So -- and there's nothing in their
 10 bids that makes you think that they --
 11 MR. DVORAK: No.
 12 CHAIRMAN LEWIS: (Indiscernible.)
 13 MR. DVORAK: No, we had four bids, one of them was
 14 incomplete, so we didn't include it, but the three that we
 15 have include the scope. So --
 16 CHAIRMAN LEWIS: Okay. I mean, that is a little
 17 concerning to be more than half than the other --
 18 MR. WIMSATT: But there's a huge gap between the
 19 top and the middle one too, though. That's like a \$150,000
 20 gap as well.
 21 MR. BARRETT: The thing is is that the number you
 22 just said, 25 for each one, not far off from the 7-Eleven --
 23 how far off is the seven --
 24 MR. DVORAK: It isn't far off and that's why David
 25 and I were thinking, you know, maybe -- maybe it isn't that,

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1 you know --
 2 MR. BARRETT: How long ago was the 7-Eleven done?
 3 MR. DVORAK: It was about nine months ago.
 4 MR. BARRETT: Oh, okay.
 5 MS. McCORMICK: And you also -- I mean, when you
 6 have the bidding -- the bidding threshold requirements that
 7 the district has to be thinking about, too. So for
 8 maintenance projects, when you do a contract that exceeds
 9 \$195,000, then we have a requirement by state statute to go
 10 through punitive bidding, which means doing an advertisement
 11 and getting proposals.
 12 MR. CHESNEY: I mean, if we are concerned about it,
 13 the bid, we could just require them to pay for the bond,
 14 too. Right? It's small and the bond wouldn't cost barely
 15 anything. I mean, I don't know if they are a bondable
 16 contractor.
 17 MR. DVORAK: I don't know, either off the top of my
 18 head.
 19 CHAIRMAN LEWIS: You seem to feel pretty
 20 comfortable with that company?
 21 MR. DVORAK: Well, yeah, that family has -- like I
 22 said, has been in this -- been out of the Pasco County and
 23 been -- as a group, they were in business for probably 30
 24 years and then they all --
 25 MR. BARRETT: And this guy worked as part of --

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1 MR. DVORAK: He was one of the brothers, yeah, it
 2 was like four brothers that all worked together and the
 3 family sort of split up and each one of them kind of does
 4 their own thing, very similar type work around the -- around
 5 Southwest Florida.
 6 CHAIRMAN LEWIS: Is Crosscreek the company that
 7 does some of the embankment restoration for us?
 8 MR. SYLVANOWICZ: Mm-hmm. Yep.
 9 CHAIRMAN LEWIS: Okay. I mean, listen, it could be
 10 a matter of they're just busy and they threw a number at it
 11 and it could be a high number, too.
 12 MR. DVORAK: That's always an important function
 13 nowadays. Like right now, you know, people sharpen their
 14 pencil when they need things to do and they are a lot
 15 more -- you know, a lot more competitive.
 16 CHAIRMAN LEWIS: Did you have something else,
 17 David? Sorry.
 18 MR. SYLVANOWICZ: Yeah, well, in the packet, you
 19 know, there's -- he breaks it down. They all have a
 20 breakdown of what they are going to do and they all match
 21 pretty much the same of the scope. The EEL one, he -- it's
 22 more in tuned with the numbers that I was getting from John
 23 Taylor, who was working hand in hand with me and my guys
 24 doing it. The reason I didn't reach out to him was because
 25 I realized these are slightly larger projects and that we're

<p style="text-align: right;">Page 22</p> <p>1 going to put four together and it's utilizing district staff 2 to do it where with this, it's -- they can take care of it. 3 They are going to drop the Bahia at the end of it, they were 4 going to be subjected to Robert and Kirk saying, "Nope, you 5 still got to do it over here," or, "You got to bring this 6 elevation up." 7 MR. GILLIS: Would it be a significant delay to get 8 that estimate from them? 9 MR. SYLVANOWICZ: Well, it would be a month. 10 MR. BARRETT: But you're concerned about the -- his 11 ability to do the job without the assistance of your staff. 12 Correct? 13 MR. SYLVANOWICZ: On John's side? Yes. 14 CHAIRMAN LEWIS: Okay. 15 MR. BARRETT: All right. So I would be inclined to 16 go with the low bid. 17 MS. McCORMICK: Do they have to get any permits for 18 this work or -- 19 MR. DVORAK: No. 20 MS. McCORMICK: So no permits. So yeah, so I would 21 definitely recommend -- if the board does decide to go with, 22 you know, EEL tonight, then we should do our standard 23 contract that we use for contractors, especially because of 24 the amount of this and then add all the provisions in there 25 for, you know, making sure that they've warranted the work</p>	<p style="text-align: right;">Page 24</p> <p>1 about the work that was done recently on the sidewalk 2 repairs, you know, we did have the issue that came up with 3 change orders and so I guess one question would be do you 4 want to give the district engineer and staff, with the 5 agreement of the Chair, the ability to approve any change 6 orders that might come up that would be over that \$109,000 7 or would you want that to be brought to the board for 8 consideration? 9 MR. DVORAK: I don't think -- this isn't the kind 10 of job where we're going to have that. This is a really 11 well defined scope. This isn't like there's going to be 12 things popping up or -- you know, the sidewalk was different 13 just because you end up with, you know, grinds and panels 14 that, you know, over a course of a year where there's just 15 additional stuff, but this isn't like that. 16 MS. McCORMICK: Okay. 17 MR. GILLIS: I'd second Matt's motion. 18 CHAIRMAN LEWIS: Okay. Thanks, Reggie. 19 Any comments, questions? 20 MR. WIMSATT: My only comment would be is -- or 21 concern, if we can't have a bond, do we want to make 22 that requirement available by view -- 23 MR. BARRETT: Yeah, I -- 24 MR. WIMSATT: -- upon -- yeah, doing their 25 certific- -- or if they're able to get a bond.</p>
<p style="text-align: right;">Page 23</p> <p>1 and we have recourse and it's all done properly. 2 I guess the open question would be whether or not 3 we want to require them to post a bond if they are capable 4 of doing that. 5 CHAIRMAN LEWIS: Okay. What are your feelings on 6 that, Robert? 7 MR. DVORAK: I mean, like Greg said, it wouldn't be 8 much, that's for sure, if they are bondable. 9 CHAIRMAN LEWIS: All right. I'll make a motion to 10 approve EEL in the amount of \$109,750 with the expectation 11 that they would -- I'm sorry, did I say something -- 12 MR. GILLIS: Didn't he say they'd discount it to 13 ninety nine five (phonetic)? I think that's what he said. 14 MR. SYLVANOWICZ: Yeah, I'm not sure if they are 15 just trying to get into the CDD and they are just being 16 aggressive with their bidding. 17 CHAIRMAN LEWIS: Oh, okay. Yeah, thanks for 18 pointing that out. 19 MR. BARRETT: It says up to. 20 MR. WIMSATT: Up to, yeah. 21 CHAIRMAN LEWIS: Yeah, there you -- yeah, all 22 right. So let me resay this. I'll make a motion to approve 23 EEL up to \$109,750, provided that they purchase a bond and 24 -- what was it -- 25 MS. McCORMICK: And -- and we were just talking</p>	<p style="text-align: right;">Page 25</p> <p>1 MR. BARRETT: We would request to move more quickly 2 on this -- 3 MR. WIMSATT: (Indiscernible.) 4 MR. BARRETT: -- and -- and we want to get it done 5 before hurricane season, so I -- I think that's a request. 6 CHAIRMAN LEWIS: I would be agreeable to that. 7 Okay. So I'll amend my motion. 8 All right. All in favor? 9 (All board members signify in the affirmative.) 10 CHAIRMAN LEWIS: Passes five to zero. 11 (Motion passes.) 12 CHAIRMAN LEWIS: Thank you, David and Robert. 13 MR. DVORAK: Well, the next -- this kind of segues 14 into the next item, which is the 125, the proposals for the 15 drainage system and the sump pump. We had had some 16 preliminary pricing from contractors at the workshop that I 17 called into it. It was -- I think one bid was 43,000 and 18 the other one was 60. The same two contractors who were 19 qualified to do the work -- one is Site Masters, who did the 20 berm, so he's -- they are real familiar with the project 21 area. They came in at 42, which was less than their 22 original estimate and then Finn Outdoor came in at forty two 23 three fifty (phonetic.) So once they had all the scope 24 defined, you can see that that's about as tight as you can 25 get, so the one thing I did -- the one thing I did was asked</p>

7 (Pages 22 - 25)

<p style="text-align: right;">Page 26</p> <p>1 them both about schedule because we're concerned about 2 schedule, like a start date and duration and Site Masters 3 was either the last week in February or the first week in 4 March to start and estimating one to two weeks and Finn 5 Outdoor was second or third week in March, which is a couple 6 of weeks later and a duration of a week to two weeks. 7 So -- you know, everything being equal, with Site 8 Masters having familiarity -- 9 MR. WIMSATT: Yes. 10 MR. DVORAK: -- and they have, you know, the right 11 price range and their start date is earlier than -- than 12 Finn Outdoor, that would be -- 13 MR. WIMSATT: Yeah, they are lower, they are sooner 14 and they are familiar. They've done work for us before, 15 they're familiar with it, so it seems like we ought to -- 16 I'd make a motion to approve the Site Master's proposal. 17 MR. BARRETT: Along with the electrical? 18 MR. DVORAK: That was the other thing, we have to o 19 do electrical -- 20 MR. BARRETT: Should we do these separate because 21 they are separate contracts, Erin? 22 MS. McCORMICK: Yes. 23 MR. SYLVANOWICZ: Yes, two separate vendors. The 24 bid with the electrical -- I want to make a comment on and 25 this is -- this is from Heather. Since we're in kind of</p>	<p style="text-align: right;">Page 28</p> <p>1 going to be consistent throughout. It's not going to have 2 any splices in the ground, they need to have that pole box 3 by code just in case someone does something -- let's say 4 plants a tree and they cut the wire, that gives them access 5 to be able to fix that wire in between. In their proposal 6 is resodding, returning it back to normal, getting the wire 7 all the way up to the pump connection and utilizing the 8 existing sump -- excuse me, the existing panel. Let me see 9 if I can pull this up. 10 MR. BARRETT: Would -- do we want to just finish 11 with this motion and then we can do the electrical one? 12 CHAIRMAN LEWIS: Yeah, that's actually a good idea. 13 Okay. So do we have a second on Jim's motion? 14 MR. BARRETT: I'll second it. 15 CHAIRMAN LEWIS: You second it, okay. 16 So any other questions, comments? 17 (No response.) 18 CHAIRMAN LEWIS: All in favor? 19 (All board members signify in the affirmative.) 20 CHAIRMAN LEWIS: Carries five to zero. 21 (Motion passes.) 22 MR. BARRETT: And now the electrical. 23 CHAIRMAN LEWIS: Yeah, and I got a question about 24 this, too, David is how -- when you say direct burial, how 25 far down are they going to go?</p>
<p style="text-align: right;">Page 27</p> <p>1 that limbo stage right now, these guys are going to have to 2 lay out a lot of product that they have to buy and that's 3 where a lot of this comes from, so I know they are going to 4 want 50 percent front loaded. So -- 5 MS. DILLEY: We're capable of doing that. 6 MR. SYLVANOWICZ: And I know their timeframe is 7 similar to what Robert's talking about. 8 MS. DILLEY: Yes, that's not a problem. We're up 9 and running with that. 10 MR. DVORAK: And you guys remember when Doug put 11 the aerators in, we ended up getting an easement across the 12 power corridor for that electric, so all we'd have to do is 13 make sure that this contractor uses the same easement that 14 we obtained when we got -- I mean, it's useful because that 15 took a long time to get. It took a while to get. 16 CHAIRMAN LEWIS: So I guess with that being said, 17 is that going to be marked out? Do we have that staked or 18 identified? 19 MR. SYLVANOWICZ: So my understanding is they are 20 going to follow right where the wire because that wire only 21 goes to -- as far as the southeast corner of that pond. It 22 was for a nano bubbler at some point, so they are going to 23 trench and fill at the same time as they drop in. It's 24 alluminum four knot gage wire, direct burial and every 200 25 feet, they have to have a pole box even though the wire is</p>	<p style="text-align: right;">Page 29</p> <p>1 MR. SYLVANOWICZ: I think it's like two to three 2 feet and they are going to have to get under any of the 3 culverts that exist, so that means they are going to dig 4 down any of these drains -- drainage pipes coming and then 5 feed it under and then keep going. That's going to slow 6 them down. The trenching, they have a machine that they 7 could actually drill it on a -- like almost like a ditch, 8 which will kind of just continue along. 9 CHAIRMAN LEWIS: But along that pond bank, the west 10 and south side, I mean, it's pretty open. 11 MR. SYLVANOWICZ: It's open. 12 CHAIRMAN LEWIS: Other than mowers going back 13 there, it's not really -- 14 MR. SYLVANOWICZ: Yeah. 15 CHAIRMAN LEWIS: Okay. Okay. I'll make a motion 16 to approve the electrical with -- is it the B -- BBS for 17 \$23,376. 18 Is there a second? 19 MR. BARRETT: I'll second it. 20 CHAIRMAN LEWIS: Okay. 21 Any other comments, questions? 22 (No response.) 23 CHAIRMAN LEWIS: All in favor? 24 (All board members signify in the affirmative.) 25 CHAIRMAN LEWIS: Carries five to zero.</p>

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1 (Motion passes.)
 2 CHAIRMAN LEWIS: Thank you guys for getting that
 3 together. And Graham, I've been in touch with Chris High,
 4 but if -- maybe you guys can pass that along as well.
 5 MR. SMITH: We will. Thank you very much.
 6 MR. BARRETT: So again, when is this -- the
 7 expected end, like finish?
 8 MR. DVORAK: Start -- start was anticipated -- for
 9 the drainage work, it would be the end of February,
 10 beginning of March.
 11 MR. BARRETT: And then you're going to coordinate
 12 the electric so it goes in at roughly the same time, so we
 13 can tie that pump in very quickly after that?
 14 MR. SYLVANOWICZ: Correct.
 15 MR. BARRETT: All right. So hopefully we'll have
 16 that problem solved by mid-March.
 17 MR. DVORAK: Mm-hmm.
 18 CHAIRMAN LEWIS: Yes, that's good news. Thank you.
 19 MR. BARRETT: Thank you. And thank you for getting
 20 all those bids, the multiple bids, things like that. I
 21 really appreciate that, rather than just looking at one, two
 22 --
 23 MR. DVORAK: The last thing I had was remember we
 24 were talking about getting the Davidson Middle School pond,
 25 the CDD as the O and M entity. I know we're not thinking

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1 about discharging into it, but the CDD owns it, like
 2 physically owns the property. I have the one-page form.
 3 The only -- we just need Matt to sign on behalf of CDD and
 4 submit it, probably take them a month to acknowledge it and
 5 send us something back and update their database, but once
 6 that's done, the CDD will be the legal O and M entity for
 7 that pond.
 8 I mean, we're maintaining it now anyway and so it
 9 just stands to reason that we own it, we maintain it, we
 10 should be on the permit. So -- and we don't need anybody
 11 from the school board to sign it. The CDD is a governmental
 12 entity and they're already the O and M entity on everything
 13 else out here, so if you want to move forward with that, I
 14 got the form and at the end of the meeting, I can have Matt
 15 sign it.
 16 CHAIRMAN LEWIS: Yeah, do we need action on that?
 17 MS. McCORMICK: Yeah, I --
 18 CHAIRMAN LEWIS: Okay.
 19 MS. McCORMICK: -- would go ahead and approve that.
 20 CHAIRMAN LEWIS: Okay. Were you going to say
 21 something?
 22 MR. CHESNEY: I was going to make a motion to
 23 accept it.
 24 CHAIRMAN LEWIS: By all means.
 25 MR. CHESNEY: Yeah.

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1 CHAIRMAN LEWIS: I'll second.
 2 All in favor?
 3 (All board members signify in the affirmative.)
 4 CHAIRMAN LEWIS: Carries five to zero.
 5 (Motion passes.)
 6 MR. BARRETT: And there's no cost associated?
 7 MR. DVORAK: Nope.
 8 MR. BARRETT: Okay.
 9 MS. DILLEY: Do you know what the pond number of
 10 that is?
 11 MR. DVORAK: There is a pond number, but I don't
 12 know what the pond number is. David, do you know what the
 13 Davidson pond number is? Can you look at the ownership map?
 14 MR. SYLVANOWICZ: I can -- give me one second.
 15 MS. DILLEY: I can get that after David, it's fine.
 16 MR. SYLVANOWICZ: 45.
 17 MS. DILLEY: 45. Okay, thank you.
 18 MR. SYLVANOWICZ: You're talking about what's just
 19 north of the end of Bayboro --
 20 MR. DVORAK: Correct.
 21 MR. SYLVANOWICZ: -- just before the middle school,
 22 45 on our map.
 23 MS. DILLEY: Thank you.
 24 CHAIRMAN LEWIS: All right. Anything else, guys?
 25 (No response.)

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1 CHAIRMAN LEWIS: Good? David, I saw on your
 2 manager report, I see -- Sherida, I guess is there anything
 3 else you wanted about transition to Inframark or --
 4 MS. COOK: No, we are working through.
 5 CHAIRMAN LEWIS: All right. Awesome. There's a
 6 mention in here about sidewalk phase two.
 7 MR. SYLVANOWICZ: Yeah, I didn't want to get too
 8 into the weeds with stuff. We talked about a phase one, we
 9 did phase one, which was the Shires, Montague -- it was
 10 north of Linebaugh. So last year, I did meet with a guy who
 11 does the sidewalk grinding and they gave us a number that
 12 was well over \$100,000 to go through the whole Greens and
 13 grind every sidewalk, every tripping hazard that they could
 14 do.
 15 The way it's been done in the past and the way I've
 16 been continuing it is I've been grabbing communities, use a
 17 vendor, go through the process of replacing panels,
 18 basically. I think when you go and you do a larger
 19 situation like what you did, it's probably more cost
 20 effective because they are doing the grinding, they are
 21 doing the sidewalks, it's managed through BDI, they are held
 22 accountable, we go up to bid, you get the best price.
 23 So within the Greens, I sent my maintenance guy
 24 around and I said, "Let's do an audit on top of what was
 25 done," and it was look at tripping hazards, whatever he

Page 34	<p>1 thinks he can grind and basically -- isolated the number, I</p> <p>2 think -- I'd have to look, but he itemized at least 60</p> <p>3 grinds and 24 addresses that would require some panels to be</p> <p>4 replaced, so that is definitely in keeping in the project of</p> <p>5 what has been done in the past with sidewalks where those 24</p> <p>6 pan -- those 24 addresses can easily turn into 75 panels,</p> <p>7 those grinds can easily turn into, you know, 60, 70, 80</p> <p>8 depending on what we're looking at and that is just looking</p> <p>9 at Greendale, Greenmont and Greenpointe, so the ones that</p> <p>10 are further south because over the last few years, I have</p> <p>11 self managed the Villages, Greencrest and Greensprings by</p> <p>12 doing a similar thing, just taking one little loop of, you</p> <p>13 know, 50 houses or so and just attacking it and they are</p> <p>14 there for a week and a half doing it.</p> <p>15 So my question is to you -- and I'm sure this is</p> <p>16 more of a workshop type of thing -- is where do we go from</p> <p>17 here, considering that's a gated community and the concern</p> <p>18 is the safety, the tripping hazards, whatnot.</p> <p>19 CHAIRMAN LEWIS: So my question is -- and I'm</p> <p>20 hoping somebody can remember -- did we have a phase two?</p> <p>21 MR. DVORAK: We did, that was -- it was everything</p> <p>22 west of Countryway.</p> <p>23 MR. SYLVANOWICZ: I'm not talking about.</p> <p>24 MR. DVORAK: That was the phase two you guys --</p> <p>25 when you looked at the regions, that was the next priority</p>	Page 36	<p>1 MR. SYLVANOWICZ: Excuse me.</p> <p>2 MR. DVORAK: I'll send -- I'll send Heather the map</p> <p>3 of the -- the phase map that we came up with before.</p> <p>4 MR. BARRETT: But if you're proposing a change to</p> <p>5 it, if you could include that with it so we can talk about</p> <p>6 it?</p> <p>7 MR. SYLVANOWICZ: (Moves head up and down.)</p> <p>8 CHAIRMAN LEWIS: Yeah, because if the county, too,</p> <p>9 has come out and done a survey -- not a survey, but a</p> <p>10 repair, they may have already repaired places that we were</p> <p>11 going to look at.</p> <p>12 MR. SYLVANOWICZ: At one point, they were doing it</p> <p>13 at the same time that we had our vendors in at the Shires.</p> <p>14 CHAIRMAN LEWIS: Okay. Thank you guys. Is that</p> <p>15 all you got?</p> <p>16 MR. DVORAK: That's it.</p> <p>17 MR. SYLVANOWICZ: Well, the -- we have the erosion</p> <p>18 repair, but it's not dependant on the -- the more important</p> <p>19 stuff, the SOI stuff so that we can get recertified. That's</p> <p>20 what you guys have voted on. I feel that the erosion repair</p> <p>21 on pond 51 that we do have proposals in and Robert has them</p> <p>22 is that -- it's a little bit more involved and there's four</p> <p>23 of them and I think --</p> <p>24 MR. DVORAK: That's probably more of a workshop</p> <p>25 thing.</p>
Page 35	<p>1 was the stuff west of Countryway.</p> <p>2 CHAIRMAN LEWIS: Which obviously didn't include the</p> <p>3 Greens, which is what you're talking about now.</p> <p>4 MR. SYLVANOWICZ: Correct, and with respect to that</p> <p>5 part of phase two, I know county surprised us and showed up</p> <p>6 and did Glencliff and parts of Bennington.</p> <p>7 CHAIRMAN LEWIS: Which was part of what our phase</p> <p>8 --</p> <p>9 MR. SYLVANOWICZ: Correct.</p> <p>10 CHAIRMAN LEWIS: Okay. I -- I'll be honest, if we</p> <p>11 could maybe discuss this at a workshop --</p> <p>12 MR. SYLVANOWICZ: Yep.</p> <p>13 CHAIRMAN LEWIS: -- and have the maps and what we</p> <p>14 did before because I got -- that was months ago, I got to</p> <p>15 refresh my own memory on what --</p> <p>16 MR. SYLVANOWICZ: I just wanted to plant the seed</p> <p>17 with that statement.</p> <p>18 CHAIRMAN LEWIS: Sure, okay. Glad you did.</p> <p>19 MS. DILLEY: Would you like me to add that to the</p> <p>20 next workshop in --</p> <p>21 CHAIRMAN LEWIS: Yes, please.</p> <p>22 MS. DILLEY: -- in February?</p> <p>23 CHAIRMAN LEWIS: Yeah, I --</p> <p>24 MR. BARRETT: Could we recirculate the document of</p> <p>25 phases and then how you would want to change it?</p>	Page 37	<p>1 MR. SYLVANOWICZ: -- there's two different sizes --</p> <p>2 it's definitely a workshop thing.</p> <p>3 MR. DVORAK: If we could just add that, the pond</p> <p>4 51. It will be a quick discussion, but it's -- I want</p> <p>5 everybody to be able to kind of -- we got multiple different</p> <p>6 sort of types of improvements that -- to look at along that</p> <p>7 bank and it would be probably more appropriate at a</p> <p>8 workshop.</p> <p>9 CHAIRMAN LEWIS: Okay. All right. Thank you. And</p> <p>10 then we were going to roll into your report next, do you</p> <p>11 have anything else?</p> <p>12 MR. DVORAK: No, that's it.</p> <p>13 CHAIRMAN LEWIS: Okay. So kind of a joint little</p> <p>14 debrief there.</p> <p>15 Okay. Erin?</p> <p>16 MS. McCORMICK: So this -- I think it does involve</p> <p>17 Robert, too, about pond 120. So I heard back from the WCA's</p> <p>18 attorney yesterday evening about the joint letter that we</p> <p>19 were trying to submit with the WCA and she indicated that</p> <p>20 she's talked with her board and with her Chair now and they</p> <p>21 don't have any objection to the substance of the letter, but</p> <p>22 they would prefer not to do a joint letter with us. They</p> <p>23 want the district to just proceed with doing this letter on</p> <p>24 their own and then -- let me pull that up now. I tried to</p> <p>25 give her a call about this on my way out here and I wasn't</p>

<p style="text-align: right;">Page 38</p> <p>1 able to reach her, but she said -- she said, "Well, there's 2 no objection to the substance. We would prefer not to send 3 a joint letter. Westchase (indiscernible) WCA would like to 4 be kept in the loop on any response from the homeowners. If 5 there were no prior approvals and no agreement is reached, 6 the association may need to start its violation process. If 7 the owners propose some type of modification that is 8 acceptable to the CDD's engineer, we can try to expedite the 9 modifications committee's review." So I think we don't need 10 to probably delay anymore as -- 11 MR. WIMSATT: I agree. I was going to ask about 12 expedite. 13 MS. McCORMICK: I'm not exactly sure why the WCA 14 does not want to do a joint letter, but what I would say is 15 that we go ahead and send this and propose that the 16 homeowners meet with, you know, Robert and myself and with 17 Dave to talk about a solution and moving forward between now 18 and the next meeting or we can do it between now and the 19 next workshop, but we were originally going to give them 20 like a month to, you know, see if they wanted to retain 21 their own engineer and move with us. So -- 22 MR. BARRETT: If you could kind of let them know 23 the gist of the WCA's message to us, though, that they will 24 -- if there is not cooperation, then the WCA will then 25 trigger the notifications to -- that might light a fire.</p>	<p style="text-align: right;">Page 40</p> <p>1 e-mail from Alan Ruiz from Vertex that I talked to Matt 2 about. They want to -- let me find my response, it's here 3 somewhere. He said that they are proposing to assign the 4 option -- or the lease agreement now to another entity and 5 under our lease agreement with them, it provided that once 6 they started construction, the lease would stay in the hands 7 of Vertex for five years from the start of construction 8 unless it was approved by the board to allow the assignment 9 to take place before that, so I just wanted to get 10 clarification from him about whether Vertex is requesting 11 that the board consider approving the assignment, even 12 though the five years technically expired and then the other 13 thing I asked him for is when you get that lease agreement, 14 we had attached an estoppel certificate to it with a bunch 15 of information for Vertex to fill in, so I asked him to go 16 ahead and complete that and submit it back to the district. 17 We actually have in the lease that that would be done within 18 10 days of a written request so I'm going to follow up with 19 him about that. 20 And then I also asked him to provide me with an eye 21 of the removal bond, which they are required to provide 22 because when the lease is over, they were going to post a 23 bond to ensure that their finances are there to remove the 24 tower and then I also wanted to get copies of the 25 certificates of insurance that -- from both Vertex, but also</p>
<p style="text-align: right;">Page 39</p> <p>1 MS. McCORMICK: (Indiscernible.) Their own 2 violation process. Yeah, I mean, and if -- if the board 3 wants to appoint somebody -- whether it be Jim or Chris or 4 Greg to, you know, be involved in that meeting, assuming 5 that the homeowners do want to meet, then that -- that would 6 be great, too, to have some participation by a board member. 7 MR. BARRETT: I'd be happy to -- 8 MS. McCORMICK: I see Jim nodding over there. 9 MR. WIMSATT: I'm happy to participate or Chris, 10 whoever is available. 11 MR. BARRETT: Yeah, check the availability. Like 12 during the day, I can't. 13 MS. McCORMICK: Okay. 14 MR. BARRETT: It would have to be an in the evening 15 thing for me. 16 MS. McCORMICK: Okay. And we'll have to get, 17 Robert, your schedule, too. So -- but I'll go ahead and get 18 this letter sent out tomorrow and go from there. 19 MR. WIMSATT: Thank you. I've been wondering about 20 that. I asked about it some time and it's moving forward 21 finally. A long time, so -- 22 MS. McCORMICK: Yeah, I think we didn't hear from 23 the WCA for a little while. They had some internal things 24 going on with changeovers, so -- but and then the other 25 thing I wanted to just let you know is I had received an</p>	<p style="text-align: right;">Page 41</p> <p>1 for the sublessee's on the tower as well. 2 So -- so those are the things that I'm waiting for 3 him for. So I think this -- depending upon what his 4 response is and all of that, it may be possible that at the 5 March meeting, I would come back to you all and say, you 6 know, they are requesting -- (indiscernible) whether to 7 allow the assignments or not. 8 MR. WIMSATT: Is there any update on what carriers 9 are up there now? I thought there was supposed to be more 10 coming online for them. 11 MS. McCORMICK: AT&T, I think, is completed and 12 then T-Mobile, he said -- they had a delay because of the 13 easement that they were trying to work out with FGT, I 14 believe and he said that they had gotten -- he had just 15 gotten an update for them that they had gotten that, so I 16 think both of the carriers were supposed to be going 17 operational like this first quarter is the last update I 18 had. 19 CHAIRMAN LEWIS: That was that gas company that 20 kind of held up AT&T -- 21 MS. McCORMICK: Yeah, he said once the -- this was 22 -- he had sent an update to Matt and I on January 20th 23 saying he had just gotten an update from T-Mobile, the 24 encroachment agreement has been approved by both parties, 25 any signatures -- once that agreement is signed, T-Mobile</p>

<p style="text-align: right;">Page 42</p> <p>1 will be mobilizing to get on there. 2 CHAIRMAN LEWIS: All right. 3 MS. McCORMICK: Anything else -- I was just talking 4 to Heather about one of the items that's standing on the 5 transition, the audit for the distinct. So I have the 6 information that I need now from our insurance carrier to do 7 my letter and I think that's the last thing that the auditor 8 is waiting for, so I -- I anticipate that we'll have that on 9 the agenda for your acceptance at the March meeting. 10 CHAIRMAN LEWIS: All right. Erin, thank you. 11 MS. McCORMICK: Thank you. 12 CHAIRMAN LEWIS: Heather? 13 MS. DILLEY: Erin, did you want me to mention this 14 or do you want -- 15 MS. McCORMICK: Yeah, I don't -- I don't think we 16 need to talk about that. 17 MS. DILLEY: Okay. 18 MS. McCORMICK: We don't typically have -- 19 MS. DILLEY: All right. Still learning. Well, I 20 just have an update a little bit for the board. We're still 21 receiving documents and files from Inframark. Things are 22 going very well. We've got the Truist and the Valley all 23 set up, so we've got signatures on all of those accounts. 24 We've got Strong Room, which was just set up recently so 25 we've got a lot of the COIs and the W-9s from our vendors.</p>	<p style="text-align: right;">Page 44</p> <p>1 operations and maintenance report. That's just a -- 2 basically, line by line of the vendors and how much we've 3 paid and then after that, there will be all the printed 4 invoices and checks attached to that. So I can do that as a 5 separate -- I think if I put it in the meeting book, it 6 would be very lengthy. So -- 7 MR. BARRETT: Right, but if you could include that 8 in what you circulate, I appreciate that. 9 MS. DILLEY: Absolutely. 10 MR. CHESNEY: Yeah, we used to actually include a 11 whole check. I don't think you need to do that. As long as 12 you have the vendor, the amount and what was paid. 13 MS. DILLEY: Okay. Just that. 14 MR. BARRETT: Yeah, we don't need the images of the 15 actual checks. 16 MS. DILLEY: Okay. 17 MR. CHESNEY: That way, it matches -- it should 18 match the change and fund balance each month. That's what 19 we're looking to do. 20 MS. DILLEY: Okay. Sounds good. 21 MR. BARRETT: Thank you. 22 MS. DILLEY: Yep. 23 CHAIRMAN LEWIS: Okay. I'll go back to the 24 audience for any comments or questions. 25 Yes, sir?</p>
<p style="text-align: right;">Page 43</p> <p>1 Sherida and David have been fantastic getting me the vendor 2 lists and reaching out to them, so we're going -- it's very 3 smoothly that way. We're inputting all of the invoices, so 4 this week, we should be able to kind of start, you know, 5 putting the checks out for the vendors and that really is 6 all my update for now. It's been a smooth, smooth 7 transition. So far, so good. 8 CHAIRMAN LEWIS: Okay. Very good. Yeah, I mean, 9 you bring up a good point. David and Sherida, thank you 10 both. In this transition process, I know you both still 11 have to do your day job and still helped with Heather coming 12 onboard. 13 MS. DILLEY: Yeah, they've been amazing. 14 CHAIRMAN LEWIS: And Erin, too, I think you had 15 some involvement as well, so thank you. 16 MR. BARRETT: Can I say -- 17 CHAIRMAN LEWIS: Sure. 18 MR. BARRETT: So Heather, is it possible to make 19 available -- like we used to -- two years back, we would get 20 a list of checks that were issued and that kind of fell off, 21 that stopped. 22 MS. DILLEY: Okay. 23 MR. BARRETT: Is it possible to resurrect that on 24 financials? 25 MS. DILLEY: Sure, we can have an O and M report,</p>	<p style="text-align: right;">Page 45</p> <p>1 MR. SANTOS: Marlon Santos, the Shires. So this is 2 a question for the board and for Heather. So I remember 3 when you guys were doing the bid, there was something that 4 was really interesting was the -- the ability to do surveys 5 for the community. So you guys have that -- right -- that 6 ability for the company and so for the board, are you guys 7 planning on using that for hot topics, maybe have a feel for 8 the community about some topics that might be -- you know, 9 might have more discussions, might need community input? 10 CHAIRMAN LEWIS: I mean, I'll -- I'll speak first. 11 I think that's what intrigued us about Kai's proposal, 12 something that we can help -- that would help us with 13 capital improvement projects going forward. I can't sit 14 here and say that we're going to 100 percent utilize that, 15 but I -- I personally would tend to want to do that 16 depending on what it is. I think it has -- it would depend 17 on -- you know, the trail project -- I'll just bring it up. 18 I think that might have been a really good topic that we 19 could -- could have done better on. I mean, we mentioned 20 that. 21 MR. GILLIS: And I would also -- I think part of 22 Kai's bid, we talked a lot about getting the community 23 together and having outreach sessions beyond just the 24 survey, but having folks beyond that -- something like this 25 and be able to verbally give us feedback about any project.</p>

Page 46	<p>1 I found that intriguing, too.</p> <p>2 MS. DILLEY: I'll certainly set that up. It's</p> <p>3 extra, but yes.</p> <p>4 CHAIRMAN LEWIS: Okay. Yeah, one, Marlon, I'll</p> <p>5 just say, you know, we've been talking about the potential</p> <p>6 purchase of golf course. To me, that's one that we</p> <p>7 definitely want to have resident feedback on.</p> <p>8 MR. GILLIS: Yes.</p> <p>9 CHAIRMAN LEWIS: Because obviously, there's people</p> <p>10 that live on the golf course and have a different opinion</p> <p>11 than someone who doesn't, but overall, I think people would</p> <p>12 understand that that's something that we could -- at least</p> <p>13 me, I think it would benefit the community.</p> <p>14 MR. BARRETT: Just -- I don't think we just have</p> <p>15 information yet. We're in the midst of gathering the</p> <p>16 information so that when we ask the question, we can provide</p> <p>17 the clear data that people can see and say, "All right.</p> <p>18 These are the financial numbers that we're working with."</p> <p>19 So once we have that, then we can kind of</p> <p>20 potentially do that, but I don't want to do something</p> <p>21 without numbers.</p> <p>22 MR. SANTOS: Yeah, of course. One -- one just</p> <p>23 follow up question. If that's the case -- because then --</p> <p>24 on the HOA's side, we had this problem with like getting</p> <p>25 that e-mail list to all the residents. This might be</p>	Page 48	<p>1 MR. SANTOS: Okay.</p> <p>2 MR. GILLIS: I would just add, though, just to</p> <p>3 remind the board, we have done it twice without numbers and</p> <p>4 particularly for long term projects and more specifically</p> <p>5 some specifics and as -- as mentioned earlier, not having</p> <p>6 those details, that was one of the biggest complaints about</p> <p>7 it, but we also tried to work with the WCA and we'll talk</p> <p>8 here in a minute when we go to supervisor requests. We</p> <p>9 can't do any of that without them because they have a lot of</p> <p>10 that information. Okay? So -- so working together with the</p> <p>11 WCA, particularly in projects that would affect the entire</p> <p>12 community, would be helpful.</p> <p>13 CHAIRMAN LEWIS: All right. Any other questions?</p> <p>14 MR. ANDERSON: Barry Anderson, 11829 Derbyshire</p> <p>15 Drive. Now that Robert is here, follow up on my question at</p> <p>16 the last meeting and that is as we get ready for workshops</p> <p>17 and discussing the options for the practice fields, where</p> <p>18 behind the Shires is the area that you all are considering</p> <p>19 or is it multiple areas?</p> <p>20 MR. BARRETT: Did you guys happen to stir up that</p> <p>21 old visual that we had provided?</p> <p>22 MR. DVORAK: I sent that out to -- I wonder if I</p> <p>23 sent that to Mark, the one that we did that showed the --</p> <p>24 sort of the overlay on it?</p> <p>25 CHAIRMAN LEWIS: Yeah, I'm pretty sure I remember</p>
Page 47	<p>1 something you guys may run into, like how are you going to</p> <p>2 get a list of everybody to --</p> <p>3 MR. BARRETT: You're not.</p> <p>4 MR. SANTOS: -- to distribute the surveys to. So</p> <p>5 --</p> <p>6 MR. BARRETT: You're not.</p> <p>7 MR. SANTOS: Huh?</p> <p>8 MR. BARRETT: You're not.</p> <p>9 MR. SANTOS: So how are you going to do a survey if</p> <p>10 you can't get people the survey?</p> <p>11 MR. BARRETT: We can do our best, but --</p> <p>12 MR. WIMSATT: Best we can.</p> <p>13 MR. BARRETT: -- people don't want to provide a --</p> <p>14 and a lot of privacy concerns and people don't want to be</p> <p>15 asked and if they don't opt in, then we're kind of limited</p> <p>16 on what we can do.</p> <p>17 MR. SANTOS: Sure, but there are options. I mean,</p> <p>18 you can send an e-mail with a barcode link where you have</p> <p>19 the survey and they can get into it, whoever's interested in</p> <p>20 going in there, but then we -- that wouldn't require</p> <p>21 somebody to send -- send mailers. Right? So there are</p> <p>22 options. I just wanted to --</p> <p>23 CHAIRMAN LEWIS: Yeah, and I think that's a big</p> <p>24 part of what we'd like to maybe eventually talk to Heather</p> <p>25 about and, you know, see if they have any thoughts on that.</p>	Page 49	<p>1 you putting in like a regulation sized football field or</p> <p>2 something.</p> <p>3 MR. DVORAK: Yeah, I did, I did.</p> <p>4 CHAIRMAN LEWIS: I guess you can see from the</p> <p>5 discussion that it's not a super urgent topic or anything,</p> <p>6 Barry, that -- I mean, it's definitely something that came</p> <p>7 up and I apologize that we didn't get that back to you.</p> <p>8 We'll stir that up and -- I'll get that to you this week.</p> <p>9 So -- but in terms of like where we're going to put it or if</p> <p>10 we're going to take any action on that any time soon, I -- I</p> <p>11 don't think that's going to be the case. I mean, it may</p> <p>12 come up at a workshop.</p> <p>13 MR. BARRETT: Well, I think it's on the February</p> <p>14 workshop agenda.</p> <p>15 MR. ANDERSON: It is.</p> <p>16 MR. DVORAK: Barry, I'll find that and you'll get</p> <p>17 it before --</p> <p>18 MR. ANDERSON: What's floating around now is</p> <p>19 something from Windsor Place that ended up in my inbox,</p> <p>20 which says that between here, where we sit and Windsor</p> <p>21 Place, there is a, quote, unquote, soccer field. Is that</p> <p>22 where -- I'm not making any judgments.</p> <p>23 MR. BARRETT: No, there's a lot -- there's a lot of</p> <p>24 miss -- surprise, surprise. A lot of misinformation out</p> <p>25 there and it seems to be kind of being driven by people</p>

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1 north of us. All right?

2 MR. ANDERSON: I'm sorry, say that again?

3 MR. BARRETT: People north of us, so Windsor Place.

4 So there's no plan other than the thing we just talked about

5 with Robert and what he just did is at the far end of it, he

6 kind of like -- "Well, like a football field could

7 potentially fit there," but it hasn't like addressed --

8 there's no like this is where a field is going -- there's

9 nothing like that and I also want to like -- I don't think

10 there's any like support on the board for putting like --

11 I've heard people were going to put lights up there, nothing

12 like that has been discussed. Like all of that is just

13 absolute fiction.

14 MR. WIMSATT: And if I recall correctly, I think it

15 was in response to me being like, "Is there any place in

16 Westchase where we could put just a regular track," and

17 Robert was like, "Huh," and he kind of thought about it and

18 he's like, "Well, you couldn't put a track," we could barely

19 like fit a football field in like right here and then that

20 was -- but that was kind of the extent of the conversation.

21 I don't think it was anything more formal than that.

22 MR. BARRETT: Yeah, so I think what we were

23 envisioning, at this point, I mean, the only thing talked

24 about is is there field space where like teams -- we could

25 just make it available for practice. No lights, like no --

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1 like this is not -- in any way did I ever think, "Oh, let's

2 be as disruptive as we can." I'm sensitive to like -- look,

3 the Shires and cell tower, I don't want a repeat of that.

4 Right? I want you guys to have input and if you're not

5 comfortable, we can move on. Right? But I also don't --

6 like I feel a little bit like we're being manipulated by

7 people who don't live in Westchase with a lot of this

8 disinformation and they are just stirring up a lot of

9 nonsense, but there's no lights, there's no actual map of

10 field, nothing like that.

11 MR. ANDERSON: And I respect that. Chris, could I

12 just talk to you briefly after the meeting and --

13 MR. BARRETT: Sure.

14 MR. ANDERSON: -- and I promised you that I would

15 try to say it to everybody. Nothing has been decided, nor

16 has any particular location been air marked and I'll

17 continue to -- well, sooner or later, before we show up on

18 the 17th, we ought to know what we're talking about.

19 MR. BARRETT: Well, there's no plan. Maybe the

20 thing to just communicate is the point of the workshop is

21 not to approve anything, it's actually just to like -- well,

22 let's talk about is it possible and so like I don't remember

23 how much space is back there because there's wetland and

24 things dry up and --

25 MR. ANDERSON: Okay.

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1 MR. DVORAK: I'll send -- I'll send a -- so that

2 it's in the meeting packet.

3 MR. BARRETT: Right, were just looking for like

4 Robert's information of like what's possible and then our

5 discussion in February will be is this something that's

6 realistic, is this something we want to flesh out and if so,

7 then we can kind of address that. All right. Let's put

8 together a plan that would have a location, but that's like

9 multiple -- like a couple of months down the road, assuming

10 there's interest at the February workshop for proceeding and

11 there may not be.

12 MR. WIMSATT: But it's also -- like is there

13 anything on that Promise Drive area, is there anything we

14 can do -- we've talked about it and Doug looked at it, we

15 kind of ran some -- we did some easements, we couldn't

16 really quite figure out if there was anything we can do

17 about it. You know, so it's not just one place we're

18 looking at, we're just kind of looking at green space in

19 general in light of those conversations we were having about

20 that one field in the Village Greens and, you know,

21 Glenclyff park and the fields there and just trying to see,

22 you know, are there green spaces that people could use? You

23 know, like Chris was saying, you know, dawn to dusk, sundown

24 -- sunup to sundown, no lights, stuff where kids could go

25 and do stuff, you know, be able to practice, essentially.

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1 MR. BARRETT: It's our opportunity in February to

2 hear the concerns of the Shires' residents, like what do

3 they not want to see and we can kind of say, "Yeah, there's

4 not an intent to do that." But yeah, so just be really

5 suspicious about what you're reading online because there's

6 -- we got nothing at this point.

7 MR. ANDERSON: Appreciate it.

8 CHAIRMAN LEWIS: Okay.

9 Anybody else, comments, questions? Steven.

10 MR. SPLAINE: You mentioned a workshop.

11 Unfortunately, our last workshop was abruptly curtailed. I

12 -- if I remember correctly, Reggie was presenting

13 information on the --- what we knew about the golf course

14 purchase, which wasn't a whole lot and I think Greg was

15 going to share something about financials and never got --

16 MR. BARRETT: Greg Kristovich, who --

17 MR. CHESNEY: Oh, okay. Good.

18 MR. SPLAINE: (Indiscernible.) A recap of what we

19 didn't get to at the workshop.

20 MS. DILLEY: Sir, could you just state your name

21 and address?

22 MR. SPLAINE: Oh, sorry. My name is Steve Splaine,

23 S-p-l-a-i-n-e. 10404 Ascilla Way, the Greens.

24 MS. DILLEY: Thank you.

25 CHAIRMAN LEWIS: Okay. Hey, so --

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1 UNKNOWN SPEAKER: Sorry to interrupt. I am clearly
 2 interrupting, but I don't think I will be able to make it
 3 through a whole meeting here, so I -- I hoped to join you
 4 guys for a little longer, but the only way to sneak out of
 5 the house was to take this little guy with me. So
 6 apologies, but for those that don't know me, I'm the
 7 president of the Westchase Community Association, so I'll
 8 make this real brief. I just wanted to make some -- some
 9 personal comments and take it for whatever you will. I
 10 don't even know if you guys will discuss anything on the --
 11 on the green spaces. I know Steve is here, but -- you know,
 12 there's been a lot of debate back and forth about some of
 13 that. I had put it on the agenda for the board to kind of
 14 discuss on the Westchase Community Association side. After
 15 getting feedback from some residents, voting members and the
 16 like, we wanted to just put together a motion either to give
 17 you guys a better understanding of what our sentiment was
 18 versus potentially just, you know, what you guys have been
 19 hearing from residents, but, you know, ultimately, I just --
 20 I'm here on my own behalf, not representing the board, but
 21 from the board's vantage point, you know, the decision is
 22 your own and, you know, that responsibility -- you know, we
 23 understand, we don't really play a part in. I feel like we
 24 have a tangential relationship in the sense that we, you
 25 know, handle a lot of resident's comments that kind of come

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1 through and deal with -- I know, mom -- but deal with a lot
 2 of the -- sorry guys, bear with me. I don't think he'll
 3 tolerate that.
 4 CHAIRMAN LEWIS: What -- what is your opinion?
 5 UNKNOWN SPEAKER: My opinion, basically, is, you
 6 know, I think we want to be understanding and inclusive of
 7 everybody that's -- everybody's opinion that's impacting
 8 certain residents. You know, obviously don't like the folks
 9 that are out there playing with the teams. I've spoken with
 10 the two teams that are there. My understanding is, you
 11 know, while they may be wearing cleats, I don't think they
 12 are using whistles. One team has stopped working --
 13 operating on that space entirely because they don't want to
 14 send the wrong message to the kids. The other teams
 15 continue to play whether there's signs there or not. I
 16 mean, whether I agree with that or not, doesn't really
 17 matter.
 18 My true opinion is just that, you know, I want to
 19 see Westchase be a community where we have kids that are
 20 able to get out there and play and enjoy the space and the
 21 more kids we have out there that are not behind TV screens
 22 and inside the house, I think that's a better environment
 23 and a friendly family environment and is probably one that
 24 we want to continue to see push forward in Westchase and
 25 something that we want to continue to build because it's --

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1 it's an environment that I think draws people to our
 2 community. So -- my own personal opinion is just let them
 3 play.
 4 CHAIRMAN LEWIS: I actually -- I was going to bring
 5 it up during supervisor requests, but I don't think we
 6 finished that discussion at the workshop, either. So --
 7 okay. Thank you.
 8 UNKNOWN SPEAKER: That was all and, you know,
 9 there's other things that we're working with you guys on, so
 10 looking forward to chatting with you guys more. Thanks for
 11 your time. Sorry about this.
 12 CHAIRMAN LEWIS: Get him some mac and cheese, man.
 13 Appreciate it.
 14 UNKNOWN SPEAKER: Thank you. See you guys.
 15 CHAIRMAN LEWIS: Anybody else have any comments?
 16 Anybody, questions? Good?
 17 (No response.)
 18 CHAIRMAN LEWIS: Okay. We'll move into supervisor
 19 requests.
 20 Reggie, I'll start with you.
 21 MR. GILLIS: Okay. Well, first, from the workshop,
 22 the presentation that Ivy gave on vegetation and change,
 23 which I thought was terrific, you know, we've been talking
 24 more about it here, but one thing I did not mention that I
 25 want to mention from the perspective of -- of -- I've heard

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1 it too many times from the Harbor Links residents, when we
 2 redo those call boxes, over the years, just like everything
 3 else, they continue to have vegetation and it gets farther
 4 and farther, so every time, you know, the sprinklers come
 5 on, if it's 8:30, 9:00 o'clock at night and you happen to
 6 forgot your clicker, you got to sit and wait for the
 7 sprinklers to be finished to use the call box. There's no
 8 reason, to me, to have vegetation all around the two call
 9 boxes. Particularly, the one at Countryway, it looks great
 10 because it matches the stuff, the plants when you go in, but
 11 having it covered with vegetation, I know it's not a very
 12 popular thing in and around there, so I would hope -- I
 13 didn't mention it then, but in the design, if we could at
 14 least take a look at that.
 15 Second part is really unfortunate. For those who
 16 were not there, one of the residents -- I started to give a
 17 presentation on where we are and I gave a general overview
 18 and just like everything else here, the board has made no
 19 decisions whatsoever. Discussions about potential
 20 acquisition of the golf course have been ongoing for at
 21 least ten years, well before I was on the board. I've been
 22 part of it as the guy who has been running the golf league
 23 here. However, things changed recently and the reason we
 24 rehired a -- Greg Kristovich is that we mentioned earlier,
 25 he was going to give a presentation at the workshop.

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1 However, he had an emergency, he could not do it, so I kind
 2 of gave an overview of basically where we are, what we're
 3 trying to do, but I would like the workshop, this next
 4 workshop, for us to reengage, have Greg dial in. He lives
 5 in Jacksonville. He'll talk his self, very knowledgeable,
 6 about golf acquisitions, usage in Florida for a very long
 7 time. He helped this board before I was on it with the
 8 potential acquisition in the past, so he is familiar with
 9 Westchase. We went through all of that, getting my role.
 10 About five years ago, the gentleman who started a league
 11 here, Ward Farley, that we now have about 150 members,
 12 pretty robust golf league, very proud of them, how they --
 13 you know, how they carry themselves. You name it, we travel
 14 all over the place. Was getting sick, eventually passed
 15 away about four years ago. I took over from him about five
 16 years ago. The golf league does about 6,000 rounds a year
 17 in the golf course. That's about a -- around 47,000.

18 Unfortunately, I asked two gentleman to join us
 19 because I wanted to know what may or may not occur, but we
 20 had an incident -- and I have to make sure the board is well
 21 aware. After the workshop, the resident who had a lot of
 22 objection, his name is Mr. Hearse, he lives on Brooster, was
 23 very animated about why he felt that people were
 24 trespassing. David, could you just pull up -- I'm not going
 25 to go into detail, I would like to do that at the workshop

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1 for the board to be well aware of -- there are a number of
 2 issues, as I said in the workshop, associated with the
 3 potential acquisition of the golf course. The things that
 4 happen on this particular hole are just one of them.
 5 Unfortunately, all of this got curtailed because of it.

6 The reason I'm talking about this now is Mr. Hearse
 7 approached the golf course general manager, Jared Atkinson.
 8 I was informed this past Friday that he feels that he wants
 9 the -- and I don't know what this means, but I'm going to go
 10 after the golf course and he specifically stated to him, it
 11 was relayed to me, I plan on starting a petition or
 12 something to ensure that I personally have nothing to do
 13 with the acquisition of the golf course, management, any of
 14 that stuff supposedly. This all thirdhand, but I need the
 15 board to understand and know and I turned to Erin to make
 16 sure she understood that because I'm a -- serving in
 17 official capacity on the board, I also happened -- for 35
 18 plus years, I have a top secret security clearance. I run a
 19 company that will be 20 years in business next month that
 20 also has a top secret facility clearance for the company. I
 21 have to report that if it happens.

22 I wanted to ensure the board understood why and how
 23 because any person that -- and people who know or are used
 24 to it, I just happened to finish all that paperwork and
 25 documentation. It takes days. You have to go back ten

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1 years about any and everything in your life, any types of --
 2 you name it. Very specific questions, like if you're
 3 serving in an official capacity in any way, someone
 4 challenges, there's a question about your competency, you
 5 know, you have to say no or yes. My answer is no, I've
 6 never had any issue whatsoever anywhere of anything like
 7 this, but that just occurred.

8 The gist of Mr. Hearse's complaint and concern is
 9 he doesn't want anybody on his property. He feels it's
 10 private property. He made it very clear. Nobody else got
 11 to talk or discuss it, but the issue in particular for this
 12 gentleman -- this is the hole. You see that pond there?
 13 What the resident will not acknowledge, the HOA has very
 14 clear rules, so does every HOA around here associated with
 15 this particular issue.

16 The flaming question is who owns this thing when
 17 you play golf? It's that simple. Now, let me say I invited
 18 two gentleman who unfortunately had to go through all this.
 19 Mr. Bobby Ponk (phonetic) back there and Mr. Dick Barton.
 20 I'll say, when I say we've got a bunch of extraordinary
 21 folks, Dick Barton back there is in the hall of fame
 22 stockyard driving. He's -- he is the guy that started out
 23 by getting screamed at by the residents from their -- their
 24 property at us about trespassing. On this particular
 25 hole -- in my opinion, it's the perfect example of some of

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1 the things that could be done if the community were to
 2 acquire the golf course.

3 MR. WIMSATT: Reggie, what house are they?
 4 MR. GILLIS: They are --
 5 MR. WIMSATT: Sorry, I didn't mean to interrupt.
 6 MR. GILLIS: They are this house right here.
 7 MR. WIMSATT: All right.

8 MR. GILLIS: So what has occurred over time and
 9 it's just simply gotten much worse -- and many of you were
 10 at the workshop and got to see firsthand -- was that hole,
 11 as you look at it, it's -- it's a rare thing in golf. I've
 12 been playing golf nearly 50 years. I have about 3,000
 13 rounds on the Westchase golf course. There's -- there's not
 14 many instances like this, even around Florida because when
 15 this was put in -- and it's important to know the golf
 16 course was opened in 1995. Most of these houses here were
 17 built in '96 and were sold in '97. That was kind of
 18 obscured in the workshop in some of the discussion because
 19 -- and why that's important is the golf course was there
 20 first. The houses were built afterwards.

21 That's important because once we go through this
 22 and -- and it's true all over the place, but I'm just
 23 highlighting why this is such an issue for this couple and
 24 why it's become an issue over time is the -- the property
 25 lines and -- and why this is a CDD potential issue? It

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1 doesn't matter whether we acquire this or not. This problem
 2 is not going away. The golf course owner is, as we
 3 mentioned in the workshop, around 80 years old. Something
 4 is going to go one way or the other and that's why we've
 5 been able to answer this and I didn't finish my thought.
 6 Greg Chesney, not Kristovich, has been working with the golf
 7 course owner for many years and has -- I know what's about
 8 to come here in a minute, but in preparation for that, we've
 9 kind of transitioned the last couple of years where I've
 10 been spending a lot of time with the golf course owner. So
 11 somebody on this board knows him, gotten to know him, I've
 12 taken him to play golf at our DOM, where I'm a member and a
 13 few months ago, kind of out of the blue, I didn't ask him,
 14 but he said, "You know what, I'm ready to sell the golf
 15 course to the community if it's the right price."
 16 We have done nothing more with that other than
 17 having our -- Mr. Greg Kristovich, who we hired to dig all
 18 of this, come to the board and give a presentation about
 19 what that means, what's the value, what's all these other
 20 things. What I'd like -- hope to do is that in all these
 21 other community like related events that Greg may not --
 22 Greg Kristovich may not be able to fill in, so at the next
 23 workshop, I'd like to schedule Greg at the beginning to talk
 24 through what he was planning to talk through with everybody,
 25 but I'll just -- I'll end with the problem we have across

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1 the community with the golf course is -- unfortunately, when
 2 the developer put these in -- so you see this car path
 3 that's going along there, residents property lines kind of
 4 weave in and out of that. Same thing happens in the Greens
 5 on some of the other holes. So what those are are easements
 6 now between the golf course and because the course is marked
 7 the way you would play it, no matter who you are as golfers
 8 understand and what we found is the developer tried to
 9 somewhat appease those residents by doing a few things and
 10 all this time has made it worse.
 11 I'll give you an example: The course is marked as
 12 out of bound lines on the left side. Golfers will know it's
 13 a rarity to see out of bounds and a rope. They put that
 14 rope there to help discourage the golfer from going in the
 15 yard, but the reality is the golf course has to be played
 16 the way it's marked. So if a ball is just up near there,
 17 the golfer can play. I personally have unfortunately have
 18 had too many incidents with -- I've never met Mr. Hearse
 19 until a week ago, Monday, when I was playing with those two
 20 gentlemen and his wife opened the door and screamed at
 21 everybody. Nobody was on their property. I recorded them
 22 because I wanted to protect myself from this happening over
 23 and over again. I have been both -- it's not very pretty to
 24 watch yelling and screaming because what is being missed is
 25 the golfers are on the golf course. They are there to play

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1 golf. They are not there to engage with the residents or
 2 anything else and the golf ball -- again, this thing, our
 3 community rules say the golf ball belongs to the golfer, so
 4 when they damage the property, it's their responsibility
 5 when they damage property, but you don't get to keep the
 6 ball. You don't get to say -- and so if you -- you know,
 7 you Google where are you likely to get hit or what's the
 8 rule about golf balls, you're going to find the same thing
 9 over and over again, particularly in Florida. Those rules
 10 should tell you how you should play and unfortunately,
 11 again, these are homeowners that are not used to -- could
 12 tell from some of the comments. One of things that was said
 13 that morning was I should -- this is Martin Luther King's
 14 Day, that morning. We teed off, it was 40 degrees, four
 15 zero. Only nine of us went out there foolish enough, the
 16 three of us led the pack. Four gentleman that were from
 17 Boston paid about \$600 to play our golf course. We put them
 18 in front of us, they were right there and they listened to
 19 this whole thing unfortunately. So did the Greens' people.
 20 Teri Mouse (phonetic) was right there, heard the whole
 21 thing. First thing is you get screamed at, second thing is
 22 the sprinklers come on. The sprinklers come on, they spray
 23 reclaimed water into the easement as well and I recorded all
 24 of this. So if you were trying to play golf there -- and
 25 I've been screamed and yelled at about trying to put a ball

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1 there because it's extended past the property. Now, it's
 2 even in the easement. That just -- I mean, unfortunately,
 3 Michael is not here, the HOA president and I would suggest
 4 -- strongly suggest -- I know Steve had to stand up and read
 5 a statement and say, "I only represent one of them, one of
 6 the communities," but when we talk about the golf course,
 7 there are four or five communities that touch it, so it's
 8 really a WCA issue when it comes to all of this type of
 9 things.
 10 And the last thing I'll add is that what I
 11 personally have been trying to do is diffuse the situation
 12 the best I could and one of the ways -- again, it's the
 13 rules of golf. So that pond there, when there's -- a golfer
 14 put it in for some crazy reason. It's the only pond on the
 15 golf course they put the yellow stakes around it. It's been
 16 that way for a long time. Well, I went to their owner and
 17 suggested to him, which he agreed, to replace all those
 18 stakes and replace the signs on that hole so that -- 47,000
 19 rounds is what Westchase did last year. In theory, that's a
 20 par three, so any person that plays from there could reach
 21 the homes and look how close they are to that green. You're
 22 playing from a bunch of different distances, so when they
 23 were yellow stakes, if you hit and you hit it in the water
 24 or anywhere on those woods on the right, you had to hit
 25 again. So that's not 47,000, more like 60,000 rounds --

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1 rounds -- my Army talk -- 60,000 shots that are potentially
 2 going in there and I'd be frustrated as well, but all this
 3 property line on the left, that's all part of the golf
 4 course and what's happening repeatedly is the residents have
 5 maybe felt bold and yelled and screamed about, "Don't be on
 6 my property," and now, that's extended into the easement.
 7 That's simply -- that's a big issue for the community and in
 8 particular, unfortunately because I run the league and push
 9 people about the rules and -- you know, you have to play by
 10 the rules and all that stuff, I've kind of been targeted, I
 11 guess, because of the exchanges there, but I don't have a
 12 choice. If, in fact, there's some petition that's erroneous
 13 or has false information, anything like that, I will report
 14 it. I will have to deal with the board in some way about
 15 why and how and more than likely because I'm going through
 16 this investigation right now, probably a federal
 17 investigation will show up and knock on that door about why
 18 the acquisition was made and everything else. So --
 19 MR. BARRETT: Can I say something real quick?
 20 CHAIRMAN LEWIS: Sure.
 21 MR. BARRETT: I just want to start by saying Greg
 22 and Reggie, you guys have been awesome about the golf course
 23 and getting all sorts of information and I'm really
 24 grateful. I'm more concerned about how the board operates
 25 and how we can operate -- I'm concerned about how the board

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1 operates and how we can operate more efficiently. Right? I
 2 appreciate your level of detail and I know that you're aware
 3 of issues that we potentially could face in the purchase of
 4 the golf course, but I think you've been really detailed
 5 about those issues with us. I think we're fully aware of
 6 it. I think one --
 7 MR. GILLIS: Let me stop you there because --
 8 MR. BARRETT: Hold on, hold on. So what I think,
 9 though, is that I would like us to do as a board, though, we
 10 don't own the golf course. Right? And we -- we're finding
 11 ourselves being pulled into these conflicts about which we
 12 have zero jurisdiction and so I have no problem dealing with
 13 those conflicts if and when we buy the golf course, but I
 14 don't know that it's a really good use of the board's time
 15 to get pulled into these conflicts about easements that we
 16 have no control over. This is currently a conflict between
 17 the golf course that owner and the HOA. The CDD has no say
 18 and I would really think it would be best for our
 19 relationship with all of the potential people who may vote
 20 on this if we just deescalate this just a little bit and
 21 acknowledge like, look, I know this is important, this is a
 22 passionate thing for you, but this board has nothing to do
 23 with the easements on the golf course yet. If we buy the
 24 golf course, you will have my full backing into hiring a
 25 lawyer to figure out what this solution is. Right? But

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1 until then, I think we waste an awful lot of time talking
 2 about something that really is between the HOA, the golf
 3 course and this homeowner and I know it's personally
 4 frustrating, but I think that that has boiled over in this
 5 conflict between Mr. Hearse and you and it really is
 6 affecting the board negatively.
 7 So I would just really ask, just for the efficiency
 8 of the board, let's just -- let's talk about it and let's
 9 deal with and address the business issues that we actually
 10 have control over and set just better boundaries about, "All
 11 right. This is not bailiwick. Right? We don't like it WCA
 12 steps into our court. I think that we have to kind of also
 13 -- if we're going to survive this and this not take hours
 14 and hours and hours of our time and we're going to have the
 15 information we need, I think we just need to kind of contend
 16 that -- we really need to be dealing right now with what are
 17 the numbers and what's the list of the drawbacks that we
 18 need to keep in mind going forward, but getting bogged down
 19 into this debate about easements, I'm really -- I'm done
 20 with that.
 21 MR. GILLIS: I want to respond to that. It's very
 22 frustrating. The only reason I brought this up is because
 23 Mr. Hearse escalated this -- and it has nothing to do with
 24 the easements. He made it personal and --
 25 MR. BARRETT: I know.

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1 MR. GILLIS: Well, let me finish. The reason I'm
 2 bringing this up to this board is because he made it
 3 official and he came to and made it personally about my role
 4 in the board as the reason I brought this up. That's why
 5 it's an issue right now for me, personally and it has to be
 6 because -- because of the clearance that I hold, he
 7 personally said he doesn't want me involved with this board
 8 operation and associated with the acquisition of the golf
 9 course.
 10 That's -- all this other stuff -- and let me also
 11 -- let's dispel this rumor this is some kind of personal
 12 thing. There's a few golfers here that know -- I'm pretty
 13 sure if they had a chance to talk, they would dispel that
 14 belief. This has never been personal for me. When I moved
 15 into that neighborhood at 50-some years old, my wife 40-some
 16 years old and we found out that -- that we had a miracle
 17 child coming. When I -- we walked with that child around
 18 that neighborhood, one of our biggest -- "Hey, how you
 19 doing," looking at our kid and saying nice things, no matter
 20 how ugly he was, was Ms. Hearse. She -- all the time. My
 21 wife -- to the point where we said we can't walk that
 22 anymore because we have long conversations, so let's -- I
 23 want to make this very clear: I disagree wholeheartedly.
 24 This is nothing personal. This is a couple who are having
 25 issues with golfers. I just happened to be one, but they

<p style="text-align: right;">Page 70</p> <p>1 turned it into my role on the board and that's why I brought 2 it up today.</p> <p>3 So this is not about me having some personal back 4 and forth with a resident. This is about -- I've got a lot 5 of employees doing a lot of important things and they could 6 be negatively affected as well if I am negatively affected, 7 so that's why I'm bringing that up.</p> <p>8 CHAIRMAN LEWIS: Well, I mean, you did mention the 9 potential issue, so -- but I understand both points. So 10 thank you, Reggie. Anything else?</p> <p>11 MR. GILLIS: No.</p> <p>12 CHAIRMAN LEWIS: Okay. Do you want to go next or 13 do you want to --</p> <p>14 MR. CHESNEY: I don't have anything.</p> <p>15 CHAIRMAN LEWIS: Oh, I think you do.</p> <p>16 All right. We'll go to --</p> <p>17 MR. WIMSATT: I don't have anything, I'm good.</p> <p>18 CHAIRMAN LEWIS: Chris?</p> <p>19 MR. BARRETT: No.</p> <p>20 CHAIRMAN LEWIS: Nothing. Okay.</p> <p>21 MR. SPLAINE: Could you share with us --</p> <p>22 CHAIRMAN LEWIS: I'll get there. I'll -- I might 23 actually be going to it now. So -- all right. So I have -- 24 I'll just unfortunately, but I wholeheartedly understand the 25 reasons, but I have received a resignation letter from Mr.</p>	<p style="text-align: right;">Page 72</p> <p>1 Everybody always gets off this board when they leave 2 Westchase. I'm not leaving Westchase, I just don't want to 3 have to come here twice a month. So -- you know --</p> <p>4 CHAIRMAN LEWIS: Let me -- before you -- we do have 5 -- he did say effective after the May 2026 meeting. So --</p> <p>6 MR. CHESNEY: Yeah, which will make it 23 and a 7 half years.</p> <p>8 CHAIRMAN LEWIS: Right. So Barry, I'll let you say 9 something.</p> <p>10 MR. ANDERSON: I met Greg long before I knew that 11 he was the big doo doo on the CDD. We shared a mutual 12 friend and Greg befriended that individual until his death. 13 Greg is a hell of a guy, beyond what you see here. He is a 14 hell of a human being and I just want you to know how much I 15 have appreciated you.</p> <p>16 MR. CHESNEY: I appreciate that. Barry is correct, 17 I'm definitely not a cut bait kind of guy as you can tell, 18 but I -- I'm really going to start crying here. Thank you 19 for that memory. I appreciate that very much.</p> <p>20 CHAIRMAN LEWIS: All right. Anything else you'd 21 like to --</p> <p>22 MR. CHESNEY: No, just -- so as you know, 23 everything is very purposeful. I did this so you'd have 24 time to appoint someone in an appropriate manner before, you 25 know, the next election and -- and, you know, Erin knows the</p>
<p style="text-align: right;">Page 71</p> <p>1 Chesney after many, many years of serving on the board. 2 Have you counted? Do you have a count or --</p> <p>3 MR. CHESNEY: Yeah, so I'm just doing it. Yeah, so 4 23 and a half years.</p> <p>5 CHAIRMAN LEWIS: 23 and a half years. 6 (A round of applause.)</p> <p>7 CHAIRMAN LEWIS: Quite an accomplishment. It was a 8 very nice resignation letter. I don't know if you want to 9 read it or if you'd like me to, but I -- I totally 10 understand and I -- I'll just say from the applause, I 11 personally appreciate everything that you've done for the 12 community and for the board and even for the time that I've 13 been on the board. So --</p> <p>14 MR. CHESNEY: Thank you.</p> <p>15 CHAIRMAN LEWIS: I've learned a lot.</p> <p>16 MR. CHESNEY: Thank you, and I appreciate -- this 17 board right here that you have right here is the best in 24 18 years. Right here, this group right here. So -- so whoever 19 they replace me with --</p> <p>20 MR. WIMSATT: No, no replacing you. You're not 21 replaceable.</p> <p>22 MR. CHESNEY: Everyone's replaceable.</p> <p>23 MR. WIMSATT: No, the institutional knowledge you 24 have is not replaceable.</p> <p>25 MR. CHESNEY: Well, I'm not leaving Westchase.</p>	<p style="text-align: right;">Page 73</p> <p>1 drill.</p> <p>2 MS. McCORMICK: Yeah, and you -- the board can go 3 ahead and accept the resignation today, effective at the end 4 of May. I mean, I don't -- or at the end of the May board 5 meeting. If you want to just hold off and, you know, do 6 that at the next month's meeting, you know, you could do 7 that, too.</p> <p>8 MR. CHESNEY: Yeah, which was the intent so you can 9 begin the process and begin thinking about how you're going 10 to do whatever you're going to do.</p> <p>11 CHAIRMAN LEWIS: So we can do that before he leaves 12 in May, we can take resumes?</p> <p>13 MS. McCORMICK: Yes, yes.</p> <p>14 CHAIRMAN LEWIS: Okay. I was trying to remember 15 how it was --</p> <p>16 MS. McCORMICK: And just for -- I think everybody 17 knows, but so the process is that the remaining board 18 members are going to be appointing somebody to fill out the 19 remainder of Greg's term, which Greg, when does your term 20 end?</p> <p>21 MR. CHESNEY: November.</p> <p>22 MS. McCORMICK: November of 2026, so it'll be a 23 relatively short time period from June until November and 24 then his -- that seat will be up for election and there will 25 be an election that the supervisor of elections will hold</p>

<p style="text-align: right;">Page 74</p> <p>1 for his seat, but -- but so I think what you want to happen 2 is at the May meeting for your replacement to be appointed. 3 That would come before the board in June. 4 MR. CHESNEY: Yeah, that makes the most sense, but 5 it's up to the board and how they -- 6 CHAIRMAN LEWIS: Okay. I like -- like that idea 7 and like that plan. Does anybody disagree? 8 MS. DILLEY: Would you like management to put an 9 add on the website to accept resumes? Is that how you'd 10 like or -- 11 MR. BARRETT: Actually, we'll also probably ask the 12 WOW to put a notice out. 13 MS. DILLEY: Okay. 14 CHAIRMAN LEWIS: If you could do the website as 15 well, yes. 16 MS. McCORMICK: And do you have a date that you 17 would like people to submit their resumes for -- I mean, 18 again, you have a little bit of time, so you don't have to 19 decide all of this tonight, but if you want to put in an add 20 in the paper sooner rather than later, then it might be 21 helpful to include a date. 22 CHAIRMAN LEWIS: I mean, I don't want to give like 23 a lot of time because I think people may end up forgetting, 24 so I kind of tend to put tighter timelines on deadlines. 25 MS. McCORMICK: That makes sense. So you want to</p>	<p style="text-align: right;">Page 76</p> <p>1 CHAIRMAN LEWIS: Oh, okay. That's less than two 2 weeks. Yeah, I mean, I would say -- I mean, I would say 3 let's make it by February 13th, which gives her time and 4 then -- 5 MR. WIMSATT: Yeah, then we'll ask for it by March 6 15th. 7 CHAIRMAN LEWIS: Yeah. 8 MR. CHESNEY: Well, I'm just saying I can see her 9 brow fold. 10 MS. RING: Well, I would just be putting a call for 11 candidates, so that's easy. 12 CHAIRMAN LEWIS: Correct. 13 MS. RING: And then -- but you guys need to set a 14 deadline for when you want those bios and I'm assuming you 15 want like a bio and a -- like a resume or whatever. 16 CHAIRMAN LEWIS: Yes, yeah and then we can -- I 17 think in the past, we've done some kind of interviews and we 18 can ask -- ask them things at the interviews, but a bio and 19 a resume would be great and maybe just a statement of why 20 they want to -- what they would bring to the board. 21 MR. BARRETT: So when would you want to do the 22 interviews and appointment (indiscernible) if you could then 23 notify residents that we'll be doing the interviews at -- 24 CHAIRMAN LEWIS: Yeah, but we have to do those in a 25 meeting.</p>
<p style="text-align: right;">Page 75</p> <p>1 hold off on doing the advertisements? 2 CHAIRMAN LEWIS: Uh -- 3 MS. McCORMICK: Or the notice in the newspaper? 4 CHAIRMAN LEWIS: I don't know, what do you guys 5 think? Do you guys -- 6 MR. BARRETT: What would we do -- 7 CHAIRMAN LEWIS: Maybe by -- coincide with the 8 March or -- 9 MR. BARRETT: So we could actually vote to fill the 10 position -- 11 MR. WIMSATT: At the May meeting. 12 MR. BARRETT: -- at the May meeting or do we have 13 to wait until -- 14 MS. McCORMICK: I would do it at the end of the may 15 meeting. 16 MR. WIMSATT: Right. 17 MR. BARRETT: End of the May meeting, so that would 18 mean that we would need -- if we're going to run it in the 19 WOW, it would have to be -- well, the March WOW and that 20 way, we would have the resumes by mid-March. 21 CHAIRMAN LEWIS: Oh, I forget about your deadlines. 22 Yeah, I'd say -- you know, actually, when's your publish 23 deadline for March? 24 MS. RING: For March, the 13th will be the 25 drop-dead.</p>	<p style="text-align: right;">Page 77</p> <p>1 MS. McCORMICK: Yeah, if you're going to have all 2 the board members be there. I mean, no, you could do it at 3 a workshop because you're not going to be making a decision 4 until the May meeting -- 5 CHAIRMAN LEWIS: Okay. I don't -- 6 MS. McCORMICK: -- but you may just want to have 7 them -- I mean, you may want to run this in April and then 8 have them come to the May meeting and you could talk to the 9 candidates at that point. 10 CHAIRMAN LEWIS: I want to make sure we have enough 11 time for them to -- 12 MS. McCORMICK: Oh, okay. 13 CHAIRMAN LEWIS: I don't want to just have that 14 brought right up to the deadline. 15 MR. WIMSATT: We've got the April workshop and then 16 maybe -- 17 CHAIRMAN LEWIS: Correct, because I'm going to be 18 honest, I'll be out of town for spring break in March. I 19 don't foresee us having a workshop in March. 20 MR. SYLVANOWICZ: You already canceled. 21 CHAIRMAN LEWIS: Okay. I couldn't remember. 22 MR. BARRETT: So let's do that. Let's tell them 23 that they will interview at the April workshop. 24 CHAIRMAN LEWIS: So let's set the deadline so we 25 get the information -- let's just say by the 27th of March.</p>

<p style="text-align: right;">Page 78</p> <p>1 How does that sound? That's a Friday. That's the deadline 2 -- 3 MS. RING: Okay. April would be workshop? 4 CHAIRMAN LEWIS: April workshop would be actually 5 the 21st of April, Tuesday. That's the first Tuesday not 6 until the 7th, which is -- 7 MR. SYLVANOWICZ: Yep. 8 CHAIRMAN LEWIS: -- a little bit later. 9 MS. RING: So then just so I understand, you're 10 going to appoint someone and then they are going to run? 11 MR. BARRETT: Well, no, they -- 12 MR. CHESNEY: They -- 13 MS. RING: No, in November. Your seat's up for -- 14 MR. CHESNEY: Well, they don't have to run, but 15 yes. 16 MS. RING: But I'm going to have to do another call 17 where people can -- 18 MR. BARRETT: Yes. 19 MS. RING: So I just want to make it very clear, 20 that's very -- that's a little confusing. Right? So this 21 time, they are being appointed. Then, they potentially 22 could have someone running against them in November? 23 CHAIRMAN LEWIS: That's correct. 24 MS. RING: Okay. That was more for my brain. 25 Okay.</p>	<p style="text-align: right;">Page 80</p> <p>1 directed, Karen, to Heather, to her e-mail. 2 MS. RING: Okay. Yes. 3 CHAIRMAN LEWIS: Okay. All right. 4 MS. McCORMICK: So -- so based upon that, I think 5 it would be a good idea to go ahead and accept this, which 6 would be effective after the May meeting. 7 CHAIRMAN LEWIS: Yes, so do we need to vote on 8 that, I guess? 9 MS. McCORMICK: Yes. 10 CHAIRMAN LEWIS: Okay, sorry. I will vote -- well, 11 all those in favor to accept Greg Chesney's resignation from 12 the board, raise your hand. Is that -- 13 MR. CHESNEY: I'll give you a hundred bucks. No, 14 kidding. All right. So can you vote? 15 (All board members signify.) 16 CHAIRMAN LEWIS: Okay. Carries four to one. 17 (Motion passes.) 18 CHAIRMAN LEWIS: Okay. Motion passes. 19 Okay. Yes, sir, Marlon? Go ahead. 20 MR. SANTOS: So if he's the Vice Chairman, does the 21 person coming into his position coming in as a supervisor or 22 the Vice Chairman or what's -- just for my -- 23 CHAIRMAN LEWIS: Once we have a change like that, 24 we'll go through and reassign and that -- we'll do that at 25 the next meeting or -- I guess, maybe at the May -- at the</p>
<p style="text-align: right;">Page 79</p> <p>1 MS. DILLEY: All right. And so right below -- 2 CHAIRMAN LEWIS: If you need to ask us again and go 3 through it all again, that's fine, too. 4 MS. RING: So I usually ask for bios if there's 5 more than one person. I'll run those before the election, 6 if they -- remember, you had someone -- 7 MR. BARRETT: Yep. 8 CHAIRMAN LEWIS: All right. Hold on. 9 MS. McCORMICK: So you're going to do the 10 interviews at the April workshop, but then you're not going 11 to vote on who you're going to have replace Greg until the 12 May meeting? 13 CHAIRMAN LEWIS: Correct. 14 MR. BARRETT: Correct. 15 MS. McCORMICK: Okay. Gotcha. 16 MS. DILLEY: So April 21st is the deadline for 17 resumes and bios? 18 CHAIRMAN LEWIS: No, March 27th is the deadline -- 19 MS. DILLEY: Oh, March 27th. 20 CHAIRMAN LEWIS: -- and then we will have a 21 workshop on April 21st to discuss it and -- and have those 22 interview options. 23 MR. BARRETT: And Heather should get -- 24 (indiscernible.) 25 CHAIRMAN LEWIS: Yes, they should -- they should be</p>	<p style="text-align: right;">Page 81</p> <p>1 May meeting, yeah. 2 MR. SANTOS: All right. 3 CHAIRMAN LEWIS: Yep. Okay. 4 All right. Yes? 5 MR. SPLAINE: Can we get the golf course numbers? 6 If I remember right at the workshop, Greg was going -- 7 MR. CHESNEY: Not me Greg, other Greg. 8 MR. BARRETT: He is going to talk to the -- 9 MR. SPLAINE: Oh, okay. Sorry, too many Gregs. 10 MR. CHESNEY: There's a lot of them. 11 CHAIRMAN LEWIS: Let's do this -- and I thank you 12 for bringing this up. Can you go through the action items 13 or item list for the workshop in February, please? 14 MS. DILLEY: Okay. So far I have -- and I'll 15 double check. I've got the phase -- the map phasing, the 16 different phases for the maps. 17 MR. DVORAK: Yeah. 18 MS. DILLEY: I've got pond 51, I've got the JCS 19 Security, I have the soccer field information, if there's 20 any kind of materials, I also have the golf course 21 specialist, Greg, coming. 22 CHAIRMAN LEWIS: Yeah, and if we could -- if you 23 guys could work together and get that scheduled to get it -- 24 to have Greg show up at the meeting, that would be great. 25 MR. CHESNEY: I think he is thinking he was going</p>

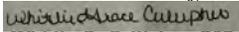
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1 to call in. Now, he will Zoom. I would probably -- I think
 2 you could do that, that way he can show -- he has a lot of
 3 exhibits that would be useful.
 4 MS. DILLEY: Okay.
 5 MS. McCORMICK: Are you going to be at the
 6 workshop?
 7 MS. DILLEY: I will for this one, yes.
 8 MS. McCORMICK: Oh, okay. Yeah, I think it would
 9 be helpful -- I don't know that we need a transcript, but to
 10 have minutes taken of the meeting, like have a recording and
 11 have it transcribed would be helpful.
 12 CHAIRMAN LEWIS: Okay. I think David and Sherida
 13 have been doing that. I think me and you talked about that
 14 a while back.
 15 MS. McCORMICK: Okay, good. So long as we have --
 16 yeah, so we should have something that then can be brought
 17 back to the board at the March meeting.
 18 CHAIRMAN LEWIS: Okay, perfect.
 19 Okay. Move to adjourn.
 20 MR. BARRETT: Second.
 21 CHAIRMAN LEWIS: All in favor?
 22 (All board members signify in the affirmative.)
 23 CHAIRMAN LEWIS: Carries five to zero.
 24 (Motion passes.)
 25 CHAIRMAN LEWIS: Thank you, everyone. Thank you

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1 guys. Have a good night.
 2 (At 5:45 p.m., all proceedings were concluded.)
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1 CERTIFICATE OF COURT REPORTER
 2
 3
 4 STATE OF FLORIDA
 5 COUNTY OF HILLSBOROUGH
 6
 7 I, Whitlie G. Cullipher, Certified Shorthand Reporter, do
 8 hereby certify that I was authorized to and did stenographically
 9 report the Westchase Community District Development Meeting; and
 10 that the foregoing transcript is a true record of my
 11 stenographic notes.
 12
 13 I FURTHER CERTIFY that I am not a relative, employee, or
 14 attorney, or counsel of any of the parties, nor am I a relative
 15 or employee of any of the parties' attorney or counsel connected
 16 with the action, nor am I financially interested in the action.
 17
 18 DATED this 18th day of February, 2026 at Hillsborough County,
 19 Florida.
 20
 21 
 22 Whitlie G. Cullipher, CSR
 23
 24
 25

Westchase Community Development District
Balance Sheet
January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND (001)</u>	<u>GENERAL FUND - HARBOR LINKS (002)</u>	<u>GENERAL FUND - THE ENCLAVE (003)</u>	<u>GENERAL FUND - SAVILLE ROW (004)</u>	<u>GENERAL FUND - COMMERCIAL ROAD (005)</u>
<u>ASSETS</u>					
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	4,414,410	449,443	20,104	15,082	74,944
Investments:					
Money Market Account	-	-	-	-	-
Deposits	3,191	667	3,030	20	-
TOTAL ASSETS	\$ 4,904,860	\$ 450,110	\$ 23,134	\$ 15,102	\$ 74,944
<u>LIABILITIES</u>					
Accounts Payable	\$ 1,251	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	880	-	-	-	-
Sales Tax Payable	-	-	-	-	-
Deferred Revenue	456,285	-	-	-	-
Due To Other Funds	-	-	-	-	-
TOTAL LIABILITIES	458,416	-	-	-	-
<u>FUND BALANCES</u>					
Nonspendable:					
Deposits	3,191	667	3,030	20	-
Restricted for:					
Capital Projects	-	-	-	-	-
Assigned to:					
Operating Reserves	833,713	9,555	205	-	1,280
Reserves - Erosion Control	60,000	-	-	-	-
Reserves - Roadways	502,031	177,921	-	5,234	14,250
Unassigned:	3,047,508	261,967	19,899	9,848	59,414
TOTAL FUND BALANCES	\$ 4,446,443	\$ 450,110	\$ 23,134	\$ 15,102	\$ 74,944
TOTAL LIABILITIES & FUND BALANCES	\$ 4,904,860	\$ 450,110	\$ 23,134	\$ 15,102	\$ 74,944

Westchase Community Development District
Balance Sheet
January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND - THE GREENS (102)</u>	<u>GENERAL FUND - STONEBRIDGE (103)</u>	<u>GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)</u>	<u>GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)</u>	<u>GENERAL FUND - VINEYARDS (106)</u>
<u>ASSETS</u>					
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	-	-	-	-	-
Lease Receivable	-	-	-	-	-
Due From Other Gov'tl Units	-	-	-	-	-
Interest/Dividend Receivables	-	-	-	-	-
Due From Other Funds	295,777	70,310	220,173	31,527	309,947
Investments:					
Money Market Account	-	-	-	-	-
Deposits	8,120	853	14,572	765	-
TOTAL ASSETS	\$ 303,897	\$ 71,163	\$ 234,745	\$ 32,292	\$ 309,947
<u>LIABILITIES</u>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	-	-	-	-	-
Sales Tax Payable	-	-	-	-	-
Deferred Revenue	-	-	-	-	-
Due To Other Funds	-	-	-	-	-
TOTAL LIABILITIES	-	-	-	-	-
<u>FUND BALANCES</u>					
Nonspendable:					
Deposits	8,120	853	14,572	765	-
Restricted for:					
Capital Projects	-	-	-	-	-
Assigned to:					
Operating Reserves	-	3,703	361	1,289	3,818
Reserves - Erosion Control	-	-	-	-	-
Reserves - Roadways	5,201	51,831	101,362	23,797	156,509
Unassigned:	290,576	14,776	118,450	6,441	149,620
TOTAL FUND BALANCES	\$ 303,897	\$ 71,163	\$ 234,745	\$ 32,292	\$ 309,947
TOTAL LIABILITIES & FUND BALANCES	\$ 303,897	\$ 71,163	\$ 234,745	\$ 32,292	\$ 309,947

**Westchase Community Development District
Balance Sheet
January 31, 2026**

ACCOUNT DESCRIPTION	WESTCHASE UNINSURABLE ASSETS FUND		CLEARING FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$	-	\$ 3,409,345	\$ 3,409,345
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		702,196	-	6,603,913
Investments:				-
Money Market Account		-	3,194,568	3,194,568
Deposits		-	-	31,218
TOTAL ASSETS	\$	702,196	\$ 6,603,913	\$ 13,726,302
<u>LIABILITIES</u>				
Accounts Payable	\$	-	\$ -	\$ 1,251
Accrued Expenses		-	-	880
Sales Tax Payable		-	-	-
Deferred Revenue		-	-	456,285
Due To Other Funds		-	6,603,913	6,603,913
TOTAL LIABILITIES		-	6,603,913	7,062,329
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits		-	-	31,218
Restricted for:				
Capital Projects		702,196	-	702,196
Assigned to:				
Operating Reserves		-	-	853,924
Reserves - Erosion Control		-	-	60,000
Reserves - Roadways		-	-	1,038,136
Unassigned:		-	-	3,978,498
TOTAL FUND BALANCES	\$	702,196	\$ -	\$ 6,663,973
TOTAL LIABILITIES & FUND BALANCES	\$	702,196	\$ 6,603,913	\$ 13,726,302

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund (001)

For the Period Ending January, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Jan-26
	ADOPTED BUDGET	ACTUAL	AS A % OF ADOPTED BUD	
REVENUES				
Interest - Investments	\$ 26,000	\$ 19,829	76.27%	\$ 7,294
Interest - Tax Collector	1,500	3,958	263.89%	3,958
Lease Revenue	20,899	-	0.00%	-
Special Assmnts- Tax Collector	3,608,406	3,316,827	91.92%	69,193
Special Assmnts- Discounts	(144,336)	(131,823)	91.33%	(2,059)
Other Miscellaneous Revenues	800	3,170	396.20%	(0)
Pavilion Rental	5,000	4,825	96.50%	1,500
Insurance Reimbursements	-	2,500	0.00%	-
TOTAL REVENUES	3,518,269	3,219,286	91.50%	79,886
EXPENDITURES				
Administration				
P/R-Board of Supervisors	19,000	4,600	24.21%	-
FICA Taxes	1,454	352	24.20%	(0)
ProfServ-Engineering	75,000	21,390	28.52%	-
ProfServ-Legal Services	125,000	27,475	21.98%	10,627
ProfServ-Mgmt Consulting	128,683	40,127	31.18%	7,956
ProfServ-Recording Secretary	16,639	5,079	30.52%	1,106
Auditing Services	7,800	3,000	38.46%	-
Postage and Freight	5,000	1	0.03%	0
Insurance - General Liability	62,116	52,546	84.59%	-
Printing and Binding	300	-	0.00%	-
Legal Advertising	6,500	422	6.49%	(0)
Misc-Assessment Collection Cost	68,384	63,700	93.15%	1,343
Misc-Credit Card Fees	1,100	179	16.23%	53
Misc-Contingency	9,363	788	8.42%	267
Office Supplies	120	169	140.78%	(0)
Annual District Filing Fee	175	175	100.00%	-
Total Administration	526,634	220,003	41.78%	21,352
Flood Control/Stormwater Mgmt				
Contracts-Lake and Wetland	118,000	39,333	33.33%	9,833
Contracts-Fountain	8,820	5,670	64.29%	1,276
R&M-Aquascaping	15,000	-	0.00%	-
R&M-Drainage	27,200	8,000	29.41%	-
R&M-Fountain	8,000	-	0.00%	-
Total Flood Control/Stormwater Mgmt	177,020	53,003	29.94%	11,109

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund (001)
For the Period Ending January, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Jan-00
	ADOPTED BUDGET	ACTUAL	AS A % OF ADOPTED BUD	
Right of Way				
Payroll-Salaries	310,000	102,391	33.03%	21,998
Payroll-Benefits	104,000	36,523	35.12%	6,471
Payroll - Overtime	36,000	12,958	36.00%	2,871
Payroll - Bonus	40,000	37,500	93.75%	-
FICA Taxes	50,000	11,693	23.39%	1,903
ProfServ-Landscape Architect	25,000	10,927	43.71%	2,255
Contracts-Police	185,000	55,688	30.10%	5,760
Contracts-Other Services	20,000	4,890	24.45%	-
Contracts-Landscape	708,000	252,667	35.69%	63,167
Contracts-Mulch	147,592	75,000	50.82%	-
Contracts-Plant Replacement	140,000	51,430	36.74%	-
Contracts-Road Cleaning	9,843	2,250	22.86%	-
Contracts-Trees & Trimming	72,000	40,901	56.81%	40,901
Contracts-Security Alarms	781	160	20.52%	0
Contracts-Pest Control	730	195	26.71%	15
Fuel, Gasoline and Oil	16,500	8,246	49.98%	1,224
Communication - Teleph - Field	9,000	1,100	12.22%	275
Utility - General	23,275	11,521	49.50%	(2)
Utility - Reclaimed Water	10,000	11,346	113.46%	(0)
Insurance - General Liability	6,703	5,670	84.59%	0
R&M-General	60,000	2,755	4.59%	499
R&M-Equipment	20,000	5,671	28.35%	573
R&M-Grounds	125,000	45,615.99	36.49%	(0)
R&M-Irrigation	80,000	25,106	31.38%	2,170
R&M-Sidewalks	26,000	65,908	253.49%	0
R&M-Signage	6,000	1,562	26.03%	1,500
R&M-Walls and Signage	32,500	33,123	101.92%	(1)
Holiday Decoration	20,000	8,937	44.69%	2,471
Misc-Hurricane Expense	10,000	-	0.00%	-
Misc-Taxes (Streetlights)	80,000	-	0.00%	-
Misc-Contingency	250,000	1,740	0.70%	725
Office Supplies	3,500	445	12.71%	53
Cleaning Services	6,800	2,200	32.35%	550
Op Supplies - General	3,000	282	9.39%	(0)
Op Supplies - Uniforms	600	833	138.81%	833
Supplies - Misc.	600	-	0.00%	-
Subscriptions and Memberships	4,000	474	11.85%	65
Conference and Seminars	1,000	-	0.00%	-
Total Right of Way	2,643,424	927,707	35.09%	156,276

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund (001)
For the Period Ending January, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Jan-00 ACTUAL
	ADOPTED BUDGET	ACTUAL	AS A % OF ADOPTED BUD	
Common Area				
R&M-General	30,000	22,834	76.11%	2,152
R&M-Boardwalks	700	-	0.00%	-
R&M-Brick Pavers	1,200	-	0.00%	-
R&M-Grounds	1,500	1,329	88.63%	334
R&M-Signage	1,400	350	25.00%	-
R&M-Walls and Signage	4,000	2,500	62.50%	-
Internet Services	7,391	3,248	43.95%	812
Park Improvements	125,000	35,999	28.80%	0
Total Common Area	171,191	66,260	38.71%	3,298
TOTAL EXPENDITURES	3,518,269	1,266,973.26	36.01%	192,035
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,952,313	0.00%	(112,149)
Net change in fund balance	\$ -	\$ 1,952,313	0.00%	\$ (112,149)
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,494,131	2,494,131		
FUND BALANCE, ENDING	\$ 2,494,131	\$ 4,446,443		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - Harbor Links (002)
For the Period Ending January, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Jan-26
	ADOPTED BUDGET	ACTUAL	AS A % OF ADOPTED BUD	
REVENUES				
Interest - Investments	\$ 500	\$ 1,679	335.87%	\$ 0
Special Assmnts- Tax Collector	60,182	55,319	91.92%	1,154
Special Assmnts- Discounts	(2,407)	(2,199)	91.34%	(35)
Gate Bar Code/Remotes	-	83	0.00%	0
TOTAL REVENUES	58,275	54,883	94.18%	1,120
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	1,204	1,062	88.24%	22
Misc-Credit Card Fees	15	3	23.07%	0
Total Administration	1,219	1,066	87.44%	23
Right of Way				
Communication - Teleph - Field	3,300	1,546	46.83%	360
Electricity - Streetlights	5,500	1,627	29.58%	(0)
Insurance - General Liability	3,000	2,538	84.59%	(0)
R&M-General	19,700	9,515	48.30%	-
R&M-Gate	5,794	269	4.64%	269
Reserve - Roadways	19,762	-	0.00%	-
Total Right of Way	57,056	15,494	27.16%	628
TOTAL EXPENDITURES	58,275	16,560	28.42%	651
Excess (deficiency) of revenues				
Over (under) expenditures	-	38,323	0.00%	469
Net change in fund balance	\$ -	\$ 38,323	0.00%	\$ 469
FUND BALANCE, BEGINNING (OCT 1, 2025)	411,787	411,787		
FUND BALANCE, ENDING	\$ 411,787	\$ 450,110		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - The Enclave (003)
For the Period Ending January, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Jan-26
	ADOPTED BUDGET	ACTUAL	AS A % OF ADOPTED BUD	
<u>REVENUES</u>				
Interest - Investments	\$ 151	\$ 14	9.44%	\$ 0
Special Assmnts- Tax Collector	28,339	26,049	91.92%	543
Special Assmnts- Discounts	(1,134)	(1,035)	91.30%	(16)
TOTAL REVENUES	27,356	25,028	91.49%	527
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	567	500	88.23%	10
Total Administration	567	500	88.23%	10
<u>Right of Way</u>				
R&M-Streetlights	26,500	6,050	22.83%	(0)
Total Right of Way	26,500	6,050	22.83%	0
TOTAL EXPENDITURES	27,067	6,550	24.20%	10
Excess (deficiency) of revenues				
Over (under) expenditures	289	18,478	6393.80%	517
Net change in fund balance	\$ 289	\$ 18,478	6393.80%	\$ 517
FUND BALANCE, BEGINNING (OCT 1, 2025)	4,656	4,656		
FUND BALANCE, ENDING	\$ 4,945	\$ 23,134		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - Saville Row (004)
For the Period Ending January, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Jan-26
	ADOPTED BUDGET	ACTUAL	AS A % OF ADOPTED BUD	
REVENUES				
Interest - Investments	\$ 80	\$ -	0.00%	\$ -
Special Assmnts- Tax Collector	16,222	14,911	91.92%	311
Special Assmnts- Discounts	(649)	(593)	91.31%	(10)
Gate Bar Code/Remotes	-	173	0.00%	90
TOTAL REVENUES	15,653	14,492	92.58%	392
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	324	286	88.39%	6
Misc-Credit Card Fees	4	7	165.00%	4
Total Administration	328	293	89.32%	10
Right of Way				
Communication - Teleph - Field	1,980	660	33.33%	165
Insurance - General Liability	4,796	4,057	84.59%	0
R&M-General	1,500	-	0.00%	-
R&M-Gate	1,500	269	17.92%	269
R&M-Streetlights	300	97	32.18%	(0)
Reserve - Roadways	3,300	-	0.00%	-
Total Right of Way	13,376	5,082	38.00%	433
TOTAL EXPENDITURES	13,704	5,375	39.22%	443
Excess (deficiency) of revenues				
Over (under) expenditures	1,949	9,117	467.76%	(51)
Net change in fund balance	\$ 1,949	\$ 9,117	467.76%	\$ (51)
FUND BALANCE, BEGINNING (OCT 1, 2025)	5,985	5,985		
FUND BALANCE, ENDING	\$ 7,934	\$ 15,102		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - Commercial Road (005)
For the Period Ending January, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Jan-26
	ADOPTED BUDGET	ACTUAL	AS A % OF ADOPTED BUD	
REVENUES				
Interest - Investments	\$ 150	\$ 267	178.15%	\$ (1)
Special Assmnts- Tax Collector	6,052	5,563	91.92%	116
Special Assmnts- Discounts	(242)	(221)	91.36%	(3)
TOTAL REVENUES	5,960	5,609	94.11%	112
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	121	107	88.30%	2
Total Administration	121	107	88.30%	2
Right of Way				
R&M-General	5,000	-	0.00%	-
Reserve - Roadways	839	-	0.00%	-
Total Right of Way	5,839	0	0.00%	0
TOTAL EXPENDITURES	5,960	107	1.79%	2
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,502	0.00%	110
Net change in fund balance	\$ -	\$ 5,502	0.00%	\$ 110
FUND BALANCE, BEGINNING (OCT 1, 2025)	69,441	69,441		
FUND BALANCE, ENDING	\$ 69,441	\$ 74,944		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - The Greens (102)
For the Period Ending January, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Jan-26
	ADOPTED BUDGET	ACTUAL	AS A % OF ADOPTED BUD	ACTUAL
REVENUES				
Interest - Investments	\$ 700	\$ 690	98.52%	\$ 2
Special Assmnts- Tax Collector	440,564	404,964	91.92%	8,448
Special Assmnts- Discounts	(17,623)	(16,095)	91.33%	(252)
Gate Bar Code/Remotes	-	1,236	0.00%	405
Insurance Reimbursements	-	2,700	0.00%	-
TOTAL REVENUES	423,641	393,495	92.88%	8,603
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	8,811	7,777	88.27%	164
Misc-Credit Card Fees	80	49	61.63%	15
Total Administration	8,891	7,827	88.03%	180
Right of Way				
Contracts-Security Services	240,977	67,406	27.97%	(0)
Contracts-Pest Control	240	60	25.00%	-
Communication - Teleph - Field	2,100	708	33.71%	177
Insurance - General Liability	2,119	1,793	84.59%	(0)
R&M-General	20,000	5,142	25.71%	100
R&M-Gate	10,000	2,814	28.14%	269
R&M-Streetlights	68,712	17,169	24.99%	0
Reserve - Roadways	62,000	-	0.00%	-
Total Right of Way	406,148	95,092	23.41%	546
TOTAL EXPENDITURES	415,039	102,919	24.80%	726
Excess (deficiency) of revenues				
Over (under) expenditures	8,602	290,576	3378.01%	7,877
Net change in fund balance	\$ 8,602	\$ 290,576	3378.01%	\$ 7,877
FUND BALANCE, BEGINNING (OCT 1, 2025)	13,321	13,321		
FUND BALANCE, ENDING	\$ 21,923	\$ 303,897		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - Stonebridge (103)
For the Period Ending January, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Jan-26
	ADOPTED BUDGET	ACTUAL	AS A % OF ADOPTED BUD	
REVENUES				
Interest - Investments	\$ 200	\$ 242	120.78%	\$ 1
Special Assmnts- Tax Collector	19,237	17,683	91.92%	369
Special Assmnts- Discounts	(769)	(703)	91.39%	(11)
TOTAL REVENUES	18,668	17,221	92.25%	358
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	385	340	88.21%	8
Misc-Credit Card Fees	10	-	0.00%	-
Total Administration	395	340	85.97%	8
Right of Way				
Communication - Teleph - Field	1,500	712	47.45%	187
Insurance - General Liability	386	327	84.59%	(0)
R&M-General	1,000	-	0.00%	-
R&M-Gate	3,792	-	0.00%	-
R&M-Streetlights	7,740	1,908	24.65%	0
Reserve - Roadways	3,855	-	0.00%	-
Total Right of Way	18,273	2,946	16.12%	186
TOTAL EXPENDITURES	18,668	3,286	17.60%	194
Excess (deficiency) of revenues				
Over (under) expenditures	-	13,935	0.00%	164
Net change in fund balance	\$ -	\$ 13,935	0.00%	\$ 164
FUND BALANCE, BEGINNING (OCT 1, 2025)	57,228	57,228		
FUND BALANCE, ENDING	\$ 57,228	\$ 71,163		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - West Park Village (323,4,5A,6) (104)
For the Period Ending January, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Jan-26
	ADOPTED BUDGET	ACTUAL	AS A % OF ADOPTED BUD	
REVENUES				
Interest - Investments	\$ -	\$ 363	0.00%	\$ 0
Special Assmnts- Tax Collector	176,696	162,418	91.92%	3,388
Special Assmnts- Discounts	(7,068)	(6,455)	91.33%	(101)
TOTAL REVENUES	169,628	156,326	92.16%	3,287
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	3,534	3,119	88.26%	65
Total Administration	3,534	3,119	88.26%	65
Right of Way				
R&M-General	2,044	269	13.15%	269
R&M-Streetlights	144,348	34,489	23.89%	(0)
Reserve - Roadways	19,702	-	0.00%	-
Total Right of Way	166,094	34,758	20.93%	269
TOTAL EXPENDITURES	169,628	37,877	22.33%	334
Excess (deficiency) of revenues				
Over (under) expenditures	-	118,449	0.00%	2,953
Net change in fund balance	\$ -	\$ 118,449	0.00%	\$ 2,953
FUND BALANCE, BEGINNING (OCT 1, 2025)	116,296	116,296		
FUND BALANCE, ENDING	\$ 116,296	\$ 234,745		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - West Park Village (324-C5) (105)
For the Period Ending January, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Jan-26
	ADOPTED BUDGET	ACTUAL	AS A % OF ADOPTED BUD	
REVENUES				
Interest - Investments	\$ 90	\$ 111	122.89%	\$ 2
Special Assmnts- Tax Collector	7,778	7,149	91.92%	149
Special Assmnts- Discounts	(311)	(284)	91.36%	(4)
TOTAL REVENUES	7,557	6,976	92.31%	147
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	156	137	88.01%	3
Total Administration	156	137	88.01%	3
Right of Way				
R&M-Streetlights	4,999	1,661	33.23%	0
Reserve - Roadways	2,402	-	0.00%	-
Total Right of Way	7,401	1,661	22.44%	0
TOTAL EXPENDITURES	7,557	1,798	23.80%	3
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,177	0.00%	143
Net change in fund balance	\$ -	\$ 5,177	0.00%	\$ 143
FUND BALANCE, BEGINNING (OCT 1, 2025)	27,115	27,115		
FUND BALANCE, ENDING	\$ 27,115	\$ 32,292		

Westchase Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund - Vineyards (106)
For the Period Ending January, 31, 2026

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Jan-26
	ADOPTED BUDGET	ACTUAL	AS A % OF ADOPTED BUD	
REVENUES				
Interest - Investments	\$ 500	\$ 1,206	241.26%	\$ (2)
Special Assmnts- Tax Collector	28,020	25,756	91.92%	538
Special Assmnts- Discounts	(1,121)	(1,024)	91.31%	(16)
Gate Bar Code/Remotes	-	173	0.00%	90
TOTAL REVENUES	27,399	26,111	95.30%	610
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	560	495	88.33%	11
Misc-Credit Card Fees	10	5	50.00%	3
Total Administration	570	500	87.66%	14
Right of Way				
Insurance - General Liability	1,436	1,215	84.59%	(0)
R&M-General	4,543	-	0.00%	-
R&M-Drainage	2,625	-	0.00%	-
R&M-Gate	5,000	4,528	90.55%	(0)
Internet Services	1,800	610	33.88%	173
Reserve - Roadways	11,425	-	0.00%	-
Total Right of Way	26,829	6,352	23.68%	172
TOTAL EXPENDITURES	27,399	6,852	25.01%	186
Excess (deficiency) of revenues				
Over (under) expenditures	-	19,260	0.00%	425
Net change in fund balance	\$ -	\$ 19,260	0.00%	\$ 425
FUND BALANCE, BEGINNING (OCT 1, 2025)	290,687	290,687		
FUND BALANCE, ENDING	\$ 290,687	\$ 309,947		

**Westchase Community Development District
Supporting Schedules
January 31, 2026**

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

					ALLOCATION BY FUND				
Date Received	Net Amount Received	Interest/Discount Amount	Collection Costs	Gross Amount Received	001 General Fund Assessments	002 Harbor Link Fund Assessments	003 The Enclave Fund Assessments	004 Saville Row Fund Assessments	005 Commercial Road Fund Assessments
Assessments Levied				\$ 4,391,496	\$ 3,608,406	\$ 60,182	\$ 28,339	\$ 16,222	\$ 6,052
				100.00%	82.17%	1.37%	0.65%	0.37%	0.14%
11/07/25	\$ 49,621	\$ 2,550	\$ 1,013	\$ 53,184	\$ 43,700	\$ 729	\$ 343	\$ 196	\$ 73
11/14/25	242,498	10,310	4,949	257,757	211,794	3,532	1,663	952	355
11/21/25	248,314	10,557	5,068	263,939	216,873	3,617	1,703	975	364
12/03/25	1,134,184	48,222	23,147	1,205,553	990,579	16,521	7,780	4,453	1,661
12/05/25	1,593,668	67,753	32,524	1,693,945	1,391,881	23,214	10,931	6,257	2,334
12/19/25	450,328	18,533	9,190	478,051	392,805	6,551	3,085	1,766	659
01/06/26	80,070	2,506	1,634	84,209	69,193	1,154	543	311	116
TOTAL	\$ 3,798,683	\$ 160,431	\$ 77,525	\$ 4,036,638	\$ 3,316,827	\$ 55,319	\$ 26,049	\$ 14,911	\$ 5,563
% Collected					91.92%	91.92%	91.92%	91.92%	91.92%
TOTAL O/S				\$ 354,858	\$ 291,580	\$ 4,863	\$ 2,290	\$ 1,311	\$ 489

**Westchase Community Development District
Supporting Schedules
January 31, 2026**

**Non-Ad Valorem Special Assessments
(Hillsborough County Tax Collector - Monthly Collection Distributions) For the Fi**

					ALLOCATION BY FUND				
Date Received	Net Amount Received	Interest/Discount Amount	Collection Costs	Gross Amount Received	102 The Greens Fund Assessments	103 Stonebridge Fund Assessments	104 West Park Village Fun Assessments	105 West Park Village Fund Assessments	106 Vineyards Fund Assessments
					Assessments Levied				\$ 4,391,496
				100.00%	10.03%	0.44%	4.02%	0.64%	0.18%
11/07/25	\$ 49,621	\$ 2,550	\$ 1,013	\$ 53,184	\$ 5,336	\$ 233	\$ 2,140	\$ 339	\$ 94
11/14/25	242,498	10,310	4,949	257,757	25,859	1,129	10,371	1,645	457
11/21/25	248,314	10,557	5,068	263,939	26,479	1,156	10,620	1,684	467
12/03/25	1,134,184	48,222	23,147	1,205,553	120,944	5,281	48,507	7,692	2,135
12/05/25	1,593,668	67,753	32,524	1,693,945	169,940	7,420	68,157	10,808	3,000
12/19/25	450,328	18,533	9,190	478,051	47,959	2,094	19,235	3,050	847
01/06/26	80,070	2,506	1,634	84,209	8,448	369	3,388	537	149
TOTAL	\$ 3,798,683	\$ 160,431	\$ 77,525	\$ 4,036,638	\$ 404,964	\$ 17,683	\$ 162,418	\$ 25,756	\$ 7,150
% Collected					91.92%	91.92%	91.92%	91.92%	91.92%
TOTAL O/S				\$ 354,858	\$ 35,600	\$ 1,554	\$ 14,278	\$ 2,264	\$ 628

Member:

Westchase Community Development District
9311 Country Way Blvd
Tampa, FL 33626

Term: October 1, 2025 to October 1, 2026
Coverage Provided by: Florida Insurance Alliance
Policy Number: WC100125756

TYPE OF INSURANCE

Part A	Workers Compensation <ul style="list-style-type: none"> • Benefits: FL Statutory (Medical, Disability, Death)
Part B	Employers Liability: <ul style="list-style-type: none"> • \$1,000,000- Each Accident • \$1,000,000- Disease- Policy Limit • \$1,000,000- Disease- Each Employee

Class Code	Description	Payroll	Rate	Premium
7720	Police Officers & Drivers	\$153,526	2.83	\$4,344.79
9015	Building or Property Management - All Other Employees	\$145,675	2.68	\$3,904.09
8810	Clerical Office Employees NOC.	\$0	0.11	\$0.00
9012	Building or Property Management--Property Managers and Leasing Agents & Clerical, Salespersons	\$189,391	0.66	\$1,249.98
Total Manual Premium				\$9,498.86
Increased ELL 1M/1M/1M				\$132.98
				\$9,631.84
Workplace Safety Credit – 2%				\$0.00
Drug Free Workplace Credit – 5%				\$0.00
Experience Modification				0.910000
Standard Premium				\$8,764.97
Expense Constant				\$160.00
Terrorism				\$48.86
Policy Total				\$8,973.72



Customer	Westchase Community Development District
Acct #	756
Date	01/29/2026
Customer Service	Christina Wood
Page	1 of 1

Westchase Community Development District
c/o Inframark Management Services
210 N University Drive, Ste 702
Coral Springs, FL 33071

Payment Information	
Invoice Summary	\$ 228.00
Payment Amount	
Payment for:	Invoice#31352
WC100125756	

Thank You

Please detach and return with payment



Customer: Westchase Community Development District

Invoice	Effective	Transaction	Description	Amount
31352	10/01/2025	Policy change	Policy #WC100125756 10/01/2025-10/01/2026 FIA WC Workers Compensation - Per 24-25 Audit TRIA - Per 24-25 Audit Due Date: 1/29/2026	232.00 -4.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total	
\$	228.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		01/29/2026
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

**AGREEMENT BETWEEN SITE MASTERS OF FLORIDA LLC, AND WESTCHASE COMMUNITY
DEVELOPMENT DISTRICT
FOR POND 125 IMPROVEMENTS**

This agreement (the "Agreement") is made and effective this 16 day of February, 2026,
by and between:

Westchase Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Hillsborough County, Florida, whose address is: 2502 N. Rocky Point Drive, Suite 1000, Tampa, FL 33607 ("District"), and

Site Masters of Florida, LLC, a Florida limited liability company, whose mailing address is: 5551 Bloomfield Blvd, Lakeland, FL 33810 ("Contractor").

RECITALS

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, landscaping, and other infrastructure; and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide drainage improvements for Pond 125 within the District, in accordance with industry standards, and as further described on **Exhibit "A"** hereto ("**Contractor's Proposal**"); and

WHEREAS, Contractor, who submitted the proposal attached hereto as **Exhibit A** ("**Contractor's Proposal**"), represents that it has the skills, knowledge, and ability to provide such Work to the District, in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter and be bound by this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the District and Contractor (collectively, referred to as the "**Parties**"), the receipt of which and sufficiency of which is hereby acknowledged, the Parties agree as follows:

Section 1. Incorporation of Recitals. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Description of Work. The Contractor will provide the work and services identified in **Exhibit A** (the "**Work**"). Exhibit A is attached solely for the purpose of identifying the Work to be performed by Contractor. This Agreement governs the terms and conditions for such Work. Contractor shall perform the Work for the Contract amount of **Forty-Two Thousand and xx/100ths Dollars** (\$42,000.00), commencing February 16, 2026. Contractor shall provide all labor, materials and equipment necessary for such Work.

Contractor has satisfied and verified, by its own independent investigation and study, (i) all conditions affecting the site where the Work is to be performed (the "Site"), (ii) the Work to be done and materials to be furnished; and (iii) the conditions under which the Work is to be done, and has executed this Agreement based solely on such investigation, study and determination made by it.

Section 3. Contractor's Warranty. Contractor shall warrant that the Work (a) has been constructed in a manner that conforms to all professional standards of care, principles, or other applicable designed standards; (b) has been performed in a good and workmanlike manner and is free of defects; (c) utilized materials that are new and of good quality. The Contractor shall repair or replace, at its cost, any item or component of the Work found not to be materially in conformance with this warranty, provided that the District notifies the Contractor, in writing, on such non-conformity within the warranty period. Except as to latent defects or defects that are concealed and/or not disclosed due to fraud, that warranty period for all labor, materials and equipment will expire two (2) years from the date the District declares final completion of the Work and releases payment for the Work.

Section 4. Billing and Payment. The District shall pay the Contractor the total contract price of Forty-Two Thousand Dollars and xx/100th (\$42,000.00). Fifty Percent (50%) of the Contract Price shall be paid at the time of execution of this Agreement. The remaining Fifty Percent (50%) of the Contract Price for the Work shall be paid upon: (a) completion of the Work in a satisfactory manner; (b) the District's approval of the Work; and (c) the District's receipt of evidence supporting the payment, as the District may reasonably request, including, but not limited to an unconditional release of lien and waiver on final payment for Contractor and all of its subcontractors, if any, in a form reasonably acceptable to the District. Payment otherwise due by the District to the Contractor may be withheld by the District, without payment of interest, on account of defective Work not remedied by the Contractor, unpaid labor or material bills, or third-party claims for which Contractor is responsible under this Agreement, or for failure of Contractor to provide the required Certificates of Insurance in accord with this Agreement.

Section 5. Care of the Property. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within twenty-four (24) hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages.

Section 6. Insurance. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, in addition to covering at least the following hazards:
 - Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (One Million Dollars)

per accident or disease.

- (4) **Automobile Liability Insurance** for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

The CGL policy, commercial automobile liability and umbrella policies required above shall be primary insurance for the Contractor and the District, and the Additional Insureds. The policies shall contain a clause stating: "it is further agreed that such insurance as is afforded by this policy for the benefit of the Additional Insureds shall be primary insurance, and any insurance maintained by, or available to the Additional Insureds shall be excess and noncontributory with the insurance provided hereunder." The coverage provided to the Additional Insureds must be at least as broad as that provided to the Contractor, and may not contain any exclusionary language or limitations applicable to the Additional Insureds.

All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis. Insurer(s), with the exception of the Workers' Compensation, shall agree to waive all rights of subrogation against the Additional Insureds.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District obtaining the required insurance.

Section 7. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District. Contractor and District agree that Contractor is and shall remain at all times an independent contractor and shall not in any way claim or be considered an employee of the District.

Section 8. Indemnification. Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees and their respective successors and assigns (the "**District Parties**") from any and all Claims occurring incident to or resulting in whole or in part from, the activities of the Contractor, the Contractor's agents, employees, subcontractors, advisors, and other parties (the "**Contractor Parties**") employed or engaged by Contractor or any of the foregoing, in connection with this Agreement; provided, however, that this indemnity shall not apply to the extent of the District's gross negligence or willful misconduct. This indemnity shall survive the expiration or termination of this Agreement as to any such Claims arising out of this Agreement. Contractor shall, upon receipt of notice of

any Claim, promptly take all action necessary to make a claim under any applicable insurance policy or policies contractor is carrying and maintaining. In any and all Claims against one or more of the District Parties by any employee of any of the Contractor Parties, the indemnification obligation under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts. "Claims" shall mean any and all direct or indirect claims, demands, actions, causes of action, suits, rights of recovery for any relief or damages, debts, accounts, damages, taxes, assessments, fees, fines, penalties, costs, losses, liabilities, mechanic's liens or stop notices and expenses (including, without limitation, court or arbitration costs, and attorneys' fees and expenses, and other costs of defense), of any kind or nature, including, without limitation, whether based on contract in tort, in law or equity, or pursuant to any violation of any and all states laws, rules, ordinances, regulation, by-laws, orders, decrees, permits, licenses and certificates of any federal, state or other governmental agency or body having jurisdiction, and whether foreseeable or unforeseeable.

Section 9. Recovery of Costs and Fees. In the event the District is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then if prevailing, the District shall be entitled to recover from Contractor all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

Section 10. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 11. Labor, Materials and Equipment Claims. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy any claim or attempted lien within three (3) business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.

Section 12. Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

Section 13. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

Section 14. Termination. The District may terminate this Agreement without cause upon five (5) days written notice. The District shall also have the right to cancel this Agreement at any time due to

Contractor's failure to perform in accordance with the terms of this Agreement or for any reason. Contractor shall have the right to cancel this Agreement upon sixty (60) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to them at the effective date of termination for the Work performed up to that date, subject to whatever claims or off-sets the District may have against the Contractor.

Section 15. Permits and Licenses. All permits, inspections and/or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor. Contractor is responsible for determining if any Work is to be inspected or approved by any public authority. Contractor shall be responsible for any fines or penalties assessed against the District as a result of Contractor's Work.

Section 16. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent that anything contained within **Exhibit A** conflicts with anything contained within this Agreement, this Agreement shall control.

Section 17. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

Section 18. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

Section 19. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, by facsimile, by overnight mail, or by First Class Mail, postage prepaid, return receipt requested, to the parties, as follows:

- a. If to Contractor: Site Masters of Florida, LLC
5551 Bloomfield Blvd,
Lakeland, Florida 33810
Attn: _____
- b. If to District: Westchase Community Development District
2502 N. Rocky Point Drive
Suite 1000
Tampa, Florida 33607
Attn: District Manager

With a copy to:

Erin McCormick Law, PA
 3314 Henderson Boulevard
 Suite 100D
 Tampa, Florida 33609
 Attn: Erin R. McCormick, Esq.

Section 20. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

Section 21. Assignment. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.

Section 22. Applicable Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

Section 23. Public Records. The Contractor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the Work provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, AT 813-565-4663, OR BY EMAIL AT records@hikai.com, OR BY REGULAR MAIL AT 2502 N. ROCKY POINT DRIVE, SUITE 1000, TAMPA, FL 33607.

Section 24. E-Verify Requirements. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Company shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Section 25. Nongovernmental Entity Human Trafficking Affidavit. The Nongovernmental Entity Human Trafficking Affidavit, attached hereto as Exhibit "B," has been executed by Contractor, and is incorporated into this Agreement.

Section 26. Effective Date and Term. This Agreement shall become effective as of the date set forth above. Time is of the essence in performance of this Agreement by the Contractor.

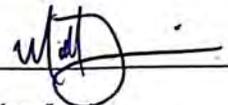
Section 27. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the Work being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of Work, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

ATTEST:

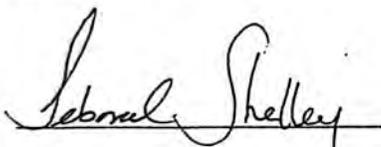
WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, a community development district established pursuant to Chapter 190, F.S.


Secretary/Assistant Secretary,
Board of Supervisors
Heather Dille
City Manager

Signature: 
Name: Matthew Lewis
Title: Chair, Board of Supervisors

WITNESSES:

SITE MASTERS OF FLORIDA, LLC, a Florida limited liability company


By: DEBORAH SHELLEY
Address: 5551 BLOOMFIELD BVD
LAKELAND, FL 33810


Name: Tim COONEY
Title: MGMA

By: _____
Address: _____

EXHIBIT A
Contractor's Proposal

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Westchase CDD

Pond 125 Drainage Improvements

2/2/2026

Construct drainage improvements on west side of Pond 125, in accordance with design and specifications, dated 1/12/26, provided by District Engineer on 1/28/26.

Scope of work includes:

- install 200' of 6" ADS N12 pipe
- install 150' of 8" ADS N12 pipe
- install 7 - 15" NDS Drain Inlets
- install 1 - Type C grate inlet
- provide sump pump w/ float switch
- restore disturbed areas with Bahia sod

TOTAL \$42,000

NOTES:

- existing soil is assumed to be suitable for backfilling trench
- dewatering of trench is not included
- watering of new sod is not included
- power supply for pump to be provided by others

Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

INVOICE
#020926-1

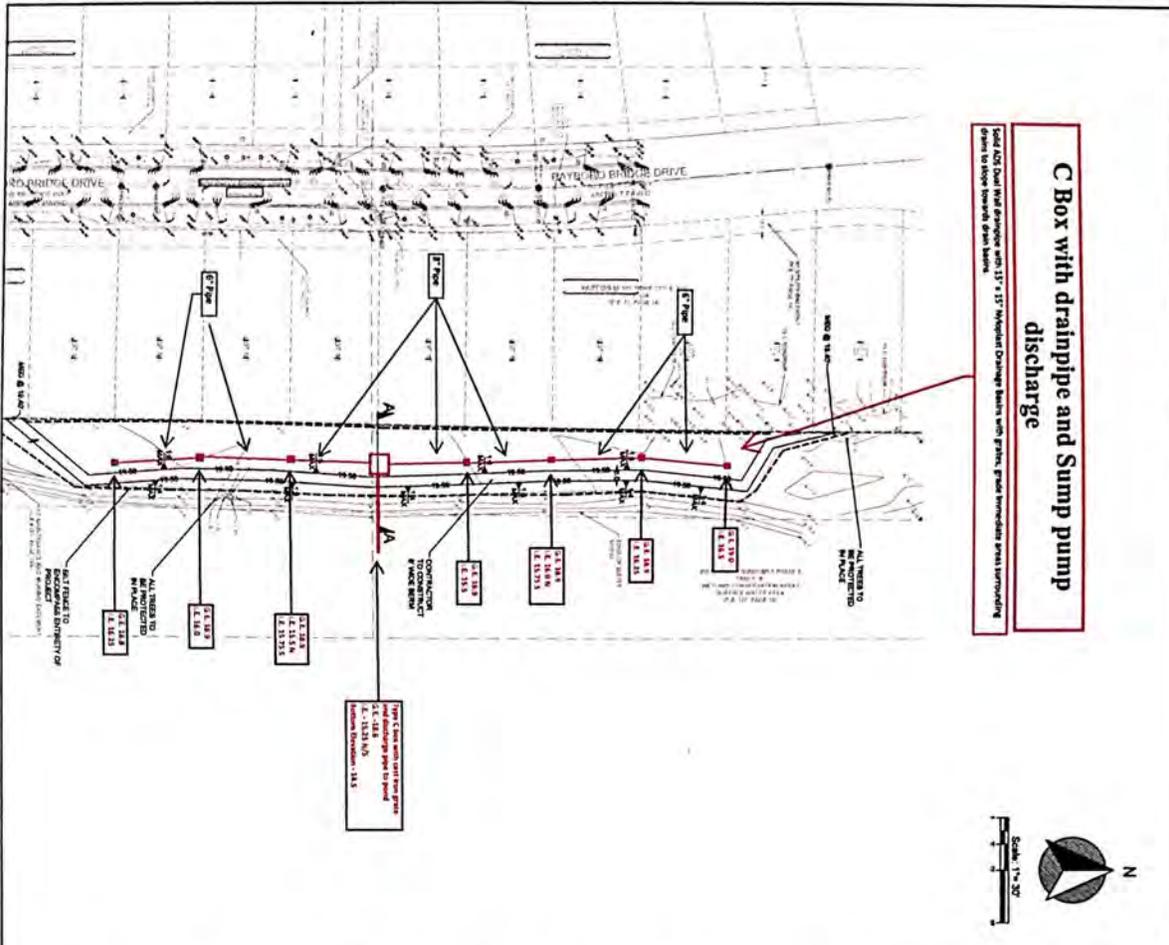
To: Westchase CDD
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Date: February 9, 2026

Pond 125 Drainage Improvements

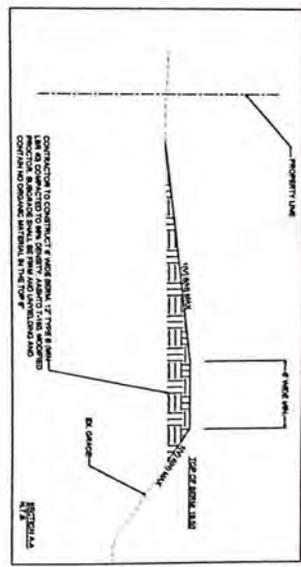
Contract amount	\$42,000
Deposit (50%)	\$21,000

TOTAL DUE \$21,000



C Box with drainpipe and Sump pump discharge

1. Solid 402 Dual Wall drainage with 1.5" x 1.5" Wye/tee Drainage Boxes with gasket, 2" dual Wye/tee/tee shall terminate at sump pump discharge to floor through drain system.



- GENERAL NOTES**
1. LOCATION, ELEVATION AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE RECORD PLANS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND THE WORK POINT TO CONSTRUCTION.
 2. ALL UTILITIES SHALL BE SET IN POSITION, EXCEPT WITH THE CONSENT WRITTEN CONSENT OF THE UTILITY OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMISSIONS AND CONDUCTIVE ACTIONS SHALL BE SECURED AT THE CONTRACTOR'S RISK.
 3. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND THE WORK POINT TO CONSTRUCTION.
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- PERMITS/CONSTRUCTION METHODS**
- EXISTENTIAL PRECAUTIONS**
1. CONSTRUCTION ACTIVITIES SHALL NOT BE CONDUCTED IN AREAS WHERE EXISTING UTILITIES ARE LOCATED UNLESS THE CONTRACTOR HAS OBTAINED THE NECESSARY PERMISSIONS AND CONDUCTIVE ACTIONS FROM THE UTILITY OWNER.
 2. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND THE WORK POINT TO CONSTRUCTION.
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 20. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND THE WORK POINT TO CONSTRUCTION.

WESTCHASE
CONSTRUCTION
CONTRACT DOCUMENTS

BDI ENGINEERING
 THE ENGINEERING FIRM OF RECORD
 1000 WESTCHASE DRIVE
 SUITE 100
 WESTCHASE, ALABAMA 35390

PROJECT INFORMATION

PROJECT NO. 11.131.1
 SHEET NO. 11.131.1-1
 DATE: 11/13/11

REVISIONS

NO.	DATE	DESCRIPTION
1	11/13/11	ISSUED FOR PERMITS

SHEET TITLE
 C BOX WITH DRAINPIPE AND SUMP PUMP DISCHARGE

DESIGNED AND DRAWN BY
 [Name]

CHECKED BY
 [Name]

APPROVED BY
 [Name]

SHEET NUMBER
 11.131.1-1

EXHIBIT "B"

Nongovernmental Entity Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an authorized officer or representative of Site Masters of Florida, LLC, a Florida limited liability corporation, and I attest that Site Masters of Florida, LLC, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes; Under penalty of perjury, I hereby declare and affirm that the above-stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

SITE MASTERS OF FLORIDA, LLC,
a Florida limited liability corporation

By: Tom Cooney

Name: Tom Cooney

Title: MGMR

Date: 2/16/26

RESOLUTION 2026-08_

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Hillsborough County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 1 currently held by Gregory Chesney and Seat 2 currently held by Christopher Barrett are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District’s Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 3rd day of March, 2026.

**WESTCHASE COMMUNITY DEVELOPMENT
DISTRICT**

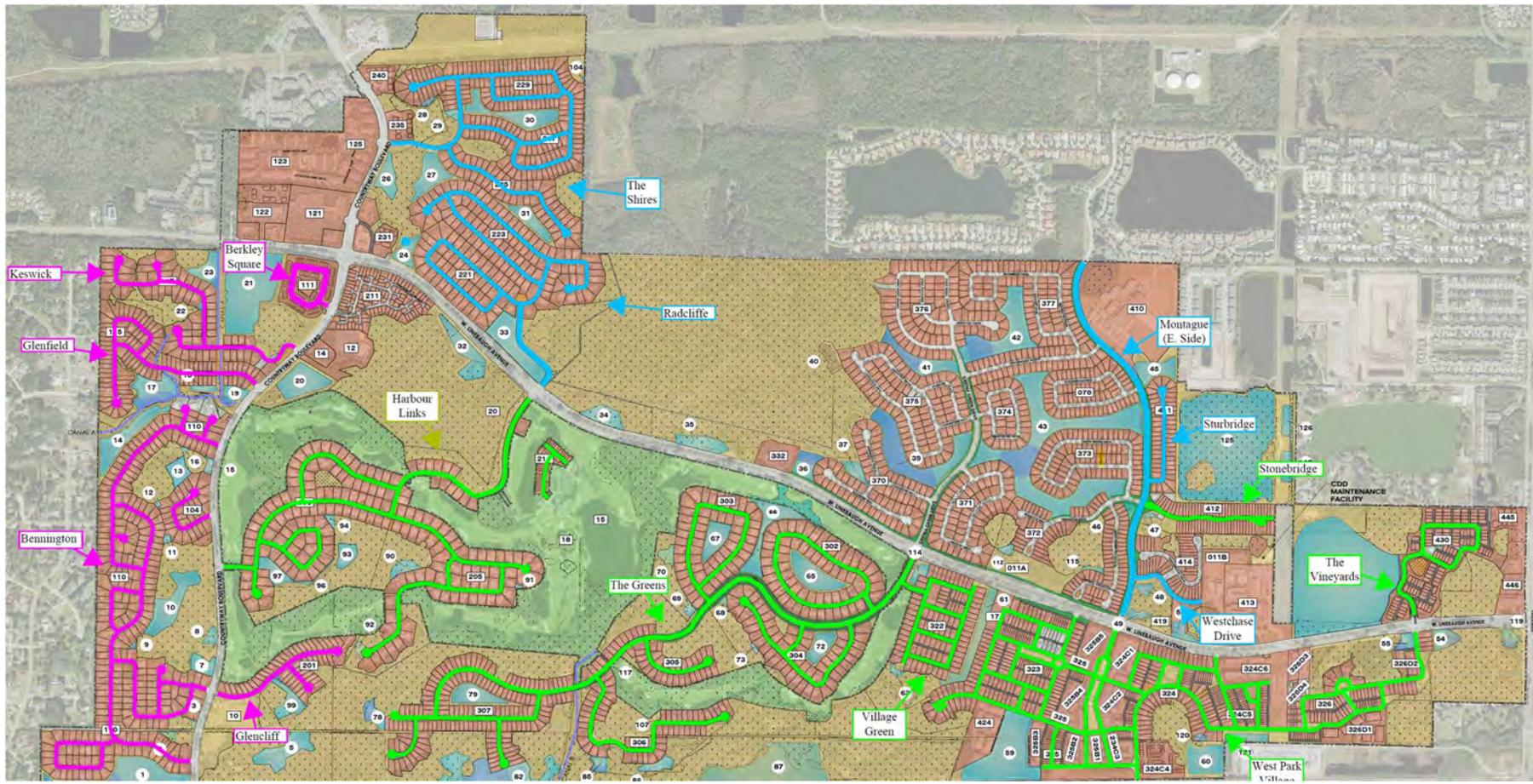
Chairperson/Vice Chairperson

ATTEST:

Secretary/Assistant Secretary

Westchase CDD - Sidewalk Repair Phase Map Exhibit

- Phase 1
- Phase 2
- Phase 3



Westchase CDD

Here's a **summary of available statistics and trends on Florida golf course closures for 2024 and 2025** — with the caveat that **state-specific closure counts (e.g., total Florida courses shutting down permanently in those years) are *not directly published online in public reports***. Most industry data comes from **National Golf Foundation (NGF)** and broader U.S. golf supply reports, and Florida is typically discussed *as part of national trends* rather than with standalone closure figures.

National & Industry Trends Applicable to Florida (2024–2025)

Overall U.S. Golf Course Closure Trends

- The number of golf course closures nationwide **fell in 2024 to the lowest levels in nearly two decades**, continuing a five-year downward trend. Closures still outnumber new openings, but the gap is narrowing.
- According to NGF reports:
 - **2024 saw far fewer courses shuttered** compared with past years (exact U.S. figure not publicly released in free summaries, but described as lowest since ~2004).
 - New course openings in the U.S. hit their **highest level since 2010** in 2024, with **29 new courses**, and **35% of those were built in Florida, Texas or South Carolina**.

Florida's Position in National Context

- Florida **has more golf courses than any other U.S. state** — estimated around **1,200+ courses** as of 2024.
 - Historically, Florida **has led the nation** both in golf course openings and closures, although publicly available state counts for 2024–2025 closures specifically are not yet released.
-

Known Florida Course Closure Examples (Local, Not Aggregate)

While **aggregate statewide figures aren't reported publicly**, there *are documented closures and long-term shutdowns* for specific courses in Florida:

- **Historic golf facility closures:**

- *Inverrary Country Club* (Lauderhill, FL) has **remained shut since 2020** and had not reopened as of 2025.
- The *World Golf Village Hall of Fame* campus in St. Johns County closed in 2023 and is being considered for redevelopment as of late 2025 (not a golf course, but related golf property).
- **Local renovation / seasonal closures** (not permanent) in communities like **The Villages**:
 - Multiple courses temporarily closed in 2024 for **rest, rehabilitation, renovation or stormwater management** (e.g., Red Fox, Grey Fox, Pelican, Tray courses).
- **Hollywood Beach Golf Club (Broward County)** was closed for renovations with a projected reopening in **fall 2025**.

⚠️ These types of closures are *operational/renovation closures* and not always counted as **permanent course closures** in industry supply statistics.

Policy & Development Environment Affecting Future Closures

Florida State Park Restrictions

- In **2025**, Florida passed a law **prohibiting new golf courses (and hotels/sports facilities) in state parks** to protect conservation land. This potentially **limits future golf course development**, though it doesn't directly close existing courses.

Key Takeaways

Category	What We Know (2024–2025)
Total Florida closures (count)	Not publicly released; national reports don't break out a detailed state count.
National trend	Closures fell to ~lowest level in 20 years in 2024.
Florida new course growth	35% of 2024 U.S. course openings were in FL/TX/SC.
Local notable closures	Hollywood Beach GC (renovation), executive courses in The Villages temporarily closed.

Policy change (affects future closures/openings)

Law banning golf courses in state parks effective 2025.

Where to Find More Detailed Data

If you need **precise counts of Florida golf course closures for 2024 and 2025**, the best sources are:

1. **National Golf Foundation (NGF) Golf Facilities Reports (member access)** – they publish annual, state-by-state supply data including openings and closures.
 2. **State or county golf course inventories** – some local governments track operational status annually.
 3. **Industry subscription services** used by golf developers/operators (e.g., SGB, NGF Custom Data).
-

If you want, I can help you **locate specific Florida closure figures from an NGF report** (e.g., by pulling state datasets or summarizing membership reports) — just let me know what level of detail you need.

Negative Impact of Golf Course Closures on Home Values

Typical Decrease in Property Values

- **Significant price declines when a golf course closes:** Research in several communities found homes in golf course communities can lose substantial value after closure. One econometric study estimated a **~17% decline in home prices** after the associated golf course shuts down.
- **Industry reporting (Wall Street Journal)** suggests nearby home prices *usually* drop around **25%** after a course closes, and in some contentious cases (e.g., legal battles over land use) values can decline as much as **40–50%**.

- **Anecdotal market reports** indicate losses such as **\$20 per square foot drop** in value in some Florida cases when a golf course closure removes the community's primary amenity.

Slower Appreciation and Depressed Market

- Homes next to a **closed or for-sale golf course** generally appreciate *more slowly* than other nearby properties until the land is redeveloped or repurposed.
- Owners often report **uncertainty and reduced buyer interest** immediately following closure, which reduces market demand and suppresses pricing.

Potential Positive Effects When Repurposed

Redevelopment Can Reverse Value Loss

When a **closed golf course is redeveloped into another residential or mixed-use project**, property values in the neighborhood may **recover and even exceed previous levels**:

- *Case example (Florida):* Homes adjacent to former golf course redevelopment saw values **increase well above local averages** after construction of new housing/amenities on the old fairways.
- This hinges on **quality of redevelopment** (e.g., new housing, parks, water features), which can become an amenity that enhances desirability.

Why Closures Affect Home Prices

Amenity Loss

Golf courses often function as **environmental and recreational amenities**:

- They provide **views, open space, green areas**, and in many communities are *central to the identity and lifestyle* of the neighborhood. Losing that amenity removes value buyers were willing to pay for.

Perception and Demand

- Buyers may perceive **uncertainty or visual blight** when a course sits abandoned or poorly maintained, lowering demand and thus prices.

- Membership fees, HOA costs, or maintenance issues tied to a defunct golf course can also deter buyers.

What the Research Says on Value Premiums Before Closure

For context on the value lost when closures occur:

- Homes adjacent to active golf courses historically have been shown to *command price premiums* compared with similar homes not near a course (e.g., 20–26% premiums in some studies). Losing that advantage helps explain why closure negatively affects home values.

Summary of Typical Effects

Situation	Typical Impact on Property Values
Active golf course nearby	Value <i>premiums</i> vs non-course homes
Golf course closure (no redevelopment)	17–50% decline in nearby home values
Redevelopment into housing or amenities	Recovery and potential growth beyond prior levels
Deferred maintenance / uncertainty	<i>Slower appreciation</i> and weaker demand

Takeaways for Florida Homeowners & Buyers

- **Short- to medium-term:** Closures generally reduce nearby property values because an expected amenity disappears and buyer demand weakens.
- **Long-term:** Value loss may be mitigated or reversed if the golf course land is redeveloped into desirable alternative uses.
- The exact *magnitude* varies considerably based on local market conditions, course prominence, and redevelopment plans.



PHOTO OF TYPICAL MAT ROAD



PHOTO OF TREE BARRICADE FOR SIDEWALK DETOUR



DRAWING NO. 3-1300



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TRANS. ENGINEERING DEPT.

PROJECT NO. 24-TEC-2830	SCALE:	
DFTR: GCC	ENGR: MKL	PLAN: AS SHOWN
DSR: JJB	MNGR: MKL	ELEV: AS SHOWN
DATE:	XSECT: AS SHOWN	

**GLENCLIFF PARK TEMPORARY ACCESS
WESTCHASE CDD PROPERTY
HILLSBOROUGH COUNTY, FL
EXHIBIT FOR TEMPORARY ACCESS**

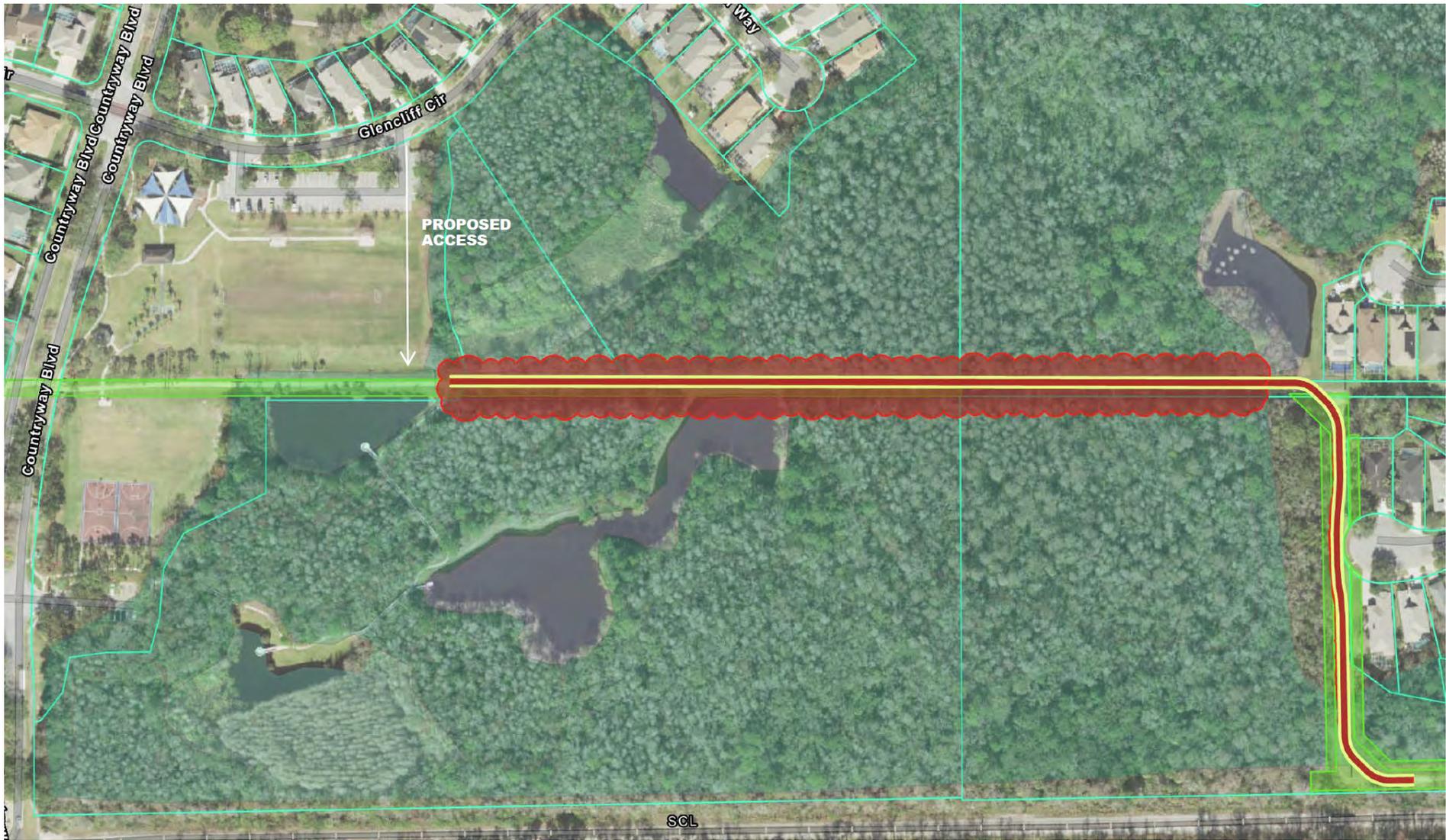
NO.	DATE	REVISION RECORD OF ISSUE	BY	CHK
A	02/09/26	ISSUED FOR REVIEW (IFR)	JJB	EJB

NOTICE:
CONTRACTOR SHALL VERIFY ALL CONDITIONS ON JOB SITE & NOTIFY PROJECT MANAGER AND ENGINEER OF RECORD ABOUT ANY VARIATIONS FROM ELEVATIONS AND/OR DIMENSIONS LISTED OR SHOWN ON THESE DRAWINGS BEFORE PROCEEDING WITH ANY CONSTRUCTION.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

SHEET: 1 OF 1

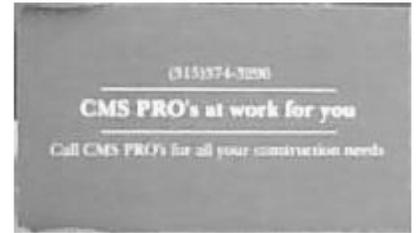
FILE: S:\Projects\102_Tampa Electric\24-TEC-2830_TXE - 2024-2026 Drawings\66046_Countryway Blvd\3-1300_EXH-ROO-Glencliff Park Access.dwg PLOT DATE: 9-Feb-26 BY: Josh Baker



ESTIMATE

Construction Management
 Services inc.
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Bill to
 David Sylvanowicz
 West Chase CDD

Ship to
 David Sylvanowicz
 West Chase CDD

Estimate details

Estimate no.: 1140
 Estimate date: 02/19/2026
 Expiration date: 03/11/2026

#	Date	Description	Rate	Amount
1.		Replacement of Walking Bridge: Approximately 30'	\$4,380.00	\$4,380.00
		Option #1 Demolition and removal of existing bridge. Install new bridge using all pressure treated #1 Marine grade lumber. \$4380.00		
		Option #2: Demolition and removal of existing bridge. Install new bridge using All new Weardeck an Owens Corning product with a 50 year warranty manufactured for projects like this. 8 colors to choose from. Price would increase to \$6360.00		
Total				\$4,380.00
			Expiry date	03/11/2026

Accepted date

Accepted by