

# Westchase Community Development District

## Board of Supervisors

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

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

## Regular Meeting Agenda

Tuesday, June 2, 2026 – 4:00 p.m.

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

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

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1. Call to Order
  2. Pledge of Allegiance
  3. Audience Comments on Agenda Items – *Three (3) Minute Time Limit*
  4. Consent Agenda
    - A. Review of Minutes from the Meeting held May 5, 2026..... Page 2
    - B. Review of April 2026 Financial Statements..... Page 28
      - a. Operations and Maintenance Expenditures Report for April 2026..... Page 45
  5. Business Items
    - A. Consideration for Adoption – **Resolution 2026-10**, Authorizing Bank Signatories..... Page 46
    - B. Consideration for Adoption – **Resolution 2026-11**, Designating Officers..... Page 48
  6. Staff Reports
    - A. District Counsel
      - a. Consideration of retaining Special Counsel regarding Pond 120 issues..... Page 49
      - b. Presentation by Marsh Rainey - Litigation Counsel
    - B. District Engineer
      - a. Discussion of Pond 120
    - C. Field Manager
    - D. District Manager
      - a. Ratification of General Election Seats Resolution Code from 2026-08 to 2026-08A due to scrivener’s error..... Page 51
  7. Audience Comments on New Business Items – *Three (3) Minute Time Limit*
  8. Supervisor Requests
  9. Adjournment

The next workshop meeting is scheduled for June 16, 2026, at 6:30 p.m.

## 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

1 RE: WESTCHASE COMMUNITY  
2 DEVELOPMENT DISTRICT

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4  
5 TRANSCRIPT OF: BOARD MEETING

6  
7 DATE : May 5, 2026

8  
9 TIME: 4:00 p.m. - 5:50 p.m.

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

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

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20  
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23  
24  
25

Page 2	<p>1 APPEARANCES:</p> <p>2 WESTCHASE COMMUNITY DEVELOPMENT</p> <p>3 DISTRICT BOARD MEMBERS:</p> <p>4</p> <p>5 Matthew Lewis, Chairman</p> <p>6 Greg Chesney, Vice Chairman</p> <p>7 Jim Wimsatt</p> <p>8 Christopher Barrett</p> <p>9 Reggie Gillis</p> <p>10</p> <p>11 ALSO PRESENT:</p> <p>12 HIKAI:</p> <p>13 Heather Dilley, District Manager</p> <p>14 Andy Mendenhall</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 Stephen Brletic</p> <p>25</p>	<p style="text-align: right;">Page 4</p> <p>1 Discussion about signage 45</p> <p>2</p> <p>3 Engineer's Report 52</p> <p>4 Discussion about TECO needing access 52</p> <p>5</p> <p>6 Attorney's Report 56</p> <p>7 Pond 120 discussion 56</p> <p>8 Motion to approve contract for pond 120 work 58</p> <p>9 (Motion passes) 59</p> <p>10 Land lease discussion 59</p> <p>11 Motion to approve estoppel and consent regarding ground lease and approve the five-year lease extension 64</p> <p>12</p> <p>13 (Motion passes) 65</p> <p>14</p> <p>15 Manager's Report 65</p> <p>16 Off-duty sheriff discussion 65</p> <p>17 Resignation of Greg Chesney 66</p> <p>18 Motion to accept Mr. Chesney's resignation 66</p> <p>19 (Motion passes) 67</p> <p>20 Appointment of vacant seat 67</p> <p>21 Motion to accept Christopher High 68</p> <p>22 (Motion passes) 69</p> <p>23 Mr. High is sworn in 70</p> <p>24 Adoption of Resolution 2026-09 70</p> <p>25 Motion to accept Matt Lewis as the Chair and Christopher</p>
Page 3	<p>1 INDEX</p> <p>2</p> <p>3 Meeting called to order 5</p> <p>4 Roll Call 6</p> <p>5 Pledge of Allegiance is recited 6</p> <p>6 Audience comments 7</p> <p>7 Consent agenda 7</p> <p>8 Motion to accept 8</p> <p>9 (Motion passes) 8</p> <p>10 Presentation of fiscal year 2026-2027 budget 8</p> <p>11 Motion to approve the high watermark budget for 2026-2027 27</p> <p>12 (Motion passes) 27</p> <p>13</p> <p>14 Field Manager Report 29</p> <p>15 Structural pruning discussion 29</p> <p>16 Motion to approve \$47,750 for Arborist Aboard 33</p> <p>17 (Motion passes) 34</p> <p>18 Discussion about sod in the Greens 34</p> <p>19 Motion to approve \$78,000 for sod in the Greens 37</p> <p>20 (Motion passes) 38</p> <p>21 Pond 120 discussion 38</p> <p>22 Peabody gate damage from lightning 39</p> <p>23 Motion to fix Peabody gate cameras 41</p> <p>24 (Motion passes) 42</p> <p>25 Discussion of AEGIS risk audit 43</p>	<p style="text-align: right;">Page 5</p> <p>1 Barrett as Vice Chair 71</p> <p>2 (Motion passes) 72</p> <p>3 Audience comments 73</p> <p>4 Workshop discussion items 97</p> <p>5</p> <p>6 Supervisor's requests 98</p> <p>7</p> <p>8 Motion to adjourn 98</p> <p>9 (Motion passes) 98</p> <p>10</p> <p>11 Adjournment 98</p> <p>12</p> <p>13</p> <p>14 The transcript of Westchase Community Development District Board Meeting, on the 5th day of May, 2026, at the Maureen Guazza Regional Library, 11211 Countryway Boulevard, Community Room A, Tampa, Florida, beginning at 4:00 p.m., reported by Whitlie Grace Cullipher, Notary Public in and for the State of Florida at Large.</p> <p>20 *****</p> <p>21 CHAIRMAN LEWIS: All right. Good afternoon,</p> <p>22 everyone. Everybody okay to keep going here? Okay. I'm</p> <p>23 going to go ahead and call the meeting to order. This is</p> <p>24 the Westchase CDD meeting for Tuesday, May 5th, 2026. We</p> <p>25 are at the Maureen Guazza Library here in Tampa and let the</p>

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1 record reflect that all supervisors, staff, attorney,  
 2 manager and engineer are present.  
 3 And with that, we had, at our workshop, a request  
 4 from Marlon asking why we didn't do the Pledge of Allegiance  
 5 and the reason is we don't have flags in these rooms  
 6 anymore. However, thanks to your inquiry, I found one in my  
 7 garage, so I put it on top of the refrigerator and if you  
 8 guys to the mind, we'll get back to this tradition of saying  
 9 the Pledge of Allegiance.  
 10 (The Pledge of Allegiance was recited.)  
 11 CHAIRMAN LEWIS: Thank you.  
 12 Okay. Heather, I'll turn it over to you for number  
 13 two.  
 14 MS. DILLEY: All right. Well, welcome, everyone.  
 15 I think I know everyone's faces here. For those of you that  
 16 don't, my name's Heather Dilley. I'm the district manager  
 17 with Westchase and Kai.  
 18 We've got two opportunities for audience comments;  
 19 one at the beginning, which is solely on the agenda items  
 20 and then towards the end, there will be another audience  
 21 comments for any new business that you have. Just be  
 22 mindful that it's a three-minute maximum and you can address  
 23 the board. It is at the board's discretion whether they'd  
 24 like to engage or if they'd like to take it under  
 25 advisement. Okay? I think that's about it.

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1 And at this time, I will take questions. I'll  
 2 start from the front and to the back. If you have any  
 3 questions pertaining to the question and solely the agenda.  
 4 Anyone in the front row?  
 5 (No response.)  
 6 MS. DILLEY: Anyone in the back row?  
 7 (No response.)  
 8 MS. DILLEY: Okay. Hearing none, I'll turn it over  
 9 to the Chair.  
 10 CHAIRMAN LEWIS: Thank you very much.  
 11 All right. Number three, consent agenda. So at  
 12 this point, I'll look for a motion to approve the consent  
 13 agenda.  
 14 MR. WIMSATT: Move to approve the consent agenda.  
 15 MR. BARRETT: Second.  
 16 CHAIRMAN LEWIS: Seconded by Chris.  
 17 All right. Any discussion, comments?  
 18 (No response.)  
 19 CHAIRMAN LEWIS: All right. Hearing none, all in  
 20 favor?  
 21 (All board members signify in the affirmative.)  
 22 CHAIRMAN LEWIS: Carries -- Greg, did you vote?  
 23 MR. CHESNEY: Yes, sorry.  
 24 CHAIRMAN LEWIS: All right. Carries five to zero.  
 25 (Motion passes.)

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1 CHAIRMAN LEWIS: All right. New business items.  
 2 Presentation of budget for fiscal year 2027. Is this going  
 3 to be Heather or Andy or --  
 4 MR. MENDENHALL: Do you want me to jump --  
 5 MS. DILLEY: Yeah, go ahead.  
 6 MR. MENDENHALL: Yeah, so we had a chance to, of  
 7 course, work on your budget and this evening is the time  
 8 where you set the high watermark and then we come back  
 9 greater than 60 days, of course, for you, as a board, to go  
 10 ahead and approve the budget in final form, we wind up  
 11 holding a public hearing and -- giving residents an  
 12 opportunity to speak to you, ask questions and, of course,  
 13 you, as the board, make any final edits and, you know,  
 14 obviously during the next -- this meeting and the next two  
 15 meetings, you have the chance as well to edit things, change  
 16 thing, reallocate things, but the amount that you set  
 17 tonight as an overall, you cannot go higher than because  
 18 we'll send it off to the county and that will set that  
 19 limit.  
 20 So we have a chance to -- myself, Heather, as well  
 21 as staff and also Greg had stopped in, we had a chance to  
 22 speak about the budget to kind of look at what we always do,  
 23 which is how you're trending now, projects that are planned  
 24 for next year and kind of what we see as far as increases  
 25 related to contracts or any trending and those sorts of

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1 things. So that's kind of in your package and what you  
 2 received over e-mail, the budget and that's what it  
 3 reflects. So you'll see some areas, of course, with  
 4 increases. That's probably the most common thing you would  
 5 see because we've seen price increases all along the way as  
 6 far as-- especially when you talk about utilities and costs  
 7 related to vendors that are not necessarily contract based.  
 8 So we've done projects, we've seen those sort of costs rise  
 9 as well, you know, your typical utilities and stuff like  
 10 that.  
 11 And again, your staff is really good at keeping  
 12 track of, you know, where we are headed in this year as well  
 13 as next year as far as needs and things that -- you know,  
 14 projects they are working as far as taking care of the  
 15 overall community and what helps that.  
 16 The other probably thing to note with the budget is  
 17 from -- from a long term perspective, if I was looking at  
 18 this budget and has an increase billed in right now,  
 19 probably the only risk you have -- and I say risk, I don't  
 20 want to say loose terms, but something to think about is  
 21 from a long term perspective, you're, right now, probably  
 22 behind a little bit in paving assessments, so if you were to  
 23 do any additional increase from a village perspective,  
 24 that's probably where you would want to do it.  
 25 Don't know that it's necessarily this year that you

<p style="text-align: right;">Page 10</p> <p>1 have to do that, you could, but I'll give you an example.  2 If you wanted to say, hey, for each of the villages, what  3 we're collecting for pavement assessments, increase it by  4 five percent, ten percent, you could do that and obviously,  5 that helps boost up those numbers.  6 It's hard to hit that completely, it is a moving  7 target. So JMT, they've -- they put together reports on  8 where you should be for paving, what your needs are, but of  9 course, they're high dollars because we've seen increases  10 obviously in petroleum and is that sort of stuff.  11 So that would be maybe the only I'll call it sort  12 of unknown. It's, again, a bit of a moving target and I  13 don't think that in a single year, you probably couldn't put  14 enough in there to say, "We're good now, we're all caught  15 up," because realistically, it would be a high figure and it  16 is a little bit unknown.  17 So that being said, that's kind of a high level  18 view of the budget. Of course, from your perspective, you  19 have a number of things you could do today. You could say,  20 "Okay, great, we're going to accept this. Maybe we put a  21 boosted amount as a" -- you know, a -- an arbitrary, if you  22 will, way of saying we don't know what's going to happen in  23 the next two months, so let's make sure that high watermark  24 is a little bit higher. You've done that in the past as a  25 protective measure and then you always have the chance to</p>	<p style="text-align: right;">Page 12</p> <p>1 from --  2 MS. COOK: Ivy.  3 MR. BARRETT: Ivy, thank you. And so I noticed  4 that the actual plant replacement line actually went down  5 this year, so I was wondering what your thoughts are --  6 unless I'm looking in the wrong place.  7 MR. SYLVANOWICZ: No, so --  8 MR. BARRETT: Let me get to the right spot.  9 MR. SYLVANOWICZ: What page are you on because I  10 can bring it up?  11 MR. BARRETT: I think I'm on -- so this would be  12 page --  13 CHAIRMAN LEWIS: I think it's page four of 34.  14 MR. BARRETT: Four of 34, plant replacement under  15 contracts. Maybe I'm looking at the wrong line.  16 MR. SYLVANOWICZ: Oh, I'm not in the contracts  17 because I have the agenda up there.  18 CHAIRMAN LEWIS: I actually opened an e-mail from  19 Heather that was sent.  20 MR. SYLVANOWICZ: Okay.  21 CHAIRMAN LEWIS: I don't know if you can open that  22 up.  23 MR. BARRETT: So it says total actual -- let's  24 see -- adopted 2026, 140 and the annual FY 2027 is 727.  25 MR. MENDENHALL: So if I can, you might want to</p>
<p style="text-align: right;">Page 11</p> <p>1 come back and reduce that, of course.  2 So you can do that, as well if you wanted to drill  3 down on any or all line items, certainly always prepared to  4 do that tonight, but again, we do have a few more months  5 until it's over and the benefit of those few months is every  6 month, we're going to get additional actuals, so it's going  7 to give us a lot more data to use in those sorts of  8 discussions. That's why, at least for me, personally -- and  9 I sit on a board as well -- I really like to do the final  10 fine-tuning, you know, either just before that budget  11 adoption or at the budget adoption because 60 days worth of  12 additional actuals is super helpful. So -- so that's a high  13 level and I'll -- I'll ask staff if they have anything to  14 add because obviously, they were heavily involved and really  15 give us good guidance to the numbers that we need.  16 MR. SYLVANOWICZ: I don't have anything to add, you  17 know, other than our discussions.  18 MR. MENDENHALL: Okay.  19 MR. SYLVANOWICZ: I mean, we did cover a lot of  20 different topics.  21 MR. BARRETT: So I -- I apologize, I'm trying to  22 open the budget here and the Wi-Fi here is not cooperating.  23 I'm getting blank pages. I would like to talk about two  24 lines that maybe -- thank you. So the first line is --  25 because obviously, we just adopted this grounds like review</p>	<p style="text-align: right;">Page 13</p> <p>1 look at that -- and this is a little bit on the how board  2 wants to handle it. So obviously, plant replacement,  3 generally speaking, you might want to look at that as your  4 routine plant replacement. If you have something  5 project-based, you do have the physical contingency, you  6 have \$250,000 budgeted next year.  7 MR. BARRETT: All right.  8 MR. MENDENHALL: So at least for me, I would look  9 at that as more of a bucket for projects. You can always  10 reallocate it, but the reason why because if you have plant  11 replacement and this year because of the project, let's just  12 say you spend \$90,000, when you're looking back at that in a  13 few years, it's a little misleading -- right -- because it's  14 project-based rather than kind of your yearly plant  15 replacements. But really, that's a board decision on how  16 you want to, you know, kind of handle it.  17 MR. BARRETT: Can you tell me where I would find  18 the budget -- the contracts based on -- sorry, the number  19 you just mentioned regarding the 250?  20 MR. MENDENHALL: Yeah.  21 MR. BARRETT: Just so I know where to look in the  22 future.  23 MS. DILLEY: It's a little further down under  24 physical environment contingency.  25 MR. MENDENHALL: Yeah, it's right above --</p>

<p style="text-align: right;">Page 14</p> <p>1 MS. DILLEY: About two lines right above holiday.  2 MR. MENDENHALL: Mm-hmm. Yep. Right above holiday  3 lights and decoration. So this is -- this is a line item  4 that years ago we funded a couple of different projects out  5 of. I think it started about six years ago when we did the  6 rehab to the playgrounds.  7 CHAIRMAN LEWIS: Hey, are you able to pull this up,  8 please? I'm sorry. Thank you.  9 MR. SYLVANOWICZ: I'm not sure if --  10 CHAIRMAN LEWIS: Because I'm not seeing it on  11 the --  12 MR. BARRETT: And I apologize, I should've looked  13 at this earlier. This is just the worst, worst time of the  14 year for me. Physical environment, contingencies -- so that  15 was budgeted 250, this past year it's budgeted 250 and the  16 run rate is 113 right now. Like what do you generally stick  17 into that?  18 MR. SYLVANOWICZ: I would have to look at it. I'm  19 not prepared to answer that question. I think Andy would be  20 more because I'm confused because if it's contract plant  21 replacement, if that's the line item you're looking for,  22 that's the annuals that's wrapped up into the Red Tree  23 contract.  24 MR. BARRETT: All right. So I'm looking at the  25 wrong line item.</p>	<p style="text-align: right;">Page 16</p> <p>1 MR. BARRETT: This -- this has been a real focus  2 over the last year, so if we're not adequately budgeting for  3 storm water and you think that there's other work that we  4 need to do, we need to prioritize that.  5 MS. COOK: One -- one contract just -- just got  6 pulled out for storm water -- right -- the fountains.  7 MS. DILLEY: Yes.  8 MS. COOK: That may be why some of it went down.  9 MR. MENDENHALL: Yeah, it got segmented out  10 separately. As far as -- as true storm water work, I mean,  11 if that's something that especially in the past year,  12 there's been more stuff going on --  13 MR. BARRETT: Yeah, a huge amount.  14 MR. MENDENHALL: Yeah, so you always can -- you  15 can, you know, again, if it's a little bit unexpected, you  16 can always use some of those contingency dollars and you  17 have a couple contingency type line items. Even in R and M,  18 you have some areas you could use or if you wanted to just  19 boost up that number in general, certainly, you can.  20 You know, again, this budget right now is going up.  21 It's going up slightly. So --  22 MR. BARRETT: Yeah, what, six percent, no?  23 MR. MENDENHALL: Yeah, I'm looking real quick. I  24 believe that is --  25 MR. BARRETT: That makes me -- like I don't want to</p>
<p style="text-align: right;">Page 15</p> <p>1 MR. SYLVANOWICZ: When we talked about plant  2 replacement, that generally still goes into either general  3 or most likely grounds --  4 MR. WIMSATT: That's a separate project, so that's  5 what he's saying.  6 MR. SYLVANOWICZ: -- and then when we do separate  7 projects like bullnoses and like if we do the -- we're going  8 to move forward with Ivy doing that sort of thing, that  9 would just then be like either contingency or the --  10 MR. BARRETT: Do you feel --  11 MR. SYLVANOWICZ: -- the other numbers that we  12 have.  13 MR. BARRETT: And you feel that number is  14 adequately budgeted?  15 MR. SYLVANOWICZ: Yes, I do.  16 MR. BARRETT: All right. And then the other one is  17 just the storm water. And again, I could be looking in the  18 wrong place, but the storm water also has gone down. Is  19 that -- do you feel like most of the work is completed?  20 MR. SYLVANOWICZ: I do not feel like most of the  21 work is completed, but I feel that, again, it goes -- I  22 don't know quite why it went down because I think we're  23 trying to move things into different categories and we're  24 looking at what we've paid. Andy and Heather can definitely  25 comment on that better than I can without it in front of me.</p>	<p style="text-align: right;">Page 17</p> <p>1 add a huge number of dollars because it's --  2 MR. MENDENHALL: Understand.  3 MR. BARRETT: -- already at six, but at the same  4 time, I also -- like if we need to get storm water projects  5 done because of our experience with the street flooding, we  6 need to get them done.  7 MR. MENDENHALL: Yeah, well -- and so -- you know,  8 depending on how big the project is, you also do have  9 reserves and honestly, if you're talking about, you know,  10 kind of really what comes into capital improvements based on  11 dollar value for ponds and stuff like that, banks, you know,  12 whatever you have to do, you don't have those dollars you  13 could use as well, so it really depends. Again, if you want  14 to set it up operationally so that you look to do X amount  15 of storm water repairs per year or if you want to say, "Yes,  16 we want to do that," but if a big project comes along, we  17 look at using some of the reserves that we have set aside  18 for not emergency situations, but for unexpected projects or  19 not planned projects. You could do that as well.  20 CHAIRMAN LEWIS: Do you guys have a handle -- go  21 ahead, Sherida.  22 MS. COOK: I was going to say so I've tried to be  23 very meticulous with how I've worded things this past year  24 so that we would have a more accurate reflection of where  25 the money's been going and into what we've doing. So they</p>

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1 did pull what we spent this past year and used it for the  
 2 budget, so I think with what they've had is -- we're  
 3 actually doing pretty good. So that's why also some of the  
 4 categories or some of the line items look like they're at  
 5 200 percent over because instead of going into contingency,  
 6 pulling the money from there, to make it as accurate as  
 7 possible, it was -- if we're doing a pond or some clean  
 8 outs, it was going into storm water. So --  
 9 MR. MENDENHALL: And -- and to that point, so at  
 10 the end of the year, we typically wind up doing a budget  
 11 amendment, so we'll true up those numbers so at the end of  
 12 the year, you'll see those line items that are over  
 13 potentially, we'll match that up with the dollars and  
 14 basically draw down on the contingency line item. So it'll  
 15 give you a clearer picture because again, a lot of this is  
 16 for future use. When you're looking back four or five years  
 17 and you're trying to figure out what is our true run rate  
 18 for -- we'll say water infrastructure stuff just as an  
 19 example, you want to really have an accurate look rather  
 20 than have everything just lumped into contingency for the  
 21 most part. So --  
 22 MR. BARRETT: Yeah, I'm just concerned that we're  
 23 adequately budgeting -- because those are going -- I  
 24 suspect, I could be wrong, but I suspect those are going to  
 25 be our kind of main focus over the next year, you know,

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1 absent something else.  
 2 CHAIRMAN LEWIS: So you -- you kind of answered my  
 3 question, though and just to make sure I'm looking at flood  
 4 control, storm management contract, lakes and wetlands.  
 5 That's the one -- because I had a similar question about  
 6 that going forward with -- with what you've been doing this  
 7 year.  
 8 MR. SYLVANOWICZ: Well, I know -- I know -- what  
 9 was it -- fountain maintenance was also looped into that --  
 10 MR. MENDENHALL: Yep.  
 11 MR. SYLVANOWICZ: -- so that's why we took that out  
 12 because it didn't make sense being in that --  
 13 MR. MENDENHALL: Yeah, there was --  
 14 MR. SYLVANOWICZ: -- category.  
 15 MR. MENDENHALL: -- there was a distinction, so  
 16 fountain, fountain maintenance is more aesthetic whereas,  
 17 you know, some of the others were -- were more specifically  
 18 related to the water infrastructure and we'll say more of  
 19 the environmental aspect rather than aesthetics.  
 20 CHAIRMAN LEWIS: Yeah, if you feel like this has  
 21 been -- yeah, I don't know what maybe you were looking at or  
 22 where it looked -- it looked like it stayed the same to me.  
 23 MR. BARRETT: It was up towards the top.  
 24 CHAIRMAN LEWIS: Are we -- are we looking at the  
 25 right one, Andy?

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1 MR. MENDENHALL: Yeah, if you're looking -- I think  
 2 what we're referring to is the R and M waterway  
 3 infrastructure; the 84,000 projected for this year.  
 4 CHAIRMAN LEWIS: Yeah, I guess all I was going to  
 5 say is if you feel like you've gotten a pretty good true  
 6 ring on that -- on that last number --  
 7 MS. COOK: I think we're getting there.  
 8 CHAIRMAN LEWIS: -- and it's accounted for in this  
 9 budget cycle, then I would say okay.  
 10 MR. BARRETT: And you have some dollars in mind for  
 11 like if we do a project like the bullnoses or the front  
 12 entrance or --  
 13 MS. COOK: We would, yes.  
 14 MR. BARRETT: Okay. All right.  
 15 MR. MENDENHALL: We also took a little bit of time  
 16 to collapse down some of these line items that were kind of  
 17 repetitive and confusing because it was very similar stuff,  
 18 so from a coding perspective and even from a -- just a lay  
 19 perspective to you guys or to the residents, it didn't make  
 20 sense.  
 21 We -- so I -- I think we got rid of a fair amount  
 22 of overlap, so it should be a little bit clearer now, but  
 23 that also causes -- similar to what Sherida was just saying,  
 24 it causes some line items to look like -- wow, why is this  
 25 one so much more or this one so much less? Because we did

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1 move things around to make it more clear and defined.  
 2 MR. BARRETT: Can I ask a follow up question on the  
 3 paving?  
 4 MR. MENDENHALL: Sure.  
 5 MR. BARRETT: So you ran numbers, did you -- you  
 6 ran the numbers with the recent amount of gasoline or was it  
 7 prior to --  
 8 MR. BRLETIC: I can look it up, exactly when we did  
 9 our last assessment. It's a few years old, I thought.  
 10 MR. BARRETT: All right.  
 11 MR. BRLETIC: So it wasn't the most recent amount,  
 12 no.  
 13 MR. BARRETT: But we're under budgeted based on  
 14 that number, which basically is not dealing with this kind  
 15 of artificial spike in gasoline.  
 16 MR. BRLETIC: Not currently, but it -- so  
 17 originally, we did the analysis whenever we were -- JMT, you  
 18 know, a long time ago; 2019 I feel like and then it's been  
 19 re-upped one time. The numbers stay the same, you know. If  
 20 we need to update you in costs or whatever, we can. It's  
 21 pretty easy to do that.  
 22 MR. BARRETT: Greg, what are your thoughts on this?  
 23 I know you follow the local -- like the neighborhood budgets  
 24 much more closely than I do. So --  
 25 MR. CHESNEY: Well, I mean, I did look at this --

<p style="text-align: right;">Page 22</p> <p>1 this actual budget, so this was my -- I'm comfortable with 2 this budget.</p> <p>3 MR. BARRETT: With the paving number and the --</p> <p>4 MR. CHESNEY: So Andy is right, the paving numbers 5 are a little light, but we're raising it overall six percent 6 and we've had a lot of projects still bleeding in from the 7 hurricanes, so like -- you know, I don't -- I guess I'm not 8 sure what the question -- can you go higher, sure, if you 9 really want to be more actuarially correct, but -- you know, 10 people freak out and have other things to spend their money 11 on and -- and we have plenty of money as a community.</p> <p>12 MR. BARRETT: Mm-hmm.</p> <p>13 MR. CHESNEY: So -- overall, so I don't see any -- 14 there really is no issues. If something serious happened, 15 you have the money, you would just have to makeup the 16 reserves later. You have a lot in reserves.</p> <p>17 MR. MENDENHALL: Yeah, and that's -- that's one 18 thing I like to mention every year. I mean, you guys are -- 19 even if I look at it on a -- you know, kind of on a -- a 20 comparative value based on size and scope of district, you 21 guys are better prepared than any district that I've dealt 22 with as far as emergencies and stuff like that, you're well 23 prepared.</p> <p>24 MR. BARRETT: So Heather, can you just put a note 25 like leading in -- because Greg's not going to be here and</p>	<p style="text-align: right;">Page 24</p> <p>1 one that was almost a million dollars. That was the largest 2 section. I can -- if you give me a minute, I can tell you 3 which section that was.</p> <p>4 The -- the next wave of it in combination was much 5 less than that. I mean, we're talking about like 80,000, 6 you know, those kinds of numbers as far as the priority and 7 then when you get into the next -- the next possible wave, 8 those were five to seven years out at that time.</p> <p>9 So I could do some math for you in the meantime 10 real quick, if you want. The other option is if you're 11 really worried about it, we could update all this stuff with 12 today's numbers, redo this kind of spreadsheet and send it 13 over to you guys to see --</p> <p>14 MR. BARRETT: I don't -- I don't want you to do it 15 based on today's guess.</p> <p>16 MR. BRLETIC: Okay.</p> <p>17 MR. BARRETT: That will be crazy.</p> <p>18 MR. BRLETIC: Sure, that's fine. Whatever you guys 19 want the help with knowing exactly where you stand, we can 20 provide it.</p> <p>21 MR. CHESNEY: Just keep in mind, like -- so our 22 unallocated fund balance is essentially -- it's over a 23 hundred percent now. I'm looking at you because I don't 24 really remember the number of our annual budget.</p> <p>25 MR. MENDENHALL: Yeah, it is.</p>
<p style="text-align: right;">Page 23</p> <p>1 he's really tracked this stuff. Just -- just look -- we 2 need to -- whoever sits down -- and I'm willing to do it 3 this coming year, try to play this role, but just a reminder 4 to take a closer look at repavings. I don't want to get too 5 many years behind, but I can get it -- I can understand this 6 year because it's already six percent, giving it a pass, but 7 like I don't want it to start increasing because I don't 8 want there to be like a huge shortfall with -- 9 (indiscernible.)</p> <p>10 CHAIRMAN LEWIS: Well, I think it also depends, 11 too, on the schedule. What was the repaving schedule? I 12 don't know if you have --</p> <p>13 MR. BRLETIC: Yeah, I have it right here, I can 14 pull it up. The numbers that we provided were based on 2024 15 and if you give me a minute, I can open the report. It kind 16 of gives a -- we had a timeline as well attached with it. 17 So --</p> <p>18 CHAIRMAN LEWIS: Sorry for putting you on the spot.</p> <p>19 MR. BRLETIC: No, no, you're good. So there were 20 -- so we did this by each individual village, so the ones 21 that were the most priority, there was -- this is by 22 section. I don't -- I'm not looking at the map to know 23 which section this is, I can kind of just give you the 24 dollar amounts, but the ones that were the most urgent -- 25 this is within the next three years, there was one specific</p>	<p style="text-align: right;">Page 25</p> <p>1 MR. CHESNEY: A normal -- what the state wants as a 2 minimum is 25 percent, a healthy district would be 50 3 percent and we have a hundred percent, so -- I mean, we're 4 --</p> <p>5 MR. MENDENHALL: Yeah, and that's -- I mean, that 6 is undesignated, unspecified, you know, truly free funds 7 available for use for projects, that sort of thing as 8 compared to your other allocated reserves, your operating 9 reserve, which also, you know, is available for different 10 things that come up, just more specifically designated.</p> <p>11 MR. CHESNEY: Yeah, because for 20 years, the hippy 12 in the back over there, he would shave a little off, keep it 13 just a little under the budget there and -- you know, and 14 that kind of went to the unallocated and that's -- that's 15 been a good thing.</p> <p>16 CHAIRMAN LEWIS: Yeah.</p> <p>17 MR. CHESNEY: Pretty good management.</p> <p>18 CHAIRMAN LEWIS: Anything else, any other comments, 19 questions? Marlon, we're not in public comment right now. 20 Sorry.</p> <p>21 Okay. Andy, anything else?</p> <p>22 MR. MENDENHALL: No, that was -- that was kind of 23 the gist of it and obviously, it -- again, however deep you 24 want to dive, if you want to make any changes today or talk 25 about anything else, happy to do that. Otherwise, I would</p>

<p style="text-align: right;">Page 26</p> <p>1 just recommend that you're looking to approve this budget,  2 obviously set the public hearing and if you want to leave it  3 as it is, you can. If you want to say, "Bill in any  4 additional buffer," then I would bring that into the motion  5 as a -- representing a percent, basically. That's what  6 we've done in the past at least.  7 CHAIRMAN LEWIS: Greg, do you want to make a motion  8 since this is your last meeting?  9 MR. CHESNEY: Sure, sorry. I -- I didn't think I'd  10 have to do much today, but --  11 CHAIRMAN LEWIS: Oh, no, buddy.  12 MR. CHESNEY: Yes, I will make the motion to  13 approve the high watermark budget for 2026, '27.  14 CHAIRMAN LEWIS: Okay.  15 MR. GILLIS: Second.  16 CHAIRMAN LEWIS: Seconded by Reggie.  17 All right. Any other questions, comments?  18 (No response.)  19 CHAIRMAN LEWIS: Okay. All in favor?  20 (All board members signify in the affirmative.)  21 CHAIRMAN LEWIS: Carries five to zero.  22 (Motion passes.)  23 CHAIRMAN LEWIS: Thank you guys.  24 Okay. Let's see -- Heather or Andy?  25 MS. DILLEY: Yeah, I was just going to announce the</p>	<p style="text-align: right;">Page 28</p> <p>1 3:30 to 5:00 on August 4th, so we can still do from 4:00 to  2 6:00, we just have to move to a different location. That  3 was going to be on our topics with field manager report --  4 CHAIRMAN LEWIS: Okay.  5 MS. COOK: -- to discuss.  6 CHAIRMAN LEWIS: Wait, who had -- I'm sorry, I got  7 confused. What -- what is the swim and tennis center's  8 availability?  9 MR. SYLVANOWICZ: A possibility.  10 MS. COOK: We got -- I haven't looked because I  11 just heard back from the library today when I tried to  12 reserve for the 4th, for August 4th.  13 CHAIRMAN LEWIS: Okay, I got the 4th. I got it.  14 Okay. All right. So we don't have any other option -- we  15 haven't confirmed an option or location yet?  16 MS. COOK: Not yet, no, because I just -- I just  17 found out this morning.  18 CHAIRMAN LEWIS: Okay. Well, then we'll save it.  19 MR. BARRETT: Can you get with each other and --  20 MS. DILLEY: Absolutely. Sure, will do.  21 CHAIRMAN LEWIS: Okay. So done with business  22 items. Correct?  23 MR. MENDENHALL: (Moves head up and down.)  24 MS. DILLEY: Mm-hmm.  25 CHAIRMAN LEWIS: Okay. All right.</p>
<p style="text-align: right;">Page 27</p> <p>1 setting of the public hearing will be August 4th, 2026 at  2 4:00 p.m. in the same location. That will be the public  3 hearing. Okay?  4 MR. BARRETT: Do we need a motion to set it or is  5 that just --  6 MS. DILLEY: No, that's all just --  7 MR. MENDENHALL: It's part of the resolution.  8 MR. BARRETT: Okay.  9 MS. COOK: We -- we have to discuss August 4th  10 before we set the hearing. There's a problem with  11 scheduling here that day, just so you know.  12 CHAIRMAN LEWIS: Okay.  13 MS. DILLEY: Okay.  14 MS. COOK: So we'll -- because of elections was the  15 e-mail I got.  16 MR. MENDENHALL: Oh, is that primaries or  17 something?  18 MS. COOK: Yes.  19 MR. MENDENHALL: Oh, okay.  20 MR. WIMSATT: August 18th is the primaries, so it's  21 probably early voting. They're doing early voting that day.  22 CHAIRMAN LEWIS: Can we -- can we talk about that  23 now? Can we do the swim and tennis club?  24 MS. COOK: Yeah, we can do whatever you want. We  25 can move -- yeah, they only have availability for us from</p>	<p style="text-align: right;">Page 29</p> <p>1 Staff reports, field manager. Well, we're back to  2 you, David.  3 MR. SYLVANOWICZ: I got a list today. I know I'm  4 going to start with Arborist Aboard. It came up through  5 multiple inspections with Paul Wood and OLM to look at the  6 Countryway Boulevard, Linebaugh intersection of our canopy  7 and our trees, so these are county trees that we maintain.  8 He recommended that I get with Mark and Arborist Aboard to  9 get a -- some proposals for the areas for structural  10 pruning, getting up into the canopy to kind of extend the  11 life of these trees.  12 So we've done this twice now since I've been here.  13 We did it at the front where Sheldon and Linebaugh is in  14 front of the CVS, that pond and then we also did it in the  15 Village Greens since that's a heavy canopied area and to  16 allow the -- the trees to be structurally pruned as opposed  17 to just, you know, pull sod and raising the canopy, which we  18 often do.  19 So as I go into -- let me get that out for you. It  20 basically -- just for scope of work, I broke it down to  21 different areas and I can pull the map, if need be. So --  22 and I think it might be better if I do that, so let me just  23 -- yeah, the Wi-Fi is not working very well.  24 MR. BARRETT: Yeah, it's very slow.  25 MS. DILLEY: Do you need a Hotspot?</p>

<p style="text-align: right;">Page 30</p> <p>1 MR. SYLVANOWICZ: No, I think I got it.</p> <p>2 MR. WIMSATT: If you have the agenda open, it's on</p> <p>3 page like 134 of the agenda.</p> <p>4 MR. SYLVANOWICZ: So we all know the intersection,</p> <p>5 we all go through it. It won't load, so I'll try my best.</p> <p>6 Sorry.</p> <p>7 CHAIRMAN LEWIS: Marlon, you don't have a Hotspot</p> <p>8 like walking around in your pocket, do you?</p> <p>9 MR. SYLVANOWICZ: I know. Right? Well, I'm also</p> <p>10 closing the windows and then having to reopen them and --</p> <p>11 CHAIRMAN LEWIS: I'm sorry, I had to make a joke.</p> <p>12 MR. SYLVANOWICZ: So -- all right. Basically, we</p> <p>13 looked at the -- like we looked at the intersection and then</p> <p>14 just kind of like the four quadrants. Basically, the median</p> <p>15 west. So basically coming from that intersection going</p> <p>16 towards the McDonald's, there are 13 oaks and thusly, we can</p> <p>17 see -- we kind of broke it down into those four sections.</p> <p>18 He also, on his advice, added the -- the west side of pond</p> <p>19 21 where there is a lot of -- kind of just dead pines,</p> <p>20 debris, neglect, just -- just from time, maybe even left</p> <p>21 over from the storms and that's in this area; but we had it</p> <p>22 broken down into this section right there, this section, all</p> <p>23 of this down to about the end of the wall and back on both</p> <p>24 sides, that's CDD and then looking at these trees as another</p> <p>25 section to about the end of these communities, so that's the</p>	<p style="text-align: right;">Page 32</p> <p>1 little bit of less traffic, but that's still a very heavily</p> <p>2 travelled intersection. It's going to be quite an</p> <p>3 undertaking.</p> <p>4 CHAIRMAN LEWIS: The only other thought I had is</p> <p>5 with the upcoming -- you know, hurricane season, if there's</p> <p>6 any maintenance that needs to be done on any of the trees or</p> <p>7 any part of the neighborhood, it would be good to get that</p> <p>8 done.</p> <p>9 MR. SYLVANOWICZ: Mm-hmm. So where we did it in</p> <p>10 Village Greens, that was kind of like a month or two before</p> <p>11 Milton; they had the least impact of tree damage. It was</p> <p>12 picking up branches and throwing them in the back of the</p> <p>13 truck and moving on where other places had full on clean up</p> <p>14 needed and whatnot.</p> <p>15 CHAIRMAN LEWIS: Okay.</p> <p>16 MR. SYLVANOWICZ: Definitely makes a difference in</p> <p>17 that respect.</p> <p>18 CHAIRMAN LEWIS: Yeah, and so he has included his</p> <p>19 charges for any maintenance, traffic --</p> <p>20 MR. SYLVANOWICZ: Yeah, he added -- if you look</p> <p>21 through the -- he added like the -- the plus 450 is if we</p> <p>22 kind of break it up because then he has to have the MOT come</p> <p>23 back and set up. I think we save a little bit by -- if we</p> <p>24 decide to do all of it at the same time because then he'll</p> <p>25 just work through and just continue it.</p>
<p style="text-align: right;">Page 31</p> <p>1 five sections, if that makes sense. And this is -- DOT set</p> <p>2 up because he's going to have to take a lane closer. This</p> <p>3 is -- not just the pole saw, this is getting up in a lift,</p> <p>4 structurally pruning, taking away limbs that are -- that may</p> <p>5 be a threat to vehicles and, as time goes on, are growing</p> <p>6 too large.</p> <p>7 Again, I'm relying on an arborist who has years and</p> <p>8 years of experience doing this. He is also going to come to</p> <p>9 the workshop that's in a couple of weeks to discuss the --</p> <p>10 basically, the culmination of the study he did on Woodford</p> <p>11 Bridge where he injected half -- or a part of the trees with</p> <p>12 the slow growth or the growth inhibitor and then other ones.</p> <p>13 So he does have data, he's collected that, he wants to</p> <p>14 present it. If you want to talk to him about that in the</p> <p>15 meantime, but I wanted to meet with him, get numbers, get</p> <p>16 what's -- kind of get an idea of what that looks like when</p> <p>17 Paul makes the request. So that's -- that's what it looks</p> <p>18 like because we break it up into those sections. Certainly</p> <p>19 is a -- a costly endeavor for that intersection.</p> <p>20 CHAIRMAN LEWIS: Yeah, so are you looking for</p> <p>21 action on this today or -- or are you --</p> <p>22 MR. SYLVANOWICZ: I wanted to present it and get it</p> <p>23 on the agenda. If you wanted to wait -- we wouldn't do any</p> <p>24 of this -- I discussed with him getting through school and</p> <p>25 getting into the summer and getting to maybe where we have a</p>	<p style="text-align: right;">Page 33</p> <p>1 CHAIRMAN LEWIS: Okay. All right. I'll make a</p> <p>2 motion to approve the proposal here for this -- I'll just</p> <p>3 call it a -- I don't know if they really need a contingency</p> <p>4 for anything like this, but I'll just say -- unless you feel</p> <p>5 like there's any need for --</p> <p>6 MR. SYLVANOWICZ: I don't, you know, I did the</p> <p>7 total with all the MOT charges, so I believe that if he does</p> <p>8 it all at the same time about, it will be less than that</p> <p>9 number.</p> <p>10 CHAIRMAN LEWIS: Okay. Yeah, I'll make a motion</p> <p>11 for -- to approve \$47,750 for Arborist Aboard, what's</p> <p>12 presented here. So --</p> <p>13 MR. GILLIS: Seconded.</p> <p>14 CHAIRMAN LEWIS: Seconded by Reggie. Okay. Any</p> <p>15 discussion, comments?</p> <p>16 THE COURT REPORTER: Would you repeat the amount</p> <p>17 one more time? There was like a cough at the perfect time</p> <p>18 and I didn't hear you. I'm sorry.</p> <p>19 CHAIRMAN LEWIS: \$47,750.</p> <p>20 THE COURT REPORTER: Thank you.</p> <p>21 CHAIRMAN LEWIS: You're welcome. Okay.</p> <p>22 All of those in favor?</p> <p>23 (All board members signify in the affirmative.)</p> <p>24 CHAIRMAN LEWIS: Carries five to zero.</p> <p>25 (Motion passes.)</p>

<p style="text-align: right;">Page 34</p> <p>1 MR. SYLVANOWICZ: Thank you. All right. Sod,  2 we're going to talk about sod. Sod going into Gretna Green.  3 I had -- Sayed (phonetic) is his name, he's been working  4 with Felix Sod forever. Felix Sod gives us the best price  5 around. I don't need to shop that number around because I  6 know per square foot at a hundred and ten -- you know, \$1.10  7 per square foot, that's installed, stripped, everything,  8 that is as low as it goes.  9 I looked at -- it's been declining for years. It's  10 a nature of the beast, with the grass isn't as young as it  11 used to be. Some of it has been replaced. The other aspect  12 of some of the issues is that we had kind of like a  13 culmination of, you know, one landscaper kind of leaving,  14 another landscaper coming in and not doing a great job and  15 so then turf kind of went sideways. I have pushed -- we did  16 do a bunch of replacement after the fact because we did a  17 hold-back on the previous landscaper. Then, it's -- you  18 have a new landscaper come in and what they basically do is  19 they go, "Okay. We got to get these turf weeds under  20 control," they spray it, they do what they have to do and  21 then when you spray away all the weeds, then you are left  22 with just St. Augustine and bare spots and patches and  23 whatnot.  24 So that being said, I've had multiple conversations  25 with the Lucadano's about this. You know, they have worked</p>	<p style="text-align: right;">Page 36</p> <p>1 of see this as if we redo the sod and get it in there, then  2 I don't have that finger pointing of, "Well, it was two  3 ago," or, "It was the contractor beforehand." It's -- it's  4 you guys, keep it looking nice. I believe they will, I  5 think they are quite capable of doing that. So -- go ahead.  6 MR. BARRETT: Would you have a heart attack if I  7 asked you to wait until June 15th?  8 MR. SYLVANOWICZ: Oh, I'm not doing this -- yeah,  9 we're waiting until we start getting some rain. Yeah,  10 that's not a -- not even a question.  11 MR. BARRETT: Okay.  12 MR. SYLVANOWICZ: He's very good. They work with  13 our irrigation team and I can make sure with Red Tree and  14 with Matt Olson that the irrigation is ready to go. You  15 know, there's good coordination there with Felix Sod and Red  16 Tree and our irrigation team; but yeah, he -- he would  17 advise to push it a little bit.  18 MR. BARRETT: Because the county has been hell-bent  19 on turning off reclaimed and killing all of our grass for  20 the last couple of --  21 MR. SYLVANOWICZ: Yeah, yep. So --  22 CHAIRMAN LEWIS: Okay.  23 MR. SYLVANOWICZ: Yeah, I know, another big ticket  24 item. I don't mean to do that to you guys as we talk about  25 budgets and contingency and stuff like that, but kind of</p>
<p style="text-align: right;">Page 35</p> <p>1 with me. We have split on some of the warranty stuff. We  2 have done a few projects where it's been small projects. I  3 -- we have split it to the point where they charge me 50  4 cents a square foot to install it; like at Royce Park where  5 this has come up.  6 The main part I'm trying to make is from many  7 discussions with Paul, the only thing to do with sod when  8 you get in this situation is replace it. So you have  9 declining sod, you treat it, you get rid of the weeds, now  10 you have bare spots, now you have just -- basically, right  11 now, you have St. Augustine trying to stitch across and  12 trying to throw their runners, but it's going to take a deal  13 of time to do that.  14 So that being said, sick of looking at it, sick of  15 driving down the Greens, sick of hearing about it, just want  16 to make it look better for, you know, one of our communities  17 and this is just that -- that entrance area. This is from  18 the guard shack all the way up to Greenmont. I said, "Give  19 me a number." This is part in the median, part on both  20 sides.  21 I know from talking to Sayed, he's like, "I haven't  22 replaced grass on the east side in years," but every few  23 years, he has to go through the process of replacing it on  24 the west side. It's just a -- basically, the nature of the  25 environment that the St. Augustine's in and I -- I also kind</p>	<p style="text-align: right;">Page 37</p> <p>1 percolates on the side while we're doing other things.  2 CHAIRMAN LEWIS: Okay. I'll make a motion to  3 approve for the sod in the Greens along the right of way  4 there for \$78,000 even.  5 MR. SYLVANOWICZ: Mm-hmm.  6 CHAIRMAN LEWIS: Do we have a second?  7 MR. WIMSATT: I'll second it.  8 CHAIRMAN LEWIS: Okay. Any discussion? Oh, let me  9 -- let me clarify in the meeting, too, Chris' point. So  10 then it gets installed after June 15th.  11 MR. SYLVANOWICZ: Okay.  12 CHAIRMAN LEWIS: So we'll make sure the rainy  13 season's here to get it established.  14 Are you good with that?  15 MR. WIMSATT: Yep.  16 CHAIRMAN LEWIS: Okay. Any other discussion,  17 comments?  18 (No response.)  19 CHAIRMAN LEWIS: All right. All in favor?  20 (All board members signify in the affirmative.)  21 CHAIRMAN LEWIS: Carries five to zero.  22 (Motion passes.)  23 CHAIRMAN LEWIS: Thank you.  24 MR. SYLVANOWICZ: I'm just going to keep moving on.  25 Some of this is updates. The four-sump rebuild project with</p>

<p style="text-align: right;">Page 38</p> <p>1 EEL is complete, went very well. Kirk and Robert have  2 signed off on it. Great vendor, great new vendor to have in  3 our back pocket. So -- yeah, moving on to pond 120. I know  4 that's on Stephen's and I know that's on Erin's. I'm just  5 going to add a caveat to it that I talked to Reed about it  6 and they are already booking out with that equipment, so now  7 that he's part of All Water, they have that high-end  8 equipment that was discussed that they are going to use for  9 dredging.</p> <p>10 So they are looking for a 25 percent deposit to  11 just get on their schedule and they're kind of -- they are  12 getting into August already, so just food for thought.</p> <p>13 CHAIRMAN LEWIS: Okay.</p> <p>14 MR. SYLVANOWICZ: Moving on. Also, Peabody gate  15 took a beating with lightning strikes. We've lost two  16 washies right close to it. It also affected the NVR and the  17 cameras there. It also affected the Spectrum equipment,  18 which is now up and running again. That was in oldest NVR  19 luckily, so it had the oldest cameras, the oldest -- it's  20 been there the longest, so we kind of stepped into it. I  21 said, "Can you just replace NVR, get it back online, use the  22 old cameras," he came out with an older version NVR that  23 goes with those cameras and he confirmed that the cameras  24 were fried, too. So we kind of backtracked and I said,  25 "Give me a proposal for redoing all the cameras," and that's</p>	<p style="text-align: right;">Page 40</p> <p>1 working on anything? Is that gate still open? I noticed  2 the gate was --</p> <p>3 MR. SYLVANOWICZ: So the gate, that's the next  4 thing is that the gate is needing your approval. So --</p> <p>5 CHAIRMAN LEWIS: Oh, that's the next one.</p> <p>6 MR. SYLVANOWICZ: Yeah, that's the next one. So  7 the Peabody gate -- the Peabody gate also suffered damage  8 and it was small stuff. It was like the -- the ground loop  9 sensors, it was a connection that does the ground loop  10 sensors. I had them do an upgrade so that it's a little bit  11 better for our equipment and I said, "While you're there" --  12 because I always have them do this. I said, "While you're  13 there, go check the other stuff, let me know if there's  14 anything." The exit gate is probably one of the older ones.  15 It had rotted through its footing and -- and I can show a  16 video of it, but it was rotting on its post. It was rotted  17 through because it sits in the mulch and all of that, so  18 that needs to be replaced. There's no fixing it, so that's  19 what the next thing is.</p> <p>20 CHAIRMAN LEWIS: Okay.</p> <p>21 MR. SYLVANOWICZ: So yeah, like I said, the Peabody  22 gate had got a little bit of a beating.</p> <p>23 CHAIRMAN LEWIS: Okay.</p> <p>24 MR. BARRETT: All right. Those numbers aren't as  25 bad as I thought they were going to be.</p>
<p style="text-align: right;">Page 39</p> <p>1 what that is. That's what that is including because we had  2 four cameras at that -- that we have them coming and going  3 and then we have a plate camera, also.</p> <p>4 CHAIRMAN LEWIS: So is there a -- and I'm not an  5 electrician or anything, but is there like a chance to put  6 in some kind of surge protector? Isn't that the second or  7 third time that's happened at this location?</p> <p>8 MR. SYLVANOWICZ: I've asked that and it seems like  9 -- like it's too robust. I mean, what we need would be too  10 robust. It would cost too much.</p> <p>11 CHAIRMAN LEWIS: Maybe we take down the  12 Washingtonia Palms. Sorry, I know you love those.</p> <p>13 MR. SYLVANOWICZ: I literally -- he --</p> <p>14 CHAIRMAN LEWIS: I don't know, I'm just throwing it  15 out there.</p> <p>16 MR. SYLVANOWICZ: So just for discussion, we have  17 four dead ones now; three are lightning, one is diseased and  18 now, we just found a fifth one. So when we -- when we order  19 that from Adventura, they come out and install it and it's  20 \$1,800 a tree, so that's what you're talking about. I'm  21 going to be talking to you guys about that order when I get  22 it next month.</p> <p>23 CHAIRMAN LEWIS: Okay.</p> <p>24 MR. SYLVANOWICZ: Yeah.</p> <p>25 CHAIRMAN LEWIS: And so right now, they are not</p>	<p style="text-align: right;">Page 41</p> <p>1 CHAIRMAN LEWIS: Are you making a motion?</p> <p>2 MR. BARRETT: Yeah, you've been brave with the big  3 ones, so I'll make a motion for the Peabody gate cameras and  4 all that stuff for the first part of that for the five six  5 fifty (sic) and to also do the repairs on the Peabody exit  6 gate for fifty eight twenty four fifty (sic).</p> <p>7 MR. GILLIS: I'll second.</p> <p>8 CHAIRMAN LEWIS: Seconded by Reggie.</p> <p>9 Yeah, I -- the only other thing, I guess, that I  10 would say is -- I mean, is there any different type of  11 material that can be used for that gate arm and that gate  12 assembly?</p> <p>13 MR. SYLVANOWICZ: Yes.</p> <p>14 CHAIRMAN LEWIS: That's what that upgrade is that  15 you told --</p> <p>16 MR. SYLVANOWICZ: It's going to be concrete  17 footing, aluminium pieces so that that doesn't rot out and  18 --</p> <p>19 CHAIRMAN LEWIS: Okay.</p> <p>20 MR. SYLVANOWICZ: -- then with the steel frame of  21 all the components sitting with the battery backups and the  22 sensors and the -- and the mother board, yep.</p> <p>23 CHAIRMAN LEWIS: Okay.</p> <p>24 MR. SYLVANOWICZ: And then we're going to take that  25 one -- since those are operating, it's just that its</p>

<p style="text-align: right;">Page 42</p> <p>1 skeleton is rotting through, we're going to save all those 2 parts because Jarlot Mo'zArt, who does that, oftentimes, we 3 can say, "Hey, we have a" -- "I have a \$1,500 motherboard, 4 make it work for now and see how many" -- if we can get some 5 time." 6 CHAIRMAN LEWIS: Okay. Thank you for that. 7 MR. SYLVANOWICZ: So yes, definitely. 8 CHAIRMAN LEWIS: Okay. Any other comments? 9 (No response.) 10 CHAIRMAN LEWIS: All in favor? 11 (All board members signify in the affirmative.) 12 CHAIRMAN LEWIS: Carries five to zero. 13 (Motion passes.) 14 CHAIRMAN LEWIS: Thank you. 15 MR. SYLVANOWICZ: We had the AEGIS risk audit. It 16 went well for the most part. We just got kind of a -- I 17 think Heather got it, too. We got like -- now, we're 18 looking at our coverages. So along those lines, it was 19 discussed with Christina Wood to put on the cameras on the 20 coverage so that when this sort of stuff happens, we can 21 kind of put in a claim on the insurance for lightning strike 22 and I forget what she called it, maybe Greg can help me out, 23 but it's kind of like a -- like -- it was like auto, boat, 24 marine travel since that stuff can be moved around -- 25 MR. CHESNEY: You're talking about inlet marine</p>	<p style="text-align: right;">Page 44</p> <p>1 care of the safety items? You're just going to do them, 2 like under the -- 3 MR. SYLVANOWICZ: Well, on the risk -- so there's 4 two sides. There was a risk -- he was from -- let me find 5 it on this because I do have it for us to look at. So this 6 was an opportunity to bring both of them -- it was Christina 7 Wood and Tim, I forget his last name -- to look at some of 8 the -- excuse me, it was Denis Thomas -- and -- sorry. I 9 brought them to all the parks, I brought them to the new 10 fountain because that was -- it was basically insured as the 11 old fountain project. I wanted them to take into effect the 12 equipment that's in the well and I wanted to bring them to a 13 couple of the communities park areas and talk about some of 14 our hot button topics as of late. 15 So one of the things -- let me find it where it 16 says -- so that's kind of his overall assumption. The part 17 that I skipped back was kind of like paragraphs of, you 18 know, describing our property and -- and what he was able to 19 observe and discuss with me and the -- the main thing with 20 the critical recommendations, he didn't have any. The 21 important recommendations was, again, signs. So -- 22 MR. WIMSATT: It's always the signs. 23 MR. SYLVANOWICZ: Signs. So he -- some of them are 24 easy and like the Ping-pong table signs, he was talking 25 about -- and I think it continues on -- yeah, it does. Like</p>
<p style="text-align: right;">Page 43</p> <p>1 coverages? 2 MR. SYLVANOWICZ: There you go. Yeah, so that can 3 be placed under that section so it has a lower deductible, 4 lower cost and then when we get a lightning strike that 5 fries all of our cameras somewhere because it is a 6 Washingtonia, we can deal with it that way. 7 MR. MENDENHALL: Did she say -- I'm sorry to 8 interrupt. Did she say whether if you have a lighting 9 strike, let's just say it takes out ten cameras, did she say 10 it would be per camera deductible or overall a deductible or 11 -- 12 MR. SYLVANOWICZ: She did not. We just got that 13 today, so I haven't gone through -- 14 MR. MENDENHALL: Well, that's what I was thinking. 15 I don't know -- 16 MR. CHESNEY: It's per camera. 17 MR. MENDENHALL: But like how much does a camera 18 cost? 19 MR. SYLVANOWICZ: These cameras are about \$900, the 20 NVRs are about \$1,500. I can pull that up. 21 MR. MENDENHALL: Okay. 22 CHAIRMAN LEWIS: Okay. 23 MR. SYLVANOWICZ: Good, keep moving? 24 CHAIRMAN LEWIS: Sure. 25 MR. BARRETT: Well, he just -- you're going to take</p>	<p style="text-align: right;">Page 45</p> <p>1 proper use times, I have never gone by there and seen the 2 Ping-pong tables -- 3 MR. BARRETT: Being used. 4 MR. SYLVANOWICZ: -- being overused. I've seen 5 them used, I've never seen them overused. 6 MR. WIMSATT: Yeah, there's never like a line for 7 them. 8 MR. SYLVANOWICZ: What was that? 9 MR. WIMSATT: There's really no long line for them. 10 MR. SYLVANOWICZ: No, I don't think I've ever seen 11 them both in action at the same time. 12 MR. WIMSATT: Exactly. 13 MR. SYLVANOWICZ: It's been one or the other and 14 it's -- you know, it's the same six people that use it. 15 MR. WIMSATT: I think the conflict is going to be 16 pretty minimal. 17 MR. SYLVANOWICZ: Yeah. Trail signage was -- I 18 mean, uneven walk ways, that type of thing. It's a nature 19 trail. I guess you have to state the obvious. We can, just 20 to cover us, get that. So I -- I laugh because I brought 21 him to the Village Greens, that's the gazebo. So yeah, I -- 22 MR. WIMSATT: No, none of those. 23 MR. BARRETT: Definite no. 24 MR. BARRETT: Not a single one. 25 MR. WIMSATT: Thank you. Next.</p>

<p style="text-align: right;">Page 46</p> <p>1 MR. BARRETT: I do think the last one makes sense.  2 Right? The goal post.  3 MR. SYLVANOWICZ: Yes, I do, I looked into them. I  4 can imagine like, you know, you got a young kid there that  5 breaks his collar bone and he's got a scholarship and now,  6 the mother's going to sue the district because we don't have  7 a pad on it.  8 CHAIRMAN LEWIS: I mean and the other thing is they  9 are heavily used.  10 MR. SYLVANOWICZ: And they are heavy used, yeah.  11 CHAIRMAN LEWIS: I know they may not all be  12 residents, but they are heavily used.  13 MR. SYLVANOWICZ: Yeah.  14 CHAIRMAN LEWIS: The only comment I would have on  15 that is just see if you can find something that's going to  16 last --  17 MR. WIMSATT: Durable.  18 CHAIRMAN LEWIS: -- and something that can't be  19 stolen. I know that probably -- I know that's a large ask,  20 but I just envision --  21 MR. BARRETT: This has got to be a problem in lots  22 of places. I bet you they do -- we may have to spend more  23 money, but I bet you there's --  24 MR. SYLVANOWICZ: Well, I looked and can just --  25 basically where we would all go for something like that, to</p>	<p style="text-align: right;">Page 48</p> <p>1 talk about the scheduling conflict because, also, is our --  2 our August -- no, our July 21st workshop is not available  3 here.  4 MS. COOK: That's the one I e-mailed you about.  5 It's available, but they can only -- you responded to me.  6 CHAIRMAN LEWIS: Oh, I did?  7 MS. COOK: You did.  8 CHAIRMAN LEWIS: I don't remember -- today was --  9 MS. COOK: No, not today. No, this was like a week  10 or so ago. So July 21st, again, for elections. They can  11 have us in one of the board meetings, but it's a max 15. So  12 -- and I know previous -- I think last year, you guys  13 canceled July just because of everybody's summer schedules  14 and nobody being around. We can still do July, we just  15 would have to move it, again, to a different location. So  16 it would be July workshop and the August 4th board meeting.  17 CHAIRMAN LEWIS: I don't know if I dare ask; should  18 we -- I don't know if we're there yet. Something may come  19 up in the next two months --  20 MR. WIMSATT: Yeah.  21 CHAIRMAN LEWIS: -- that we may reschedule July.  22 So -- but look for an alternative location, if you don't  23 mind.  24 MR. SYLVANOWICZ: Okay.  25 CHAIRMAN LEWIS: And then I would say for the</p>
<p style="text-align: right;">Page 47</p> <p>1 start, with Amazon and they're about 150 bucks. They are  2 exterior ones. They say they are UV protected, but I don't  3 know if they UV protected for Tampa. Nothing is, so it's  4 going to be something that's going to rot, it's going to dry  5 up, it's going to get cracked, someone's going to poke at  6 it, peel at it and we're going to replace it.  7 CHAIRMAN LEWIS: I feel like -- yeah, that's going  8 to be an ongoing thing, but I think we can all agree that  9 that's probably a big --  10 MR. WIMSATT: That's a big one.  11 MR. SYLVANOWICZ: Yep, yeah, he thought that we  12 were -- we were doing what we should be doing. You know, if  13 you read the report, he was -- he was complimentary of the  14 fact that we had good grass for the property and that part,  15 you know, we've taken into consideration all the different  16 things.  17 You know, you saw our sign there for like the  18 snakes and the alligators and warning and all of that. We  19 have that, we have that type of signage in a lot of our  20 ponds now. We'll address the nature trail with some simple  21 signs.  22 MR. BARRETT: Yeah, I would just prioritize that  23 and then the poles.  24 MR. SYLVANOWICZ: Yeah, okay. So the last thing on  25 my list is -- other than talking about what -- we need to</p>	<p style="text-align: right;">Page 49</p> <p>1 August 4th, book this, but then if we can --  2 MS. COOK: We can only get this from 3:30 to 5:00.  3 CHAIRMAN LEWIS: I -- I know, but at least until we  4 can confirm with the WCA --  5 MS. COOK: Okay.  6 CHAIRMAN LEWIS: -- if we can get the swim and  7 tennis center.  8 MS. COOK: I'll check with the WCA tomorrow.  9 CHAIRMAN LEWIS: Okay. Whatever you feel is best,  10 I'm fine with it.  11 MS. COOK: Okay.  12 MR. SYLVANOWICZ: Do we have to advertise since  13 we're changing the time?  14 MS. COOK: If we change the time, we have to change  15 the location.  16 MR. SYLVANOWICZ: If we change the location, we  17 still have to advertise it? Okay.  18 CHAIRMAN LEWIS: And then the Ivy BHB contract on  19 your last --  20 MR. SYLVANOWICZ: Yeah, that was --  21 CHAIRMAN LEWIS: I -- I sent that signed. That's  22 what I sent back to her.  23 MR. SYLVANOWICZ: That's it, yeah. So now we can  24 -- basically, we'll get -- we'll have a meeting with her  25 about where to start, what's the best thing because I know</p>

<p style="text-align: right;">Page 50</p> <p>1 we have the Sheldon -- yeah, the Sheldon worked into it and  2 then bullnoses and -- you know, it's like we've internally  3 discussed and I said, "Let's do a couple of bullnoses to see  4 how it goes," since that was your direction. Sherida is  5 taking more of a point of starting at Sheldon and kind of  6 moving with it that way. That's something we could do, I  7 don't know if you guys had an opinion on that or --  8 CHAIRMAN LEWIS: I think let's workshop that or --  9 MR. SYLVANOWICZ: Mm-hmm.  10 CHAIRMAN LEWIS: Probably, unless you have a  11 comment now?  12 MR. BARRETT: Well, you -- you can still move  13 forward, but do you need to know the bullnose in order to  14 have Ivy do the work? I mean, they're all going to be  15 pretty standard --  16 MR. SYLVANOWICZ: No, I think a bullnose is going  17 to be a bullnose and it can be kind of translated to the --  18 the other bullnoses if it changes.  19 CHAIRMAN LEWIS: I mean, I -- the only thing I  20 would maybe add to that is maybe the high visibility -- I  21 guess they're all kind of high visibility, but --  22 MR. SYLVANOWICZ: Mm-hmm.  23 CHAIRMAN LEWIS: -- you know, Countryway, Linebaugh  24 and then Sheldon, Linebaugh, Linebaugh. I don't know, we  25 can -- I think -- we can get into that a little bit later.</p>	<p style="text-align: right;">Page 52</p> <p>1 maintenance and I think they realize that a portion of their  2 access road is on CDD property, so what's part of the agenda  3 is the access agreement. Robert didn't -- he briefed me on  4 this before he left for vacation and basically, he didn't  5 really have any comments about -- you know, it does make  6 sense to grant them an easement. The alternative would be  7 getting into wetlands and doing construction activities that  8 really doesn't make any sense. However, he did want to  9 mention that if you guys remember quite a long time ago now,  10 but -- you know, TECO was pretty resistant when we asked for  11 things.  12 MR. BARRETT: Yeah, that's what I sent an e-mail  13 to --  14 MR. BRLETIC: Yeah, so --  15 MR. BARRETT: Erin, can we do a quid pro quo on  16 access to that --  17 MR. BRLETIC: Well, he -- he wanted me to bring it  18 up to you guys to remind you and you guys remember, but that  19 wasn't a pleasant experience. They pretty much shut the  20 door pretty clean on that and now, this is kind of that  21 opportunity to say, "Hey, can we bring this back up," if you  22 guys want to entertain that and, you know, kind of sit on  23 this. So if that -- and I think that was about accessing  24 the piece of property that we own that's really only  25 accessible through --</p>
<p style="text-align: right;">Page 51</p> <p>1 MR. SYLVANOWICZ: Update on Sheldon: The signs are  2 in.  3 CHAIRMAN LEWIS: I was going to comment on that  4 later, but go ahead.  5 MR. SYLVANOWICZ: The signs are in, but they need  6 an adjustment. The south one, the logo was installed too  7 high and the centerpiece cracked.  8 CHAIRMAN LEWIS: Well, I didn't notice the offset,  9 but I thought they looked good.  10 MR. SYLVANOWICZ: They are going to look good. The  11 one that's in front of the CVS is the right one. That one  12 will be looking correctly soon from talking to John, so it  13 will be fixed and most of the wiring is done. I just have  14 to have my electrician come in, get it all hooked up and  15 then they will be on a timer to light up at the same time  16 and have that backlit effect that --  17 CHAIRMAN LEWIS: Nice.  18 MR. SYLVANOWICZ: Yep.  19 CHAIRMAN LEWIS: Okay.  20 MR. SYLVANOWICZ: I think I'm at my end other than  21 TECO, but I know that's on you, but we can talk because I  22 was a part of those meetings.  23 CHAIRMAN LEWIS: Okay. So I'll move on to Stephen.  24 MR. BRLETIC: Yeah, you and Robert went to a  25 meeting with TECO about the whole access. They want to do</p>	<p style="text-align: right;">Page 53</p> <p>1 MR. WIMSATT: Correct.  2 CHAIRMAN LEWIS: Yes, it was.  3 MR. BRLETIC: Yeah, so anyway, that's for -- this  4 discussion, really, is -- this is when you want to bring  5 that up.  6 MS. McCORMICK: Yeah, I was not -- I wasn't in that  7 meeting that you and Robert had with TECO, so I didn't, you  8 know, meet with the TECO representatives that were making  9 this request, but it is something that the engineer brought  10 up and then that -- that Chris brought up today, too, so I  11 mean, maybe have Robert go back and talk to TECO or --  12 MR. WIMSATT: Absolutely.  13 MR. BRLETIC: Well, if it --  14 MS. McCORMICK: I'm happy to get involved if you  15 want me to do that, too.  16 CHAIRMAN LEWIS: Well, I -- I mean, I don't know.  17 I mean, if we feel like Robert can handle it -- maybe when  18 Robert gets back we'll --  19 MR. WIMSATT: Yeah, have Robert talk and delegate  20 it out.  21 CHAIRMAN LEWIS: Yeah.  22 MS. McCORMICK: Yeah, and then we can go from there  23 so maybe as opposed to approving this tonight, gives some  24 option to the engineer --  25 MR. WIMSATT: We can hold off on it for a while.</p>

<p style="text-align: right;">Page 54</p> <p>1 MS. McCORMICK: -- and if it's not something 2 urgent, we can see what the engineer -- 3 MR. WIMSATT: Six, seven months. 4 MS. McCORMICK: Yeah. 5 MR. WIMSATT: You got it. 6 CHAIRMAN LEWIS: All right. No, that's good. 7 MR. SYLVANOWICZ: Well, can I add to that? I -- I 8 understand -- like I wasn't part of those discussions and so 9 who I'm talking to is Mike Leahy, L-e-a-h-y. He's a 10 subcontractor for Pickett, so they are the ones who are 11 going to do the work. So my main contact is not like a TECO 12 person that can then decide if, oh, quid pro quo, I'll give 13 you this for that. They're also -- he's e-mailing me hoping 14 that they can get this project done before it starts 15 raining. 16 CHAIRMAN LEWIS: I -- well, again, I think the 17 leverage is you tell him no and he's going to go straight to 18 somebody at TECO who can make that decision. 19 MR. SYLVANOWICZ: Thank you. 20 CHAIRMAN LEWIS: Yeah, unless you have any -- 21 MR. BARRETT: Yeah, this is -- this is an unusual 22 opportunity for us and so we need to play it out. Okay? 23 MR. SYLVANOWICZ: Okay. 24 MR. BARRETT: Because otherwise, we're never going 25 to access that parcel.</p>	<p style="text-align: right;">Page 56</p> <p>1 they were accepting liability, they said they were not 2 accepting liability. They were accepting no liability. So 3 my thought is after, you know, talking to the engineer and 4 talking to Jim, I think it's -- it's imperative that we go 5 forward with the dredging of this pond from, you know, a 6 drainage standpoint. We have an easement over it. There's 7 work that needs to be done. 8 I don't think there's a benefit, at this point, in 9 doing a letter agreement if they are not going to 10 acknowledge liability if something is to happen to those 11 seawalls or those structures, so I think we just do this 12 first phase of the work prior to the rainy season starting 13 and then, you know, after that, we deal with the other 14 issues related to this pond, including the change in its 15 dimensions. 16 CHAIRMAN LEWIS: Okay. And we've already approved 17 that -- right -- from before? 18 MS. McCORMICK: Yeah, the only thing that we have 19 in the agenda tonight is the actual agreement with the 20 contractor to do the dredge work for pond 120 and that's in 21 the same form, basically, as other construction contracts 22 that we've done. So if you guys want to go ahead and 23 approve that then -- I know from what Dave was saying, you 24 know, there's some urgency in getting this on the schedule 25 as soon as possible because they are pretty booked out right</p>
<p style="text-align: right;">Page 55</p> <p>1 MR. SYLVANOWICZ: Mm-hmm. 2 CHAIRMAN LEWIS: Okay. You good? 3 MR. SYLVANOWICZ: I'm good, yeah. 4 CHAIRMAN LEWIS: Okay. Stephen, you got anything 5 else? 6 MR. BRLETIC: I know that the other -- I know it's 7 under Erin's report at pond 120, but I know all about that 8 project. I know that's a touchy subject, so -- 9 MS. McCORMICK: Yeah. 10 MR. BRLETIC: -- but I'll let Erin take it away. I 11 can talk about it if you guys got questions as well. 12 CHAIRMAN LEWIS: Okay. All right. Erin, I'll just 13 -- 14 MS. McCORMICK: Yeah, so let me just go ahead and 15 give an update about that. So after the last board meeting, 16 I prepared a letter agreement that I sent to the two 17 property owners and I -- I mean, a big part of that letter 18 agreement was a statement that I had in it that the property 19 owners were agreeing to assume liability for any injuries, 20 damages or claims in connection with or arising out of 21 impacts to the seawalls, fish, fill or other structures or 22 improvements that had been placed within the drainage 23 easement and the surrounding property. 24 They came back -- both of them sent me the same 25 letter agreement signed back, but instead of saying that</p>	<p style="text-align: right;">Page 57</p> <p>1 now. 2 MR. SYLVANOWICZ: Right, they want to see a 25 3 percent good faith deposit to get on to the schedule and 4 then go from there, so whatever we can do to make that -- 5 MS. DILLEY: Expedite. 6 MR. SYLVANOWICZ: -- expedited -- 7 CHAIRMAN LEWIS: Do you have that pulled up, David? 8 I don't -- 9 MR. WIMSATT: I've got it. 10 MR. SYLVANOWICZ: Do you want the contract -- 11 CHAIRMAN LEWIS: Okay. 12 MR. SYLVANOWICZ: -- or which -- 13 CHAIRMAN LEWIS: I think it's -- 14 MR. WIMSATT: We did 40,000 -- I think we already 15 approved the funds. 16 MR. SYLVANOWICZ: Yeah. 17 MR. WIMSATT: -- so I would move to approve -- make 18 a motion to approve the -- 19 MS. McCORMICK: Yeah, and so -- and I did do this 20 so that they would get 25 percent at the time that the 21 contract is executed, 25 percent when they arrive at the 22 site, 25 percent upon substantial completion and then the 23 last 25 percent upon final completion of the work. 24 CHAIRMAN LEWIS: Do you want to second the motion 25 since --</p>

<p style="text-align: right;">Page 58</p> <p>1 MR. WIMSATT: Yeah, I'll move to approve it.  2 CHAIRMAN LEWIS: Okay.  3 MR. WIMSATT: We've already approved the --  4 (indiscernible.)  5 CHAIRMAN LEWIS: (Indiscernible.) That's right,  6 that's right.  7 MR. WIMSATT: The form of the contract and you  8 signed it, so I'd move to approve the contract.  9 CHAIRMAN LEWIS: All right. I'll second that.  10 All right. Any other comments, questions?  11 (No response.)  12 CHAIRMAN LEWIS: All in favor?  13 (All board members signify in the affirmative.)  14 CHAIRMAN LEWIS: Carries five to zero.  15 (Motion passes.)  16 CHAIRMAN LEWIS: Thank you, everyone.  17 Okay. Part B of your agenda item there, Erin.  18 MS. McCORMICK: Yes, so the next thing is the  19 consent -- an estoppel and consent regarding the ground  20 lease and you've got in front of you that estoppel and  21 consent and then attached to that is a sixth amendment to  22 the option and land lease agreement and I have provided  23 these to Alan and he's looked at them and said that he  24 doesn't see, you know, any issues with what we're asking  25 for.</p>	<p style="text-align: right;">Page 60</p> <p>1 So Alan's company, Vertex, is willing to continue  2 to be the owner of that tower while that process is going  3 forward and to wait to do the assignment to Vertical Bridge  4 until after Verizon is up on the tower. He said, you know,  5 "I live here and near the community, I have eyes on the  6 ground, Vertical Bridge has 18,000 sites," so he's probably  7 in a better position to monitor what's beginning on at least  8 prior to the commencement of the construction of that  9 antenna and he said once that happens, I'm kind of out of  10 it, but it's the -- it's the lead up to that that he would  11 be involved in.  12 So that's one issue is that we would make this  13 estoppel and consent conditioned upon the commencement of  14 construction by the third wireless carrier and it wouldn't  15 go -- it wouldn't be -- the assignment would not be  16 effective until that time.  17 The other thing that he indicated is that Verizon  18 wants to see a 25-year lease period if -- in order for them  19 to go on the tower and right now, there's between 20 and 21  20 years because we had a ten-year lease term and then we had  21 an option for three (indiscernible) so a total of 25 -- 25  22 years, but years have gone by since then, so he wanted to  23 see if the board -- he wanted me to ask the board if they  24 would be willing to grant an additional 5-year term on the  25 cell tower lease and I said, well, that was something that</p>
<p style="text-align: right;">Page 59</p> <p>1 I took the comments that Mr. Anderson had given at  2 the last board meeting and incorporated those into the  3 agreement and I know he's just, you know, today having an  4 opportunity to take a look at it. So I don't know if he has  5 any feedback about that, but in the meantime, let me just  6 talk about a couple of things that have come up since --  7 since I was working on this and talking with Alan Ruiz about  8 it. So there is now a third wireless carrier that is  9 interested in going on the tower.  10 So right now, we have -- AT&amp;T is already up and  11 operational and T-Mobile is like imminently, I think, going  12 to go operational and Verizon has now indicated to Alan that  13 they want to go on the tower as well. They haven't signed  14 an -- an agreement to do so that yet, but he had talked with  15 them this week and -- maybe it was last Friday and said that  16 they would definitely proceed -- you know, were interested  17 in proceeding.  18 In talking with him, he said, you know, what he is  19 anticipating and it's hard to know with certainty, but he's  20 anticipating that they would probably have completed their  21 construction by the end of this year to have the Verizon  22 carrier service operational and they are going to have to go  23 through the process of getting a -- Verizon is going to have  24 to go through the process of getting a permit and getting  25 their construction plans approved.</p>	<p style="text-align: right;">Page 61</p> <p>1 was up to the board, but I'd bring it up tonight.  2 CHAIRMAN LEWIS: So Erin mentioned this to me  3 earlier this week. The thoughts I had initially about this  4 extension request would be we put the tower in for a  5 reason -- right -- to get better cell service to the  6 community. I -- obviously, I want to hear comments or  7 questions, but I couldn't see anything that would be  8 detrimental to doing that or a negative to that.  9 So anyway, I guess that's the only comment I'm  10 going to have. Does anybody else have anything or --  11 (No response.)  12 CHAIRMAN LEWIS: Okay. Nothing, so I guess at this  13 point, we just need a motion. Right, Erin?  14 MS. McCORMICK: Yeah, so what the board could do,  15 if it wants to right now, is to approve this estoppel and  16 consent regarding the ground lease as well as the sixth  17 amendment to the lease agreement and as mentioned, that  18 assignment would not occur until after the construction  19 commences by the third wireless carrier; but this way, you  20 know, Alan would know that it's been approved by the board  21 subject to that occurring.  22 CHAIRMAN LEWIS: Okay. So I'll make that motion.  23 MR. BARRETT: And you did just -- just to  24 reconfirm, you did work in Barry's concerns and into the  25 amendment?</p>

<p style="text-align: right;">Page 62</p> <p>1 MS. McCORMICK: Did you have anything that you saw 2 that -- 3 MR. ANDERSON: No, I appreciate everything that you 4 did. May I ask a question? 5 MS. McCORMICK: Sure. 6 MR. ANDERSON: And it might be provided to me 7 anyway. T-Mobile has really done nothing for quite some 8 period of time. This conditions the assignment to a third 9 carrier and I think that's very, very smart. If T-Mobile 10 never does anything, what would happen with this and most 11 importantly, what would happen with the revenue stream that 12 in the current agreement says the revenues -- if I 13 understand correctly -- the revenue stream to the CDD 14 doesn't start until two carriers have done construction on 15 the tower. 16 MS. McCORMICK: No, we're -- we're currently 17 getting revenue stream -- 18 MR. ANDERSON: You are, okay. I -- I didn't know 19 -- 20 MS. McCORMICK: -- and from what I -- and this is 21 just thirdhand. Alan told me that the fiber now by T-Mobile 22 has been installed, so that's why he was saying that -- 23 MR. ANDERSON: Okay. 24 MS. McCORMICK: -- and that it was going to be in. 25 MR. ANDERSON: But I think my concern is --</p>	<p style="text-align: right;">Page 64</p> <p>1 proposal assignment to Vertical Bridge Development, LLC 2 until the installation of the third antenna begins as well 3 as the sixth amendment. 4 Did I say that correctly? 5 MS. McCORMICK: Okay. And the documents you have 6 in front of you do not have an additional five-year renewal 7 term, but do you want to approve that also and then I'll 8 incorporate that into it? 9 CHAIRMAN LEWIS: I do, I was actually just making 10 sure I said that right and then saying, "And," and approve 11 the five-year lease extension. 12 MS. McCORMICK: Okay. 13 CHAIRMAN LEWIS: Thank you. 14 MR. WIMSATT: Second. 15 CHAIRMAN LEWIS: Sorry, thank you. I was a still 16 looking at words I haven't said in a long time. So -- any 17 other comments, questions? 18 (No response.) 19 CHAIRMAN LEWIS: All in favor? 20 (All board members signify in the affirmative.) 21 CHAIRMAN LEWIS: Carries five to zero. 22 (Motion passes.) 23 CHAIRMAN LEWIS: Thank you. I'm trying, man. I'm 24 trying. 25 MR. WIMSATT: No, you're good.</p>
<p style="text-align: right;">Page 63</p> <p>1 CHAIRMAN LEWIS: Barry, I think they were waiting 2 on that gas line company to give them an easement through 3 this -- 4 MR. ANDERSON: Yeah, and Erin knows a lot better 5 than I do. I felt just by -- from Erin's reports that they 6 -- they were waiting for this part and then they were 7 waiting on this -- there were a number of things that they 8 were just waiting on it just seemed like a very long period 9 of time. Now, we bring Verizon who is a head to head 10 carrier -- all right -- with it T-Mobile. I just didn't 11 want T-Mobile to lose interest in this thing completely and 12 then we're only stuck with two carriers again. 13 MS. McCORMICK: Right, right. Yeah, I mean, I 14 think obviously circumstances change. Alan is going to come 15 back to us and to the board, but this is the best 16 information I have. 17 MR. ANDERSON: Other than that, the work that it -- 18 that Heather and Erin did is very, very good and I think 19 very -- did a much better job of protecting the interests of 20 the CDD than what our initial agreement with Vertex was, so 21 we learned from that experience. 22 CHAIRMAN LEWIS: Okay. Thanks for the feedback. 23 MR. ANDERSON: Thank you. 24 CHAIRMAN LEWIS: Okay. So I'll make a motion to 25 approve the estoppel and consent regarding ground lease</p>	<p style="text-align: right;">Page 65</p> <p>1 CHAIRMAN LEWIS: Okay. We'll move -- Erin, you're 2 all good? 3 MS. McCORMICK: Yeah, I -- I've been working on -- 4 well, I'll let Heather talk about the off-duty management. 5 CHAIRMAN LEWIS: Okay, thank you. 6 MS. DILLEY: Okay. I can start with that. 7 CHAIRMAN LEWIS: Thank you for your help on all of 8 those, Erin. 9 MS. McCORMICK: Sure, no problem. 10 MS. DILLEY: Okay. Just as an update, so the 11 off-duty sheriff portion of the workers' comp policy, I 12 requested that it be terminated and that we seek 13 reimbursement over credit. So right now, it's in the claims 14 department at AEGIS, so I will update you as I receive that 15 information. 16 CHAIRMAN LEWIS: Okay, thank you. 17 MS. DILLEY: All right. Next, we have the 18 acceptance of the supervisor, Greg Chesney's, resignation. 19 So we have that on page 169; a little bittersweet. 20 MR. MENDENHALL: Doesn't have to be accepted. 21 MS. DILLEY: So I'll look to the board for a motion 22 to acknowledge and accept the resignation of Greg Chesney. 23 MR. CHESNEY: Do I have to resign first before -- 24 MS. McCORMICK: Mm-hmm. 25 MR. CHESNEY: Yes, okay. Thank you for helping me.</p>

<p style="text-align: right;">Page 66</p> <p>1 MS. DILLEY: Yeah, I can't move forward without --</p> <p>2 CHAIRMAN LEWIS: Okay. I'll do it because it's</p> <p>3 inevitable, I guess. I'll make a motion to accept the</p> <p>4 resignation from supervisor Greg Chesney.</p> <p>5 Do we have a second?</p> <p>6 MR. GILLIS: Reluctantly second.</p> <p>7 CHAIRMAN LEWIS: Okay, seconded by Reggie.</p> <p>8 Before we vote on this thing, thanks again, Greg.</p> <p>9 MR. CHESNEY: Hey, thank you all. Like I said, you</p> <p>10 guys are the best board this group's ever had.</p> <p>11 MR. WIMSATT: You tell all the boards that.</p> <p>12 CHAIRMAN LEWIS: All right. All in favor?</p> <p>13 (All board members signify in the affirmative.)</p> <p>14 CHAIRMAN LEWIS: Carries five to zero.</p> <p>15 (Motion passes.)</p> <p>16 CHAIRMAN LEWIS: Okay. Did somebody els just vote</p> <p>17 out there? All right.</p> <p>18 MR. BARRETT: He is going to be in your RV before</p> <p>19 you know it.</p> <p>20 MR. MAYS: We can hang out.</p> <p>21 MS. DILLEY: Well, Greg, thank you so much for your</p> <p>22 service.</p> <p>23 MR. CHESNEY: Sure, do I have to sit over there</p> <p>24 now?</p> <p>25 MS. DILLEY: Well, if you would like.</p>	<p style="text-align: right;">Page 68</p> <p>1 MR. BARRETT: I'll second it.</p> <p>2 CHAIRMAN LEWIS: Seconded by Chris. Before we</p> <p>3 vote, I just want to say Marlon and Chris, thank you both.</p> <p>4 Marlon, I appreciate you coming to these meetings. I don't</p> <p>5 want you to stop, so I appreciate your involvement.</p> <p>6 MR. WIMSATT: You always have great input and we</p> <p>7 really appreciate it.</p> <p>8 CHAIRMAN LEWIS: All in favor?</p> <p>9 MR. BARRETT: Can I just --</p> <p>10 CHAIRMAN LEWIS: Yeah, go ahead, Chris.</p> <p>11 MR. BARRETT: Marlon, I just want to thank you as</p> <p>12 well. Chris, I was just really impressed with like your</p> <p>13 storm water experience and that's like a real key component</p> <p>14 to what we're doing these next couple of years, so I think</p> <p>15 that would be a real kind of misstep if we didn't bring that</p> <p>16 kind of expertise on to the board. So --</p> <p>17 MR. WIMSATT: Yeah, I think having another engineer</p> <p>18 and engineering background is going to be important for us</p> <p>19 over the next decade or so, so having the start right now is</p> <p>20 great.</p> <p>21 CHAIRMAN LEWIS: Okay. All in favor?</p> <p>22 (All board members signify in the affirmative.)</p> <p>23 CHAIRMAN LEWIS: Carries four to zero.</p> <p>24 (Motion passes.)</p> <p>25 CHAIRMAN LEWIS: Mr. High.</p>
<p style="text-align: right;">Page 67</p> <p>1 Unfortunately, we'll fill your seat.</p> <p>2 MR. CHESNEY: Gotcha. No worries.</p> <p>3 MS. DILLEY: Thanks again.</p> <p>4 MR. MENDENHALL: Do you want to take your</p> <p>5 nameplate?</p> <p>6 CHAIRMAN LEWIS: Yeah, leave your keys, your</p> <p>7 nameplate.</p> <p>8 MR. WIMSATT: You're done.</p> <p>9 UNKNOWN SPEAKER: Does he get a free pickle (sic)?</p> <p>10 CHAIRMAN LEWIS: All right.</p> <p>11 MS. DILLEY: Next, we've got the appointment of</p> <p>12 vacant seat number one. So we've got officially Ashley Wait</p> <p>13 and Forrest Baumhover have withdrawn, so we have Christopher</p> <p>14 High and we have Marlon Santos. I believe both of them were</p> <p>15 present during the workshop. It's up to the board if you</p> <p>16 would like another presentation or we could just go ahead</p> <p>17 and the board can discuss and appoint whoever they would</p> <p>18 like.</p> <p>19 CHAIRMAN LEWIS: Okay. Any discussion or --</p> <p>20 (No response.)</p> <p>21 CHAIRMAN LEWIS: I -- I'll do this: I'm going to</p> <p>22 go ahead and make a motion to approve and accept Christopher</p> <p>23 High to fill the vacant seat number one for the resigning of</p> <p>24 Greg Chesney.</p> <p>25 Do we have a second?</p>	<p style="text-align: right;">Page 69</p> <p>1 MS. DILLEY: Okay. Welcome, you may sit up here.</p> <p>2 CHAIRMAN LEWIS: Sorry we couldn't change the</p> <p>3 nameplate that quickly.</p> <p>4 UNKNOWN SPEAKER: Just get a Sharpie.</p> <p>5 MS. DILLEY: Congratulations. I'll put this in</p> <p>6 front of you and we can do the oath. If you don't mind</p> <p>7 stating the first sentence here and then we'll notarize it</p> <p>8 right after the meeting.</p> <p>9 MR. HIGH: All right.</p> <p>10 MS. DILLEY: This is what -- you will swear in.</p> <p>11 MR. HIGH: All right. So do it now?</p> <p>12 MS. DILLEY: Yes, please.</p> <p>13 MR. HIGH: All right. So, "I do solemnly swear</p> <p>14 that I will support, protect and defend the constitution and</p> <p>15 the government of the United States and the State of</p> <p>16 Florida, that I am duly qualified to hold office under the</p> <p>17 constitution of the State and I will well and faithfully</p> <p>18 perform the duties of -- what is the name of the --</p> <p>19 MS. DILLEY: The Westchase CDD.</p> <p>20 MR. HIGH: -- the Westchase CDD on which I am now</p> <p>21 about to enter, so help me God."</p> <p>22 MS. DILLEY: Okay. Thank you, appreciate it.</p> <p>23 MR. HIGH: Thank you.</p> <p>24 MS. DILLEY: Now, also, we've got the acceptance of</p> <p>25 compensation. So each supervisor is entitled to \$200 per</p>

<p style="text-align: right;">Page 70</p> <p>1 meeting, up to 4,800 per year. Would you like to accept 2 compensation? 3 MR. HIGH: I accept. 4 MS. DILLEY: Okay, perfect. Okay. Now, we have 5 the consideration for adoption of Resolution 2026-09, which 6 is the designation of officers. So currently, we have Matt 7 as the Chair, we have Reggie, Jim and Chris as assistant 8 secretaries, so we can either stay that way or we can move 9 positions around, officers around, locking in a vice chair. 10 So however you would like to -- to move forward with the 11 officers. 12 CHAIRMAN LEWIS: Does anybody -- one, two -- 13 MR. WIMSATT: Yeah, that makes sense. 14 CHAIRMAN LEWIS: Yeah, I can do it because 15 honestly, I was thinking if I would -- I would hand it over 16 to somebody else or -- 17 MR. BARRETT: We're good with you. 18 CHAIRMAN LEWIS: All right. All right. I 19 appreciate that. 20 So yeah, we'll -- I guess I'll remain Chair. I 21 guess we need to vote on this? 22 MS. McCORMICK: You need a motion. 23 MR. WIMSATT: I'll move to keep the current 24 structure in place until after the 2026 -- 25 MS. McCORMICK: We don't have -- so Greg was the</p>	<p style="text-align: right;">Page 72</p> <p>1 MS. DILLEY: Okay, perfect. So we have Matt as the 2 Chair, Chris as the vice chair and we have the rest as 3 assistant secretaries. 4 CHAIRMAN LEWIS: Chris Barrett is now the vice 5 chair. 6 MR. SYLVANOWICZ: Yeah, you got two Chris's. 7 MS. DILLEY: Yes, I'm sorry, you're right. 8 CHAIRMAN LEWIS: Just to clarify. 9 MS. DILLEY: Yes, thank you. Okay, perfect. And 10 then the other item I had was to just notify the board that 11 according to the Supervisor of Elections of Hillsborough 12 County, we have 8,436 qualified registered electors in the 13 district as of April 15th. Okay? And that is all I have. 14 Do you have any questions for me? 15 CHAIRMAN LEWIS: Well, I think it just stays with 16 you on audience comments for new business regarding that. 17 MS. DILLEY: Okay, sounds good. All right. And 18 then at this time, any new business, we'll take audience 19 questions. We'll start in the front row, we'll go to the 20 back. Anyone in the front row? 21 Go ahead. 22 MS. WILCOX: Pam Wilcox, update on pond 125 and 23 what happened with the county. Are we making progress or 24 stalled or -- can we get an engineer update on that? 25 CHAIRMAN LEWIS: Stephen, do you have an update on</p>
<p style="text-align: right;">Page 71</p> <p>1 vice chair, though. 2 MR. BARRETT: Do we need a vice chair? 3 MR. WIMSATT: Do we need a vice chair? 4 MS. McCORMICK: Yeah. 5 MR. WIMSATT: Okay. I would appoint Chris Barrett 6 as the vice chair. 7 MR. BARRETT: Are you sure you don't want it? 8 MR. WIMSATT: No. 9 MR. BARRETT: All right. I'll try to look at the 10 budget more closely. 11 MR. HIGH: I'll second that. 12 CHAIRMAN LEWIS: Okay. Chris seconded. 13 MR. WIMSATT: Good work, Chris. First move, 14 strong. 15 CHAIRMAN LEWIS: All right. All of those in favor? 16 MR. BARRETT: I don't know if I'm supposed to vote, 17 but I -- 18 MR. WIMSATT: You are. 19 MS. DILLEY: Yes, yes. 20 (All board members signify in the affirmative.) 21 MR. WIMSATT: No, you're not allowed to vote. 22 CHAIRMAN LEWIS: Carries five to zero. 23 (Motion passes.) 24 CHAIRMAN LEWIS: Whitley, I'm sorry for all that 25 talking.</p>	<p style="text-align: right;">Page 73</p> <p>1 that? I know with Robert being out? I mean, Robert, I 2 know, has been -- 3 MR. BRLETIC: Yeah, I mean, Robert will be back 4 this weekend. He can get you something, I'm sure. 5 MR. WIMSATT: It's been progressing. Robert's been 6 moving it along. 7 MR. BARRETT: It was actually -- he made a 8 presentation. He went into at the workshop. Can someone 9 help me? So he made a presentation to the county and then 10 the EPA part -- 11 MR. WIMSATT: Yeah. 12 MR. BARRETT: -- then flagged it for -- 13 MR. HIGH: EPC. 14 MR. BARRETT: -- further discussion. Do you 15 remember what the -- 16 MR. HIGH: Yeah, so they -- they -- 17 MS. WILCOX: We already had the Zoom call and then 18 there was something else. 19 MR. HIGH: Yeah, so when you meet, it's almost like 20 a -- 21 MS. WILCOX: Rapid fire. 22 MR. HIGH: -- he's a developer -- right -- and 23 that's not what we're doing, so they were going to have a 24 breakdown of what natural resources and the Hillsborough 25 County EPC and then he was going on vacation after that, so</p>

<p style="text-align: right;">Page 74</p> <p>1 I don't know where -- if it's been scheduled or it hasn't --  2 but that -- maybe that morning. Right?  3 CHAIRMAN LEWIS: Yeah, he did. It was that day of  4 the workshop. Yeah.  5 MS. WILCOX: Okay. So look for an update at the  6 next meeting?  7 CHAIRMAN LEWIS: Yes, the good news, Pam, is  8 there's not a lot of work in my opinion and I don't know if  9 Chris has -- or if any other board member has an opinion on  10 it. It's -- once we can get it approved -- or Stephen, too.  11 Sorry, didn't mean to leave you out.  12 MR. BRLETIC: You're good.  13 CHAIRMAN LEWIS: I think the work will go quick.  14 So that's -- I guess that's where we are at. So --  15 MS. WILCOX: Okay. No more flooding.  16 MS. DILLEY: Okay. Any other questions?  17 MR. SANTOS: Yeah, I have two questions. During  18 the -- the beginning of the meeting, during the budget  19 discussion, I heard about the pavement resurfacing. What  20 does that mean, is that like the streets, resurfacing the  21 streets?  22 CHAIRMAN LEWIS: Yes.  23 MR. SANTOS: Isn't that the county's job to do  24 that?  25 MR. BARRETT: Just behind the gate.</p>	<p style="text-align: right;">Page 76</p> <p>1 the pond on the -- right across -- I never remember the  2 number, but it's the one right across from Westchase  3 Elementary and I brought this up a few times. It's just  4 getting worse and worse, so is there any plan to resolve  5 that? It's getting really dark brown. Well, not brown, but  6 the color is --  7 MR. WIMSATT: It's very windy and there's just --  8 it's constantly getting stirred up. I think when we talked,  9 Robert said that there's not much you can do about it.  10 MR. BARRETT: I wonder like --  11 MR. SANTOS: How come the other ponds are not like  12 that?  13 MR. BARRETT: Well, the one north of it -- like  14 they showed us pictures from Google Maps. The one north of  15 it is like that, so I -- I suspect -- I just have a feeling  16 -- because I don't remember it being like this long and I  17 suspect when it rains, we're going to see a difference in  18 that pond.  19 MR. WIMSATT: Yeah, probably so.  20 MR. SANTOS: I just -- so the one right across the  21 street from Linebaugh -- right -- I know it's not the same  22 size, but it's at least half this size and it's a very nice  23 looking pond.  24 CHAIRMAN LEWIS: So interestingly enough, though,  25 that pond ties in under Linebaugh to that pond.</p>
<p style="text-align: right;">Page 75</p> <p>1 MR. WIMSATT: Behind the gates.  2 MR. SANTOS: Oh, behind the gates.  3 MR. BARRETT: And those are charged to the actual  4 homeowners behind the gates.  5 MR. SANTOS: Oh, okay.  6 MR. BRLETIC: That first major one that -- that I  7 mentioned and said I don't know what section, it was the big  8 section behind the gate, Harbor Links, that whole area was  9 the first thing on the list. It's just the -- it's just a  10 very large area. I mean, that's a lot of pavement.  11 MR. SANTOS: That's the million dollar one?  12 MR. BRLETIC: Correct, yes, the rest of the  13 schedule -- minus a couple of other smaller areas, most of  14 it was some alleyways. There's like some alleys. There's  15 some sections kind of sporadic by the golf course. I have  16 to look at the map, but it's clearly a detailed area and  17 that's really the major one that's coming up soon.  18 MR. SANTOS: So that amount gets -- gets paid off  19 of the assessment to them, not from our current --  20 MR. WIMSATT: Correct.  21 MR. SANTOS: Okay. And they have to agree with  22 that. Right?  23 MR. BARRETT: No.  24 MR. WIMSATT: No.  25 MR. SANTOS: Okay. The other question I have is</p>	<p style="text-align: right;">Page 77</p> <p>1 MR. SANTOS: It does?  2 CHAIRMAN LEWIS: It does, because we've had --  3 going back to even I think when Doug was here, before David,  4 we had the county clean out the pipes under that just in  5 prep in storm season.  6 MR. WIMSATT: It's just all -- it's all --  7 CHAIRMAN LEWIS: So it all -- it all connects --  8 MR. WIMSATT: -- stirred up.  9 CHAIRMAN LEWIS: -- and I think I said this a  10 couple of meetings ago, I truly feel like it's the dirt,  11 which is kind of what Chris and Jim were saying. The dirt  12 bottom of that is -- it's like a different beach. You know,  13 some beaches are really clear, some are rocky, you know,  14 areas underneath as the floor and I just feel like it's  15 something to do with that. I don't know, I'm not a --  16 MR. SANTOS: Yeah, it's -- the first time I brought  17 it up, somebody --  18 MR. HIGH: Just because it's brown doesn't mean  19 it's unhealthy. A lot of times, when you see very green  20 ponds, it's very likely there's a high nitrogen content and  21 there's a lot of grass growing and that grass actually  22 depletes the oxygen that's in that pond and it kills all the  23 fish. Just because it's brown doesn't mean it's unhealthy.  24 MR. SANTOS: Okay. Because the first time I  25 brought it up, I think David and the -- the --</p>

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1 UNKNOWN SPEAKER: Robert.  
 2 MR. SANTOS: -- Robert said that it was something  
 3 -- it had something to do with an algae problem, so I didn't  
 4 know -- right -- so he could be right.  
 5 MR. HIGH: Yeah, I don't see any algae, I just see  
 6 it's brown. There's other colors of algae.  
 7 CHAIRMAN LEWIS: And has A & B alerted you to any  
 8 issues?  
 9 MR. SYLVANOWICZ: I've had them look at it a couple  
 10 of times and I've talked to Robert and Kirk about it. The  
 11 main thing with that is that it's the bottom. It's what the  
 12 pond is made out of and then it's getting stirred up, so  
 13 that's what you're seeing. And then from other discussions,  
 14 the pond that we just talked about, that pond drains under  
 15 Linebaugh and goes to the next pond where we have the  
 16 fountain. That is actually a naturally occurring pond, so  
 17 that follows different regulations, so that's why we have a  
 18 small pond near Cavendish and that is the storm water drain,  
 19 it has the skimmer and then it flows into that naturally  
 20 occurring pond, so that's why maybe that looks better.  
 21 And then since -- as a footnote, since I'm talking  
 22 about fountains, I have made all the adjustments to our  
 23 fountains for the water restrictions. So if you get  
 24 e-mails, comments that, "Hey, the fountain isn't on on the  
 25 pond, what's going on," those actually fall under that.

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1 I've had a discussion with SWFWMD, four hours a day. So I  
 2 picked 7:00 to 11:00 for -- since they will be lit up and  
 3 people coming home driving by will see it, but that's why  
 4 those two pond fountains are off.  
 5 The other smaller fountains have also been adjusted  
 6 and then the splash pad, since it has a secondary use, the  
 7 kids can play in it and cool off, cooling center, whatnot,  
 8 so that does not get affected by that and we're -- we have  
 9 it on the same schedule that the county has other pads --  
 10 like other fountains like that, so it's 9:00 a.m. to 7:00  
 11 p.m., so -- and that's -- that's about it on that.  
 12 CHAIRMAN LEWIS: Thanks, David.  
 13 MR. SANTOS: And on a related note, so the pond  
 14 right across the swim and tennis, by my estimation, there's  
 15 vegetation taking over about 70 percent of it. Is -- it  
 16 just keeps growing and some friends keep saying, "Aren't you  
 17 going to bring it up to the board?" I'm like, "Okay, you  
 18 can come, too and complain," but --  
 19 MR. SYLVANOWICZ: Which pond are you talking -- are  
 20 you talking about the one that's next to the fire station?  
 21 MR. SANTOS: Yeah.  
 22 MR. SYLVANOWICZ: Okay. I can bring it to Paul  
 23 Waters' attention and have him -- that is a -- the area that  
 24 is growing, that is a --  
 25 MR. SANTOS: It's an evasive --

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1 MR. SYLVANOWICZ: No, it's a littoral shelf, so  
 2 it's shallower specifically to have the plants there as a  
 3 filter. Yeah.  
 4 MR. SANTOS: Okay.  
 5 MR. BRLETIC: 30 percent is usually -- the pond in  
 6 that area is 30 percent of the pond area that should be  
 7 planted and if there's evasives, you know, Reed and them can  
 8 take care of it, but there's not a -- that has to just be  
 9 blended with something.  
 10 MR. SYLVANOWICZ: Mm-hmm.  
 11 MR. BRLETIC: So --  
 12 MS. DILLEY: Okay, thank you. Marlon, any other  
 13 questions before we move on?  
 14 MR. SANTOS: No.  
 15 MS. DILLEY: In the back row. Okay.  
 16 Oh, I'm sorry. Go ahead.  
 17 MR. MAMIC: So I'm Dave Mamic, assistant scout  
 18 master, troop 46, Westchase's troop.  
 19 MR. WIMSATT: Committee member, troop 46.  
 20 MS. DILLEY: Could you please state your address  
 21 for the record as well?  
 22 MR. MAMIC: I actually no longer live in Westchase,  
 23 I live on the outskirts, but I support Westchase through the  
 24 troop, which is why I'm here tonight. Dave, if you have  
 25 that map of Countryway and Linebaugh still available, if you

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1 could pull it up? It's going to help with what I am about  
 2 to say, so thank you for that.  
 3 All right. So this past weekend was international  
 4 scout trash for trash day, so I brought my scouts to  
 5 Westchase because that's our area and that little street  
 6 right in the middle, right there if you stop. It's that  
 7 little white street there. I picked that as our opportunity  
 8 to help the community and pick up -- pick up garbage. My  
 9 team of scouts picked up two and 3,000 pounds of rubbish  
 10 from this street alone. That's all we focused on and we  
 11 didn't get it all.  
 12 I have -- where was I going with this? So I've  
 13 actually spent a lot of time -- this has now become a little  
 14 pet project. I've actually spoken with the code enforcement  
 15 officers. This is what they own. If you call them, they  
 16 will come pick up rubbish. People, who are your customers,  
 17 your residents, apparently have been wondering for years who  
 18 to call and that's the answer. You call them, they will  
 19 dispatch a team, but somebody has to call them.  
 20 So my first question is who's that somebody? Is it  
 21 the officer who patrols Westchase, maybe assigning him the  
 22 task; maybe it's going to be the property manager or  
 23 somebody else. Somebody who can make that phone call would  
 24 probably be a benefit. It will keep your area looking  
 25 clean.

<p style="text-align: right;">Page 82</p> <p>1 Also, I know you're very good about having 2 arborists and people who do work. The possibility of maybe 3 considering trimming back the vegetation and making it less 4 safe for people to dump. Therefore, they're not going to 5 want to dump. If you guys could possibly do that in that 6 area -- I don't know who controls. In fact, the officers I 7 had on the phone didn't know, either, today. So -- 8 CHAIRMAN LEWIS: Hmm. 9 MR. WIMSATT: Do we control that? 10 MR. SYLVANOWICZ: We do not. 11 CHAIRMAN LEWIS: Is that the shopping center? 12 MR. SYLVANOWICZ: It's the shopping center. 13 MR. MAMIC: It's not the shopping center. That 14 area of land right there is a track of land that feeds up to 15 the Citrus Park connector. The reason why it's a different 16 colored pavement is it's actually owned by a different 17 entity. 18 It's -- and if you click on it, there's no tax 19 owner, there's no tax record. It's not owned by a person. 20 They don't know if it's owned by the federal agency, a state 21 agency, county or other, but it's not paying taxes in that 22 specific slice of land between My Eye Doctor and -- what's 23 that -- Wachovia or Wells Fargo? 24 MR. WIMSATT: Wells Fargo. 25 CHAIRMAN LEWIS: Well, thanks to you and your troop</p>	<p style="text-align: right;">Page 84</p> <p>1 CHAIRMAN LEWIS: I think we had a concerned citizen 2 with his hand up. 3 MR. CHESNEY: Yeah, I was just curious, so there 4 was no ownership information. 5 UNKNOWN SPEAKER: There's no ownership. That -- 6 just like if you click on Linebaugh Avenue, they don't have 7 a tax record, so it's -- 8 MR. CHESNEY: Yeah, that is correct. That is where 9 the connector was originally supposed to come out, but they 10 didn't build it all the way through. I don't know why, 11 someone else, maybe, but -- 12 CHAIRMAN LEWIS: Okay. 13 MR. MAMIC: You know, if you guys have any means to 14 make it less safe for the people dumping by trimming back 15 the vegetation, putting up cameras, maybe signs -- I don't 16 -- I don't know what the rules are on that, but anything to 17 detour it would be a benefit or while you guys are out and 18 about, I don't know if you guys actually have some people on 19 payroll. If you see something, make a call because your 20 residents -- they are not going to know to do that. 21 MR. BARRETT: So Dave, is it a long driveway or 22 what -- what is it? 23 MR. MAMIC: It's a little -- so if you're at Publix 24 and you go past Froyo, you go past (indiscernible) -- 25 MR. BARRETT: Yep.</p>
<p style="text-align: right;">Page 83</p> <p>1 for cleaning that up. So -- that's a -- that's a lot. 2 MR. MAMIC: Especially back when I had this -- I 3 was making the calls and that's something I -- the reason 4 why I brought it to you guys is I don't know who to ask, so 5 I've always aired on the side of asking everybody and maybe 6 somebody will raise their hand saying, "We can take that." 7 If that's you guys, you're willing to raise your hand, 8 that's awesome. If it's not, then I'll keep asking other 9 people. 10 MR. SYLVANOWICZ: Can I comment on that? 11 CHAIRMAN LEWIS: Sure. 12 MR. SYLVANOWICZ: To hit on where it is -- who 13 wants to call -- anybody can call. 14 MR. MAMIC: Yeah, but most people don't know who to 15 call. If there's a -- a group of smart people, imagine the 16 roll (indiscernible.) 17 MR. SYLVANOWICZ: Yep. So the answer to that 18 Hillsborough County portal. If you go through -- and I 19 think I talked about this at the workshop. That's exactly 20 where I've done it because I was just talking to Karen Ring 21 about this and at the end of Montague, past Tree Tops, 22 that's a dead end. It's a place that couches and TVs and 23 whatnot end up. I've just reported it through that portal. 24 It's gone within that day, so that's -- that's how to report 25 that.</p>	<p style="text-align: right;">Page 85</p> <p>1 MR. MAMIC: -- and you go past Pinch A Penny, 2 you're going in that direction, you get to that dead end, 3 which is little street and then it feeds back out to 4 Linebaugh. So it's one of the feeders that go back out to 5 Linebaugh and it's overgrown with -- there's brush all the 6 way up to the street now, thousands of beer cans. There was 7 syringes with horse tranquilizer or whatever -- horse 8 steroids. There was couches and car parts, there was 8-leaf 9 springs, there was tires, appliances. 10 MR. BARRETT: Yeah, but -- but it is used by the 11 commercial plaza there? 12 MR. SYLVANOWICZ: I'm going to say just from what I 13 am seeing right here, so this is the area that he is talking 14 about. So if I click here, that gives you the ownership. 15 If I click here, it changes the ownership. If I click on 16 Linebaugh, it gives nothing because it's county. 17 MR. BARRETT: Yeah, it's county. It's probably 18 county owned. I think Greg is totally right about that was 19 the connector, the originally planned connector, for the 20 Citrus Park Drive extension, but I'm just wondering if it's 21 a -- we can't block it off, like we can't put a chain across 22 it if it's used by the commercial district, but if we had -- 23 if the county was willing to basically put some type of 24 barrier there, that might just cut down on it a little bit, 25 but I -- if it's used by the commercial property, I don't</p>

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1 know what we can do with it.  
 2 CHAIRMAN LEWIS: Yeah, David, maybe you can take a  
 3 look into that and ask code enforcement.  
 4 MR. SYLVANOWICZ: Yeah, see if they can do  
 5 something about that.  
 6 MR. CHESNEY: Could you -- could it be added to our  
 7 interlocal agreement, Erin?  
 8 MS. McCORMICK: Our interlocal agreement --  
 9 MR. CHESNEY: Maintaining the county roads within  
 10 Westchase.  
 11 MS. McCORMICK: Hmm. We could look at that. I  
 12 mean, I think the first thing to do would be to talk to the  
 13 county to see what they recommend. That may be a little bit  
 14 more of a complicated process to amend that agreement. It  
 15 would have to go to the Board of County Commissioners, but  
 16 it's a possibility.  
 17 CHAIRMAN LEWIS: They probably wouldn't mind  
 18 dumping it off on us. No pun intended. Thank you.  
 19 MS. DILLEY: We've got a woman in the back there.  
 20 MS. STONE: I have three things. One, I think you  
 21 all need to issue a proclamation thanking the Boy Scouts on  
 22 the website because that's amazing. That was a really good  
 23 thing.  
 24 The other thing is could you tell me the budget  
 25 accounts that the dredging of pond 120 will come out of and

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1 then I have one more question. You had a three-year plan  
 2 for sidewalks. Now, you're talking about bullnoses. Could  
 3 you all do like an improvement plan or a list of goals or  
 4 something that kind of organizes you a little bit, maybe?  
 5 So those are my three things.  
 6 MS. DILLEY: Ma'am, would you mind stating your  
 7 name for the record?  
 8 MS. STONE: Jani Stone, 9604 Greenpointe.  
 9 MR. MENDENHALL: So the short answer regarding that  
 10 project -- and I haven't been here for a while, so I don't  
 11 know the exact clause, but generally speaking, the first  
 12 place it would go to would be the repairs and maintenance  
 13 waterway infrastructure. If it exceeded the dollars  
 14 available in that particular line item, then it would go to  
 15 contingency and at the end of the year, we would true up  
 16 those numbers by doing an amendment to the budget that  
 17 brought dollars -- that were used out of contingency into  
 18 the repairs and maintenance water infrastructure.  
 19 MS. STONE: So is that neighborhood being charged  
 20 for these repairs or are we all getting charged for these  
 21 repairs?  
 22 MR. MENDENHALL: So generally speaking, when you  
 23 talk about ponds in CDDs, it's charged to the entire  
 24 neighborhood because it's part of the entire waterway  
 25 infrastructure. So everybody gains benefit from the ponds

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1 within the different villages and that sort of thing.  
 2 MS. STONE: Okay. So is SWFWMD aware of what you  
 3 are doing?  
 4 MR. MENDENHALL: I don't know offhand. Usually, it  
 5 depends on what the repair is, whether it's something that  
 6 has to be reported to SWFWMD, if there's an application,  
 7 that sort of thing. I don't know if you know offhand.  
 8 MR. BRLETIC: I believe so. So the issue really --  
 9 I mean, this is just kind of the tip of the iceberg. We're  
 10 just trying to make the drainage work because it is a very  
 11 important outfall for that area of the community. The other  
 12 issue with the pond is that there was some modifications  
 13 made to it that make it no longer meet the design criteria,  
 14 wouldn't be able to recertify.  
 15 So the maintenance that we're doing, I'm not sure  
 16 that SWFWMD really -- we would just be basically reporting,  
 17 "Hey, we're doing what we're supposed to be doing to improve  
 18 the" -- you know, make the drainage work. What they would  
 19 care about is if this came back up for recertification and  
 20 we weren't able to put it back to the way it was and needed  
 21 to be for the -- the -- you know, the design.  
 22 MS. STONE: The pond is not certified now --  
 23 MR. BRLETIC: Yeah, so --  
 24 MS. STONE: -- and you got a letter January the 5th  
 25 saying it's not certified.

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1 MR. BRLETIC: Yeah, so it would remain open until  
 2 we rectify that problem. I think that's a separate issue  
 3 that we're still -- we're still working through as far as --  
 4 MS. STONE: How is it a separate issue?  
 5 MR. BRLETIC: Well, the -- because -- so the --  
 6 swift -- SWFWMD is going to look at it from the design  
 7 perspective; does it have the volume, does it have the right  
 8 weir elevations, top bank elevations, things like that.  
 9 What we're focusing on right now is this dredging activity  
 10 is essential to not having the flood conditions in the short  
 11 term. So the -- I don't know if you want to talk about the  
 12 complicated legal part of that with the homeowners making  
 13 these modifications and going through the greater role to,  
 14 you know, put it back to the design basically, but it would  
 15 require undoing a lot of the -- the improvements that  
 16 they've made. These -- these walls that were put in or  
 17 improvements that they made would all have to come down,  
 18 essentially.  
 19 CHAIRMAN LEWIS: So -- yeah, let me jump in. So my  
 20 recollection from this discussion over the last several  
 21 months is that we -- yes, we're going to address just the  
 22 initial clean out of the pipes so that it functions properly  
 23 that -- where it stands right now and then Erin, I don't  
 24 know -- and I know Jim already left, but did you guys  
 25 discuss that second step of if the walls needs to come down

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1 or having to hire --

2 MS. McCORMICK: Not -- not specifically. What we

3 talked about at this point is getting the dredging done

4 since that's the -- the critical issue that needs to be

5 accomplished before the rainy season starts. So we're

6 proceeding on that with that. Once the dredging is done,

7 Robert is going to revisit this and, you know, there's a

8 couple of things we are looking at.

9 One, I think, is exploring whether or not there

10 could be some kind of modification of the pond so that the

11 original configuration would not need to be restored. The

12 other, of course, is removing the improvements and restoring

13 it to its initial configuration.

14 So this is going to be an ongoing issue, but the

15 immediate concern is to get the dredging of that pond done

16 and that's what the board was taking action on. It doesn't

17 mean that we're not dealing with the other issues, but it's

18 going to take a little bit longer.

19 MS. STONE: And -- and you all -- SWFWMD knows this

20 and you all have been in contact with them? Because the

21 letter that I read that you got on January the 5th said you

22 had to contact them within 30 days.

23 CHAIRMAN LEWIS: To my knowledge, Robert did.

24 MR. BRLETIC: Yeah, so --

25 CHAIRMAN LEWIS: And I think he said that.

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1 MR. BRLETIC: Yeah, so the statement of inspection

2 process is essentially like -- it's not a fineable -- I --

3 you need to do this on the --- on the schedule that's been

4 provided, which is usually a 60-month schedule, but when we

5 do these inspections, inevitably, I mean, we work through a

6 lot of this in -- when we were going over the budget, I kind

7 of looked at where we were inspection wise. So there's

8 inevitably work that needs to be done before we certify

9 things; whether that's pipe clean outs, vegetation removals,

10 things like that. What our approach has been is those

11 things take time. They are bigger projects that maybe take

12 a few months. We usually stay in contact and they do issue

13 extensions.

14 I can verify, but if -- you know, this has been an

15 issue for a couple of months now. I doubt that we would've

16 not been in contact with them about, "Hey, we do need an

17 extension, we're working through these issues." They are

18 worried really about the functionality. I can tell you from

19 a compliance standpoint, those are the things we do need to

20 check the box eventually, but their -- their emphasis is we

21 do not create a flooding issue that doesn't need to occur if

22 we have the means to do it. That's been the focus.

23 As far as the other issue dealing with, you know,

24 what does it take to get this thing into the compliance of

25 the existing permit, it's substantial. I mean, we filled in

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1 quite a bit and there's been ambiguities about when this was

2 platted and the easement language. There's a lot of kind of

3 deep dive stuff that we've looked at that -- there's a lot

4 of not clear items. So -- you know, the -- the process

5 through that is also a long-winded one.

6 So when -- say Robert does come back with a -- you

7 know, a proposal that says we maybe could go through a

8 permitting, that's going to take months. That will take

9 three to six months probably just for that process to take

10 place, so -- but I can certainly verify all that information

11 as far as, you know, correspondence with the compliance

12 people. We -- we basically deal with them -- like they are

13 on speed dial for a us. We deal with that on a daily basis,

14 so I could verify that stuff, but I wouldn't worry about the

15 compliance aspect. I would worry about does this thing

16 function and that's what we're trying to address at this

17 point in time.

18 CHAIRMAN LEWIS: Thank you, Stephen. Appreciate

19 it. Thank you.

20 MS. DILLEY: All right. Any other questions from

21 the back?

22 MS. STONE: What about -- I asked for the plan.

23 Can we get some consistency? I mean, you said at one point

24 sidewalks were going to be a three-year project. Are we

25 doing sidewalks this year? I know we discussed it and then

Page 93

1 we hadn't discussed it and now we're talking about

2 bullnoses. Like --

3 CHAIRMAN LEWIS: I think that's a little subjective

4 personally. I think we've done a pretty good job of talking

5 about how we're going to lay out that plan. I think we had

6 -- we actually created another line item for funding for

7 sidewalks. That's actually one of things -- I think Robert

8 wasn't able to make the last workshop and we --

9 MR. BARRETT: Yeah, we had a question about whether

10 we should do two versus three.

11 CHAIRMAN LEWIS: Correct, correct. So if -- that

12 will be one of the things that I end the meeting with for

13 the next workshop is to put that on there. Matter of fact,

14 let's just go ahead and make that note and also, the golf

15 course continued discussion like we talked about at the last

16 meeting.

17 But as the bullnoses come up, I mean, that's

18 something we've talked about for a while.

19 MS. STONE: It's not that I don't want to see them

20 done --

21 CHAIRMAN LEWIS: Excuse me, ma'am, I'm answering

22 your question, ma'am. Okay?

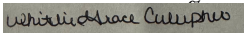
23 MS. STONE: I think --

24 CHAIRMAN LEWIS: I'm answering your question,

25 ma'am. So if -- we talked about hiring Ivy, we -- the

<p style="text-align: right;">Page 94</p> <p>1 landscape architect. We did that, she came up with an 2 assessment of the community. 3 MR. BARRETT: And she produced a plan. 4 CHAIRMAN LEWIS: And she produced a plan and that's 5 something that Chris and I both talked about today with, you 6 know, making sure enough of that is in the budget so that we 7 can look at these bullnoses as separate projects, whether we 8 need to have that in line item for specifically the 9 landscaping. I think we're deciding to just leave it in 10 there as a separate project and as they come along, take 11 them in chunks. 12 MR. GILLIS: I just want to comment. I think what 13 you're alluding to is a long-range plan and one of the 14 things that I have learned since being on the board is 15 there's a little bit of difficulty in -- when you don't have 16 a multi-year budget and you have to operate on an annual 17 budget, you're trying to come up with a plan within specific 18 kind of priority items, like the sidewalks and I kind of 19 agree with Matt. I think it's not an accurate statement 20 that there's no plan, particularly for the sidewalks, 21 because they are integrated into is that annual budget and 22 we basically have decided what chunk of them we would try to 23 take of those things, but these guys have heard me over and 24 over again talk about the need to look at things long term 25 and try to put that down. It's a difficult task to say the</p>	<p style="text-align: right;">Page 96</p> <p>1 very slow. All right? Especially at -- at night during 2 rush hour. So not to say that that's the appropriate use of 3 that, that's probably not, but -- 4 MR. BARRETT: (Indiscernible.) 5 MR. ANDERSON: -- but you better get some feedback 6 before you close that thing down. 7 MR. BARRETT: No, I don't plan on -- that's why I 8 was -- I was kind of exploring is it just a dead end thing 9 or is it connected to the -- 10 MR. ANDERSON: Oh, no, it's well -- 11 (indiscernible.) 12 MR. BARRETT: (Indiscernible.) 13 MR. ANDERSON: It's used on the weekends to store 14 vans and boat and things like that. So -- oh yeah. 15 MR. BARRETT: Oh, yeah. 16 CHAIRMAN LEWIS: Thank you, Barry. 17 MS. DILLEY: All right. Any other audience 18 questions before we move into supervisor requests? 19 (No response.) 20 CHAIRMAN LEWIS: Okay. 21 MS. DILLEY: Just one other item I wanted to just 22 double check with the workshop. So I've got golf course 23 discussion and then I have the sidewalk phases. 24 CHAIRMAN LEWIS: Correct. 25 MS. DILLEY: Is that correct? Okay. Would we like</p>
<p style="text-align: right;">Page 95</p> <p>1 least and it's something that's going to take time to 2 prioritize all these different projects and try to get them 3 in some -- some sequence of a long-range effort and then try 4 to budget it that way, but it's difficult because of the way 5 we have to operate. 6 And I'd remind everybody again, a lot of times I 7 hear, "Well, why don't you do this or that?" Well, once a 8 month, that's when we do anything officially. Otherwise, 9 we're doing a workshop to talk through some things and try 10 to operate that way. So I think there's a little bit of 11 something -- we want to get to a goal and we're just not 12 really there yet. 13 MS. STONE: Okay. 14 MS. DILLEY: Thank you, Reggie. Does anyone have 15 anymore questions? Yes. 16 MR. ANDERSON: Barry Anderson, 11829 Derbyshire 17 Drive. Just a follow up on the road that you talked about 18 there. Whatever you decide to do, please let people know. 19 It is a well trafficked road. It is the easiest way to get 20 into the Wells Fargo Bank. It's also the easiest way during 21 rush hour to avoid the intersection of Countryway and -- 22 MR. SANTOS: Publix entrance. 23 MR. ANDERSON: Yeah, okay. People will cut off 24 there coming home -- all right -- and go through the back 25 away behind Publix and they avoid that light, which gets</p>	<p style="text-align: right;">Page 97</p> <p>1 to continue those workshops at 6:30 p.m. or move back to the 2 4:00 p.m.? 3 CHAIRMAN LEWIS: Did you find out, when did we -- 4 MS. DILLEY: We started that in October. 5 CHAIRMAN LEWIS: So it's been -- 6 MS. DILLEY: We did have a couple -- November, we 7 had a continued meeting and then December and March were 8 canceled, so we can keep going for a couple of more months. 9 I know that there was a -- a scheduling issue with the July 10 workshop, so it's up to the board whether they'd like to 11 continue or move back to 4:00. 12 CHAIRMAN LEWIS: Yeah, I think the consensus, too, 13 was the attendance has not increased. Right? I mean, so 14 any -- any issues with moving back to the 4:00 p.m. for 15 workshop? 16 (No response.) 17 CHAIRMAN LEWIS: Okay. 18 MS. DILLEY: Okay, sounds good. So I have those 19 two items and we'll move it to 4:00 o'clock. 20 All right. Thank you. That's all I had. Sorry. 21 CHAIRMAN LEWIS: Okay. All right. Thank you, 22 don't apologize. That's good, keeping us in line. 23 Supervisor's requests, I'll start with the new guy, 24 Chris High. 25 MR. HIGH: No, thank you, no new requests today.</p>

1 CHAIRMAN LEWIS: Reggie?  
 2 MR. GILLIS: No.  
 3 CHAIRMAN LEWIS: Okay. Chris?  
 4 MR. BARRETT: No.  
 5 CHAIRMAN LEWIS: And I don't have anything, either,  
 6 so we'll adjourn the meeting.  
 7 Motion to adjourn.  
 8 MR. BARRETT: Second.  
 9 CHAIRMAN LEWIS: Seconded by Chris. All in favor?  
 10 (All board members signify in the affirmative.)  
 11 CHAIRMAN LEWIS: Four to zero.  
 12 (Motion passes.)  
 13 CHAIRMAN LEWIS: Okay. Everybody have a great  
 14 night. Thank you very much.  
 15 (5:50 p.m., all proceedings were concluded.)  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

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

**Westchase Community Development District**  
**Balance Sheet**  
**April 30, 2026**

ACCOUNT DESCRIPTION	GENERAL FUND (001)	GENERAL FUND - HARBOR LINKS (002)	GENERAL FUND - THE ENCLAVE (003)	GENERAL FUND - SAVILLE ROW (004)	GENERAL FUND - COMMERCIAL ROAD (005)
<b><u>ASSETS</u></b>					
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	-	-	-	-	-
Lease Receivable	479,758	-	-	-	-
Due From Other Gov'tl Units	1,642	-	-	-	-
Interest/Dividend Receivables	2,401	-	-	-	-
Due From Other Funds	3,755,444	434,873	15,773	10,877	75,794
Investments:					
Money Market Account	-	-	-	-	-
Prepays	82,443	388	-	353	-
Deposits	3,191	667	3,030	20	-
<b>TOTAL ASSETS</b>	<b>\$ 4,324,879</b>	<b>\$ 435,928</b>	<b>\$ 18,803</b>	<b>\$ 11,250</b>	<b>\$ 75,794</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 106,763	\$ 3,982	\$ -	\$ 51	\$ -
Accrued Expenses	3,041	618	2,017	38	-
Sales Tax Payable	2,901	-	-	-	-
Deferred Revenue	456,285	-	-	-	-
Due To Other Funds	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>568,990</b>	<b>4,600</b>	<b>2,017</b>	<b>89</b>	<b>-</b>
<b><u>FUND BALANCES</u></b>					
<b>Nonspendable:</b>					
Deposits	3,191	667	3,030	20	-
<b>Restricted for:</b>					
Capital Projects	-	-	-	-	-
<b>Assigned to:</b>					
Operating Reserves	833,713	9,555	205	-	1,280
Reserves - Erosion Control	60,000	-	-	-	-
Reserves - Roadways	502,031	177,921	-	5,234	14,250
<b>Unassigned:</b>	<b>2,356,953</b>	<b>243,185</b>	<b>13,551</b>	<b>5,907</b>	<b>60,264</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 3,755,889</b>	<b>\$ 431,328</b>	<b>\$ 16,786</b>	<b>\$ 11,161</b>	<b>\$ 75,794</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 4,324,879</b>	<b>\$ 435,928</b>	<b>\$ 18,803</b>	<b>\$ 11,250</b>	<b>\$ 75,794</b>

**Westchase Community Development District**  
**Balance Sheet**  
**April 30, 2026**

ACCOUNT DESCRIPTION	GENERAL FUND - THE GREENS (102)	GENERAL FUND - STONEBRIDGE (103)	GENERAL FUND - WEST PARK VILLAGE (323,4,5A,6) (104)	GENERAL FUND - WEST PARK VILLAGE (324-C5) (105)	GENERAL FUND - VINEYARDS (106)
<b><u>ASSETS</u></b>					
Cash - Checking Account	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts Receivable	-	-	-	-	-
Lease Receivable	-	-	-	-	-
Due From Other Gov'tl Units	-	-	-	-	-
Interest/Dividend Receivables	-	-	-	-	-
Due From Other Funds	232,776	69,179	155,186	31,840	310,058
Investments:					
Money Market Account	-	-	-	-	-
Prepays	197	146	-	-	141
Deposits	8,120	853	14,572	765	-
<b>TOTAL ASSETS</b>	<b>\$ 241,092</b>	<b>\$ 70,178</b>	<b>\$ 169,758</b>	<b>\$ 32,605</b>	<b>\$ 310,198</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 21,931	\$ 61	\$ -	\$ -	\$ 50
Accrued Expenses	6,232	670	12,009	554	-
Sales Tax Payable	-	-	-	-	-
Deferred Revenue	-	-	-	-	-
Due To Other Funds	-	-	-	-	-
<b>TOTAL LIABILITIES</b>	<b>28,163</b>	<b>731</b>	<b>12,009</b>	<b>554</b>	<b>50</b>
<b><u>FUND BALANCES</u></b>					
<b>Nonspendable:</b>					
Deposits	8,120	853	14,572	765	-
<b>Restricted for:</b>					
Capital Projects	-	-	-	-	-
<b>Assigned to:</b>					
Operating Reserves	-	3,703	361	1,289	3,818
Reserves - Erosion Control	-	-	-	-	-
Reserves - Roadways	5,201	51,831	101,362	23,797	156,509
<b>Unassigned:</b>	199,609	13,060	41,454	6,200	149,821
<b>TOTAL FUND BALANCES</b>	<b>\$ 212,930</b>	<b>\$ 69,447</b>	<b>\$ 157,749</b>	<b>\$ 32,051</b>	<b>\$ 310,148</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 241,092</b>	<b>\$ 70,178</b>	<b>\$ 169,758</b>	<b>\$ 32,605</b>	<b>\$ 310,198</b>

**Westchase Community Development District**  
**Balance Sheet**  
**April 30, 2026**

<b>ACCOUNT DESCRIPTION</b>	<b>WESTCHASE UNINSURABLE ASSETS FUND</b>	<b>CLEARING FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ -	\$ 2,591,697	\$ 2,591,697
Accounts Receivable	-	-	-
Lease Receivable	-	-	479,758
Due From Other Gov'tl Units	-	-	1,642
Interest/Dividend Receivables	-	-	2,401
Due From Other Funds	702,196	-	5,793,996
Investments:			-
Money Market Account	-	3,202,299	3,202,299
Prepays	-	-	83,666
Deposits	-	-	31,218
<b>TOTAL ASSETS</b>	<b>\$ 702,196</b>	<b>\$ 5,793,996</b>	<b>\$ 12,186,677</b>
<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ -	\$ -	\$ 132,837
Accrued Expenses	-	-	25,180
Sales Tax Payable	-	-	2,901
Deferred Revenue	-	-	456,285
Due To Other Funds	-	5,793,996	5,793,996
<b>TOTAL LIABILITIES</b>	<b>-</b>	<b>5,793,996</b>	<b>6,411,199</b>
<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	-	-	31,218
<b>Restricted for:</b>			
Capital Projects	702,196	-	702,196
<b>Assigned to:</b>			
Operating Reserves	-	-	853,924
Reserves - Erosion Control	-	-	60,000
Reserves - Roadways	-	-	1,038,136
<b>Unassigned:</b>	<b>-</b>	<b>-</b>	<b>3,090,003</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 702,196</b>	<b>\$ -</b>	<b>\$ 5,775,478</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 702,196</b>	<b>\$ 5,793,996</b>	<b>\$ 12,186,677</b>

**Westchase Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund (001)**  
**For the Period Ending April, 30, 2026**

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	
	ADOPTED	ACTUAL	AS A % OF	Apr-26
	BUDGET		ADOPTED BUD	ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 26,000	\$ 33,894	130.36%	\$ 5,602
Interest - Tax Collector	1,500	4,760	317.33%	802
Lease Revenue	20,899	-	0.00%	-
Special Assmnts- Tax Collector	3,608,406	3,559,719	98.65%	103,667
Special Assmnts- Discounts	(144,336)	(134,523)	93.20%	(34)
Other Miscellaneous Revenues	800	3,652	456.50%	-
Pavilion Rental	5,000	7,975	159.50%	450
Insurance Reimbursements	-	2,500	0.00%	-
<b>TOTAL REVENUES</b>	<b>3,518,269</b>	<b>3,477,977</b>	<b>98.85%</b>	<b>110,486</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
P/R-Board of Supervisors	19,000	11,400	60.00%	2,000
FICA Taxes	1,454	352	24.20%	-
ProfServ-Engineering	75,000	43,895	58.53%	11,795
ProfServ-Legal Services	125,000	50,797	40.64%	7,239
ProfServ-Mgmt Consulting	128,683	74,401	57.82%	10,417
ProfServ-Recording Secretary	16,639	9,639	57.93%	1,225
Auditing Services	7,800	7,900	101.28%	-
Postage and Freight	5,000	1	0.03%	-
Insurance - General Liability	62,116	52,546	84.59%	(3,696)
Printing and Binding	300	-	0.00%	-
Legal Advertising	6,500	483	7.43%	-
Misc-Assessment Collection Cost	68,384	68,504	100.18%	2,073
Misc-Credit Card Fees	1,100	305	27.74%	16
Misc-Contingency	9,363	2,248	24.01%	170
Office Supplies	120	224	186.98%	55
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>526,634</b>	<b>322,871</b>	<b>61.31%</b>	<b>31,294</b>
<b>Flood Control/Stormwater Mgmt</b>				
Contracts-Lake and Wetland	118,000	68,833	58.33%	9,833
Contracts-Fountain	8,820	10,189	115.52%	1,204
R&M-Aquascaping	15,000	-	0.00%	-
R&M-Drainage	27,200	163,275	600.28%	76,525
R&M-Fountain	8,000	1,458	18.23%	787
<b>Total Flood Control/Stormwater Mgmt</b>	<b>177,020</b>	<b>243,755</b>	<b>137.70%</b>	<b>88,350</b>

**Westchase Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund (001)**  
**For the Period Ending April, 30, 2026**

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Jan-00
	ADOPTED		AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
<b><u>Right of Way</u></b>				
Payroll-Salaries	310,000	168,385	54.32%	21,998
Payroll-Benefits	104,000	51,529	49.55%	11,053
Payroll - Overtime	36,000	21,493	59.70%	2,871
Payroll - Bonus	40,000	37,500	93.75%	-
FICA Taxes	50,000	17,394	34.79%	1,903
ProfServ-Landscape Architect	25,000	13,667	54.67%	1,845
Contracts-Police	185,000	107,600	58.16%	13,156
Contracts-Other Services	20,000	11,410	57.05%	1,630
Contracts-Landscape	708,000	442,167	62.45%	63,167
Contracts-Mulch	147,592	75,000	50.82%	-
Contracts-Plant Replacement	140,000	73,930	52.81%	-
Contracts-Road Cleaning	9,843	9,000	91.44%	-
Contracts-Trees & Trimming	72,000	81,803	113.61%	-
Contracts-Security Alarms	781	321	41.05%	-
Contracts-Pest Control	730	577	79.06%	72
Fuel, Gasoline and Oil	16,500	10,759	65.21%	1,002
Communication - Teleph - Field	9,000	2,138	23.75%	279
Utility - General	23,275	22,804	97.98%	2,630
Utility - Reclaimed Water	10,000	19,038	190.38%	1,906
Insurance - General Liability	6,703	5,670	84.59%	-
R&M-General	60,000	21,710	36.18%	14,514
R&M-Equipment	20,000	16,123	80.61%	7,918
R&M-Grounds	125,000	111,467.94	89.17%	29,487
R&M-Irrigation	80,000	32,415	40.52%	1,095
R&M-Sidewalks	26,000	77,853	299.44%	3,101
R&M-Signage	6,000	1,562	26.03%	-
R&M-Walls and Signage	32,500	33,123	101.92%	-
Holiday Decoration	20,000	8,937	44.69%	-
Misc-Hurricane Expense	10,000	-	0.00%	-
Misc-Taxes (Streetlights)	80,000	-	0.00%	-
Misc-Contingency	250,000	81,836	32.73%	1,685
Office Supplies	3,500	562	16.07%	118
Cleaning Services	6,800	3,850	56.62%	-
Op Supplies - General	3,000	401	13.38%	40
Op Supplies - Uniforms	600	960	160.00%	127
Supplies - Misc.	600	-	0.00%	-
Subscriptions and Memberships	4,000	782	19.55%	288
Conference and Seminars	1,000	-	0.00%	-
<b>Total Right of Way</b>	<b>2,643,424</b>	<b>1,563,765</b>	<b>59.16%</b>	<b>181,883</b>

**Westchase Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund (001)**  
**For the Period Ending April, 30, 2026**

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE ACTUAL	YTD ACTUAL	Jan-00 ACTUAL
	ADOPTED BUDGET		AS A % OF ADOPTED BUD	
<b>Common Area</b>				
R&M-General	30,000	31,890	106.30%	775
R&M-Boardwalks	700	-	0.00%	-
R&M-Brick Pavers	1,200	1,500	125.00%	-
R&M-Grounds	1,500	6,054	403.63%	4,725
R&M-Signage	1,400	350	25.00%	-
R&M-Walls and Signage	4,000	2,900	72.50%	-
Internet Services	7,391	7,135	96.53%	(1,053)
Park Improvements	125,000	35,999	28.80%	-
<b>Total Common Area</b>	<b>171,191</b>	<b>85,828</b>	<b>50.14%</b>	<b>4,447</b>
<b>TOTAL EXPENDITURES</b>	<b>3,518,269</b>	<b>2,216,219.43</b>	<b>62.99%</b>	<b>305,973</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,261,758	0.00%	(195,487)
Net change in fund balance	\$ -	\$ 1,261,758	0.00%	\$ (195,487)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>2,494,131</b>	<b>2,494,131</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,494,131</b>	<b>\$ 3,755,889</b>		

**Westchase Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - Harbor Links (002)**  
**For the Period Ending April, 30, 2026**

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Apr-26
	ADOPTED		AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 500	\$ 4,541	908.15%	\$ 750
Special Assmnts- Tax Collector	60,182	59,370	98.65%	1,729
Special Assmnts- Discounts	(2,407)	(2,244)	93.21%	(1)
Gate Bar Code/Remotes	-	353	0.00%	90
<b>TOTAL REVENUES</b>	<b>58,275</b>	<b>62,020</b>	<b>106.43%</b>	<b>2,569</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	1,204	1,143	94.90%	35
Misc-Credit Card Fees	15	13	89.40%	3
<b>Total Administration</b>	<b>1,219</b>	<b>1,156</b>	<b>94.83%</b>	<b>38</b>
<b>Right of Way</b>				
Communication - Teleph - Field	3,300	3,206	97.15%	716
Electricity - Streetlights	5,500	3,917	71.23%	549
Insurance - General Liability	3,000	2,538	84.59%	-
R&M-General	19,700	26,087	132.42%	5,572
R&M-Gate	5,794	5,576	96.23%	4,867
Reserve - Roadways	19,762	-	0.00%	-
<b>Total Right of Way</b>	<b>57,056</b>	<b>41,324</b>	<b>72.43%</b>	<b>11,704</b>
<b>TOTAL EXPENDITURES</b>	<b>58,275</b>	<b>42,480</b>	<b>72.89%</b>	<b>11,742</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	19,541	0.00%	(9,173)
Net change in fund balance	\$ -	\$ 19,541	0.00%	\$ (9,173)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>411,787</b>	<b>411,787</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 411,787</b>	<b>\$ 431,328</b>		

**Westchase Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - The Enclave (003)**  
**For the Period Ending April, 30, 2026**

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Apr-26
	ADOPTED	ACTUAL	AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 151	\$ 39	25.55%	\$ 6
Special Assmnts- Tax Collector	28,339	27,957	98.65%	814
Special Assmnts- Discounts	(1,134)	(1,057)	93.17%	(0)
<b>TOTAL REVENUES</b>	<b>27,356</b>	<b>26,939</b>	<b>98.48%</b>	<b>820</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	567	538	94.89%	16
<b>Total Administration</b>	<b>567</b>	<b>538</b>	<b>94.89%</b>	<b>16</b>
<b>Right of Way</b>				
R&M-Streetlights	26,500	14,271	53.85%	2,169
<b>Total Right of Way</b>	<b>26,500</b>	<b>14,271</b>	<b>53.85%</b>	<b>2,169</b>
<b>TOTAL EXPENDITURES</b>	<b>27,067</b>	<b>14,809</b>	<b>54.71%</b>	<b>2,186</b>
Excess (deficiency) of revenues				
Over (under) expenditures	289	12,130	4197.12%	(1,365)
Net change in fund balance	\$ 289	\$ 12,130	4197.12%	\$ (1,365)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>4,656</b>	<b>4,656</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 4,945</b>	<b>\$ 16,786</b>		

**Westchase Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - Saville Row (004)**  
**For the Period Ending April, 30, 2026**

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Apr-26
	ADOPTED		AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 80	\$ -	0.00%	\$ -
Special Assmnts- Tax Collector	16,222	16,003	98.65%	466
Special Assmnts- Discounts	(649)	(605)	93.18%	(0)
Gate Bar Code/Remotes	-	173	0.00%	-
<b>TOTAL REVENUES</b>	<b>15,653</b>	<b>15,572</b>	<b>99.48%</b>	<b>466</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	324	308	95.05%	9
Misc-Credit Card Fees	4	7	165.00%	-
<b>Total Administration</b>	<b>328</b>	<b>315</b>	<b>95.91%</b>	<b>9</b>
<b>Right of Way</b>				
Communication - Teleph - Field	1,980	1,528	77.19%	352
Insurance - General Liability	4,796	4,057	84.59%	-
R&M-General	1,500	3,500	233.33%	-
R&M-Gate	1,500	758	50.56%	-
R&M-Streetlights	300	237	79.14%	34
Reserve - Roadways	3,300	-	0.00%	-
<b>Total Right of Way</b>	<b>13,376</b>	<b>10,081</b>	<b>75.37%</b>	<b>387</b>
<b>TOTAL EXPENDITURES</b>	<b>13,704</b>	<b>10,396</b>	<b>75.86%</b>	<b>396</b>
Excess (deficiency) of revenues				
Over (under) expenditures	1,949	5,176	265.58%	70
Net change in fund balance	\$ 1,949	\$ 5,176	265.58%	\$ 70
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>5,985</b>	<b>5,985</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 7,934</b>	<b>\$ 11,161</b>		

**Westchase Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - Commercial Road (005)**  
**For the Period Ending April, 30, 2026**

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Apr-26
	ADOPTED	ACTUAL	AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 150	\$ 723	481.73%	\$ 119
Special Assmnts- Tax Collector	6,052	5,970	98.65%	174
Special Assmnts- Discounts	(242)	(226)	93.23%	(0)
<b>TOTAL REVENUES</b>	<b>5,960</b>	<b>6,467</b>	<b>108.51%</b>	<b>293</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Misc-Assessment Collection Cost	121	115	94.95%	3
<b>Total Administration</b>	<b>121</b>	<b>115</b>	<b>94.95%</b>	<b>3</b>
<b><u>Right of Way</u></b>				
R&M-General	5,000	-	0.00%	-
Reserve - Roadways	839	-	0.00%	-
<b>Total Right of Way</b>	<b>5,839</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>
<b>TOTAL EXPENDITURES</b>	<b>5,960</b>	<b>115</b>	<b>1.93%</b>	<b>3</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	6,352	0.00%	290
Net change in fund balance	\$ -	\$ 6,352	0.00%	\$ 290
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>69,441</b>	<b>69,441</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 69,441</b>	<b>\$ 75,794</b>		

**Westchase Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - The Greens (102)**  
**For the Period Ending April, 30, 2026**

ACCOUNT DESCRIPTION	ANNUAL		YTD ACTUAL	Apr-26
	ADOPTED	YEAR TO DATE	AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 700	\$ 1,865	266.39%	\$ 308
Special Assmnts- Tax Collector	440,564	434,619	98.65%	12,657
Special Assmnts- Discounts	(17,623)	(16,424)	93.20%	(4)
Gate Bar Code/Remotes	-	1,641	0.00%	135
Insurance Reimbursements	-	3,093	0.00%	-
<b>TOTAL REVENUES</b>	<b>423,641</b>	<b>424,794</b>	<b>100.27%</b>	<b>13,096</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	8,811	8,364	94.93%	253
Misc-Credit Card Fees	80	65	81.08%	5
<b>Total Administration</b>	<b>8,891</b>	<b>8,429</b>	<b>94.80%</b>	<b>258</b>
<b>Right of Way</b>				
Contracts-Security Services	240,977	156,455	64.93%	22,170
Contracts-Pest Control	240	105	43.75%	20
Communication - Teleph - Field	2,100	1,474	70.18%	196
Insurance - General Liability	2,119	1,793	84.59%	-
R&M-General	20,000	8,861	44.30%	73
R&M-Gate	10,000	6,839	68.39%	-
R&M-Streetlights	68,712	41,231	60.00%	6,221
Reserve - Roadways	62,000	-	0.00%	-
<b>Total Right of Way</b>	<b>406,148</b>	<b>216,756</b>	<b>53.37%</b>	<b>28,681</b>
<b>TOTAL EXPENDITURES</b>	<b>415,039</b>	<b>225,185</b>	<b>54.26%</b>	<b>28,939</b>
Excess (deficiency) of revenues				
Over (under) expenditures	8,602	199,609	2320.49%	(15,843)
Net change in fund balance	\$ 8,602	\$ 199,609	2320.49%	\$ (15,843)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>13,321</b>	<b>13,321</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 21,923</b>	<b>\$ 212,930</b>		

**Westchase Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - Stonebridge (103)**  
**For the Period Ending April, 30, 2026**

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Apr-26
	ADOPTED		AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 200	\$ 653	326.58%	\$ 108
Special Assmnts- Tax Collector	19,237	18,978	98.65%	553
Special Assmnts- Discounts	(769)	(717)	93.26%	(0)
<b>TOTAL REVENUES</b>	<b>18,668</b>	<b>18,914</b>	<b>101.32%</b>	<b>660</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	385	365	94.86%	11
Misc-Credit Card Fees	10	-	0.00%	-
<b>Total Administration</b>	<b>395</b>	<b>365</b>	<b>92.46%</b>	<b>11</b>
<b>Right of Way</b>				
Communication - Teleph - Field	1,500	1,433	95.50%	254
Insurance - General Liability	386	327	84.59%	-
R&M-General	1,000	-	0.00%	-
R&M-Gate	3,792	-	0.00%	-
R&M-Streetlights	7,740	4,570	59.05%	684
Reserve - Roadways	3,855	-	0.00%	-
<b>Total Right of Way</b>	<b>18,273</b>	<b>6,329</b>	<b>34.64%</b>	<b>939</b>
<b>TOTAL EXPENDITURES</b>	<b>18,668</b>	<b>6,694</b>	<b>35.86%</b>	<b>950</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,219	0.00%	(289)
Net change in fund balance	\$ -	\$ 12,219	0.00%	\$ (289)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>57,228</b>	<b>57,228</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 57,228</b>	<b>\$ 69,447</b>		

**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 April, 30, 2026**

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	
	ADOPTED	ACTUAL	AS A % OF	Apr-26
	BUDGET		ADOPTED BUD	ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 983	0.00%	\$ 162
Special Assmnts- Tax Collector	176,696	174,312	98.65%	5,076
Special Assmnts- Discounts	(7,068)	(6,587)	93.20%	(2)
<b>TOTAL REVENUES</b>	<b>169,628</b>	<b>168,707</b>	<b>99.46%</b>	<b>5,237</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	3,534	3,354	94.92%	101
<b>Total Administration</b>	<b>3,534</b>	<b>3,354</b>	<b>94.92%</b>	<b>101</b>
<b>Right of Way</b>				
R&M-General	2,044	269	13.15%	-
R&M-Streetlights	144,348	82,884	57.42%	12,653
Reserve - Roadways	19,702	40,747	206.82%	-
<b>Total Right of Way</b>	<b>166,094</b>	<b>123,899</b>	<b>74.60%</b>	<b>12,653</b>
<b>TOTAL EXPENDITURES</b>	<b>169,628</b>	<b>127,254</b>	<b>75.02%</b>	<b>12,754</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	41,453	0.00%	(7,517)
Net change in fund balance	\$ -	\$ 41,453	0.00%	\$ (7,517)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>116,296</b>	<b>116,296</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 116,296</b>	<b>\$ 157,749</b>		

**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 April, 30, 2026**

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Apr-26
	ADOPTED		AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 90	\$ 299	332.21%	\$ 49
Special Assmnts- Tax Collector	7,778	9,035	116.16%	805
Special Assmnts- Discounts	(311)	(305)	98.10%	(0)
<b>TOTAL REVENUES</b>	<b>7,557</b>	<b>9,029</b>	<b>119.48%</b>	<b>854</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	156	175	111.91%	16
<b>Total Administration</b>	<b>156</b>	<b>175</b>	<b>111.91%</b>	<b>16</b>
<b>Right of Way</b>				
R&M-Streetlights	4,999	3,918	78.38%	596
Reserve - Roadways	2,402	-	0.00%	-
<b>Total Right of Way</b>	<b>7,401</b>	<b>3,918</b>	<b>52.94%</b>	<b>596</b>
<b>TOTAL EXPENDITURES</b>	<b>7,557</b>	<b>4,093</b>	<b>54.16%</b>	<b>612</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,936	0.00%	243
Net change in fund balance	\$ -	\$ 4,936	0.00%	\$ 243
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>27,115</b>	<b>27,115</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 27,115</b>	<b>\$ 32,051</b>		

**Westchase Community Development District**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**General Fund - Vineyards (106)**  
**For the Period Ending April, 30, 2026**

ACCOUNT DESCRIPTION	ANNUAL	YEAR TO DATE	YTD ACTUAL	Apr-26
	ADOPTED		AS A % OF	
	BUDGET	ACTUAL	ADOPTED BUD	ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 500	\$ 3,262	652.34%	\$ 539
Special Assmnts- Tax Collector	28,020	26,279	93.79%	223
Special Assmnts- Discounts	(1,121)	(1,029)	91.83%	(0)
Gate Bar Code/Remotes	-	218	0.00%	-
<b>TOTAL REVENUES</b>	<b>27,399</b>	<b>28,730</b>	<b>104.86%</b>	<b>762</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Misc-Assessment Collection Cost	560	505	90.18%	4
Misc-Credit Card Fees	10	7	67.90%	-
<b>Total Administration</b>	<b>570</b>	<b>512</b>	<b>89.79%</b>	<b>4</b>
<b>Right of Way</b>				
Insurance - General Liability	1,436	1,215	84.59%	-
R&M-General	4,543	860	18.92%	304
R&M-Drainage	2,625	-	0.00%	-
R&M-Gate	5,000	5,524	110.48%	-
Internet Services	1,800	1,159	64.37%	141
Reserve - Roadways	11,425	-	0.00%	-
<b>Total Right of Way</b>	<b>26,829</b>	<b>8,757</b>	<b>32.64%</b>	<b>444</b>
<b>TOTAL EXPENDITURES</b>	<b>27,399</b>	<b>9,269</b>	<b>33.83%</b>	<b>449</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	19,461	0.00%	314
Net change in fund balance	\$ -	\$ 19,461	0.00%	\$ 314
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>290,687</b>	<b>290,687</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 290,687</b>	<b>\$ 310,148</b>		

**Westchase Community Development District**  
**Supporting Schedules**  
**April 30, 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	40,773	680	320	183	68
11/14/25	242,498	10,310	4,949	257,757	199,256	3,323	1,565	896	334
11/21/25	248,314	10,557	5,068	263,939	204,035	3,403	1,602	917	342
12/03/25	1,134,184	48,222	23,147	1,205,553	931,937	15,543	7,319	4,190	1,563
12/05/25	1,593,668	67,753	32,524	1,693,945	1,309,486	21,840	10,284	5,887	2,196
12/19/25	450,328	18,533	9,190	478,051	370,026	6,171	2,906	1,663	621
01/06/26	80,070	2,506	1,634	84,209	65,792	1,097	517	296	110
02/04/26	128,130	2,895	2,615	133,640	105,282	1,756	827	473	177
03/05/26	34,742	349	709	35,799	28,547	476	224	128	48
04/07/26	123,601	42	2,522	126,165	101,560	1,694	798	457	170
				-	-	-	-	-	-
<b>TOTAL</b>	<b>4,085,155</b>	<b>163,716</b>	<b>83,371</b>	<b>4,332,242</b>	<b>3,356,691</b>	<b>55,984</b>	<b>26,362</b>	<b>15,090</b>	<b>5,630</b>
% Collected					93.02%	93.02%	93.02%	93.02%	93.02%
<b>TOTAL O/S</b>				<b>\$ 59,254</b>	<b>\$ 251,715</b>	<b>\$ 4,198</b>	<b>\$ 1,977</b>	<b>\$ 1,132</b>	<b>\$ 422</b>

**Westchase Community Development District**  
**Supporting Schedules**  
**April 30, 2026**

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

					<b>ALLOCATION BY FUND</b>				
Date Received	Net Amount Received	Interest/Discount Amount	Collection Costs	Gross Amount Received	102 The	103	104 West Park	105 West Park	106 Vineyards
					Greens Fund Assessments	Stonebridge Fund Assessments	Village Fun Assessments	Village Fund Assessments	Fund Assessments
Assessments Levied				\$ 4,391,496	\$ 440,564	\$ 19,237	\$ 176,696	\$ 28,020	\$ 7,778
				100.00%	10.03%	0.44%	4.02%	0.64%	0.18%
11/07/25	49,621	2,550	1,013	53,184	4,978	217	1,997	317	88
11/14/25	242,498	10,310	4,949	257,757	24,328	1,062	9,757	1,547	430
11/21/25	248,314	10,557	5,068	263,939	24,911	1,088	9,991	1,584	440
12/03/25	1,134,184	48,222	23,147	1,205,553	113,784	4,968	45,635	7,237	2,009
12/05/25	1,593,668	67,753	32,524	1,693,945	159,880	6,981	64,123	10,168	2,823
12/19/25	450,328	18,533	9,190	478,051	45,178	1,973	18,119	2,873	798
01/06/26	80,070	2,506	1,634	84,209	8,033	351	3,222	511	142
02/04/26	128,130	2,895	2,615	133,640	12,854	561	5,155	818	227
03/05/26	34,742	349	709	35,799	3,485	152	1,398	222	62
04/07/26	123,601	42	2,522	126,165	12,400	541	4,973	789	219
					-	-	-	-	-
<b>TOTAL</b>	<b>4,085,155</b>	<b>163,716</b>	<b>83,371</b>	<b>4,332,242</b>	<b>409,831</b>	<b>17,895</b>	<b>164,370</b>	<b>26,065</b>	<b>7,235</b>
% Collected					93.02%	93.02%	93.02%	93.02%	93.02%
<b>TOTAL O/S</b>				<b>\$ 59,254</b>	<b>\$ 30,733</b>	<b>\$ 1,342</b>	<b>\$ 12,326</b>	<b>\$ 1,955</b>	<b>\$ 543</b>

**Westchase Community Development District**  
**O&M Report**  
**April 2026**

Num	Date	Name	Memo	Amount
04/06/26	100098	Buchanan Building Services, LLC	Invoice: 20211373 (Reference: Pump power circuit, pond 125, balance owed. )	11,688.00
04/06/26	100099	Fountain Kings, Inc.	Invoice: INV-1162 (Reference: reposition airstations in ponds #1, #72. )	446.25
04/06/26	100100	Off Duty Management, Inc	Invoice: INV310636 (Reference: Off Duty officers - 2/2/2026 to 2/8/2026. ) Invoice: INV312616 (R	14,453.00
04/07/26	100101	Pete's Tree & Crane Service	Invoice: 1235 (Reference: tree removal and stump grinding. )	13,050.00
04/07/26	040726ACH	Spectrum Business	DUPLICATE Payment account 168980001 03/30/2026 to 04/29/2026.	1,966.95
04/07/26	040726ACH1	Hillsborough County Florida	Reference: Summary account 1988200000.	1,906.09
04/08/26	70	Matrix Trust Company - Ach	Quarterly 401K Plan charges	685.50
04/08/26	100102	Off Duty Management, Inc	Invoice: INV330608 (Reference: Off Duty officers -3/23/2026 - 3/29/2026. )	3,589.00
04/08/26	100103	Panther Pools	Invoice: 5254 (Reference: New Parke fountain - April 2026. ) Invoice: 5256 (Reference: WPV fount	1,204.43
04/08/26	100104	Federated Security Solutions Inc	Invoice: 03272026 (Reference: WPV/Greens Bridge - computer tower, network switch, monitor. ) Inv	10,300.00
04/09/26	68		Payroll 03/23/26-04/05/26	12,438.10
04/10/26	89	Truist Bank	To accrue duplicate Truist CC ACH payment (ACH & check 100127)	806.23
04/10/26	100105	Christopher Barrett	Invoice: 040726BOSMTG (Reference: BOS MTG 04-07-2026. )	200.00
04/10/26	100106	Kai Connected, LLC	Invoice: 5172 (Reference: April 2026 Monthly Management Services. )	10,416.67
04/10/26	100107	James Wimsatt	Invoice: 040726BOSMTG (Reference: BOS MTG 04-07-2026. )	200.00
04/10/26	100108	Matthew Lewis	Invoice: 040726BOSMTG (Reference: BOS MTG 04-07-2026. )	200.00
04/10/26	100109	Reginald Gillis	Invoice: 040726BOSMTG (Reference: BOS MTG 04-07-2026. )	200.00
04/10/26	100110	Gregory Chesney	Invoice: 040726BOSMTG (Reference: BOS MTG 04-07-2026. )	200.00
04/13/26	72	Verizon Florida Llc - Ach	To accrue payment for two bussiness lines	74.90
04/13/26	49041672	Matrix Trust Company - Ach	Ubiquity 401K 03/23/26-04/05/26	1,789.24
04/14/26	86	East End Landscape LLC	To book EEL fraudulent payment - items under investigation/claim with insurance	73,300.00
04/14/26	100111	Hughes Exterminators Inc	Invoice: 66752757 (Reference: Baybridge Park - April 2026. ) Invoice: 66751947 (Reference: Pest	25.00
04/14/26	100112	Off Duty Management, Inc	Invoice: INV333868 (Reference: Off Duty officers -3/30/2026 - 4/5/2026. )	3,079.75
04/15/26	100113	Buchanan Building Services, LLC	Invoice: 20211382 (Reference: repair lighting circuits at Radcliffe entrance. )	750.00
04/15/26	100114	East End Landscape LLC	Invoice: 6023 (Reference: erosion repair deposit - pond 51. ) Invoice: 6021 (Reference: Sump B c	16,775.00
04/16/26	71	TECO	To accrue payment for 8934 Promise Dr, Well	21.29
04/16/26	71	TECO	To accrue payment for 9840 W Linebaugh Ave	24.46
04/21/26	67	TECO	Billing summary	25,489.73
04/21/26	73		Bank fee	36.75
04/21/26	87	Spectrum Business	To accrue duplicate payment inv#3271727040226 10053 PARLEY DR	85.00
04/21/26	100115	Erin Mccormick Law Pa	Invoice: 10888 (Reference: General prof legal services 04/15/2026. )	7,239.40
04/22/26	49402828	Matrix Trust Company - Ach	Ubiquity 401K 04/06/26-04/19/26	1,784.46
04/24/26	69		Payroll 04/06/26-04/19/26	12,352.24
04/24/26	100116	Aventura Nursery & Landscape Inc.	Invoice: 54751 (Reference: Radcliffe - washy replacement. )	1,800.00
04/24/26	100117	Fountain Kings, Inc.	Invoice: INV-1195 (Reference: Aeration Repairs - pond 1. )	786.98
04/24/26	100118	Florida Municipal Insurance Trust	Invoice: 042026- (Reference: Invoice for Insurance Programs Due 05/01/2026. )	5,179.40
04/24/26	100119	Off Duty Management, Inc	Invoice: INV337550 (Reference: Off Duty officers - 4/6/2026 - 4/12/2026. )	3,758.75
04/24/26	100120	Securitas Security	Invoice: 12516435 (Reference: Securitas 03/01/2026 - 03/31/2026. ) Invoice: 12450416 (Reference:	66,865.00
04/24/26	100121	Spectrum Business	Invoice: 3271727040226-1727 (Reference: 10053 PARLEY DR 4/02/26 to 05/01/26. ) Invoice: 16898000	2,066.95
04/27/26	74		Stop payment charge per bank statement	35.00
04/28/26	100122	Gregory Chesney	Invoice: 042126BOSMTG (Reference: BOS MTG 04-21-2026. )	200.00
04/28/26	100123	James Wimsatt	Invoice: 042126BOSMTG (Reference: BOS MTG 04-21-2026. )	200.00
04/28/26	100124	Matthew Lewis	Invoice: 042126BOSMTG (Reference: BOS MTG 04-21-2026. )	200.00
04/28/26	100125	Reginald Gillis	Invoice: 042126BOSMTG (Reference: BOS MTG 04-21-2026. )	200.00
04/28/26	100126	Christopher Barrett	Invoice: 042126BOSMTG (Reference: BOS MTG 04-21-2026. )	200.00
04/28/26	042826ACH	East End Landscape LLC	Invoice: 6021 (Reference: Sump B change order - south side dirt. )	73,300.00
04/29/26	100127	Truist Bank	Invoice: 031726-1809 (Reference: CC expenses 02/18/26 - 03/17/26. ) Invoice: 021726-1809 (Refere	8,187.80
04/29/26	100128	Vanasse Hangen Brustlin, Inc.	Invoice: 0503115 (Reference: Landscape assess 01.18.26-02.14.26. )	1,845.00
04/30/26	75		Stop payment charge per bank statement	35.00
04/30/26	100129	A & B Aquatics	Invoice: 202820529084-4 (Reference: February 2026 Monthly Spray Maintenance. ) Invoice: 20262052	29,499.99
04/30/26	100130	SiteOne Landscape Supply, LLC	Invoice: 165058757-001 (Reference: Hunter NODE outdoor controller and marking flag orange Glo 4 in	1,094.71
04/30/26	100131	AG Outshines LLC	Invoice: 1840 (Reference: Pressure Wash - Linebaugh Ave, Countryway and WPV. )	3,101.15
04/30/26	100132	Olm Inc	Invoice: 47165 (Reference: Landscape Inspection - April 2026. )	1,630.00
04/30/26	100133	Mo'Zart Designs	Invoice: 26-9450 (Reference: photo eye and gear box - Peabody entrance. ) Invoice: 26-9449 (Ref	1,955.18
04/30/26	100134	Rap Electric Llc	Invoice: 10785 (Reference: shop lights. ) Invoice: 10782 (Reference: Lights at Radcliffe entranc	4,120.00
04/30/26	100135	Taylor Tree & Land Mgmt	Invoice: 1496 (Reference: mulching - 4/14, 4/16, 4/20, 4/22. )	10,000.00
04/30/26	100137	Hughes Exterminators Inc	Invoice: 66751873 (Reference: Pest Control - office April 2026. ) Invoice: 66752959 (Reference:	67.13
04/30/26	100138	Off Duty Management, Inc	Invoice: INV339640 (Reference: Off Duty officers - 4/13/2026 - 4/18/2026. )	2,485.63
04/30/26	100139	Veritext, LLC	Invoice: 9203131 (Reference: Transcript Services and Professional Attendance Job Date: 4/7/2026.	1,225.00
				<u>446,816.11</u>

**RESOLUTION 2026-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTCHASE COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); EFFECTIVE JUNE 2, 2026**

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

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

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

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

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

5. **EFFECTIVE DATE.** This Resolution shall become effective June 2, 2026.

**PASSED AND ADOPTED ON JUNE 2, 2026.**

**WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT**

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Chair, Board of Supervisors

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Secretary, Board of Supervisors

**RESOLUTION 2026-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF WESTCHASE  
COMMUNITY DEVELOPMENT DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

<u>Matt Lewis</u>	Chair
<u>Christopher Barrett</u>	Vice-Chair
<u>Heather Dilley</u>	Secretary
<u>Ken Joines</u>	Treasurer
<u>Sonia Valentin</u>	Assistant Treasurer
<u>Lauren Parsons</u>	Assistant Treasurer
<u>James Wimsatt</u>	Assistant Secretary
<u>Reginald Gillis</u>	Assistant Secretary
<u>Christopher High</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 2<sup>nd</sup> day of June 2026.

**ATTEST:**

**WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair / Vice Chair of the Board of Supervisors

**R. MARSHALL RAINEY P.A.**  
**3507 MISTY OAKS PLACE**  
**BRANDON FLORIDA 33511**

May 21, 2026

**VIA E-MAIL**

Westchase Community Development District  
c/o Erin McCormick, District Counsel  
3314 Henderson Blvd.  
Suite 100 D  
Tampa, FL 33609  
Email: [erin@emccormicklawn.com](mailto:erin@emccormicklawn.com)

Re: Engagement of R. Marshall Rainey P.A. to address pending stormwater easement and facilities issues involving homeowner encroachments and construction activities

Dear Ms. McCormick:

Thank you for the opportunity to represent Westchase Community Development District (the "District") in connection with an ongoing dispute with at least two local residents who have encroached into the District's stormwater easement and facilities and constructed improvements thereon (the "Dispute"). This letter is intended to confirm my engagement and describe the basis on which my firm, R. Marshall Rainey P.A., will provide legal representation to the District in pursuit of a satisfactory resolution of this matter.

The engagement is limited to legal services to be provided to the District in pre-litigation and litigation matters concerning the Dispute. These services may include correspondence with parties and counsel, preparation of court filings, depositions and documentary discovery, attendance at hearings, negotiations, mediation, and trial if required. If expanded services are required, such as the filing of additional claims against the putative parties unrelated to the drainage easement, or adding other parties to the matter for similar but unrelated violations, such services may be provided via an appropriate amendment to this letter.

My billing rate will be **\$395** per hour. Invoices for services will be rendered on a monthly basis and are payable upon receipt. All invoice(s) will include a description of the services rendered by date, the time expended each date on such tasks, plus out-of-pocket costs advanced by the firm on behalf of the District. In order to commence work on the matter, it is customary in a case such as this to request a retainer deposit, which deposit will be applied against the final invoice issued on the matter once the work on the matter is completed. The retainer deposit amount is **\$5,000**.

In order to commence work on the file, I am requesting that this letter be signed by an officer of the District and returned to me via email. Either the District or this firm may terminate this engagement at any time for any reason by written notice, subject on our part to applicable rules of

professional conduct. In the event that we terminate the engagement, we will take such steps as are reasonably practicable to protect the District’s interests in the above matter. Unless previously terminated, our representation of the District will terminate upon our sending a final statement for services rendered in this matter. Following such termination, any otherwise nonpublic information the District has supplied to us will be kept confidential in accordance with applicable rules of professional conduct. At your request, the District’s papers and property will be returned promptly upon receipt of payment for outstanding fees and costs. Our own files, including lawyer work product pertaining to the matter, will be retained by the firm. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to destroy or otherwise dispose of any such documents or other materials retained by us within a reasonable time after the termination of this engagement.

If the foregoing meets with the District’s approval, please have the appropriate officer indicate acceptance by signing this letter in the space provided below. Please return the original to me and retain a copy for your records. I certainly appreciate the opportunity to work with you and look forward to a mutually satisfactory relationship.

Sincerely,

*R Marshall Rainey*

R. Marshall Rainey

**AGREED** to and accepted this \_\_\_\_ day of \_\_\_\_\_, 2026.

**Westchase Community Development District**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**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.

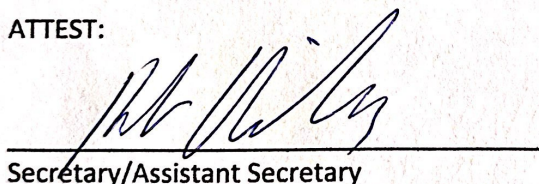
**PASSED AND ADOPTED** this 3rd day of March, 2026.

**WESTCHASE COMMUNITY DEVELOPMENT DISTRICT**



Chairperson/Vice Chairperson

ATTEST:

  
Secretary/Assistant Secretary

**EXHIBIT A**

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
WESTCHASE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Westchase Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections. The Hillsborough County Supervisor of Elections has multiple offices. The Robert L. Gilder Election Service Center is located at: 2514 North Falkenburg Rd., Tampa, FL 33619; Ph: (813) 744-5900. 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, as defined in Section 190.003, *Florida Statutes*. 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*.

The Westchase Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

**[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD]**