

Westchase Community Development District

Board of Supervisors

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

Workshop Agenda

Tuesday, April 21, 2026 – 6:30 p.m.

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

www.westchasecdd.us

1. Call to Order
2. Audience Comments
3. Discussion of BOS Seat #1 expiring 11/2026
 - A. Resume/s
 - a. Ashley Wait
 - b. Marlon Santos
 - c. Christopher High
 - d. Forrest Baumhover
4. Discussion of Golf Course
5. Supervisor Requests
6. Adjournment

District Office:

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

Meeting Location:

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

Ashley Wait – Email

February 23, 2026

Thank you also for allowing me the opportunity to send you some information about me, my skill set and our company and my bio so you can get to know me a little bit better. I don't have a resume per se. I am hopeful this will suffice since time is of the essence. I have also met with the Directors last year about my desire to run for the CDD and serve the constituents in Westchase where I have lived for about 15 years. I also understand the CDD and how it works. I also know the difference between the CDD and the HOA and who governs what. This is extremely crucial.

I am not sure if you remember or not, but I have an extensive legal background, inclusive of Estate Planning, Estate Administration (Probate), Tax, Corporate, Elder Law (Medicaid Crisis Planning and VA Aid & Attendance Pension Benefit). All of which can be negatively affected by a real estate closing if not handled correctly. I have held political and economic development positions. I am now involved with Real Estate Law, Title, Development, and everything in between.

Over the last couple of years, I have closed anywhere from 500 to 700 files per year, so I am very knowledgeable and have a tremendous amount of experience. If you have found yourself in a pickle or odd situation, more than likely, I have handled a closing like it. I handle closings all of the State of Florida.

We handle residential and commercial closings. We handle closings from \$50,000 up to \$10,000,000+. I pride myself on having an eye for detail and known for being the first to spot complications, and the one everyone turns to for solutions. Call me your Solutions' Specialist if you will. My hands-on knowledge of evolving market trends, regulatory updates, and closing best practices, makes me a critical resource for realtors, lenders, attorneys, and developers alike.

I have worked with vacant land, mobile homes, mansions, daycares, churches, strip malls, farms, cell phone towers, billboard property, and everything in between. LOL

Beyond the closing table, I am deeply involved in community service and civic leadership. I LOVE helping and giving back to the community. I help with many charitable organizations and love meeting and getting to know new people. Passion for Purpose drives me. 😊

I regularly lend my time and talents to initiatives that strengthen the fabric of Tampa Bay. Whether I am streamlining closings or building coalitions for local change, I remain committed to staying informed and keeping my community informed.....every step of the way.

I have been a member of the Ybor City Rotary Club going on three years now and Ybor - its businesses & people have a very special place in my heart. I was also recently appointed to The Cuban Club Foundation Board of Directors. I also love helping and giving back to Veterans. I currently serve on Operation Helping Hands of Tampa (OHH) a non-profit whose mission is to help Veterans and their families in the polytrauma unit at the James Haley VA hospital. I am a member of the NFL Alumni Association – Tampa Chapter. I am a member of the Tampa Sports Club. I am a member of Carrollwood Area Business Association. I am a member of Strategic Partners. I am a member of the Westshore Alliance. I am a member of The Business Transition Council. I am a member of the Economic Club of Tampa Bay. I am on the Gala Committee for the Tampa Catholic annual fundraiser. And, I was just recently elected to serve on my HOA board of Directors. This will be my 2nd 2-year term. Lastly, after my State Representative Uncle's untimely death, I founded So God Made A Teacher, and it is in its infancy stage. The mission is to help foster children by breaking through the trust issues and trauma by pairing them up with retired, current, and soon to be teacher. My Uncle Ron Wait – Illinois, was a farmer, lawyer, CPA, teacher of special needs, civic leader, and my best friend. I hope that I honor his memory every day.

Should you like/need letters of recommendations, please let me know.

ASHLEY WAIT
AWS Title Services, LLC
5326 Van Dyke Road
Lutz, FL 33558

Being a FL Registered Paralegal and having almost 2 DECADES of substantial legal experience, including but not limited to the areas of law of: Estate Planning, Estate Administration, Tax, Corporate, Family, and Real Estate Law, Ashley Wait has the ideal foundation to be an exceptional Title Agent and the knowledge base and skill set to handle real estate transactions from start to finish.

Being able to graduate college with a B.S. in Political Science from THE Florida State University in only 3 years and landing the position of State of Florida – House Majority Whip’s Legislative Aide at the age of 21, demonstrates her ability to set & accomplish goals ahead of schedule, and also her drive and ambition to settle for nothing but being the best.

Also inclusive of Ashley’s college background, she attended her freshman year of college in Boone, N.C on both an athletic and academic scholarship, where she played soccer for Appalachian State University. Once transferring to F.S.U., Ashley was very active in Greek Life – Kappa Delta Sorority, Intramural sports, and interned and worked at the Capitol.

Moving to Naples, FL directly following graduating from F.S.U., she lived and worked there for 6 years working in the political realm and also working for 3 different Estate planning/Estate Administration, Tax, Corporate law firms. Ashley found her way to Tampa, FL in 2011 where she worked briefly for an Insurance Defense law firm and then working in and around Westchase for two different law firms working as a Probate Paralegal and also a paralegal for an Elder Law Attorney, handling cases/files including but not limited to, VA Aid & Attendance Pension Benefits, Medicaid Planning and Crisis Planning, Surplus Trustee, Estate Planning/Estate Administration.

One thing led to another and through happen stance, Ashley found herself working for a Title Company handling real estate transactions. She now currently works for a Real Estate Attorney who also owns a title company in house.

As a resident of Westchase – Tampa, FL, where she has lived now for 13 years, Ashley has served on the Board for the YMCA, and also elected as a Board Director for the Westchase Community Homeowners Association, along with being the Voting Member Representative for the neighborhood she lived in. She has been involved raising money for the Westchase Charitable Foundation, served as Vice President of the Business Transition Council (BTC), is a member of the City of Ybor Rotary Club, Westshore Alliance, and many other organizations.

Ashley is married and has two boys - Jameson (15 years old) & Benjamin (10 years old). Jameson is in 10th grade and has been awarded an academic scholarship at Tampa Catholic High School and on the golf team and Benjamin is working towards being a professional artist as seen on Channel 8 – Bloom TV.

March 27, 2026

Westchase Community Development District Board
c/o District Management
Westchase, Florida

Dear Members of the Board,

I am writing to express my interest in being considered for appointment to the Westchase Community Development District Board as Supervisor for Seat No. 1. As a member of the Westchase community, I value the quality of life, strong neighborhood character, and well-maintained infrastructure that the district helps support.

I would welcome the opportunity to serve the community by contributing thoughtful input, supporting responsible stewardship of district resources, and working collaboratively with fellow board members to ensure the continued success and sustainability of Westchase. I am committed to representing the interests of residents and helping maintain the high standards that make our community such a desirable place to live. I am also a committee member in the Westchase HOA's TAC (Technology Advisory Committee).

Thank you for your consideration of my interest in serving as Supervisor for Seat No. 1. I would be honored to contribute to the ongoing work of the Westchase CDD.

Sincerely,

Marlon Santos

11836 Derbyshire Dr
Tampa, FL 33626
marlonssantos@yahoo.com
512-851-6511

MARLON SANTOS

Software Engineer/Systems Architect

[LinkedIn](#)

(512) 851-6511

Tampa, FL

marlonssantos@yahoo.com

SUMMARY

Lead/systems architect Full stack software engineer with experience in Angular 18, .NET 9 (.NET Core), SQL Server and MongoDB, Kafka and Kubernetes. Qualifications include completion of Bachelor of Science program in Computer Science summa cum laude and an Associates of Science program in Computer Science. Diverse experience in various technologies and tools related to software engineering.

Results driven professional with a passion for quality software design and implementation. An avid proponent of unit and integration tests as a way to improve and maintain software quality. Team player with excellent interpersonal communication skills and the ability to mentor others.

EDUCATION

Park University, Austin, TX (Main Campus in Parkville, MO) ([About Park University](#))
Bachelor of Science in Computer Science (Overall GPA: 4.0/4.0)
Honors: Summa Cum Laude

Austin Community College, Austin, TX ([About ACC](#))
Associate of Science in Computer Science

PROFESSIONAL EXPERIENCE

Dell Technologies (Dell Federal), Round Rock, TX (September/2021 – Present) ([About Dell](#))
Position: Senior Principal Software Engineer (Product Line Lead Engineer/Systems Architect)

Responsibilities:

- Develop and maintain backend and frontend applications in C#.NET using .NET 9, Angular 18, MongoDB and Kafka, Kubernetes and GitLab
 - ❖ I Lead a team to create brand new products to replace a costly and hard to maintain legacy application
 - ❖ I architected the new products we created and selected the stack (.NET Core, Angular, and MongoDB) and trained the team on how to use them
 - ❖ I promoted and showed the benefits of containerization in Dell Federal
 - ❖ I lead the implementation and usage of GitLab in Dell Federal and support other teams in Dell Federal to implement their projects
 - ❖ I trained the team on the adoption of RESTful APIs, unit and integration tests
 - ❖ I lead, architect, and implement unit tests and integration tests for our products
 - ❖ I introduced the concept of Zero Data Footprint for integration tests
 - ❖ I lead the team in the use of Kubernetes, Kafka, and CI/CD with GitLab
 - ❖ I architected and designed our APIs and UI as well as the interlock flows
 - ❖ I lead technical discussions with our interlock partners on most architectural designs to achieve the best possible solutions for our products
 - ❖ I code-review and approve code changes for the entire team
 - ❖ I interview Full Stack developers (contractors and full-time) candidates for our team
 - ❖ I lead and coordinate training for the whole team with third-party training vendor. This includes crafting course content that is relevant to Dell's needs and the Team's skill set
 - ❖ I manage branching strategy in GitLab for CI/CD for our team

- ❖ I lead, architect and implement MongoDB usage for our team, including model design
- ❖ I foresee potential architectural problems early and mobilize discussions amongst key players to avoid commitment delays
- ❖ I lead the maintenance of code coverage, and vulnerabilities for our products
- ❖ I mentor junior developers on the technology stack we use and to guide them on how to lead teams in the future
- ❖ I design and lead implementation of ideas into fully functioning product features
- ❖ I lead, architect and delegate implementation of POCs for major functionality for our products

Technologies/Tools/Languages/Patterns:

- ✓ Angular 18, Typescript, Karma, Jasmine, REST, .NET 9 (.NET Core), C#.NET Confluent Kafka
- ✓ MongoDB, GitLab, Jira, Splunk, KOB (Kubernetes On Bare metal)
- ✓ Unit and Integration Testing and Agile methodology, Unit Test, Acceptance Test, TDD Rhino Mocks, xUnit

Awards:

- ✓ Dell Inspire Awards – Winning Together (December/2024, February/2025, April/2025):
 - ❖ Award Type: **Cheers**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Awards – Winning Together (April/2024):
 - ❖ Award Type: **Game Changer**
 - This special award is given to individuals or teams that performs work that benefits the whole organization and with business impact that have long term positive impact for the business. It also recognizes results that go beyond responsibilities of the day-to-day job duties
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Awards – Winning Together (April/2024):
 - ❖ Award Type: **Bravo**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Awards – Results (April/2024):
 - ❖ Award Type: **Bravo**
 - ❖ Results award is for individuals that believe in being accountable to an exceptional standard of excellence and performance
- ✓ Dell Inspire Awards – Winning Together (January/2024):
 - ❖ Award Type: **Cheers**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Awards – Winning Together (October/2023):
 - ❖ Award Type: **Bravo**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Award – Winning Together (October/2022):
 - ❖ Award Type: **Extraordinary**
 - This award is given to individuals who display steadfast effort and dedications and have made significant impact for the team and organization
 - ❖ Extraordinary Leadership on Federal North Star Program
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Awards – Winning Together (October/2022):
 - ❖ Award Type: **Cheers**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals

- ✓ Dell Inspire Awards – Innovation (July/2022):
 - ❖ Award Type: **Cheers**
 - ❖ Innovation award is for individuals who believe in innovation and cultivate breakthrough thinking as an engine for growth, success, and progress
- ✓ Dell Inspire Awards – Winning Together (July/2022):
 - ❖ Award Type: **Bravo**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Awards – Winning Together (December/2021):
 - ❖ Award Type: **Applause**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Awards – Winning Together (November/2021):
 - ❖ Award Type: **Applause**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals
- ✓ Dell Inspire Award – Winning Together (September/2021):
 - ❖ Award Type: **Bravo**
 - ❖ Winning together award is for individuals that believe in and value our people. We perform better, are smarter, and have more fun working as a team than as individuals

Dell Technologies, Round Rock, TX (February/2016 – August/2021) ([About Dell](#))

Position: Principal Software Engineer

Responsibilities:

- ❑ Develop backend functionality in C#.NET using ASP.NET Web API 2.0, ASP.NET Core 3
 - ❖ Create microservices in PCF (Pivotal Cloud Foundry) and PKS (Pivotal Container Services)
 - ❖ Refactor code to comply with patterns and technologies directed by the team's architects
 - ❖ Interact with critical interlock teams to quickly resolve defects and blocking issues
 - ❖ Create and maintain unit and integration tests for C#.NET code using MSTest and xUnit
 - ❖ Handle 24/7 support during critical milestone launches and recurring support efforts
 - ❖ Lead code review sessions among junior developers
 - ❖ Actively participate in sprint planning and design sessions
- ❑ Develop and maintain front end functionality with Angular 12
 - ❖ Design and develop UX components using Typescript and rich libraries such as RxJS
 - ❖ Create and maintain unit tests with Karma and Jasmin
 - ❖ Lead best practices for Typescript and Angular 12

Technologies/Tools/Languages/Patterns:

- ✓ Angular 16, Typescript, Karma, Jasmine, REST, ASP.NET Web API 2.0, .NET Core, WCF, Apache Kafka
- ✓ MongoDB, SQL Server, T-SQL, PL/SQL, RabbitMQ, TeamCity, Octopus, TFS, GitLab, Pivotal Tracker, Splunk, Adobe Analytics, Content Studio, Akamai
- ✓ PCF (Pivotal Cloud Foundry), PKS, Kubernetes, Apache Cassandra
- ✓ Unit and Integration Testing and Agile methodology, Unit Test, Acceptance Test, TDD
- ✓ Rhino Mocks, SOA, MSTest and xUnit

Accomplishments

- ✓ Integral part of an effort to plan, design and execute a payment processing feature for credit cards, gift cards and financing with a very tight deadline and high visibility
- ✓ Lead effort to maintain code compliance by learning, setting up and running HP Fortify Source Code analyzer on an on-going basis
- ✓ Quickly learned about the codebase and business rules that govern the team's responsibility domain
- ✓ Worked as a temporary TPM (Technical Program Manager) until a permanent TPM joined the team

- ✓ Worked as a temporary SDET (Software Development Engineer in Test) until one of the SDETs returned from an extended absence
- ✓ 12-week Pivotal Balanced Team training program at Dell Pivotal Labs
- ✓ Lead the implementation of unit test coverage for UX code that decreased defect leakage considerably
- ✓ Lead the rewriting of several UX applications from AngularJS to Angular 12

Awards:

- ✓ Dell Silver Award (May/2018):
 - ❖ The Silver Award is for individuals or teams whose outstanding achievement that has an impact for one business segment which positively affects the Business Unit's fiscal year initiatives. These achievements will have an obvious, positive impact on business results and customer needs. They may also be characterized by positive cross-functional and/or financial impact.
- ✓ Nominated for the Dell Value Champion for Winning Together! (August/2017)
- ✓ Dell Silver Award (June/2017):
 - ❖ The Silver Award is for individuals or teams whose outstanding achievement that has an impact for one business segment which positively affects the Business Unit's fiscal year initiatives. These achievements will have an obvious, positive impact on business results and customer needs. They may also be characterized by positive cross-functional and/or financial impact.

Training:

- ✓ Training and Certificate in Applied Generative AI – October/2025 ([Simplilearn](#))
 - ❖ Gained hands-on experience with generative AI tools and techniques
 - ❖ Covered prompt engineering, large language models (LLMs), diffusion models
 - ❖ Applied AI concepts to real-world use cases in business and automation
- ✓ Accepted into the coveted Empowering Diverse Leaders Program (EDL) for 2021
- ✓ Containerization and Orchestration with Docker and Kubernetes ([Accelebrate](#))
- ✓ Introduction to Kafka for C# Developers ([Accelebrate](#))
- ✓ Implementing DDD by Vaughn Vernon ([Kalele](#))
- ✓ Fundamentals of HTML5 and CSS3 HTML-100 ([Accelebrate](#))
- ✓ ASP.NET Core 3 Development ASPNC-104 ([Accelebrate](#))
- ✓ Advanced Angular ANG-172 ([Accelebrate](#))
- ✓ Angular Crash Course for Busy Developers ([Udemy](#))
- ✓ Udemy - Ongoing training on several technology topics ([Udemy](#))

Certifications:

- ✓ Certified Scrum Master (CSM) ([Scrum Alliance](#))

iFLY Indoor Skydiving, Austin, TX (June/2015 – February/2016) ([About iFLY](#))

Position: Senior Software Engineer

Responsibilities:

- ❑ Develop backend functionality in C#.NET using ASP.NET MVC and ASP.NET Web API 2.0
 - ❖ Maintain existing MVC reporting application and add new features
 - ❖ Implement customized exception handling for the entire stack
 - ❖ Create and maintained unit, acceptance and integration tests for C#.NET code using Visual Studio Unit Test
- ❑ Manage and develop against SQL Server 2008/2012/2014
 - ❖ De facto DBA, responsible for managing users/roles, databases, creating maintenance plans, database tuning, database version updates, database design, Reporting Services and maintenance plans
 - ❖ Create and maintain complex reporting queries on POS (Point-Of-Sale) databases
 - ❖ Set up jobs and schedules for queries created to help support existing applications
- ❑ Manage and monitor IIS 6 and IIS 7.5 websites
 - ❖ Create, manage and troubleshoot websites in IIS environment
- ❑ Windows Application
 - ❖ Maintain and enhance customized applications that processes large volumes of data for reporting purpose

Technologies/Tools/Patterns:

- ✓ REST, MVC/MVVM, ASP.NET MVC 5, ASP.NET Web API 2.0, Ninject
- ✓ Moq, TDD, Unit Test, Acceptance Test, Integration Test, Entity Framework
- ✓ SQL Server 2012, T-SQL, SQL Server Reporting Services, SourceTree version control
- ✓ BitBucket Repository

Awards:

- ✓ iFLY Culture Champion Award winner (September/2015):
 - ❖ Awarded to those who go above and beyond normal responsibilities, delivering quality work and facing and conquering difficult challenges, all while maintaining a great attitude.

Training:

- ✓ Pluralsight – Ongoing training on several topics ([Pluralsight](#))

Certifications:

- ✓ Certified Scrum Master (CSM) ([Scrum Alliance](#))

Accomplishments:

- ✓ Managed an offshore resource to help with development tasks
- ✓ Fixed false alerts in a customized DTS windows application
- ✓ Worked on complex solution for revenue recognition problem with the POS
- ✓ Led effort to make sure no production DB is not backed up properly
- ✓ Led effort to produce important financial reports for revenue analysis by potential investors
- ✓ Designed and implemented solutions to speed up slow running web based reports by preprocessing data and adding caching
- ✓ Led an ongoing effort to maintain all databases up-to-date across all different geographical AWS locations
- ✓ Created a self-driven job scheduling management tool in T-SQL

Dell Inc., Round Rock, TX (June/2013 – May/2015) ([About Dell Inc.](#))

Position: Software Engineer

Responsibilities:

- ❑ Develop backend functionality in C#.NET using ASP.NET Web API 2.0 and WCF
 - ❖ Write fundamentally sound code from the very front (using AngularJS) all the way to the very end of our stack.
 - ❖ Utilize the task-based asynchronous pattern throughout our REST endpoints and backend classes
 - ❖ Contributed to the implementation and refactoring of our AutoMapper classes
 - ❖ Implement customized Web API exception handling for the entire stack
 - ❖ Create and maintain unit, acceptance and integration tests for C#.NET code using xUnit.
- ❑ Develop UI views in a single page application using AngularJS
 - ❖ Create AngularJS views, controllers, services, and directives based upon wireframes and business requirements
 - ❖ Utilize AngularJS plugins and frameworks such as UI-Router, UI-Bootstrap, and Jasmine
 - ❖ Work on generic AngularJS services for all other services to call
 - ❖ Constantly learning about AngularJS the more I work with it, which allowed me to refactor previous work
 - ❖ Create and maintain unit, acceptance and integration tests for AngularJS code using Jasmine

Technologies/Tools/Patterns:

- ✓ WCF (Windows Communication Foundation), REST, MVC/MVVM , ASP.NET MVC 5
- ✓ ASP.NET Web API 2.0, CQRS, StructureMap, AutoMapper, Rhino Mocks, NServiceBus
- ✓ Aspect (Aspect Driven Development or Aspect Oriented Development), TDD, xUnit,
- ✓ AngularJS, Karma, Jasmine, SOA, CSS, HTML, ORMs, AutoMapper, StructureMap
- ✓ TDD, Unit and Integration Testing and Agile methodology, Unit Test, Acceptance Test
- ✓ Integration Test, Entity Framework, SQL Server 2012

Awards:

- ✓ Dell Silver Award:
 - ❖ Award for outstanding achievement that has an impact for one business segment which positively affects the Business Unit's Fiscal Year Initiatives.

Training:

- ✓ NServiceBus Enterprise Development (NSB300) ([Particular](#))
- ✓ Agile Boot Camp (V1001) ([VersionOne](#))
- ✓ Certified Scrum Master ([Scrum Alliance](#))
- ✓ Pluralsight – Ongoing training on several topics ([Pluralsight](#))

Certifications:

- ✓ Certified Scrum Master (CSM) ([Scrum Alliance](#))

Accomplishments:

- ✓ Proof-Of-Concept custom TFS build template that incorporates JavaScript unit and end-to-end test
- ✓ Actively participated in a major refactoring effort of the entire codebase to convert it to a full ASP.NET Web API 2 RESTfull application
- ✓ Led effort to standardize and implement exception handling for the Web API 2 code
- ✓ Actively participated in the design and refactoring of Quote-to-Order payment engine to allow for split payment options

Hayes Software Systems, Austin, TX (January/2008 – May/2013) ([About Hayes Software Systems](#))
Position: Senior Software Engineer

Responsibilities:

- ❑ Technical design and prototyping, software development, testing, bug verification and resolution of Web and Windows Forms applications using C#.NET, ASP.NET, VB.NET, LINQ, JavaScript, T-SQL, SQL Server 2008/2005 and Telerik RadControls for ASP.NET, all while using the Scrum methodology.
- ❑ Provide technical/engineering support for new and existing applications from code delivery until the retirement of the application.
- ❑ Ensures timely, effective, and quality delivery of software into production.
- ❑ Design database for new and existing products.
- ❑ Managed TFS 2008 Scrum templates, workflows, users, alerts, automated builds.
- ❑ Managed development, staging and release branches in TFS 2008.
- ❑ SQL Server 2008/2005 de facto DBA, responsible for managing users/roles, customers' databases, creating maintenance plans, database tuning, database version updates, database design, Reporting Services and maintenance plans.

Accomplishments:

- ✓ Led several projects for creating data conversion and data clean-up scripts.
- ✓ Led initiative to buy, setup, domain names and SSL and multiple domain (UCC) certificates for customer websites.
- ✓ Mastered the use of several Red Gate tools including SQL Compare Pro, SQL Data Compare Pro, SQL Packager, SQL Data Generator and SQL Multi Script.
- ✓ Led initiative to create How-To documentation for several technical tasks to spread knowledge and document highly technical and complex tasks.
- ✓ Created software tools to streamline and accelerate customer websites updates. Reduced update time from several hours to less than 1 hour.
- ✓ Led implementation of TFS 2008 automated build for QA and staging environments.
- ✓ Researched and implemented a secure shell to transfer files from customer servers to our servers for nightly processing using SSH and WinSCP.
- ✓ Built completely operational virtual servers for web applications with Windows Server 2008 Enterprise, IIS 7.5, SQL Server 2008 R2, SSL Certificates, SSH communication.
- ✓ Managed 150+ websites on several servers with IIS 6 and IIS 7.5, application pools, virtual server resources such as RAM, CPU and Disk space.
- ✓ Led a highly successful and important migration of 100+ websites with SSL and their individual databases to new virtual servers (VMware hosted in BlueLock) without impact to customers.
- ✓ Created and demonstrated many innovative software application ideas that were incorporated into final product.
- ✓ Led effort to standardize database design and implementation amongst developers.
- ✓ Led project to implement a backup system for code of all products.
- ✓ Led project to implement SQL server replication with subscription for customer databases.
- ✓ Researched and created proof-of-concept practical applications using SSAS (SQL Server Analysis Services) and OLAP (On Line Analytical Processing)

Dell Inc., Round Rock, TX (March/2007 – October/2007) ([About Dell Inc.](#))

Position: Software Engineer

Responsibilities:

- ❑ Designed, developed, tested and implemented windows applications for the product data group using WinForms, C#.NET, ADO.NET, Object-Relational Mapping (O/R Mapping) tools and SQL Server 2005 using the Scrum methodology.
- ❑ Responsibilities also included UI Design and implementation, support and troubleshooting of legacy code, creation of test plans and test execution checklist.
- ❑ Worked closely with Product Managers and Business Analysts to make sure business requirements were met throughout the development process.

Accomplishments:

- ✓ Consolidation of three distinct applications written in Java, VB6 and C#.NET into a single seamless windows client application for managing Dell's computer and peripherals parts.
- ✓ Code re-factoring and new features implementation of existing windows client application for managing Dell's computers chassis, modules and options.
- ✓ Participated in a department-wide pilot effort to promote the use Fortify Source Code Analysis by providing usage training and support.

MegaPath Inc., Austin, TX (March/2000 – March/2007) ([About MegaPath Inc.](#))

Position: Software Engineer

Responsibilities:

- ❑ Provided leadership in the development of customized web site projects.
- ❑ Defined problems, designed solutions, performed data modeling, coded, tested, implemented and documented the project development.
- ❑ Worked closely with product managers and business analysts to make sure business requirements were met throughout the development process.
- ❑ Designed efficient table structures in Oracle, SQL Server 2005 and MS Access for use in applications.
- ❑ Developed n-tier intranet and Internet applications using ColdFusion MX, ASP.NET, C#.NET, VB.NET, ADO.NET, SQL, T-SQL, PL/SQL, Oracle 8i/9i, ARSPerl, Microsoft Visual Studio, Dreamweaver MX and Flash MX.

Accomplishments:

- ✓ Conversion of major automated web applications from ColdFusion platform to ASP.NET.
- ✓ Custom ColdFusion/Oracle Order Fulfillment system, integrated with Oracle Financials.
- ✓ Dynamic E-Commerce web site (teleworkstore.com) with full Remedy/Oracle backend and Cybersource secure credit card transactions.
- ✓ Automated Web Applications:
 - ❖ Online application for ordering, configuring and supporting Managed Secured Services customers.
 - ❖ Online broadband line provisioning ordering application with multiple approval levels.
 - ❖ Online Support Ticket: create support tickets in the Remedy helpdesk system.
 - ❖ Online Status Tools: check status of line order or support ticket.
 - ❖ File Management System (FMS): core system powering MegaPath intranet content and document management.
 - ❖ Online firewall report application integrated with Zone Alarms firewall and antivirus rules engine.

National Instruments Corp., Austin, TX (May/1998 – March/2000) ([About NI Corp.](#))

Position: Technical Sales Representative

Responsibilities:

- ❑ Assisted customers with technical information for helping them choose the most appropriate National Instruments software and/or hardware products for their applications.
- ❑ Provided initial assistance with programming difficulties and hardware problems.
- ❑ Created sales quote, lead follow-up, and quote follow-ups.

Accomplishments:

- ✓ Provided support and mentoring for a new technical sales branch in Brazil and Portugal.
- ✓ Helped the Brazilian sales branch improve its procedures for importing hardware and software.
- ✓ Achieved sales quotas for over 90% of quarters worked.

Motorola, Austin, TX (September/1997 – April/1998) ([About Motorola](#))

Position: Wafer Fabrication Operator

Responsibilities:

- ❑ Operated silicon wafer fabrication equipment at the photo department.
- ❑ Inspected silicon wafer after photo development process.
- ❑ Performed quality tests and cleaning on equipment

TECHNICAL SKILLS

Languages:	C#.NET, Angular, TypeScript, VB.NET, LINQ, HTML, SQL, T-SQL, PL/SQL, XML, C++, ARSPerl, CFML (ColdFusion).
Platforms and Architectures:	Microsoft .NET Core, REST APIs, .NET Windows Forms, ADO.NET, IIS 6, IIS 7.5, Active Reports, ColdFusion MX Server, DHTML, N-Tier Architecture.
Software:	SQL Profiler, Red Gate .NET Developer Bundle, SQL Toolbelt, ANTS Memory and Performance Profiler, CrushFTP, Flash MX, Oracle 8i/9i, Toad for Oracle, Microsoft Access, Remedy ARS, Microsoft Project, Microsoft Visio.
Development Tools:	Microsoft Visual Studio, Visual Studio Code, GitLab, SQL Server 2014/2012/2008 R2/2005, SQL Server Management Studio, SQL Server Business Intelligence Development Studio, SQL Server Reporting Services, TFS Administration Tool, O/R Mapping, ColdFusion Studio, Dreamweaver MX, Adobe Photoshop.
Other:	Object Oriented Methodology, UML, Use Case Analysis, Requirements Analysis, Data Modeling, Database Design, Database Implementation, and Scrum Methodology.

REFERENCES

References will be furnished upon request.

March 23, 2026

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

Attention: Heather Dilley,
District Manager

Re: Notice of Board Supervisor Vacancy – Seat No. 1

Dear Members of the Westchase Community Development District Board:

I am writing to express my interest in being considered for appointment to the Westchase Community Development District Board.

As a Westchase resident and Florida-licensed Professional Engineer, I would welcome the opportunity to serve the community in this capacity. My professional background includes leadership in public infrastructure, capital improvement planning, project delivery, budgeting, consultant and contactor coordination, and stakeholder engagement for municipal and private development projects throughout Florida. I believe this experience would allow me to contribute practical insight and thoughtful decision-making in support of the District's responsibilities.

Throughout my career, I have worked closely with developers, public agencies, consultants, contractors, and community stakeholders to help deliver infrastructure improvements in a manner that balances sustainability and resilience with long-term needs, fiscal responsibility, and public accountability. I understand the importance of careful stewardship of community assets, transparent governance, and planning for the future while addressing present operational needs.

I am interested in this appointment because I value the Westchase community and would like to contribute my time, experience, and judgment to help support its continued success for now and into the future. I would approach board service with a collaborative mindset, a commitment to listening, and a focus on serving the best interests of residents.

I would be honored to be considered for the appointment and would welcome the opportunity to discuss my interest and qualifications further.

Very truly yours,

Christopher High, PE

Christopher B. High, P.E.

Florida Professional Engineering License #: 84144

9804 Bayboro Bridge Dr., Tampa, FL 33626

239-470-2114

christopherbhigh@gmail.com

PROFESSIONAL SUMMARY

Westchase resident since 2008 and Florida-licensed Professional Engineer with experience leading public infrastructure, capital improvement, consultant coordination, and stakeholder-facing utility projects for municipal and private sector clients. Brings practical expertise in planning, budgeting, project oversight, infrastructure evaluation, and community-focused decision-making. Offers a blend of executive leadership, technical understanding, and public-agency experience that can support thoughtful governance and stewardship of community assets.

CDD BOARD-RELEVANT QUALIFICATIONS

- | | | | |
|--------------------------------|------------------------------------|----------------------------------|--|
| ▪ Capital Improvement Planning | ▪ Public Infrastructure Oversight | ▪ Budget and Schedule Management | ▪ Consultant and Contractor Management |
| ▪ Public Agency Coordination | ▪ Utility and Drainage Engineering | ▪ Stakeholder Communication | ▪ Funding and Grant Assistance |
| ▪ Long-Range Planning | ▪ Community Stewardship | ▪ Risk Management | ▪ Site Plan Development |

PROFESSIONAL EXPERIENCE

Wade Trim **January 2020 - Present** **Tampa, Florida**
Senior Project Manager / Client Services Director

Lead delivery of municipal infrastructure projects and client service efforts across water, wastewater, reclaimed water, and stormwater systems. Oversee multidisciplinary teams and support projects through planning, design, permitting, and construction-phase services while coordinating with public-sector stakeholders and advancing strategic initiatives.

Greeley and Hansen **March 2018 – January 2020** **Tampa, Florida**
Managing Director

Delivered leadership for regional operations within the public infrastructure sector, aligning client strategy, delivery performance, and talent development to advance sustainable growth and strengthen utility partnerships across the Southeast.

King Engineering Associates, Inc. **October 2012– February 2018** **Tampa, Florida**
Project Engineer II

Supported design, permitting, and construction management for municipal utility and civil infrastructure projects, including pipelines, pump stations, treatment facilities, and public right-of-way coordination.

Wharton-Smith, Inc. **May 2011 – October 2012** **Tampa, Florida**
Project Engineer Technician

Supported preconstruction and construction activities for public infrastructure projects, including estimating, procurement, scheduling, permitting, and coordination with municipalities, owners, and engineers.

EDUCATION

University of South Florida **December 2011** **Tampa, Florida**
Bachelor of Science: Civil Engineering

Forrest Baumhover

(901) 483-1427
fbaum818@gmail.com

SUMMARY: Post-military experience in owning, managing, and directing SEC-registered investment management firm. 25 plus years of progressive leadership in military and civilian executive, enterprise & operational leadership positions. Collaborative leader who creates high performing, results driven teams.

- **Management:** As managing partner of a small business, increased firm's revenues by 51% over a 3-year period, while increasing profitability 10-fold. In every military assignment, met every assigned metrics goal under budget.
- **Leadership:** On multiple occasions, managed teams of civilian and/or military personnel to achieve results, usually in budget-constrained environments.
- **Results Driven:** In an austere environment, created emergent logistic sustainment plan in support of base and special operations in the military's only permanent installation in Africa.
- **Emotional IQ:** Realigned leaders to better fit professional and leadership capabilities creating a culture that accelerated new ideals, streamlined processes, create efficiencies and maximizing cost savings.

EDUCATION: M.B.A, Management Accounting, Old Dominion University, Norfolk, VA - 2003
B.S. English, U.S. Naval Academy, Annapolis, MD – 1999

CERTIFICATIONS AND LICENSES: Certified Financial Planner™, Board ID# 231707 – 2016
Enrolled Agent, #121696 – 2016
Series 65 Exam – 2015

WORK HISTORY:

Course Writer/Subject Matter Expert **April 2022 – January 2024**

CERIFI/DALTON EDUCATION INC, Alpharetta, GA

Write, edit, and review estate planning and tax planning content for two financial planning courses provided to industry customers for in-house certification purposes.

Financial Advisor/Managing Partner **September 2017 – March 2022**

LAWRENCE FINANCIAL PLANNING, Tampa, FL

Licensed investment advisor & tax practitioner serving over 75 clients and managing \$130M in investment assets at SEC-registered investment advisory firm. Responsible for managing compliance programs and investment strategy.

Deputy Branch Chief, Multinational Logistics **July 2014 – September 2017**

U.S. CENTRAL COMMAND, Tampa, FL

Provide authoritative analysis, evaluation and recommendations concerning joint and coalition logistics in support of executive decision making. Worked with governmental and international stakeholders to direct logistics support for 2 combat operations. Created collaboration, understanding and continuity.

Industrial Support Director **July 2011 – July 2014**

NAVY SUPPLY WEAPONS SYSTEMS SUPPORT, Philadelphia, PA

Managed 50-person workforce and executed \$450M annual budget for the repair of Navy aviation components. Developed strategic strategy driving operations. Oversight of budget, inventory, distribution, transportation, and supply chain management.