

RE: WESTCHASE COMMUNITY DEVELOPMENT DISTRICT

TRANSCRIPT OF: PROCEEDINGS

DATE: October 4, 2016

TIME: 4:07 p.m. - 6:30 p.m.

PLACE: Westchase Community Association Office 10049 Parley Drive Tampa, Florida

REPORTED BY: Natalie W. Breaux, RPR, CRR Notary Public State of Florida at Large

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1 APPEARANCES:  
2 WESTCHASE COMMUNITY DEVELOPMENT DISTRICT BOARD MEMBERS:

3 Mark Ragusa, Chairman  
4 Greg Chesney  
5 Bob Argus  
6 James Mills  
7 Brian Ross

8 ALSO PRESENT:

9 SEVERN TRENT SERVICES:

10 Andy Mendenhall

11 DISTRICT ATTORNEY:

12 Erin McCormick

13 DISTRICT ENGINEER:

14 Tonja Stewart

15 WESTCHASE STAFF:

16 Sonny Whyte

17 Doug Mays

18 ALSO PRESENT:

19 Ruben Collazo, WCA

20 Christopher Barrett, WOW

21

22

23

24

25

1 The transcript of Westchase Community  
2 Development District Board Meeting, on the 4th day  
3 of October, 2016, at the Westchase Community  
4 Association Office, 10049 Parley Drive, Tampa,  
5 Florida, beginning at 4:07 p.m., reported by Natalie  
6 W. Breaux, Registered Professional Reporter,  
7 Certified Realtime Reporter, and Notary Public in  
8 and for the State of Florida at Large.

9 \* \* \* \* \*

10 CHAIRMAN RAGUSA: All right. Good  
11 afternoon. Welcome to the October 4, 2016  
12 Westchase Community Development District. I'm  
13 Mark Ragusa. The record should reflect that  
14 all supervisors are present today. I'd ask  
15 everybody to stand and join me in the Pledge  
16 of Allegiance.

17 (Pledge of Allegiance was recited.)

18 CHAIRMAN RAGUSA: All right. On the  
19 consent agenda is approval of the September  
20 13, 2016 minutes along with acceptance of the  
21 financial statements as of August 31, 2016. I  
22 am not aware of any scrivener's errors from  
23 myself or Mr. Argus, which is a rarity. But  
24 nonetheless, did anybody have any noted  
25 changes or potential errors in the minutes?

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1           Hearing nothing, a motion to approve the  
2 consent agenda would be appropriate.  
3           MR. ARGUS: Second. But I have some  
4 questions after the vote, not relating to the  
5 vote.  
6           CHAIRMAN RAGUSA: Okay. All in favor of  
7 the motion, please raise your hand. That  
8 motion passes five to nothing.  
9           Mr. Argus, you had questions?  
10          MR. ARGUS: Thank you. Yeah. Andy?  
11          MR. MENDENHALL: Yes.  
12          MR. ARGUS: Somebody in staff, either  
13 you or some of the staff, actually looks --  
14 reads the minutes or not?  
15          MR. MENDENHALL: Yeah, I usually read  
16 them before the meeting.  
17          MR. ARGUS: The -- raise a question  
18 because on -- I believe it's page -- where is  
19 it? In there -- I believe it's around page 58  
20 or so, 57 and 58 -- we make mention that --  
21 Mark made mention that he would like to have  
22 an item on the agenda today, which was the  
23 follow-up or receiving the report on lightning  
24 protection for Glencliff Park. And I don't  
25 see that anywhere on the agenda.

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1           MR. MENDENHALL: Okay.  
2           MR. ARGUS: And also later on in the --  
3 around page 90 or so in the discussion about  
4 the bonuses and salary increases for next  
5 year, reference was made to a request -- or a  
6 request was made for a projection of what  
7 effect that would have.  
8           And my question on that is: I'm  
9 assuming that was followed through and the  
10 person who made the request received it. But  
11 if the rest of the board members wanted a copy  
12 of that report, do we have to individually  
13 request that?  
14          MR. MENDENHALL: No. I was going to  
15 e-mail it out to everybody. We just processed  
16 that, so basically it's just an update to the  
17 spreadsheet I sent out I think a month and a  
18 half ago and adding this year. So I could  
19 send that out.  
20          MR. ARGUS: Okay. So I can rest assured  
21 that you or your staff, somebody, looks at the  
22 minutes and --  
23          MR. MENDENHALL: Yes.  
24          MR. ARGUS: -- any sort of scrivener  
25 errors you pass on?

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1           MR. MENDENHALL: Yeah. If I see  
2 something, I pass it on. I'll be honest with  
3 you, usually it's hundreds of pages, so I do  
4 generally skim it rather than focus intently  
5 on it.  
6           Now, as far as follow-up items like, for  
7 example, the lightning strike, something like  
8 that typically would fall under, you know,  
9 whoever is reporting back on it. So I  
10 probably just didn't put it down as a specific  
11 agenda item, but yeah.  
12          MR. ARGUS: So if we -- so we don't have  
13 assurances that if we ask for something be put  
14 on next month's agenda in a board meeting,  
15 that it is put on the agenda?  
16          MR. MENDENHALL: No, I mean, you have  
17 those assurances. Things could be missed from  
18 time to time. I mean, I don't know if I  
19 missed that many in ten years or so, but it's  
20 possible.  
21          MR. ARGUS: All right. Thank you.  
22 That's it.  
23          CHAIRMAN RAGUSA: Engineer's report.  
24 No, I'm sorry. Ruben, did I hear that you're  
25 the new WSA president? WCA president?

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1           MR. COLLAZO: In fact, I am.  
2           CHAIRMAN RAGUSA: Congratulations.  
3           MR. COLLAZO: But don't hold that  
4 against me, by the way.  
5           CHAIRMAN RAGUSA: Of course not.  
6           MR. COLLAZO: Ruben Collazo. R-u-b-e-n  
7 C-o-l-l-a-z-o.  
8           CHAIRMAN RAGUSA: Do you want to go  
9 ahead and -- you have an issue I know you want  
10 the CDD to consider. Do you want to go ahead  
11 and go first then?  
12          MR. COLLAZO: I did, but I think I was  
13 prepared for an outcome that is different than  
14 one I guess we're going to get. We were going  
15 to talk about the 25th anniversary celebration  
16 of Westchase, and I had to come over because  
17 what I wanted to do was just to volunteer some  
18 funds and some resources and kind of pool  
19 together with you guys and get something done.  
20          Our staff has told us that it's very  
21 short notice to get a single event done. It's  
22 just much too short a notice. There is too  
23 much on the plate. There isn't enough time.  
24 So what we would have liked to have done was  
25 to stage it across multiple months. Instead

1 of having a single Westchase celebration, have  
2 a Westchase 25th anniversary season instead  
3 and stage several smaller events over multiple  
4 months.

5 And I would go to my board and ask for  
6 some funds to do that. It was my intent to  
7 ask my board for \$5,000 to pool with you guys  
8 to do that with. And then the staff together  
9 with your staff would stage the events, plan  
10 them, execute them; and if there were any  
11 funds left over, then of course they would be  
12 split between the two entities equally. And  
13 that's what I was thinking.

14 CHAIRMAN RAGUSA: And obviously just to  
15 get things going on it in terms of the  
16 discussion, the concern is that we don't have  
17 enough time to stage a single event before the  
18 end of the year?

19 MR. COLLAZO: There is not enough time  
20 to stage a single large event before the end  
21 of the year, correct.

22 CHAIRMAN RAGUSA: And Doug, Glenclyff  
23 Park will be ready to go in less than four  
24 weeks?

25 MR. MAYS: I would say by the end of

1 authority to do. So I think we need to, you  
2 know, be mindful of that as we're determining  
3 what the CDD's participation is going to be  
4 and what the WCA's participation is going to  
5 be.

6 CHAIRMAN RAGUSA: Mr. Chesney?

7 MR. CHESNEY: Can you clarify, when you  
8 say celebration of our facilities, so like we  
9 can have like a park opening or --

10 MS. McCORMICK: Right.

11 MR. CHESNEY: -- things like that?

12 MS. McCORMICK: Right. I think that  
13 that would be appropriate.

14 MR. ARGUS: You may get your fireworks  
15 after all.

16 MR. CHESNEY: Yeah. Because I remember  
17 this came up originally because I wanted to  
18 have a fireworks show many years ago, and you  
19 shot me down. Well, I think the two of you  
20 shot me down.

21 MS. McCORMICK: I saw that in the  
22 minutes, and I remember vaguely that there was  
23 some discussion about that.

24 CHAIRMAN RAGUSA: Does that answer your  
25 question?

1 this month, yes.

2 CHAIRMAN RAGUSA: Mr. Argus?

3 MR. ARGUS: What's the -- I'm forgetting  
4 the term. What's the driving factor behind  
5 wanting to do it earlier rather -- you have a  
6 whole year to do the celebration. We can do  
7 it nine months from now and have it as a 25th  
8 anniversary celebration.

9 MS. McCORMICK: I was just talking to  
10 Sonny because -- I mean, I know we've had the  
11 discussion before and I know it was in your  
12 minutes from last month also about what the  
13 CDD really can do. And so because we're  
14 really charged with operating and planning and  
15 maintaining the facilities and the  
16 infrastructure for the community, I think that  
17 we can certainly be involved in this to the  
18 extent that it's a celebration of the  
19 facilities that the district has, including  
20 the parks and the grand opening that we're  
21 doing.

22 But the function of just planning  
23 community social events is really something  
24 that's more under the auspices of the WCA and  
25 not what the CDD has jurisdiction and

1 MR. ARGUS: Yes. One thing I'll point  
2 out: As many of you know, I'm on the library  
3 board for the county. When the county builds  
4 a new building opening up, they do a soft  
5 opening and several months later have the  
6 grand opening because the county commissioners  
7 want to be involved in it and it's not easy  
8 scheduling time around their schedules. So  
9 it's not unusual in government entities to  
10 have a soft opening and several months later  
11 have a grand opening.

12 CHAIRMAN RAGUSA: Well, I had  
13 anticipated that the day we take the fencing  
14 down we're going to have a soft opening.

15 MR. ARGUS: Yes.

16 CHAIRMAN RAGUSA: Like I said, I'll do  
17 whatever the board wants to do. We have  
18 financial constraints and legal constraints  
19 that WCA does not have.

20 MR. ARGUS: That is true.

21 CHAIRMAN RAGUSA: And that's why the  
22 focus was, you know, we could do an event to  
23 commemorate the opening of the parks, which  
24 may coincide with the 25th anniversary party  
25 towards the end of this year. I don't think

1 we can realistically put it into June of next  
 2 year or July or August or nine months from  
 3 now. I just don't think that flows with us  
 4 commemorating the opening of the parks.  
 5 I'm hearing from staff that we've got  
 6 issue with getting something organized. And,  
 7 you know, I don't want to have to hire a  
 8 professional to do it. There are plenty of  
 9 them out there that do that. And I'll leave  
 10 it up to the board. Whatever you guys -- if  
 11 you guys don't want to do anything, fine. I'd  
 12 like to work with the WCA to the extent we  
 13 can, but I'm hearing logistically and  
 14 mechanically we may not be able to do this.  
 15 MS. WHYTE: You did inquire about  
 16 banners, so that's something I can easily do.  
 17 I've already contacted them. I sent them the  
 18 logo. They're not overly -- they're \$49 per  
 19 banner, so \$50 per banner, which is what we  
 20 usually pay depending on how many more we  
 21 order. If we order additional, they may be  
 22 able to reduce the price. We will have to add  
 23 a couple more brackets to it, which run about  
 24 \$68 a set -- a double set of the brackets per,  
 25 so how many more we add. But we can certainly

1 do the banners and they can be printed within  
 2 five days and we can have them up next week.  
 3 CHAIRMAN RAGUSA: Where are they going?  
 4 MS. WHYTE: You had asked about -- we  
 5 usually do them in West Park Village. We  
 6 talked about Baybridge Park because we own the  
 7 street lights in Baybridge Park. We can  
 8 certainly put some up on the new camera poles  
 9 in Glenciff Park, so we can add some in  
 10 Glenciff. And of course if the WCA want to  
 11 participate, they can put them wherever they  
 12 feel that they need to put them; hence the  
 13 pooling. So if you wanted to do that. We  
 14 don't own a lot of other street lights or any  
 15 other poles that we could add things to.  
 16 CHAIRMAN RAGUSA: Ruben?  
 17 MR. COLLAZO: And of course my question  
 18 is, is should we piggyback on that order, that  
 19 would not be a problem?  
 20 MS. WHYTE: I'm pretty sure -- I don't  
 21 think so, for the price.  
 22 MR. COLLAZO: I'm pretty sure my board  
 23 would love to do that. I mean --  
 24 CHAIRMAN RAGUSA: Mr. Barrett?  
 25 MR. BARRETT: Do you guys own all the

1 street lights in West Park Village?  
 2 MS. WHYTE: Around the thing in the  
 3 middle?  
 4 MR. CHESNEY: We lease them.  
 5 MS. WHYTE: On the easement on the  
 6 inside we do.  
 7 MR. MAYS: Just that center part there  
 8 is 15 up in there.  
 9 CHAIRMAN RAGUSA: But you're comfortable  
 10 that we have the ability to put a bracket on  
 11 those poles?  
 12 MS. WHYTE: Yes.  
 13 CHAIRMAN RAGUSA: Are those wood or  
 14 concrete?  
 15 MR. MAYS: Which ones?  
 16 MS. WHYTE: Those are metal.  
 17 CHAIRMAN RAGUSA: In the park.  
 18 MR. MAYS: In the park? They're metal.  
 19 CHAIRMAN RAGUSA: All of those are  
 20 metal?  
 21 MR. MAYS: Some of them are fiberglass.  
 22 The new camera ones are fiberglass, but the  
 23 ones the old lights are on are metal.  
 24 MR. CHESNEY: You mean the street  
 25 lights?

1 MS. WHYTE: Yeah, the street lights.  
 2 MR. CHESNEY: We lease them.  
 3 MR. MAYS: And I think even -- doesn't  
 4 Debbie have some concerts coming up in --  
 5 CHAIRMAN RAGUSA: Let me make a  
 6 suggestion and see if the board is in  
 7 agreement. Why don't we go ahead and  
 8 authorize staff to go ahead and order a number  
 9 of banners and brackets, a reasonable amount.  
 10 We can coordinate with the WCA to meet their  
 11 needs. And we have some type of an informal  
 12 agreement with them that they can use our  
 13 banners and brackets. I don't see the need  
 14 for the WCA to place an independent order or a  
 15 piggy-back order with our order. It's all  
 16 resident money, just two different taxing  
 17 sources. And if we're going to hold on to the  
 18 flags, they're still our -- we still own them.  
 19 So we can buy them, unless Erin tells me  
 20 otherwise. That's my suggestion. There is no  
 21 reason to have two entities pay for these  
 22 banners. Are you guys in agreement?  
 23 MR. MILLS: Do we need a motion for  
 24 that?  
 25 CHAIRMAN RAGUSA: It depends on how much

1 the total cost is, whether we want to. Before  
 2 we do that, Mr. Argus?  
 3 MR. ARGUS: Yes. Is this something the  
 4 commercial property owners will also be able  
 5 to pay for or is it just going to be  
 6 residents; i.e., what part of the budget is  
 7 this coming from?  
 8 CHAIRMAN RAGUSA: That's a good point.  
 9 We need to find a funding source that the  
 10 commercial component does not pay, so I'll  
 11 leave that to Andy and those --  
 12 MS. WHYTE: I can put them under our  
 13 common areas parks, R&M general.  
 14 CHAIRMAN RAGUSA: Mr. Ross?  
 15 MR. ROSS: Why would that be the case?  
 16 Why wouldn't the commercial benefit from this  
 17 operation?  
 18 CHAIRMAN RAGUSA: I think they would,  
 19 and that's I guess a policy decision if we  
 20 were so inclined not to do a general  
 21 accessible fund. I guess we should talk about  
 22 that.  
 23 MR. ROSS: My instinct is it should  
 24 be -- if we're going to pay for it, have it  
 25 shared by the entire community.

1 CHAIRMAN RAGUSA: Let me ask. Are there  
 2 poles with banners in the commercial district?  
 3 MS. WHYTE: Yes, there are.  
 4 CHAIRMAN RAGUSA: Are there any banners  
 5 on them at the moment?  
 6 MS. WHYTE: Well, in the commercial  
 7 district in West Park Village right now we've  
 8 got our fall banners up. Correct?  
 9 MR. MAYS: We have our fall banners.  
 10 But as you go down Montague they have some on  
 11 the sides there by Starbucks and --  
 12 CHAIRMAN RAGUSA: Are they advertising  
 13 banners?  
 14 MR. MAYS: It's stuff for the apartment  
 15 complex. They're not really advertising.  
 16 MS. WHYTE: But ours are in our common  
 17 areas around the actuating fountain all the  
 18 way down in front of the commercial entities  
 19 and the apartment complex.  
 20 MR. MAYS: And I think CVS has some  
 21 banners up, too. I don't think the Publix  
 22 shopping center has anything on their poles.  
 23 CHAIRMAN RAGUSA: What is the board  
 24 inclined to do? Mr. Mills, do you have an  
 25 impression or opinion?

1 MR. MILLS: I'm just trying to think  
 2 through how we would task the commercial  
 3 properties to participate in the cost of this.  
 4 I don't know what the total amount is.  
 5 MS. WHYTE: I roughed it out. You know,  
 6 if we're doing what we talked about, ten and  
 7 -- probably about \$2500 for the total. And  
 8 then of course that would be split between --  
 9 you know, equally with them, because we  
 10 already have a lot of our brackets. They  
 11 would have to purchase some of their brackets  
 12 for their poles, but we have a substantial  
 13 amount already.  
 14 MR. MILLS: My inclination -- and we  
 15 heard last month from a commercial operator  
 16 bringing forward some concerns about  
 17 assessments. 2500 bucks, I don't know that we  
 18 want to go knocking on doors looking for  
 19 contributions for that. I think we either do  
 20 it or we don't.  
 21 CHAIRMAN RAGUSA: Looks like a dollar an  
 22 ERU, 75 cents an ERU. Greg, what do you  
 23 think; Mr. Chesney?  
 24 MR. CHESNEY: I don't really have a  
 25 strong opinion, I mean -- on whether or not

1 the commercial pays for it, you mean?  
 2 CHAIRMAN RAGUSA: Yes.  
 3 MR. CHESNEY: I mean, I think they  
 4 benefit from the activity, so I don't have a  
 5 problem with it. And you're right; it's a  
 6 minuscule amount.  
 7 CHAIRMAN RAGUSA: Do you have any input  
 8 on that, Erin?  
 9 MS. McCORMICK: Well, I don't think that  
 10 the banners are going only in the parks  
 11 facilities. It sounds like they're going  
 12 other locations, too.  
 13 MS. WHYTE: They're going into West Park  
 14 Village, which is a common area.  
 15 MS. McCORMICK: Right. And we haven't  
 16 typically, just based on precedence, gone in  
 17 and identified specific expenditures and said  
 18 these should or should not be charged to the  
 19 commercial users. What we've done through the  
 20 methodology is their -- ERU itself, that the  
 21 way that they are assessed is the component of  
 22 it that relates to the recreational facilities  
 23 are not charged for. So their assessment  
 24 theoretically is already balanced so that they  
 25 are not paying for those facilities that the

1 residential --  
 2 MR. CHESNEY: Yeah. So it really  
 3 doesn't matter, yeah.  
 4 CHAIRMAN RAGUSA: Okay.  
 5 MR. CHESNEY: Yeah.  
 6 CHAIRMAN RAGUSA: Those that are  
 7 concerned with the -- who were concerned or  
 8 may still be concerned with the potential  
 9 commercial assessment, are you fine with what  
 10 you've just heard?  
 11 MR. MILLS: Uh-huh.  
 12 CHAIRMAN RAGUSA: I see yeses. All  
 13 right. Then I think the instructions, though,  
 14 from the board, Sonny, are that go ahead and  
 15 inquire as to the amount that you deem  
 16 appropriate, work with Ruben and the WCA. And  
 17 you guys logistically figure out how to make  
 18 that happen.  
 19 MS. WHYTE: Okay. We can certainly do  
 20 that.  
 21 CHAIRMAN RAGUSA: You think it -- we're  
 22 talking about \$2500?  
 23 MS. WHYTE: A rough amount is about  
 24 \$2500. And that's top heavy.  
 25 CHAIRMAN RAGUSA: Just shoot Andy and I

1 and anyone else you want to an e-mail if we're  
 2 going to exceed that budget.  
 3 MS. WHYTE: Yes, sir.  
 4 CHAIRMAN RAGUSA: Thanks. Mr. Ross?  
 5 MR. ROSS: Not knowing what the WCA may  
 6 come up with, could we further go ahead and  
 7 authorize staff to make our facilities  
 8 available to the WCA under whatever conditions  
 9 they believe are appropriate in case the WCA  
 10 comes up with a little fair or community event  
 11 or something, they want to do something at the  
 12 park or something like that?  
 13 CHAIRMAN RAGUSA: I'm all for working  
 14 with the WCA. I'm not interested too much in  
 15 giving a blanket use approval because I don't  
 16 know whether they're going to bring a beer  
 17 cart in or a beer truck or -- I'd like to at  
 18 least know what their plan is before we  
 19 approve it, because we ultimately have risk  
 20 and responsibility for anything that happens  
 21 in our park.  
 22 I think the spirit is that we're going  
 23 to let the WCA do what they need to do or want  
 24 to do, but I don't want to give them blanket  
 25 authority to use our park facilities.

1 MR. ARGUS: As long as they live up to  
 2 our existing guidelines. Would that be  
 3 acceptable?  
 4 CHAIRMAN RAGUSA: Well, staff knows what  
 5 our guidelines are, and staff is certainly  
 6 going to work with the WCA and make sure it  
 7 runs smoothly. And if there is an issue, then  
 8 I think it comes to our attention. But I  
 9 think just the spirit and intent of the board  
 10 is enough. You know, we can authorize staff.  
 11 They know what they're doing. Or would you  
 12 still rather have board approval?  
 13 MR. ROSS: I think actually we're saying  
 14 almost the exact same thing. You're just  
 15 emphasizing one particular point and I'm  
 16 looking at it from a different, so I'm  
 17 confident it will work out. I don't think we  
 18 need to discuss it further. I'm confident it  
 19 will work out.  
 20 CHAIRMAN RAGUSA: Any other discussion  
 21 on that issue? Okay. I guess we're back to  
 22 the original issue. Yes, sir?  
 23 MR. ARGUS: Staff said by December is  
 24 not enough time. How much longer would they  
 25 need to come up with some plans for -- is it

1 something that could be done by January, or is  
 2 it something by February?  
 3 CHAIRMAN RAGUSA: Would does staff say?  
 4 MS. WHYTE: It's whatever you guys want  
 5 to do is the question. Are we going to have  
 6 two food trucks and -- which was one of the  
 7 suggestions last month; we have two or three  
 8 food trucks, a couple of bounce houses and  
 9 that's it. And then we have that -- we can do  
 10 that over a period of two hours and have a go  
 11 at it. It is what the board wants to do.  
 12 What is your expectations? What is your  
 13 suggestions? What would you like to see? And  
 14 what is your budget?  
 15 CHAIRMAN RAGUSA: Mr. Ross?  
 16 MR. ROSS: I think we should put this  
 17 off. I think Ruben -- I don't want to speak  
 18 for Ruben. But I think we've sent a positive  
 19 message to the WCA that we'll work with them.  
 20 I think through our discussion it's clear we  
 21 are not going to take the lead on whatever is  
 22 the planning social element; we're going to be  
 23 differential to the WCA, so let's use the next  
 24 few weeks to let the WCA and staff get  
 25 together and come together with a plan. If

1 there is something really odd about it, it  
2 will come back to us. If it's not something  
3 really odd, they'll feel comfortable moving  
4 forward in reliance upon what they're talking  
5 about. And we'll still always have our next  
6 meeting to approve anything that any of us  
7 feel needs consideration or approval.

8 CHAIRMAN RAGUSA: I think I understand  
9 your suggestion. My concern is what I'm  
10 hearing from Mr. Collazo is that they -- the  
11 WCA would prefer a extended recognition or  
12 celebratory period; whereas we are somewhat  
13 limited in our time frame and what we can do  
14 and expend funds for. That's my concern.

15 And I recognize that staff are not event  
16 planners. That's not your job as -- it's in  
17 your wheelhouse, but it's not in your job  
18 description.

19 MS. WHYTE: I can do it.

20 CHAIRMAN RAGUSA: But, you know, that's  
21 the only thing in my eyes that is holding us  
22 back. And I'm not advocating that we hire a  
23 professional, but I just don't see this as  
24 being all that challenging. I know it's not  
25 like throwing the Great West Chase or anything

1 October. Right? We finally got the -- so  
2 what did you have?

3 MR. CHESNEY: I want to say it was some  
4 -- I didn't go, but I want to say it was  
5 bounce houses at Glenciff.

6 MS. WHYTE: I can certainly -- I have  
7 more than enough vendors. There is a  
8 bubble -- you know, like preferred vendors  
9 that are on our list who already have  
10 insurance documentation. We have one that is  
11 a bubble soccer company that comes in and you  
12 go into these bubble things and you roll  
13 around and play soccer and you get into each  
14 other's goals. You have dodge ball, you can  
15 do bounce houses. Certainly you can have a  
16 pony. We have a pony on our list. I mean,  
17 there is a number of things you can do.

18 CHAIRMAN RAGUSA: Let me hold that  
19 thought. When will the water feature be done?

20 MS. WHYTE: This week.

21 MR. MAYS: That will be done by the end  
22 of the month.

23 MS. WHYTE: Yeah, this week.

24 MR. MAYS: The electronics has been  
25 installed. The pavers are coming tomorrow to

1 like that, but --

2 MS. WHYTE: What is it that you guys are  
3 looking to do?

4 CHAIRMAN RAGUSA: That's the fundamental  
5 question.

6 MS. WHYTE: That's the key thing. You  
7 tell me what you want to do. I can call --  
8 I'll make all the calls tomorrow morning. But  
9 you need to give me direction what you want to  
10 do. And --

11 CHAIRMAN RAGUSA: What did we do ten  
12 years ago?

13 MS. WHYTE: We've never --

14 CHAIRMAN RAGUSA: Well, we did something  
15 for the --

16 MS. WHYTE: I wasn't -- well --

17 CHAIRMAN RAGUSA: It wasn't a big deal.

18 MR. CHESNEY: No. It was like a couple  
19 bounce houses in Glenciff Park.

20 MS. WHYTE: I started in March, and --  
21 yeah, we started in March.

22 CHAIRMAN RAGUSA: We did something.

23 MS. WHYTE: Yeah, there was nothing.

24 MR. MAYS: 11 years ago.

25 MS. WHYTE: Because it was open in

1 start refixing paving.

2 CHAIRMAN RAGUSA: It doesn't look like  
3 it's going to be done in a week, but okay.

4 MR. MAYS: It's a little longer than  
5 that. That's why I say the end of the month.

6 MR. ROSS: I don't feel comfortable  
7 relying upon the projected completion date of  
8 any of our parks in terms of planning events  
9 around it.

10 MR. MAYS: Neither do I, but --

11 CHAIRMAN RAGUSA: Well --

12 MS. WHYTE: I mean, certainly by  
13 December we should be up and running.

14 CHAIRMAN RAGUSA: Why don't we shoot for  
15 something in January then. Gets us through  
16 the holidays, avoids Super Bowl Sunday, which  
17 is the second week of February, I think.

18 MR. MILLS: First weekend in February.

19 CHAIRMAN RAGUSA: Is that what it is;  
20 first week?

21 MR. MILLS: 7th.

22 CHAIRMAN RAGUSA: That's probably the  
23 best time.

24 MS. WHYTE: Mid January?

25 CHAIRMAN RAGUSA: Mid to late January.

1 MS. WHYTE: Okay. I'll look at the  
 2 dates, I'll make some phone calls, I'll have  
 3 some prices for you and I'll have some  
 4 suggestions for you at the next board meeting.  
 5 What is your budget?  
 6 CHAIRMAN RAGUSA: What are your  
 7 thoughts?  
 8 MR. CHESNEY: They put in five. We put  
 9 in five.  
 10 MS. WHYTE: And of course we would  
 11 certainly not attempt to spend that. It's  
 12 just that way I don't have to keep coming back  
 13 and asking for more --  
 14 MR. ARGUS: What does a bounce house  
 15 cost?  
 16 MS. WHYTE: You know what? I've never  
 17 rented one, but I'm thinking somewhere around  
 18 250 to 300 depending on the extent of it and  
 19 the size of it. We have to rent generators  
 20 because we really don't have that much power  
 21 there.  
 22 MR. MAYS: I think they're cheaper than  
 23 that.  
 24 CHAIRMAN RAGUSA: Mr. Barrett?  
 25 MR. BARRETT: Five years ago WOW did a

1 pretty extensive 20th anniversary celebration.  
 2 And we had a whole bunch of bounce houses, we  
 3 had like different small carnival games, not  
 4 like flashy things, and we had entertainment  
 5 like magicians and bands. And we did it for  
 6 all like ten grand, so we can -- you could  
 7 probably throw a pretty big thing for ten  
 8 grand. I think all we did was made hot dogs,  
 9 like something simple available for eat, and  
 10 we had cake. So it wasn't that -- we didn't  
 11 go overboard with food. That's how we kind of  
 12 contained the cost.  
 13 CHAIRMAN RAGUSA: Who organized that?  
 14 You or Tracey?  
 15 MR. BARRETT: Both of us, but it was  
 16 piggybacked on the race, so a lot of the phone  
 17 calls to the vendors fell on Tracey that --  
 18 you know, we've already offered the list to  
 19 staff.  
 20 CHAIRMAN RAGUSA: What are you thinking,  
 21 gentlemen?  
 22 MR. MILLS: I think five and five  
 23 matching is good. Would the WOW be willing to  
 24 participate in this event?  
 25 MR. BARRETT: I can bring it before my

1 board. I can't -- anything over \$250 I can't  
 2 approve.  
 3 MR. ARGUS: So you're committing to at  
 4 least 250?  
 5 MR. CHESNEY: 249.  
 6 MR. BARRETT: I can commit to 250, but I  
 7 think the WOW board prefers charitable giving  
 8 at this point. But, you know, I'm just  
 9 guessing.  
 10 MR. CHESNEY: We can come up with a  
 11 bunch of stuff. 250 is your limit?  
 12 MR. BARRETT: 250 is my limit, but I  
 13 can --  
 14 MS. WHYTE: 250,000.  
 15 MR. BARRETT: If you want more than  
 16 \$250, you've got to send me a letter saying  
 17 what you -- and they're going to want to know  
 18 what are you going to use it for and then the  
 19 board will approve. He knows the rigmarole.  
 20 CHAIRMAN RAGUSA: The board is still  
 21 smarting from Ernie dropping out.  
 22 MR. BARRETT: From what?  
 23 CHAIRMAN RAGUSA: From Ernie dropping  
 24 out.  
 25 MR. BARRETT: The board?

1 CHAIRMAN RAGUSA: You all can understand  
 2 how the process works. When is your next  
 3 board meeting?  
 4 MR. BARRETT: December 6.  
 5 CHAIRMAN RAGUSA: We'd probably have to  
 6 go alone. Maybe the WCA talks to the WOW  
 7 about anything else. But, Sonny, if you'll  
 8 coordinate with Ruben and/or anybody that's  
 9 running the WCA's operation for the  
 10 celebrations, whatever they are, whether  
 11 they're commemorating the parks or an  
 12 anniversary, you know, we'll figure out how to  
 13 make the money go as far as we can.  
 14 MS. WHYTE: I can do that.  
 15 CHAIRMAN RAGUSA: All right. Any other  
 16 questions? Anything else on this issue?  
 17 MR. ARGUS: So we're approving \$5,000?  
 18 MR. CHESNEY: Probably do need a motion  
 19 for that.  
 20 CHAIRMAN RAGUSA: Do we have a motion to  
 21 approve an expense of up to \$5,000 to fund all  
 22 or a portion of events, recognizing the  
 23 capital improvement plan and the opening of  
 24 new and improved parks?  
 25 MR. MILLS: I would amend that to up to



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1 5,000 or a matching amount for the WCA.  
2 MR. ARGUS: Whichever is greater.  
3 MR. MILLS: Whichever is greater. If  
4 they come back with four, we do four. Right?  
5 CHAIRMAN RAGUSA: That's a good amount.  
6 MR. ARGUS: If they come back with  
7 eight, we do eight?  
8 MR. MILLS: Well, I said five.  
9 CHAIRMAN RAGUSA: That's the greater.  
10 MR. ARGUS: Yeah.  
11 CHAIRMAN RAGUSA: So you're saying  
12 lesser?  
13 MR. MILLS: A lesser, yeah. Five or  
14 lesser.  
15 CHAIRMAN RAGUSA: I have no problem with  
16 that.  
17 MR. ARGUS: I'll second that.  
18 CHAIRMAN RAGUSA: Any further  
19 discussion? All in favor, please raise your  
20 hand. That motion passes five to nothing.  
21 Thanks.  
22 MR. COLLAZO: So the motion is you'll  
23 match up to 5,000. Is that correct?  
24 CHAIRMAN RAGUSA: Yes. Anything else?  
25 MR. COLLAZO: No.

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1 CHAIRMAN RAGUSA: All right. We're  
2 good.  
3 MR. COLLAZO: Thank you.  
4 CHAIRMAN RAGUSA: All right. Engineer's  
5 report.  
6 MR. MILLS: Before we move off 25th  
7 anniversary, Mr. Chair, so are we going to  
8 sell all this stuff to make up that money?  
9 What's the plan with all of this?  
10 MS. WHYTE: These were -- after our  
11 board meeting last month I had asked a vendor  
12 to give us some suggestions in case the board  
13 wanted to do a give-away. At the 25th  
14 anniversary they did -- the WOW did a  
15 give-away, and each homeowner had to sign --  
16 you know, that sheet from the WCA, they had to  
17 sign for -- I was a volunteer at that one.  
18 And they had to sign for it and they got their  
19 gift, if you want to call it that.  
20 Did not know whether or not there was  
21 going to be -- you know, anybody had any  
22 interest in wanting to do a give-away. We can  
23 certainly order some or -- you know, it was  
24 just a suggestion.  
25 MR. MILLS: Okay.

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1 CHAIRMAN RAGUSA: Were they given away  
2 in a raffle, or how were they given away?  
3 MS. WHYTE: No. They were given away --  
4 each homeowner went up, and I believe it was  
5 -- whether it was a bag and then --  
6 MR. BARRETT: I don't remember what --  
7 we gave away a bag, but I don't remember what  
8 was in the bag.  
9 MS. WHYTE: There was mugs in it, there  
10 was a whole bunch of coupons and stuff. But  
11 every homeowner --  
12 MR. BARRETT: Oh, you're right. There  
13 were like coffee mugs.  
14 MS. WHYTE: Yeah. And every homeowner  
15 who -- one homeowner per house had to show ID  
16 and you sign for it and you got your bag so  
17 that not, you know, four people living in the  
18 same house -- so that's how they covered it.  
19 And of course you're not going to do the --  
20 CHAIRMAN RAGUSA: That could be  
21 expensive.  
22 MS. WHYTE: -- 3600 homeowners, but, you  
23 know, they did a certain amount, and that's  
24 how they did it.  
25 MR. BARRETT: And I think we only

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1 ordered like four or five hundred coffee mugs.  
2 MS. WHYTE: Yeah.  
3 MR. BARRETT: It was like a thousand  
4 dollars.  
5 MS. WHYTE: You can certainly do pens,  
6 you can do other things, you know. So it was  
7 a matter of --  
8 CHAIRMAN RAGUSA: Mr. Collazo?  
9 MR. COLLAZO: Let me just add that the  
10 license plate is probably one of the hottest  
11 items on the market right now.  
12 MR. BARRETT: That's what I was  
13 thinking.  
14 CHAIRMAN RAGUSA: Yeah, we've got an  
15 issue there. Sonny can address it.  
16 MS. WHYTE: A resident was kind enough  
17 to -- well, not kind enough. An unfortunate  
18 resident -- let's put it this way -- had a  
19 water leak and discovered a box of license  
20 plates behind the hot water heater at her  
21 home, that the realtor that was I guess  
22 supposed to give them out didn't give them  
23 out. So I have 110 brand-new license plates,  
24 the original Westchase license plates in my  
25 office.

1 MR. MAYS: 109.  
 2 MS. WHYTE: Excuse me. We have 109. We  
 3 did have 120, since it was a hot commodity.  
 4 MR. COLLAZO: A giant rainbow coming  
 5 down --  
 6 MS. WHYTE: It were a hot commodity when  
 7 she heard, so she decided to keep ten which  
 8 couldn't, you know -- so I have 109 in my  
 9 office that I probably will do something with.  
 10 So that may be, you know -- it's all set. You  
 11 know, if we wanted to do something else,  
 12 it's -- you know, it's up to the board. It  
 13 also depended on the budget.  
 14 Now, that larger piece of wood here was  
 15 a suggestion that we would probably -- here's  
 16 a Christmas ornament made out of wood and it  
 17 has the 25th logo. This was another  
 18 suggestion as a cheese board cutting board  
 19 with using some of our wood from our community  
 20 when we're taking down trees, because we do  
 21 have a lot of wood. So that would be a  
 22 suggestion that we could do to keep the cost  
 23 down as well. Others are coasters.  
 24 MR. COLLAZO: I like the recycling  
 25 angle.

1 MS. WHYTE: Coasters. And of course  
 2 these other infamous items; beer glasses,  
 3 thermos and mug. So it was just a suggestion.  
 4 I had asked for some thoughts in case the  
 5 board wanted to do something like that.  
 6 MR. BARRETT: So there are even -- there  
 7 are other vendors, like Tracey has -- can put  
 8 together -- give her a vendor for putting  
 9 together temporary tattoos with like a  
 10 Westchase logo for kids. I mean, there is  
 11 all --  
 12 MS. WHYTE: Yeah, I mean, you can. And  
 13 if you -- you know, if it's within the budget  
 14 and we haven't spent all of it, that's  
 15 certainly something fun for the kids to have.  
 16 I mean, we did do glow sticks at Movies in the  
 17 Parks when we started that on the 25th  
 18 anniversary. We had glow sticks for the kids  
 19 for the evenings.  
 20 CHAIRMAN RAGUSA: I guess two questions  
 21 for the board then. Are you inclined to do --  
 22 we're not certainly going to provide for all  
 23 members but some quantity of give-aways,  
 24 whether it's -- I don't think it would be a  
 25 random drawing somehow. If we are inclined to

1 do that, what items would you want to give  
 2 away and how much do you want to spend? So I  
 3 guess three questions.  
 4 MS. WHYTE: We could do a raffle.  
 5 CHAIRMAN RAGUSA: Anyone have any  
 6 thoughts?  
 7 MR. CHESNEY: I'm confused. We just --  
 8 we're jumping the gun here, aren't we? I  
 9 mean -- never mind. I'll just go with the  
 10 flow.  
 11 CHAIRMAN RAGUSA: I'm just telling you  
 12 we will eventually have an event, and we  
 13 can -- if we were so inclined, we could  
 14 acquire some items to give away to residents,  
 15 verified residents.  
 16 MR. MAYS: They could be part of the  
 17 5,000 that you kicked in if we've got -- we've  
 18 only spent 2,500, we say we've got 500 to  
 19 spend on stuff to give away.  
 20 MS. WHYTE: Do you want to do something  
 21 like that? If not, we put it to rest and it's  
 22 done.  
 23 CHAIRMAN RAGUSA: Mr. Ross?  
 24 MR. ROSS: I have no objection to having  
 25 nice give-aways, but I would want it to be

1 tied into whatever else we're doing. So by  
 2 way of example, just to say we're going to do  
 3 a raffle to do a raffle, that to me doesn't do  
 4 cartwheels. If, say, we were doing some kids  
 5 face painting and somehow wanted to make  
 6 some -- you know, that somehow tie into this  
 7 is the best face paint or something, then to  
 8 me that makes a little bit more sense. So I  
 9 have no objection to it.  
 10 I would kind of agree with Greg's  
 11 comment that maybe we're jumping the gun.  
 12 Let's stick it back in staff's corner. Let  
 13 them brainstorm. If they can figure out a  
 14 way to tie it all together and some people  
 15 walk away with some nice keepsakes, makes  
 16 sense to me and I have no objection to that.  
 17 CHAIRMAN RAGUSA: I have a different  
 18 something I'd like you guys to consider. I  
 19 would get a gift certificate of some amount,  
 20 like \$25 to every restaurant in the Westchase  
 21 area, in Westchase, and raffle those off.  
 22 Support our vendors. Absolutely functional  
 23 dollars that people can use. You know, it  
 24 shows that we're supporting our folks. It  
 25 will drive traffic to the restaurants.

1 That -- to me, you know, all this stuff is  
 2 nice. Yeah, the stainless -- the coolers, the  
 3 hot and cold things, that's all nice, but I  
 4 don't want another coffee mug. I certainly  
 5 don't want a beer stein or a wine glass with a  
 6 Westchase logo on it. I'm sorry.  
 7 MR. BARRETT: That one has "Doug" on it,  
 8 too.  
 9 CHAIRMAN RAGUSA: I like the one with  
 10 "Doug" on it. I can imagine -- I know where  
 11 that one is going. I have no problem with  
 12 that. But I think -- it's going to be etched  
 13 in there. But I think that's something that  
 14 we may want to consider. How many restaurants  
 15 do we have? 20, 15?  
 16 MR. BARRETT: That are in the CDD area  
 17 itself?  
 18 CHAIRMAN RAGUSA: You've got a couple up  
 19 by Publix.  
 20 MR. ARGUS: Just restaurants or  
 21 restaurants and bars?  
 22 CHAIRMAN RAGUSA: If they serve food,  
 23 World of Beer, that may qualify.  
 24 MS. WHYTE: I don't know. I'd have to  
 25 do a head count. Maybe 30. 30 top. Top.

1 MR. MAYS: Ten.  
 2 MR. ARGUS: Coffee shops?  
 3 MR. MAYS: Counting Burger King,  
 4 McDonald's and the new Jersey Mike's or Mike's  
 5 Jerseys or whatever they are.  
 6 MS. WHYTE: Have Starbucks, all of those  
 7 places. So I would say maybe 25 -- anywhere  
 8 between 20 and 30.  
 9 CHAIRMAN RAGUSA: It's just an idea.  
 10 MS. WHYTE: It's a good idea.  
 11 MR. COLLAZO: I like that idea.  
 12 CHAIRMAN RAGUSA: It's just an idea.  
 13 For me, in my eyes, I would use that -- a  
 14 separate funding source than within the \$5,000  
 15 budget or the 5,000 or less budget we've just  
 16 approved.  
 17 MS. WHYTE: That's something we can  
 18 easily do towards the end as to whether we  
 19 see -- because those I can go pick up in a  
 20 matter of a day or two.  
 21 CHAIRMAN RAGUSA: I think that's all  
 22 part of your marketing. You've got to let the  
 23 residents know that we will be giving away X  
 24 number of gift certificates to -- and it may  
 25 drive people to the event.

1 MS. WHYTE: We'll have to look at  
 2 different event -- okay.  
 3 CHAIRMAN RAGUSA: Well, what's the  
 4 consensus of the board? Is that -- would you  
 5 rather do that or would you rather do the  
 6 physical items?  
 7 MR. CHESNEY: Probably do both.  
 8 CHAIRMAN RAGUSA: All right. Which of  
 9 the physical items do you like the most?  
 10 MR. CHESNEY: People like swag. I don't  
 11 know. Once again, we're -- I think we're  
 12 jumping the gun. Why don't you kind of see  
 13 how it goes. I like the temporary tattoos for  
 14 the kids.  
 15 CHAIRMAN RAGUSA: That's the cheap  
 16 stuff, though.  
 17 MR. CHESNEY: Yeah. Well, that's what I  
 18 meant by "swag."  
 19 CHAIRMAN RAGUSA: Oh. That's swag to  
 20 you?  
 21 MR. CHESNEY: Yeah. Or like Koozie  
 22 holders. Those are always popular, because  
 23 you don't, you know -- buy a thousand or  
 24 whatever Westchase Koozies; stuff like that.  
 25 People like that kind of swag. And you know

1 in this neighborhood they'll get used.  
 2 Koozies? People bring a nice cold drink down  
 3 to the park --  
 4 CHAIRMAN RAGUSA: We don't have a  
 5 decision on this.  
 6 MS. WHYTE: No worries.  
 7 MR. MILLS: I'm trying to think. Mark,  
 8 if you -- along the lines of the gift  
 9 certificates, I like that idea because  
 10 anything to advance the businesses and tie it  
 11 in is awesome. But I'm looking at the stuff  
 12 here and I'm thinking -- you know, so we've  
 13 got coffee mugs, so we've got a couple of  
 14 coffee shops in the community. We've got wine  
 15 and beer places. I mean, do we -- I don't  
 16 know. It's just a crazy thought. We come up  
 17 with 200 of each or something and donate them  
 18 to the businesses that are applicable to give  
 19 to residents however they deem appropriate.  
 20 You know, every 50 --  
 21 MS. McCORMICK: I think that --  
 22 CHAIRMAN RAGUSA: I'm waiting for Erin  
 23 to respond.  
 24 MS. McCORMICK: Yeah, that would  
 25 probably be beyond the -- I mean, I think that

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1 somebody could question that and say is it an  
2 appropriate use of the CDD dollars if we were  
3 giving it to a business.  
4 MR. MILLS: So the WCA could do it then.  
5 MS. McCORMICK: The WCA --  
6 MR. MILLS: The WOW could do it.  
7 MS. McCORMICK: -- could do it. I don't  
8 know that they would have any restrictions.  
9 MR. MILLS: Again, just tying it back to  
10 the businesses. We're not in the business of  
11 giving out swag. But, you know, if somebody  
12 goes to World of Beers and they happen to give  
13 them one of these instead of another one,  
14 "Congratulations, you're the hundredth  
15 customer today." I'm just thinking out loud.  
16 CHAIRMAN RAGUSA: Mr. Collazo?  
17 MR. COLLAZO: Sure. I mean, if you guys  
18 wanted to fund a basket of swag and allow us  
19 to, you know, distribute it in the community,  
20 I think we could do that. I'll take that to  
21 my board for sure.  
22 MR. MILLS: I don't think that's what  
23 you said.  
24 CHAIRMAN RAGUSA: Mr. Barrett?  
25 MR. BARRETT: People love car magnets

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1 now. You see them everywhere. And, you know,  
2 like the family stick figures, but instead of  
3 that do -- instead of maybe doing the license  
4 plates like what people -- people are just  
5 always putting little stickers in the back of  
6 their car like where their -- their beach  
7 place or whatever. Just a W with Westchase,  
8 just nice and small, tuck in the back.  
9 MS. WHYTE: That's a really nice idea.  
10 MR. CHESNEY: That is a good idea.  
11 That's kind of like the modern license plate  
12 there.  
13 CHAIRMAN RAGUSA: What would it say?  
14 MR. CHESNEY: Just a "W," the logo.  
15 MR. BARRETT: Like a "Westchase 25th  
16 Anniversary." I mean, you could just --  
17 MR. CHESNEY: Just the "W" even.  
18 MR. BARRETT: Even the "W" would be more  
19 mysterious.  
20 MR. CHESNEY: Yeah, kind of cool, "Ooh,  
21 who are all these people with Ws?" I like  
22 that.  
23 CHAIRMAN RAGUSA: Someone want to look  
24 into that? The vinyl is cheap. That stuff's  
25 dirt cheap. All right. Anything else on this

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1 issue so we can get rid of the high-cost  
2 professionals that are here? Well worth it.  
3 Highly valuable and expensive professionals.  
4 Anything else, gentlemen?  
5 All right. Engineer's report.  
6 MS. STEWART: I'm here to talk about the  
7 Traffic Enforcement Agreement and the  
8 requirement for the certification. I  
9 unfortunately will not be able to certify the  
10 current signage and striping based on my  
11 recent experiences in dealing with this issue.  
12 And so therefore, I think in order for the  
13 Traffic Enforcement Agreement to be continued,  
14 we're going to have to work on getting pricing  
15 for replacement. I'd be happy to answer any  
16 questions.  
17 MR. CHESNEY: Pricing for replacement of  
18 what?  
19 MS. STEWART: The signage. The entire  
20 sign and posts are going to have to be  
21 replaced, the decorative posts, because in  
22 talking to the vendor today, he says in order  
23 to do the County's street signs and to do the  
24 dimensions for the stop signs and the height,  
25 the existing posts are too short. So the

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1 entire -- we do also believe that a lot of the  
2 existing posts from the original developer  
3 that were installed, that they probably are  
4 not break-away posts. He said he thinks that  
5 we might be able to get some testing done on  
6 them to see if they are. But I suspect, due  
7 to their age, they probably are not  
8 necessarily break-away.  
9 So just a reminder -- this kind of has  
10 come up in the past year and a half. I'm  
11 dealing with it with the City of Tampa, Pasco  
12 County, Hillsborough County where they are  
13 really enforcing compliance with the manual  
14 and uniform traffic control devices and the  
15 DOT standards. I think I may have mentioned  
16 in passing the last time that I think the  
17 local governments must all go to a conference  
18 together and basically talk about how -- the  
19 litigious noncompliances. I have no idea.  
20 I also do suspect -- this is strictly a  
21 suspicion -- that the local sheriff's office  
22 and police departments are like, we've got  
23 bigger fish to fry. We've got bigger and  
24 better things to do. We'll just make this as  
25 difficult as possible. I have recommended to

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1 some of my clients, if they're not getting the  
2 service out of their Traffic Enforcement  
3 Agreement that they want, let it go. Keep  
4 your signs, keep it the way it is, and just  
5 get out of the Traffic Enforcement Agreement.  
6 CHAIRMAN RAGUSA: So moved.  
7 MR. CHESNEY: Yeah. I mean, we have our  
8 own deputies that go back there anyways.  
9 Second. Sorry.  
10 MS. McCORMICK: You're having the  
11 feedback from --  
12 MS. WHYTE: Keep in mind, I'm getting --  
13 in order for our -- we hire off-duty deputies,  
14 and they will patrol the common areas, they  
15 will go behind the gates. That is what we  
16 have that traffic agreement for, is to go  
17 behind the gates, because they are gated, and  
18 for them to write tickets and stuff like that.  
19 MR. CHESNEY: Right. But that's not --  
20 CHAIRMAN RAGUSA: Hold on. You're  
21 mixing two concepts. They are going behind  
22 the gates regardless of whether we have a  
23 Traffic Enforcement Agreement. They are not  
24 actively enforcing traffic violations behind  
25 the gates without it, though.

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1 MS. WHYTE: Okay. So basically --  
2 CHAIRMAN RAGUSA: Correct me if I'm  
3 wrong.  
4 MS. WHYTE: -- if that is --  
5 MS. STEWART: I suspect in order for  
6 them to give any tickets, they're going to  
7 need the Traffic Enforcement Agreement.  
8 CHAIRMAN RAGUSA: How many tickets are  
9 they actually giving out?  
10 MS. STEWART: That's the ultimate  
11 question.  
12 CHAIRMAN RAGUSA: One?  
13 MR. MAYS: Very few. Mostly warnings.  
14 MR. CHESNEY: And also, I am not  
15 entirely sure that that is correct that you  
16 need -- the off-duty needs that agreement to  
17 give --  
18 MS. WHYTE: They do.  
19 MS. STEWART: I live in the area, and  
20 I'm not a hundred percent sure.  
21 MS. WHYTE: Gunderson keeps asking me  
22 for it.  
23 MS. McCORMICK: I haven't asked anybody  
24 if they will continue to just patrol as part  
25 of the off-duty patrol behind the gates

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1 without having this traffic control  
2 jurisdiction agreement.  
3 MS. WHYTE: I can make a quick phone  
4 call if you'd like.  
5 CHAIRMAN RAGUSA: They did before we had  
6 the agreement.  
7 MS. WHYTE: We've had the agreement  
8 now --  
9 MS. McCORMICK: Eight years, I think.  
10 MS. WHYTE: Eight or nine years. Prior  
11 to that we only had them on one side.  
12 MS. STEWART: It seems like a patrol  
13 agreement in the -- doesn't require them to  
14 give tickets.  
15 MS. WHYTE: Would you like me to make a  
16 quick phone call? Because Gunderson is on  
17 patrol.  
18 CHAIRMAN RAGUSA: He's right out there.  
19 He's running some kind of a sting. He's in a  
20 silver Chevy Impala right down the road.  
21 MR. MAYS: He's in his own car.  
22 CHAIRMAN RAGUSA: He's in an unmarked  
23 silver car.  
24 MR. MAYS: He got promoted to sergeant.  
25 CHAIRMAN RAGUSA: Either that or he's

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1 taking a nap. I didn't say that on the  
2 record, though. He's a great guy.  
3 MR. CHESNEY: Well, why don't we give it  
4 to Erin to investigate.  
5 CHAIRMAN RAGUSA: Well, I think -- I  
6 don't know that I want to spend a ton of money  
7 doing it, but I'd like to know the cost of  
8 bringing the gated communities into  
9 compliance. I think The Greens is going to be  
10 astronomical. Harbor Links is going to be  
11 high.  
12 MR. ARGUS: Are there safety issues with  
13 the signage we have now? Why the change in  
14 requirements?  
15 MS. STEWART: That is a very subjective  
16 question. My comment to the local governments  
17 that are asking for the certification, I'm  
18 like, did somebody get decapitated by a sign  
19 being too low? What happened? These are not  
20 high-speed freeways. You're asking for  
21 compliance for standards for high-speed  
22 highways. What -- what's up? And I just kind  
23 of get a blank look.  
24 Do I think the signs that are there are  
25 reasonable? The only thing that I would

1 suggest is long-term as we replace things we  
2 replace them to be compliant and that we look  
3 at the retro reflectivity. I think maybe some  
4 of the signs at night we would want to try to  
5 make sure they're reflective enough. But  
6 overall these are low-speed subdivision roads.  
7 And do they need all these highly regulated  
8 standards? My professional opinion is no.

9 Same thing about crosswalks. These are  
10 subdivision streets. You should be able to  
11 cross the street without a crosswalk, you  
12 know. Although people are beginning to drive  
13 a little bit more crazy every day, so --

14 CHAIRMAN RAGUSA: Mr. Ross?

15 MR. ROSS: So that the record is clear,  
16 regardless of whether we have this agreement,  
17 law enforcement will enforce whatever the  
18 applicable laws on roads such as Linebaugh and  
19 Countryway?

20 MS. STEWART: Correct. Because they are  
21 County-owned roads.

22 MR. ROSS: That's what I wanted to make  
23 sure. We're not debating whether we'll have  
24 enforcement on, I think what you'd call, a  
25 high-speed road or something like that.

1 MS. STEWART: Correct. Correct.

2 MR. CHESNEY: I'd venture to say that  
3 the signage when it was put in --

4 CHAIRMAN RAGUSA: The signage isn't  
5 compliant.

6 MR. CHESNEY: Yeah. It's the same  
7 signage.

8 MS. STEWART: We have said the same  
9 thing; that that is irrelevant because at the  
10 end of the day they're looking for someone to  
11 certify that they can point the finger to when  
12 something goes wrong.

13 CHAIRMAN RAGUSA: Do we have a -- what  
14 direction does the board want to go on that?  
15 I actually made a motion and I have a second,  
16 so let's discuss that, whether we withdraw it  
17 or vote on it.

18 MR. CHESNEY: I move to table it, and  
19 let's investigate this further. Investigate,  
20 exactly. I don't understand the difference on  
21 what the contract calls for compared to what  
22 we have. I mean, I don't have a strong --

23 CHAIRMAN RAGUSA: All right. I'll just  
24 go ahead and withdraw the motion.

25 MR. CHESNEY: All right.

1 CHAIRMAN RAGUSA: So we're going to ask  
2 staff to confirm whether the directed  
3 sheriff's patrol will still patrol behind the  
4 gates in the absence of traffic -- what's the  
5 name of the contract?

6 MS. McCORMICK: Traffic control  
7 jurisdiction agreement. I mean, it seems like  
8 they should, because the reason that they're  
9 asking for the certification is to know that  
10 the signage -- is to certify the signage and  
11 the crosswalks, which is what they would be  
12 giving tickets based on. It doesn't have  
13 anything to do with whether they're patrolling  
14 for, you know, unauthorized people or somebody  
15 that would be causing mischief behind the  
16 gates.

17 MR. ROSS: But to Greg's point, if it's  
18 going to come back, we want to know any  
19 consequences of the motion whether they're  
20 positive or negative, not just the one that  
21 you highlighted.

22 CHAIRMAN RAGUSA: Right.

23 MR. CHESNEY: Yeah. So let's just  
24 investigate it a little bit more. I think we  
25 can figure it out.

1 CHAIRMAN RAGUSA: Mr. Mills?

2 MR. MILLS: Thank you. For me a piece  
3 of this is back to an original and earlier  
4 comment. If there is any data available as to  
5 how many tickets they are writing, you know --

6 CHAIRMAN RAGUSA: One.

7 MR. MILLS: I mean, if there is no  
8 tickets being written --

9 MR. MAYS: Right now they're just  
10 writing warnings. Most of the time that's  
11 what they have been doing.

12 MR. MILLS: So, you know, if the two can  
13 be stand-alone and there is no ticket activity  
14 that we're losing out on from enforcement --  
15 from an enforcement standpoint, I don't know  
16 that we need to go through a sign exercise.

17 CHAIRMAN RAGUSA: Deputy -- or Corporal  
18 Gunderson is on his way, so why don't we table  
19 this informally and go to the next topic.

20 MS. STEWART: The good news is Doug has  
21 planted some club-rush in the ponds, so  
22 we're going to monitor that and --

23 MR. MAYS: Correct.

24 MS. STEWART: -- hope that the stuff  
25 will take off and maybe be a more reasonable

1 option for dealing with our erosion issues  
2 than the Flexamat. So that's being taken care  
3 of. That's really all I had.

4 MR. MAYS: And we kind of located some  
5 areas that we can do the rock instead of  
6 having to do the restoration of the edge with  
7 the Flexamat, so I think our costs are coming  
8 down on it a little bit.

9 MR. CHESNEY: Where did you plant the  
10 bushes?

11 MR. MAYS: Montague and Linebaugh on  
12 that corner pond there.

13 MR. BARRETT: Where on the pond?

14 MR. MAYS: Right on the edge.

15 MS. STEWART: The pond slope on the  
16 perimeter.

17 MR. BARRETT: Closest to the sidewalks?

18 MR. MAYS: Sidewalk and then on the road  
19 side.

20 MR. BARRETT: I didn't notice.

21 MR. MAYS: Because that came -- when it  
22 came in, the ponds were so high that when they  
23 planted it, it's underwater and --

24 MR. BARRETT: It's in the water. It's  
25 not on the bank?

1 MR. MAYS: It's right on the edge of the  
2 water, right. So as it grows it will expand.

3 MS. STEWART: I don't know if we talked  
4 about this either. But one of the things that  
5 we're noticing universally in communities that  
6 I work for is that the wetland buffers are  
7 exploding with nuisance, undesirable  
8 vegetation. And my fear is, is that as we go  
9 into a drought -- one day we will convert into  
10 a drought like we did six, seven years ago --  
11 that that will be fuel for wildfires. So I'm  
12 trying to inform my clients to pay attention,  
13 look to see what I'm talking about; you know,  
14 when you're walking take a look. You'll see  
15 the vines. You'll just see all kinds of  
16 nuisance stuff that's beginning to recruit and  
17 explode because of the high water elevations  
18 and the above-average rainfall.

19 I am highly recommending -- and I know  
20 Doug works with the lake management company to  
21 try to manage that, so you're kind of ahead of  
22 the curve. But pay attention to what's going  
23 on so that when you start getting into looking  
24 at future budgets, that you take a look at  
25 what needs to happen. And you may have enough

1 money to do what you need done every year  
2 based on your budget that you've got set now.  
3 But look around and look at it and see what  
4 I'm talking about.

5 CHAIRMAN RAGUSA: Mr. Barrett?

6 MR. BARRETT: If I could touch on that.  
7 My own personal experience, there is a weird  
8 part of my parcel that actually sits in a  
9 wetland setback area. And when I was putting  
10 in a pool, Doug happened to come by because we  
11 were talking about the conservation and talked  
12 to me about pulling out some of the invasives.  
13 And the difference in just the kind of whole  
14 health of that ecosystem changed dramatically  
15 by just pulling out these Brazilian peppers,  
16 which were just smothering the whole thing.  
17 And it really -- you can see them all along  
18 the back of Baybridge Park. They are taking  
19 over everything.

20 If you go down that same Montague  
21 stretch before -- between the pond and  
22 Westchase Drive, you guys have cut those back,  
23 but it's almost all this invasive Brazilian  
24 pepper. And it really looks, when it gets  
25 really overgrown -- it's the plant that you

1 pulled out on the side of the Ross building.  
2 It gets overgrown, it just takes over  
3 everything. And it's actually, frankly, not  
4 very attractive and it spreads. And you pull  
5 it out and three years later the -- it's just  
6 a totally different, prettier look. So just --  
7 that's been my personal experience. And I've  
8 always thought that that would be a great  
9 project to hand to the local scouts and to  
10 say, "Have at it," you know.

11 MS. STEWART: I'm creating an article,  
12 too. I'm working on an article to spread  
13 universally to all my clients so to educate  
14 residents in this area so that maybe some  
15 residents will take some of it on themselves,  
16 because I have a wetland in my backyard, and I  
17 can't help myself, so --

18 CHAIRMAN RAGUSA: The problem with the  
19 Brazilians is you have to kill them  
20 appropriately. You not only have to move them  
21 but you have to poison the root system.

22 MR. BARRETT: Right. And he told me the  
23 chemical.

24 CHAIRMAN RAGUSA: Right.

25 MR. BARRETT: And it's not that complex

1 a thing. It works. Like we -- when we  
 2 initially started it, we were -- because we  
 3 also took care of the CDD property along that  
 4 area as well. And he was -- I remember early  
 5 on -- I don't know if this chemical will work.  
 6 It worked fabulously.  
 7 CHAIRMAN RAGUSA: After the trees were  
 8 cut out?  
 9 MR. BARRETT: Yes. They cut them down  
 10 to the stump. They cut like cross-sections  
 11 into them, and then they painted them with  
 12 whatever the chemical was. They're gone. And  
 13 I just -- now I just kind of keep my eye out.  
 14 And I recognize them, and so when I see them  
 15 sprouting, because the seeds drop from the  
 16 bark, I just yank that -- like the little  
 17 sapling out, and it just -- if you go through  
 18 and you even look at my property, you can see  
 19 how that looks versus that stretch between the  
 20 pond and Westchase Drive. That's the  
 21 difference of when you pull the Brazilian  
 22 pepper out.  
 23 MS. WHYTE: Sergeant Gunderson.  
 24 CHAIRMAN RAGUSA: Sergeant.  
 25 SGT. GUNDERSON: Yes.

1 MR. CHESNEY: Congratulations.  
 2 SGT. GUNDERSON: Thank you.  
 3 CHAIRMAN RAGUSA: We have a question for  
 4 you.  
 5 SGT. GUNDERSON: Okay.  
 6 CHAIRMAN RAGUSA: The -- what's the name  
 7 of the agreement?  
 8 MS. McCORMICK: So we have the Traffic  
 9 Control Jurisdiction Agreement with -- for The  
 10 Greens and Harbor Links, which is separate and  
 11 apart from the off-duty sheriff's patrol  
 12 agreement. And I think that Traffic Control  
 13 Jurisdiction Agreement is what allows you to  
 14 go back behind the gates and to issue tickets  
 15 if somebody were speeding or, you know,  
 16 violating traffic laws.  
 17 So if they don't go forward with doing  
 18 the Traffic Control Jurisdiction Agreement, my  
 19 understanding is that you would still do your  
 20 regular patrol activities behind The Greens  
 21 and Harbor Links; you just would not be  
 22 issuing tickets back there or warnings. Is  
 23 that right?  
 24 SGT. GUNDERSON: That's correct.  
 25 MS. McCORMICK: Okay.

1 MR. CHESNEY: And that's for when -- the  
 2 off-duty sheriff patrol as well; you would not  
 3 issue tickets then?  
 4 SGT. GUNDERSON: No. Because -- I mean,  
 5 you probably have the better verbiage than me.  
 6 But they're not approved through the -- I  
 7 guess they need to be approved by an engineer  
 8 and the county. It's not going to -- we  
 9 rarely write tickets back there, and it's --  
 10 you know, we do get speeding complaints back  
 11 there. The Harbor Links very rarely. I can  
 12 say maybe twice in the last ten years. Harbor  
 13 Links -- or I'm sorry -- The Greens probably  
 14 once or twice a year we get a speeding  
 15 complaint back there.  
 16 But getting this agreement is not going  
 17 to cure the speed. I mean, I think -- you  
 18 know, unless some other, you know -- people  
 19 are always going to speed. It's always going  
 20 to be an issue. But it's not an issue to  
 21 where I think, you know, the agreement is --  
 22 you know, we have to have that. It's just  
 23 another tool for us if we do want to enforce  
 24 traffic; that we have it and we can issue  
 25 citations.

1 CHAIRMAN RAGUSA: Mr. Ross?  
 2 MR. ROSS: If you don't have the  
 3 agreement, can you still do warnings?  
 4 SGT. GUNDERSON: I'm going to say no,  
 5 that we wouldn't -- knowing that we don't have  
 6 an agreement, then I would say that the stop  
 7 would be -- wouldn't be -- you know, we would  
 8 be making these stops knowing that they're not  
 9 lawful stops. So I wouldn't be comfortable  
 10 making a stop when we don't have an agreement  
 11 in place, unless it's criminal. Unless we see  
 12 a criminal traffic violation, then we could go  
 13 in and enforce that. But those are, you know,  
 14 very far and few between.  
 15 MR. ROSS: I guess times have changed.  
 16 When I was growing up, a policeman might  
 17 actually stop me, knowing he's not going to  
 18 give me a ticket, but just to scare the  
 19 bejeebers out of me if you were doing  
 20 something you shouldn't be doing. You guys  
 21 don't do that anymore?  
 22 SGT. GUNDERSON: Well, I would never  
 23 practice that. But, you know, nowadays, so  
 24 much -- you know, everything --  
 25 MR. ROSS: I was just asking.



1 SGT. GUNDERSON: We're more scrutinized,  
2 yeah.  
3 CHAIRMAN RAGUSA: You had a lot of that,  
4 didn't you? Anything else? Mr. Chesney?  
5 MR. CHESNEY: So there is some little  
6 kid running around on his minibike. Is that  
7 an okay, approved activity by the sheriff's  
8 department?  
9 SGT. GUNDERSON: Where? I mean, it  
10 depends where.  
11 CHAIRMAN RAGUSA: Right here.  
12 MR. CHESNEY: It's all over.  
13 SGT. GUNDERSON: Yeah, no motorized  
14 bikes on the --  
15 MR. CHESNEY: On the sidewalks?  
16 CHAIRMAN RAGUSA: He'll be back in a  
17 couple minutes.  
18 MS. WHYTE: There is a kid that runs it  
19 up and down my street. He's on one of those  
20 little mini things. He's in the middle of the  
21 street hauling butt.  
22 MR. COLLAZO: What about the golf carts?  
23 MR. CHESNEY: Golf carts on the  
24 sidewalk? That's a no? A no-no too.  
25 SGT. GUNDERSON: That is a no-no.

1 MR. CHESNEY: What about golf carts on  
2 the streets?  
3 SGT. GUNDERSON: If it's -- well, that's  
4 a good question. Golf carts on the sidewalk  
5 are only if it's a county-maintained road and  
6 the sidewalk is five feet wide. We don't have  
7 any county-maintained roads out here, so  
8 nothing on the sidewalk.  
9 On the street -- don't quote me on this  
10 because I would have to review the statute.  
11 But I think if it's registered --  
12 MR. CHESNEY: The ones on the street I  
13 don't really mind.  
14 CHAIRMAN RAGUSA: Some golf carts are  
15 street legal.  
16 SGT. GUNDERSON: Yeah.  
17 MS. WHYTE: If they're tagged.  
18 SGT. GUNDERSON: If it's registered.  
19 MR. CHESNEY: Quite frankly, I just was  
20 curious on that. I'm mostly focused just on  
21 the ones on the sidewalk.  
22 MS. WHYTE: We have a whole lot of new  
23 ones.  
24 CHAIRMAN RAGUSA: We should have a whole  
25 different discussion with Sgt. Gunderson off

1 the record about that.  
2 MS. WHYTE: We've had it.  
3 CHAIRMAN RAGUSA: Anything else?  
4 Anything for us?  
5 SGT. GUNDERSON: No.  
6 CHAIRMAN RAGUSA: Thanks for taking the  
7 time to come over here. I appreciate it.  
8 SGT. GUNDERSON: You guys have a good  
9 week.  
10 CHAIRMAN RAGUSA: Thank you. You too.  
11 Take care. Anything else, Tonja?  
12 MS. STEWART: No. That's it.  
13 CHAIRMAN RAGUSA: Thank you.  
14 MS. STEWART: You're welcome.  
15 MR. ARGUS: Before she goes, we made  
16 mention of -- earlier last month we were  
17 talking about the lightning protection for  
18 some of the equipment. And according to the  
19 minutes, we were supposed to get some sort of  
20 a report.  
21 MS. STEWART: I do not have a report. I  
22 thought I heard you say that. I looked at  
23 Sonny and I said, "I meant to talk to you  
24 about that." And she goes, "Yeah, I meant to  
25 talk to you about that." So yes, I will

1 e-mail the electrical engineer and get the  
2 conversation going, and we'll have a report  
3 for you next month.  
4 MS. WHYTE: In the meantime, in regards  
5 to that --  
6 MR. MAYS: Just so you know, Glenciff  
7 Park already has lightning rods combing the  
8 bathroom building there, that canopy. They  
9 just got three lightning rods on top of it, in  
10 case anybody had noticed that. I just noticed  
11 it myself.  
12 MR. ARGUS: We're putting a new roof on  
13 the gazebo. Is that going to have a lightning  
14 rod?  
15 MR. MAYS: Never has had one.  
16 MS. WHYTE: What I did is -- in regards  
17 to the discussion we had last month -- and I  
18 talked to Tonja briefly on it, but we need to  
19 do a little bit more research. I did inquire.  
20 Apparently we cannot put any additional stuff  
21 on the existing playground as it is now. I  
22 called a couple of places, did a little bit of  
23 research. And a lot of the county parks in  
24 Orlando and other places, Coral Springs and  
25 places like that, they're all using this

1 lightning detection system where you have  
 2 sirens or you have strobe lights.  
 3 So I talked to one company -- oh, my  
 4 goodness.  
 5 MR. MAYS: The name of it?  
 6 MS. WHYTE: 64 parks in Orlando that are  
 7 under them. They actually linked us up. Doug  
 8 and I are getting regular alerts on our phones  
 9 just to see how it works. They linked us up  
 10 to see.  
 11 What they would do is we would put a  
 12 piece of equipment in each of the parks. It's  
 13 just a little monitor and it's hooked up to  
 14 our wi-fi, which we already have. And what it  
 15 does is it notifies the residents in -- not in  
 16 the park. But people in the park, if they see  
 17 the strobe lights -- it's three lights that go  
 18 like this. Because they have an option of  
 19 doing it with sirens or doing it with lights.  
 20 I figured, especially at Glenclyff,  
 21 probably lights would be better. You could  
 22 have people on your list that you could send  
 23 notice that -- like Doug and I are getting --  
 24 notices out to that tell you there is  
 25 lightning within a five-mile radius of your

1 area of your park, so that if you have a  
 2 soccer player on the field or a coach, that  
 3 coach would get a warning. Not every parent  
 4 because that would be just, you know, too  
 5 much. But the coaches, if you wanted to give  
 6 the coach the ability for us to link the coach  
 7 and say, "Hey, coach, be aware that, you know,  
 8 you've got lightning within five miles." And  
 9 then the light would flash three times and it  
 10 would tell people that it's time to get out of  
 11 the park.  
 12 He did tell us that actually in New York  
 13 City they have one in one of their parks, and  
 14 they took -- they have a fining process; if  
 15 you're in that park when the sirens goes --  
 16 they have the siren -- that there is a  
 17 thousand-dollar fine if you're found in the  
 18 park.  
 19 CHAIRMAN RAGUSA: Only in New York City.  
 20 MS. WHYTE: Yeah. But that's one of the  
 21 options. Now, that piece of equipment is  
 22 \$1700 per park, and it covers -- you can do  
 23 five-mile, ten-mile radius, whatever. And  
 24 it's \$1700 per park. It's one year. There is  
 25 a renewal up to three parks; if we want to put

1 West Park Village into it as well, it's \$2500.  
 2 That may be an option to give you what you  
 3 want without having to draw more -- other  
 4 things. And that would tell people that there  
 5 is lightning in the park. As a safety reason  
 6 you would be covered as well, I think. Erin,  
 7 am I correct? Just, you know, I mean, it's an  
 8 option for us. And I can certainly give you  
 9 more information. We're testing it right now.  
 10 CHAIRMAN RAGUSA: I have two comments.  
 11 I've seen them at swimming pools, and I've seen  
 12 the ones that have sirens, and they're  
 13 terribly unreliable.  
 14 MS. WHYTE: This is not.  
 15 CHAIRMAN RAGUSA: Well, to me that  
 16 system is idiotic. To send an e-mail off or a  
 17 text off-site doesn't warn the person standing  
 18 there in the lightning zone. That's why -- if  
 19 you're going to warn, it's a warning device.  
 20 You are warning the people in the affected  
 21 area, Get undercover or get away from metal or  
 22 --  
 23 MS. WHYTE: That's what it would do. At  
 24 the same time as I get the e-mails, it  
 25 immediately goes off there.

1 CHAIRMAN RAGUSA: It flashes three  
 2 lights which looks like lightning. You have  
 3 to have an audible warning.  
 4 MS. WHYTE: It's a strobe light. You  
 5 can certainly do -- if you wanted to do the  
 6 siren light, the siren sound, that's \$8700.  
 7 It does the same thing, but it blasts. And  
 8 you can set it for certain times during the  
 9 day if you only want to cover the daylight  
 10 hours. Because could you imagine --  
 11 CHAIRMAN RAGUSA: It's 8700 per unit?  
 12 MS. WHYTE: Per unit. Per unit per  
 13 park. And that -- but keep in mind, you now  
 14 have those people in Woodbay and in Glenfield  
 15 hearing -- you know how much lightning we get.  
 16 They'd be hearing that continuously during a  
 17 storm.  
 18 CHAIRMAN RAGUSA: Every afternoon in the  
 19 summer.  
 20 MS. WHYTE: Every afternoon, every  
 21 Saturday morning, every Sunday. You could set  
 22 -- I said to them, "I wouldn't want these to  
 23 go off in the middle of the night." He said,  
 24 "No, what you can do is you compile a time  
 25 frame. You know, if your park opens at sun

1 up, so you'd set it for seven o'clock in the  
 2 morning. You close at sundown, that's your  
 3 hours that you have those sirens running."  
 4 Because if they're in the park after the park  
 5 closes, they're trespassing.  
 6 MR. BARRETT: Can you also -- I'm sorry.  
 7 Can you also time it, though, so that there is  
 8 a gap between once it sounds that it can  
 9 remain silent for, say, half an hour to kind  
 10 of avoid the repeated --  
 11 MS. WHYTE: It does a 30-minute  
 12 interval. It tells you how many lightning --  
 13 you know, if the lightning is within a certain  
 14 amount -- and after 30 minutes the computer  
 15 resets itself and there is no more lightning,  
 16 then you get an all clear.  
 17 So it was just something I'm testing  
 18 right now to see if it's an option for the  
 19 community. If it's something you guys would  
 20 like to explore, you know, it can be installed  
 21 at any time if that is something -- but we  
 22 certainly cannot add to the lightning rods to  
 23 the equipment that's already in existence.  
 24 CHAIRMAN RAGUSA: What is the board  
 25 inclined? Any input?

1 MR. ARGUS: I'd like to see the report.  
 2 MR. MILLS: What's that?  
 3 MR. ARGUS: I'd like to see the report  
 4 that they're working on, the results of their  
 5 findings.  
 6 MS. McCORMICK: I wonder if this would  
 7 be anything that our insurer would have any  
 8 input on. Do you think? I mean, I have never  
 9 done any research on this. But, you know, I  
 10 can see issues if it malfunctions and people  
 11 are relying upon it to provide warning.  
 12 MR. MENDENHALL: Pretty much -- you're  
 13 providing something like you're saying that  
 14 somebody is relying on. So if it does  
 15 malfunction, if it doesn't go off and then  
 16 somebody gets injured, I think you'd have some  
 17 liability issues. But we can find out. I can  
 18 ask the insurance company and talk to them  
 19 about it.  
 20 CHAIRMAN RAGUSA: Anything else?  
 21 MS. STEWART: Doug just brought up one  
 22 more item.  
 23 MR. MAYS: I got one more item that  
 24 Tonja might need some -- to put other input  
 25 on. As we were doing the grade work over at

1 West Park Village, the soil that was  
 2 underneath the sod, they excavated that sod.  
 3 They noticed it very mucky to a point where  
 4 they didn't feel comfortable with putting that  
 5 Pour-in-Place material on top of it. So they  
 6 requested an engineer come out to take a soil  
 7 sample, see how deep it was, see what we  
 8 needed to do, see what the appropriate action  
 9 would be to take care of that problem. The  
 10 engineer -- we went ahead and pushed forward  
 11 with that.  
 12 Faulkner Engineering came out at Tonja's  
 13 request, took a soil sample. He suggests that  
 14 we remove an additional four to six inches'  
 15 worth of soil and then put a rock base over  
 16 top of that before we put the material down  
 17 that they put. So we had Bosscraft -- or  
 18 Rep Services go ahead and give us an  
 19 additional proposal for that. So I believe  
 20 the proposal came back to --  
 21 MS. WHYTE: 9,000.  
 22 MR. MAYS: -- about \$9,000 to do that,  
 23 to remove all that soil, put in fresh soil and  
 24 bring in a rock base on top of it to make it a  
 25 more stabilized surface. And it would go

1 through Rep Services. It would just be like  
 2 an addendum or a --  
 3 MS. McCORMICK: So they were just  
 4 testing the stability of the soil? That was  
 5 what they were sampling for?  
 6 MR. MAYS: The condition of it, right.  
 7 See what the conditions are.  
 8 MS. STEWART: What happens, is when they  
 9 built the development, it's very common that  
 10 the unsuitable material -- the most clay  
 11 material that you can't put as a roadway bed  
 12 or for building a house, that stuff will be  
 13 left. So they have to target locations to  
 14 bury that, and it happens to be in any extra  
 15 green space that you have outside of a road or  
 16 a house. So this was green space that was  
 17 left available, so the bad stuff got stuck  
 18 there.  
 19 MR. MAYS: Just to put it in line,  
 20 though, as they were doing it you could --  
 21 that stuff even without the rain wouldn't dry  
 22 out for three days, it was so mucky and so  
 23 muddy. So that's why they -- and then when he  
 24 took his sample, he saw that there was a hard  
 25 base about six inches down -- four to six

1 inches down. So he said that's fine. You can  
 2 put anything on top of it. It's just that top  
 3 four to six inches that they put in was not --  
 4 CHAIRMAN RAGUSA: In an ordinary  
 5 construction contract, the contractor is  
 6 responsible for soil sample and boring. Are  
 7 you telling me that Rep expects us to pay for  
 8 this? This is not an unforeseen or  
 9 unanticipated condition. It's not. They  
 10 should -- if they're driving columns into that  
 11 soil, are you telling me that they did no soil  
 12 sampling?  
 13 MR. MAYS: No, they did no soil samples.  
 14 CHAIRMAN RAGUSA: I want to know what  
 15 the contract says.  
 16 MS. McCORMICK: I believe we have  
 17 something in the contract that says that they  
 18 are responsible for knowing what the  
 19 conditions of the site are.  
 20 CHAIRMAN RAGUSA: Yeah, that's typical.  
 21 Rep Services needs to take care of this, if  
 22 that's what our contract says. I'm not paying  
 23 them for their soil condition, the soil  
 24 condition that they should have detected.  
 25 They could have put that in the bid. They

1 should have done that sample or they should  
 2 have come to us a long time ago.  
 3 MR. MAYS: Okay.  
 4 CHAIRMAN RAGUSA: Now, that's not to say  
 5 I don't think we won't talk to them about  
 6 working out a workable solution. But for them  
 7 to come in and say, "It's going to cost you  
 8 15,000 to put new soil in and compact it and  
 9 get rock in," that's just unrealistic, and  
 10 that's why we have contracts. Does anybody  
 11 disagree with me?  
 12 MR. MILLS: No.  
 13 CHAIRMAN RAGUSA: Mr. Ross?  
 14 MR. ROSS: I agree with you a hundred  
 15 percent. But I would like Tonja to approve  
 16 the proposed solution. It doesn't make sense  
 17 to pay -- for them to pay for a solution that  
 18 you're going to say that made no sense or was  
 19 incomplete or inadequate.  
 20 MS. STEWART: Well, one of the things  
 21 that I told Doug is -- this is really out of  
 22 my area of expertise. That's why I'd  
 23 recommend a geotechnical engineer -- we will  
 24 get the back-up that we need from the  
 25 geotechnical engineer. That's part of what he

1 was paid to do, was to develop the  
 2 specifications.  
 3 CHAIRMAN RAGUSA: Mr. Chesney?  
 4 MR. CHESNEY: Yes. I mean, I agree with  
 5 you as well. But on the other hand, it was  
 6 the engineer's recommendation, so then the  
 7 contractor -- I'll play on the words you said,  
 8 look for a workable solution. And that would  
 9 be my --  
 10 CHAIRMAN RAGUSA: Mr. Ross?  
 11 MR. ROSS: I apologize I wasn't here  
 12 last meeting. I don't remember us talking --  
 13 you all talking about this. I just don't see  
 14 what the workable solution would be.  
 15 Shouldn't we be very unhappy with this  
 16 contractor that --  
 17 CHAIRMAN RAGUSA: Yes.  
 18 MR. ROSS: Hasn't there been enough that  
 19 has gone wrong that -- as I recall, the rep  
 20 was in here two or three months ago  
 21 apologizing that they weren't on schedule and  
 22 weren't performing.  
 23 MS. WHYTE: That's a different  
 24 playground.  
 25 MR. ARGUS: Different playground.

1 MS. WHYTE: This is West Park Village.  
 2 This is Rep Services that do West Park  
 3 Village. They just started grading the soil  
 4 last -- two Mondays ago.  
 5 MR. MAYS: Two weeks ago.  
 6 MR. CHESNEY: I'm saying --  
 7 CHAIRMAN RAGUSA: This isn't Glenclyff.  
 8 MR. CHESNEY: I'm saying I don't want  
 9 them to -- I want it to be done correctly or I  
 10 want it to be done better than the minimum  
 11 standards.  
 12 MR. ROSS: I'll make one more comment.  
 13 If this was in -- these projects were in front  
 14 of your house, your house, your house, your  
 15 place, we'd be miserable. We'd be miserable.  
 16 The drive by here -- I just drove by. They're  
 17 a pig sty. It's a pig sty. And we just  
 18 should be holding them to a higher standard.  
 19 And so when you talk about a workable  
 20 solution, I appreciate the spirit of when you  
 21 have a surprise you want to come up with a  
 22 positive result, not one person strong-arming  
 23 the other. But to some degree they've taken  
 24 advantage of the situation. I don't mean to  
 25 complain just to complain.

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1 CHAIRMAN RAGUSA: Before we take a  
2 formal position, let's have Erin work with  
3 Tonja and staff to how we're going to approach  
4 them. Because if our contract says that we've  
5 made representations and warranties on the  
6 condition of the soil, anything like that,  
7 then it's a whole different story. I don't  
8 think there is -- I remember seeing them. I  
9 don't remember that being in there.  
10 MR. MAYS: I don't know exactly what's  
11 in the contract, and that's why I figured we  
12 better bring it to your attention.  
13 CHAIRMAN RAGUSA: We can -- let's figure  
14 out where we stand from a legal perspective,  
15 and then as a board we'll have to make a  
16 policy decision whether we're going to  
17 strictly enforce them and their performance  
18 under the contract.  
19 MR. BARRETT: Will that delay the  
20 project?  
21 MS. WHYTE: Yes.  
22 CHAIRMAN RAGUSA: Not in my eyes.  
23 MS. WHYTE: It will, because they were  
24 ready to -- that's what we're waiting on.  
25 CHAIRMAN RAGUSA: They have an

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1 obligation to -- if Erin comes back to me  
2 within 24 hours or 48 hours and says, "Under  
3 our contract they're responsible for the soil  
4 conditions," they should have tested it, then  
5 they're going forward or I'm going to declare  
6 them in breach. I think this board will  
7 gladly do that. And if they want to fight us,  
8 they can fight us.  
9 MR. CHESNEY: I know. But my  
10 position --  
11 MS. McCORMICK: Have they been paid  
12 anything at this point?  
13 MS. WHYTE: Just their 50 percent  
14 deposit, which is --  
15 MS. McCORMICK: They were paid the 50  
16 percent?  
17 MS. WHYTE: Their 50 percent in their  
18 contract.  
19 MS. McCORMICK: When did that happen?  
20 MS. WHYTE: This week, because they just  
21 got their equipment. That was part of the  
22 contract. I read the contract, and it said 50  
23 percent.  
24 CHAIRMAN RAGUSA: Yeah, it was delivery  
25 on site.

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1 MS. WHYTE: Yeah.  
2 MR. CHESNEY: So my position on this  
3 would be, though, is they have a  
4 recommendation of an engineer that -- the  
5 words you used were made a suggestion that you  
6 scrape it off and replace it with rock, not  
7 that -- so they might go: Well, I don't think  
8 it needs it. So for me, why jeopardize a  
9 couple-hundred-thousand-dollar investment  
10 over, you know, \$5,000 of rock or whatever it  
11 is.  
12 MS. WHYTE: They felt that if the -- if  
13 they put the Pour-in-Place on the existing --  
14 you know, the way they normally would finish  
15 it, that eventually it would have some  
16 buckling -- am I correct?  
17 MR. MAYS: Yes.  
18 MS. WHYTE: -- and some movement and in  
19 five or six years we wouldn't be happy with  
20 it. That is why they brought it to us.  
21 CHAIRMAN RAGUSA: Well, I think the  
22 engineer -- our engineer has to play a role in  
23 this. And again, these are expenses that we  
24 should not have to incur. But I agree, we  
25 need a workable solution with them. We need

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1 Tonja to say, "I agree with your proposed  
2 course," and then Erin can deal with who is  
3 legally responsible. And I don't know if we  
4 have rock material we can give them. I don't  
5 know what we can do to help or how we can help  
6 to defray the cost. But I agree with  
7 Mr. Chesney: We want to do it right.  
8 And now that they've identified the  
9 problem, they're going to have to deal with  
10 it. This is not going to go away. They're  
11 not going to go in and pour in there. And  
12 it's troubling to me that that project is a  
13 few months behind, no question. It's not six  
14 months behind like Glenclyff Park, at least  
15 four months behind.  
16 MS. WHYTE: They have permit issues.  
17 CHAIRMAN RAGUSA: So -- they have --  
18 well, again, permit issue isn't my problem.  
19 It's not this board or the community's  
20 problem. Permit issue is their problem.  
21 Okay? They set a time line, and they're  
22 already beyond their contract window. They're  
23 beyond the extended window, as is Glenclyff  
24 Park.  
25 So, you know, I want to work with these

1 contractors, I want to get the project  
2 completed, and I think we as a group want them  
3 done right. There is no question about that.  
4 We owe it to the community. They have been  
5 through a tough ordeal, and hopefully the end  
6 product will be so great in the long-term that  
7 they will have forgotten about the  
8 inconvenience it caused. But I guess we've  
9 got to put our team to come up with the best  
10 way of handling this.

11 MR. MAYS: Right.

12 CHAIRMAN RAGUSA: And that's engineers,  
13 lawyers and staff.

14 MR. MAYS: We just need to know who is  
15 responsible for taking that soil sample, whose  
16 responsibility it is. So once we find that  
17 out, then, you know -- I'm sure it's in the  
18 contract.

19 CHAIRMAN RAGUSA: And yeah, I want a  
20 geotechnical -- either you or someone from  
21 your company to say this is the solution.

22 MS. STEWART: Yeah, basically what we  
23 did -- I told Doug, I said, this is a district  
24 engineering service, okay, so it should be  
25 paid through district engineering services for

1 engineering. We -- soils engineering is not  
2 our area of expertise. Okay? So I can't -- I  
3 don't have the knowledge to evaluate the soil,  
4 so we basically made a recommendation on  
5 someone whose area of expertise is  
6 geotechnical engineering so that they can do  
7 the testing, make the recommendations and  
8 provide the specifications for the correction.

9 CHAIRMAN RAGUSA: And what's the name of  
10 that entity?

11 MS. STEWART: Faulkner Engineering.

12 CHAIRMAN RAGUSA: Oh, okay.

13 MS. STEWART: Yeah. So basically what I  
14 said, since our office doesn't provide that  
15 service, we need to find that person to do it.  
16 But it would qualify as being district  
17 engineering services. Stantec just doesn't  
18 have that area of expertise.

19 MR. BARRETT: But doesn't that speak to  
20 the whole pond erosion thing?

21 CHAIRMAN RAGUSA: I don't know about  
22 that, but --

23 MS. STEWART: But we have experience  
24 with pond erosion.

25 CHAIRMAN RAGUSA: Faulkner Engineering

1 someone -- that since I don't have the area of  
2 expertise to pay someone to do that, which I  
3 believe at this point they have done.

4 MR. MAYS: Yeah, David Faulkner sent us  
5 a report today, so I'll forward the report to  
6 -- he sent it to me, so I'll --

7 MS. McCORMICK: But, Tonja, it's in the  
8 contractor's best interest that you guys sign  
9 off on whatever the fix is, because --

10 MS. STEWART: We'll follow up on it.

11 MS. McCORMICK: -- they're not going to  
12 get paid until you certify the project is  
13 all --

14 MS. STEWART: My certification is going  
15 to be based on Faulkner's certification.  
16 That's what will happen.

17 MS. McCORMICK: Right. Understood.

18 CHAIRMAN RAGUSA: Did anybody else get  
19 confused by that? Explain the district  
20 engineering services as opposed to your  
21 company.

22 MS. STEWART: District engineering  
23 services encompasses just general consulting  
24 services; survey, landscape. We don't do --  
25 our area of expertise is not geotechnical

1 is a subcontractor to Stantec.

2 MS. STEWART: No. He entered into a  
3 contract directly with the district. And I  
4 was telling Doug that that --

5 MS. McCORMICK: He did? I didn't know  
6 about this.

7 MR. MAYS: There was a lot -- yeah, we  
8 just did it last week.

9 MS. STEWART: Yeah.

10 MR. MAYS: It was kind of a rush thing.

11 I didn't know you weren't aware. I apologize  
12 for that.

13 MS. McCORMICK: Yeah, no, I didn't know.

14 MR. MAYS: It was kind of a rush thing.  
15 He sent a proposal. We had to get something  
16 done. We had to move on the project, so --

17 CHAIRMAN RAGUSA: It's Faulkner who  
18 issued the report?

19 MR. MAYS: Yes.

20 CHAIRMAN RAGUSA: That's a good  
21 engineering company.

22 MS. STEWART: And what will happen is if  
23 we need to follow up based on their research,  
24 their testing and their specifications, we can  
25 rely on his information to do that.

1 CHAIRMAN RAGUSA: Faulkner Engineering  
2 is now the -- apparently now the Westchase  
3 Community Development District's geotechnical  
4 or geo -- whatever it is -- engineer for this  
5 particular project?  
6 MS. STEWART: Yes.  
7 CHAIRMAN RAGUSA: Can you get Erin that  
8 contract? Mr. Ross?  
9 MR. ROSS: So who pays Faulkner's bill?  
10 Us or you?  
11 MS. STEWART: I'm waiting for them to --  
12 we don't have a subconsultant's agreement with  
13 them. They have a contract directly with the  
14 district. But depending on Erin's review of  
15 the contract will probably determine if that's  
16 the contractor's problem or something that the  
17 district will pay.  
18 MR. ROSS: So at a minimum, Stantec is  
19 not paying it. You're saying it's either us  
20 or the --  
21 MS. STEWART: Correct.  
22 MR. MAYS: The contractor.  
23 MS. STEWART: And my point to you is:  
24 If the district pays for it, which is what I  
25 was expecting was going to happen, it comes

1 out of the district engineering services, not  
2 out of the project. Because if I had the area  
3 of expertise, I would have gotten involved in  
4 taking care of it.  
5 CHAIRMAN RAGUSA: Does Rep Services have  
6 a separate consulting engineer for this issue?  
7 MR. MAYS: No. Because he's the one  
8 that recommended that we call Stantec and find  
9 out who they'd recommend.  
10 MR. CHESNEY: What's the contractor?  
11 Faulkner?  
12 CHAIRMAN RAGUSA: Yeah, Faulkner  
13 Engineering. But currently we're obligated to  
14 pay our consulting engineer, so that's -- that  
15 is what it is. If you can get Erin that  
16 agreement or proposal or contract, whatever  
17 we've committed ourselves to?  
18 Yes, sir, Mr. Argus?  
19 MR. ARGUS: Changing the subject just  
20 slightly, I was thinking along the lines of  
21 Chris when he made his comment. Since we're  
22 dealing with muck there and I associate muck  
23 with the edges of the ponds and erosion, is  
24 Faulkner somebody we should be having consult  
25 on the ponds, or no?

1 MS. STEWART: No. We have the  
2 experience in dealing with pond erosion. The  
3 pond erosion -- think about this. They deal  
4 with the dirt, the actual dirt problems  
5 themselves. Erosion that's occurring is not  
6 related to the dirt. The erosion is related  
7 to seasonal fluctuations in the groundwater,  
8 the fact that we've had elevated groundwater  
9 conditions and it's killing the grass around  
10 the perimeter, which happens to be exactly in  
11 the zone of the natural ground and the fill,  
12 which is the most sensitive part of the pond  
13 completely.  
14 So that is not a geotechnical -- if you  
15 were on the beach and it was beach erosion and  
16 you were dealing with erosive soils like that,  
17 then yeah, a geotechnical engineer could come  
18 in and assist. But there is no reason to  
19 deal -- have a specialist come in and deal  
20 with the type of pond erosion that you're  
21 having.  
22 CHAIRMAN RAGUSA: Okay. Now, where were  
23 we before we got off that? So again,  
24 that's -- I guess we're relying on Faulkner  
25 Engineering then for recommendations on the

1 appropriate remedial fix. And our team will  
2 have to figure out where we stand from a legal  
3 perspective, and we'll have to go back to the  
4 Rep Services. Time's of the essence,  
5 obviously. We want to keep them moving.  
6 What was the estimate of the cost of  
7 scraping and replacing the fill material?  
8 MS. WHYTE: Just under \$10,000.  
9 CHAIRMAN RAGUSA: What's the total  
10 amount of their contract?  
11 MS. WHYTE: Ninety-seven.  
12 CHAIRMAN RAGUSA: 97,000?  
13 MS. WHYTE: (Moving head up and down.)  
14 MR. MAYS: That's why I wanted Tonja to  
15 stick around.  
16 CHAIRMAN RAGUSA: Do they have a  
17 performance bond on this project?  
18 MS. WHYTE: No.  
19 CHAIRMAN RAGUSA: Anything else, Tonja?  
20 MS. STEWART: No. That's it.  
21 CHAIRMAN RAGUSA: Thank you.  
22 MS. STEWART: Thank you.  
23 MR. CHESNEY: So maybe we should  
24 authorize some money for them.  
25 MR. MAYS: According to the Rep

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1 Services, it's our responsibility, so that  
2 would be up to Erin to let me know whether it  
3 is or not. I will stop the company that is  
4 going to start work on it. I can stop them,  
5 but --  
6 MR. CHESNEY: My suggestion would be to  
7 tentatively authorize the up to \$9,000 or  
8 whatever.  
9 MS. WHYTE: Ten.  
10 MR. CHESNEY: Up to \$10,000.  
11 MR. MAYS: That was my plan to keep  
12 things going. But after this meeting, I'm  
13 kind of nervous about that. But my plan was  
14 to keep it going and to let the legals handle  
15 the deal, whether who is paying for what.  
16 CHAIRMAN RAGUSA: They have a  
17 contractual obligation to deliver a completed  
18 project, which means they need to incur the  
19 expense. If they think we're responsible for  
20 the \$10,000, then they can sue us for it or  
21 they can request it and we can decide what  
22 we're going to do. They have an obligation to  
23 get the job done. They are foolish if they  
24 halt this project over this \$10,000 dispute.  
25 MR. CHESNEY: Well, I'm going to

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1 respectfully give you another -- I mean, I'm  
2 going to go back to the other position, is  
3 that they're going to say, "Okay. Well, you  
4 know, that was the area we have," and they're  
5 going to do the --  
6 CHAIRMAN RAGUSA: Do they want the bad  
7 publicity that will come from this community?  
8 That is a company that specializes in  
9 community development.  
10 MR. CHESNEY: You won't notice it for  
11 two years.  
12 CHAIRMAN RAGUSA: No. They're going to  
13 notice it when it hits the newspaper the day  
14 after we declare them in default. That's a  
15 company that builds infrastructure for  
16 communities. They can't have --  
17 MR. CHESNEY: I understand.  
18 CHAIRMAN RAGUSA: -- a default in  
19 Westchase on a water feature.  
20 MR. CHESNEY: I understand what you're  
21 saying.  
22 CHAIRMAN RAGUSA: That's not good  
23 for them.  
24 MR. CHESNEY: From a business  
25 perspective they might --

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1 MR. MAYS: It's the (inaudible) --  
2 MR. CHESNEY: There is differences of  
3 opinions. Yeah, I mean, they might say, "Well,  
4 okay. Well" --  
5 CHAIRMAN RAGUSA: That's why I want to  
6 hear what Erin has to say.  
7 MR. CHESNEY: All right. I would like  
8 to have you involved in that process. And  
9 just in case you change your mind, would like  
10 to have you --  
11 CHAIRMAN RAGUSA: Absolutely.  
12 MR. CHESNEY: -- have up to \$10,000 of  
13 authority to deal with the situation. How  
14 about that?  
15 CHAIRMAN RAGUSA: I can deal with the  
16 situation, but I don't want any -- I don't  
17 want Rep Services reading the public record to  
18 suggest that we're going to pay the 10,000.  
19 This lawyer board member is not interested in  
20 paying for Rep Services' obligation. Now, I  
21 also want to get the project done. I know  
22 we're going to -- it's a delicate balancing  
23 act here.  
24 But if Erin comes back with a legal  
25 opinion that says that you've got good

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1 contractual language that says that they're  
2 responsible for knowing their soil conditions  
3 before they go about their construction  
4 activities, then they've got a problem. And  
5 if they've got a lawyer on their end, who is  
6 going to probably give the same advice -- and  
7 it's really dangerous for a contractor to play  
8 Russian roulette by holding up projects.  
9 That's not good business practice.  
10 MR. CHESNEY: Okay. Like I said, I'm  
11 just trying to -- there might be a middle  
12 ground that they might see that --  
13 CHAIRMAN RAGUSA: That's why we're going  
14 to have those discussions with them.  
15 MR. CHESNEY: -- the soil is fine. We  
16 have one guy's opinion that he made a  
17 suggestion that we --  
18 CHAIRMAN RAGUSA: We can't ignore it  
19 now. If Faulkner comes back -- if our  
20 engineers come back and say, "Here's what has  
21 to be done," then we've got to follow it. We  
22 have no choice.  
23 MR. CHESNEY: I'd like to see Faulkner's  
24 report. Do you have it? Could you e-mail it  
25 to me?



1 MS. WHYTE: It didn't come to me.  
 2 CHAIRMAN RAGUSA: Please don't take my  
 3 expressed feelings and positioning as the  
 4 board's position. That's the supervisor's  
 5 position. That's the supervisor's position.  
 6 But I think we need to work with them and keep  
 7 this project moving.  
 8 MS. WHYTE: The equipment is on site  
 9 already.  
 10 CHAIRMAN RAGUSA: And I'm not suggesting  
 11 you guys want to draw a line in the sand here.  
 12 I don't think we need to. But, you know, if  
 13 someone's got to take the hard-line approach,  
 14 it will be me. Mr. Ross?  
 15 MR. ROSS: Since I was on the other end  
 16 of the spectrum, I'll expand a little bit. I  
 17 a hundred percent don't believe this is the  
 18 forum to negotiate a resolution. We don't  
 19 have the other folks here. Not just the best  
 20 forum for many reasons.  
 21 What I haven't heard in this discussion  
 22 is why has our contractor not focused on many  
 23 of the other considerations that would be  
 24 normally addressed in this type of situation;  
 25 a higher sense of urgency in getting the

1 project timely complete -- well, not timely.  
 2 Just completed; making sure it's properly  
 3 completed, making sure that they have a clean  
 4 work site. I could talk about other things,  
 5 but this is not the place to do that.  
 6 MR. CHESNEY: Yeah.  
 7 MR. ROSS: But I would agree with you a  
 8 hundred percent; I want this project done and  
 9 I want it done correctly. And we should be  
 10 putting pedal to the metal towards that end  
 11 result a hundred percent right there. We just  
 12 might differ a little bit in the shades of how  
 13 to get there.  
 14 MR. CHESNEY: Yeah. I don't want to use  
 15 the words "correctly," because that can  
 16 mean -- I'm saying in such a way that would  
 17 minimize future maintenance or future work.  
 18 And so part of the issues on the -- remember,  
 19 there is two contractors out there. There is  
 20 the one doing the splash pad. I think  
 21 probably a lot of the mess is the splash pads  
 22 contractor, but -- so it's fine. I mean, we  
 23 can go forward. I agree with you in dealing  
 24 with it. And I just want to make sure you  
 25 have the tools necessary to make sure that the

1 park is done to a better than acceptable  
 2 level. Because there is acceptable; you get  
 3 your permit, the job is complete; and then  
 4 there is, hey, this will last ten years, this  
 5 Pour-in-Place, or whatever they call it,  
 6 instead of four years. That's all I'm saying.  
 7 That's a worthwhile investment, \$10,000, to  
 8 make something last an extra five years.  
 9 That's all.  
 10 CHAIRMAN RAGUSA: If this were your  
 11 house, you would not be taking that position.  
 12 MR. CHESNEY: I'm a pushover when it  
 13 comes to my house, so I would pretty much pay  
 14 for it.  
 15 CHAIRMAN RAGUSA: Again, I'm trying to  
 16 keep this train on the tracks. Do you want to  
 17 authorize the board member to work in  
 18 conjunction with the engineer and the counsel  
 19 to get a working solution?  
 20 MR. CHESNEY: Yes, like you. That's  
 21 what I suggested.  
 22 CHAIRMAN RAGUSA: Okay.  
 23 MR. CHESNEY: You're good at this kind  
 24 of stuff.  
 25 CHAIRMAN RAGUSA: Mr. Ross?

1 MR. ROSS: I'll second your motion if  
 2 it's clear that Mr. Ragusa has the power to  
 3 negotiate all pertinent factors towards  
 4 getting this project completed.  
 5 MR. CHESNEY: Sounds great.  
 6 MR. ROSS: I second it.  
 7 CHAIRMAN RAGUSA: Okay. We have the  
 8 motion under discussion.  
 9 MR. MILLS: The first step is: What  
 10 does the contract say. That's the driver  
 11 behind this whole issue. Right? Because if  
 12 there is language in there that we suspect  
 13 puts this on the contractor, that's one path.  
 14 If it's not in there for whatever reason, the  
 15 remedy is --  
 16 CHAIRMAN RAGUSA: We write a check.  
 17 MR. MILLS: -- on us to fix it to get it  
 18 done. Right?  
 19 CHAIRMAN RAGUSA: Yes. Okay. Can I  
 20 make a suggestion? I hear the motion, I  
 21 understand the motion. Can I suggest that  
 22 Mr. Ross be the representative for that? My  
 23 position is in the record -- my posturing or  
 24 my position is in the record. This is the  
 25 mediator, more so than me.

1 MR. CHESNEY: Sure.  
 2 CHAIRMAN RAGUSA: I think you have the  
 3 better temperament and training to negotiate  
 4 this deal.  
 5 MR. ROSS: You're smarter, you know  
 6 construction law, you're better looking,  
 7 everything. If you don't want to do it, I'll  
 8 be glad to do it.  
 9 CHAIRMAN RAGUSA: It's not that I don't  
 10 want to do it. I think you're probably the  
 11 better demeanor to do it.  
 12 MR. ROSS: Okay. I'm happy to do it.  
 13 CHAIRMAN RAGUSA: Do you want to  
 14 withdraw your motion?  
 15 MR. CHESNEY: How about I amend it to  
 16 give that same authority to Mr. Ross?  
 17 CHAIRMAN RAGUSA: I will second it since  
 18 he can't. Or he in theory could. Any further  
 19 discussion? The motion is to authorize  
 20 Mr. Ross to coordinate with counsel and  
 21 engineer and staff for a working solution to  
 22 the issue with respect to the soil conditions  
 23 at West Park Village with authority up to  
 24 \$10,000 --  
 25 MR. CHESNEY: I would say with whatever

1 apparent authority is necessary. Isn't that  
 2 what you were trying to get at?  
 3 CHAIRMAN RAGUSA: Okay. To resolve all  
 4 issues.  
 5 MR. CHESNEY: Yeah.  
 6 MR. MAYS: So we're not slowing down the  
 7 project?  
 8 CHAIRMAN RAGUSA: Try not to. Erin is  
 9 going to have an answer to us shortly. Any  
 10 further discussion? All in favor, please  
 11 raise your hand. That motion passes five to  
 12 nothing.  
 13 Manager's report.  
 14 MR. MENDENHALL: I have nothing  
 15 additional this evening.  
 16 MR. CHESNEY: Fantastic.  
 17 CHAIRMAN RAGUSA: Very good. Counsel?  
 18 MS. McCORMICK: Just an update; that we  
 19 are going to be having a meeting with the  
 20 county staff on the 27th of this month with  
 21 Greg being there --  
 22 MR. CHESNEY: 27th?  
 23 MS. McCORMICK: -- as well. I think  
 24 it's the 27th. To talk about the possibility  
 25 of going forward with the road repaving

1 project, and then we'll bring back a report to  
 2 the board in November.  
 3 CHAIRMAN RAGUSA: Great. Any questions  
 4 for counsel?  
 5 Field manager's report. Oh, I'm sorry.  
 6 Mr. Argus?  
 7 MR. ARGUS: In talking with Sonny over  
 8 the last few days, I understand there is --  
 9 we're required now to post board packets  
 10 online like a week before the meeting. Is  
 11 that true, or what all is involved in --  
 12 MS. McCORMICK: There were amendments to  
 13 the requirements as to what is supposed to go  
 14 on the district's website, and I believe the  
 15 agenda packages -- I'm not sure about the time  
 16 frame as far as how far in advance.  
 17 MS. WHYTE: Seven days prior to a board  
 18 meeting. Sandra called me and asked me,  
 19 including anything that goes online, including  
 20 anything. So that's engineer's report, any  
 21 kind of --  
 22 MR. MENDENHALL: All the exhibits.  
 23 MS. WHYTE: All the exhibits, everything  
 24 has to go online seven days prior to an  
 25 existing board meeting. So we're going to

1 have to move our field office report up next  
 2 month.  
 3 MR. ARGUS: So my -- raises questions in  
 4 my mind. If Tonja gives her report three days  
 5 late, does that mean we don't get it for this  
 6 board meeting? We have to tell her at the  
 7 next meeting? What are our obligations on  
 8 those?  
 9 MS. McCORMICK: I need to look at that,  
 10 because maybe you have it. You can deal with  
 11 that already.  
 12 MR. MENDENHALL: I have a little bit of  
 13 experience with that. Typically at least the  
 14 stance that I've seen that's been taken is  
 15 anything that's going to be on the agenda,  
 16 exhibit or otherwise, has to be that week  
 17 ahead of time. And if it's not, then at least  
 18 where I've seen it in practice, it's pushed  
 19 off to the next meeting, so -- because the  
 20 idea is, you know, basically folks are  
 21 supposed to go look at stuff ahead of time,  
 22 see if something interests them and then come  
 23 to the meeting. If something is handed out at  
 24 a meeting, it hasn't had that vetting to the  
 25 public, so that's the idea.

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1 Now, legally I don't know if that's the  
2 way it has to go. But at least, like I said,  
3 that's the stance I've seen many districts  
4 take.  
5 MR. CHESNEY: Are there penalties for  
6 not --  
7 MR. MENDENHALL: No penalties that I'm  
8 aware of.  
9 MR. ARGUS: And this is Florida statute?  
10 MR. MENDENHALL: Well, once again, I  
11 can't speak to the statute. I can just tell  
12 you the guidance I've seen given and the  
13 stance I've seen taken by CDD's, you know, to  
14 not run any risk of anybody getting upset or,  
15 you know --  
16 MS. McCORMICK: I mean, I guess the  
17 ultimate risk would be that somebody said that  
18 it wasn't adopted in accordance with the  
19 statutory requirements and said that if the  
20 board approved something without having  
21 provided proper notice, then somebody would  
22 question whether it was validly approved.  
23 MR. MENDENHALL: Right. Because we used  
24 to have a number of districts that were pretty  
25 regular at changing the agenda on the fly a

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1 day or two before the meeting, walk in and  
2 hand out a new agenda. And pretty much all of  
3 them have stopped that for this reason.  
4 CHAIRMAN RAGUSA: Mr. Ross?  
5 MR. ROSS: Does that mean if a resident  
6 appears, raises an issue, we think it's a  
7 great idea and we want to move on it, we can't  
8 move on it in that particular meeting?  
9 MS. McCORMICK: I would say no, it  
10 doesn't mean that. I mean, if they are  
11 providing -- if --  
12 MR. MENDENHALL: It's more providing  
13 documents.  
14 MS. McCORMICK: Yeah. If we have it on  
15 the agenda --  
16 CHAIRMAN RAGUSA: It's written material.  
17 MS. McCORMICK: -- that there is going  
18 to be opportunity for audience comments, then  
19 you can always, as issues come up during  
20 discussion, make a motion on how to address  
21 it.  
22 CHAIRMAN RAGUSA: Mr. Argus?  
23 MR. ARGUS: So based on what you just  
24 said, you've known about this for several  
25 months? It's an ongoing process?

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1 MR. MENDENHALL: The -- I'm trying to  
2 remember the exact date the law changed. But  
3 the -- the statute for -- there was the -- I  
4 guess the first phase of the statute was to  
5 have the website, and it listed out the  
6 various documents that you had to have there.  
7 And then this is, I guess I would call, a  
8 secondary which talks about these time lines  
9 basically.  
10 MS. WHYTE: According to Sandra, it  
11 would have to be up and posted. The first  
12 official date was October 1.  
13 MS. McCORMICK: That makes sense.  
14 MR. ARGUS: Okay.  
15 CHAIRMAN RAGUSA: But it applies to  
16 written reports or submittals.  
17 MS. WHYTE: Anything that we do that  
18 goes in the agenda packet. So in other words,  
19 field office reports -- unless we bring our  
20 report just to you verbally, I guess that  
21 wouldn't --  
22 MR. MENDENHALL: That would probably --  
23 I would think that would be okay.  
24 MS. WHYTE: That would eliminate that,  
25 so we could do that. That's an option. But

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1 anything that we write on our -- that we send  
2 to our board of supervisors, anything she set  
3 had to be uploaded seven days prior to. And  
4 she actually wants us to send it to her so  
5 that it can be uploaded with the full agenda  
6 packet, not a separate line item. And that's  
7 how it loaded up on to the website, which is  
8 what I did this --  
9 CHAIRMAN RAGUSA: I did not get a field  
10 office report.  
11 MS. WHYTE: It's on the agenda packet.  
12 It's there. It's one of those link things.  
13 They're in there.  
14 MR. ARGUS: Not in what I'm looking at.  
15 MS. WHYTE: It's part of that new thing  
16 that Dropbox has, because I did exactly the  
17 same today with the OLM report.  
18 CHAIRMAN RAGUSA: I didn't get an OLM  
19 report.  
20 MS. WHYTE: You didn't. But he did and  
21 Brian did. And it's in there. It's on  
22 Dropbox.  
23 MR. MILLS: It's in Dropbox, not in  
24 e-mail.  
25 MS. WHYTE: No.

1 CHAIRMAN RAGUSA: No, that's where I'm  
2 in.  
3 MS. WHYTE: No. Let me ask you. If I  
4 send --  
5 MR. ARGUS: Dropbox, that's where I'm  
6 at.  
7 MS. WHYTE: Is there a way that if I  
8 send the e-mails to the voting members rather  
9 than putting it on Dropbox?  
10 MR. ARGUS: Voting members?  
11 MR. CHESNEY: What's the problem? I  
12 have the OLM report.  
13 MS. WHYTE: Board members. It's the  
14 board members. If I send you e-mails to the  
15 board members, is that the same thing?  
16 MR. MENDENHALL: You can distribute it  
17 that way as well or that way in place of,  
18 sure. That's really whatever the preference  
19 is. The idea was, you know, Dropbox would be  
20 one spot where everybody could feed stuff in.  
21 Now, I know at least at a time folks were  
22 setting up their own Dropboxes and then, you  
23 know, grabbing information and pulling it down  
24 to their personal -- not personal but their  
25 district Dropbox. I don't know if maybe

1 that's caused some of the -- you know, some  
2 people have it, some people don't. But the --  
3 we'll call it the official Dropbox, the  
4 Westchase one is where it should reside. So  
5 if you go into that, it should be there. At  
6 least when I go out it's there.  
7 MR. CHESNEY: Are we talking about the  
8 OLM report? Is that what you're asking?  
9 MR. MENDENHALL: I think we're talking  
10 about OLM and there was the field office  
11 report as well.  
12 MR. CHESNEY: Yeah, mine is there.  
13 CHAIRMAN RAGUSA: Whoever is loading the  
14 captions of the Dropbox, put the date first.  
15 MS. WHYTE: I did exactly as --  
16 MR. MENDENHALL: So that it sorts.  
17 CHAIRMAN RAGUSA: I don't have an OLM  
18 report, unless I'm not seeing this correctly.  
19 I don't have the OLM report. I only have the  
20 minimal report from this one that has the  
21 transcript from the last meeting. It's got  
22 the one page -- it actually has two  
23 one-pages --  
24 MR. CHESNEY: It's under "CDD Meetings."  
25 MS. WHYTE: I don't upload theirs.

1 MR. CHESNEY: "CDD Meetings" --  
2 MS. WHYTE: The recording secretary does  
3 that.  
4 MR. CHESNEY: -- and then "10-4-16."  
5 CHAIRMAN RAGUSA: Where is my "CDD  
6 Meetings"?  
7 MR. CHESNEY: Hold on. Let me just look  
8 at mine.  
9 MS. WHYTE: And mine usually go in  
10 files.  
11 MR. CHESNEY: So I have -- yeah, go  
12 down. He doesn't have one that says "CDD  
13 Meetings." Why is that?  
14 CHAIRMAN RAGUSA: I don't have one that  
15 says "OLM" either.  
16 MR. CHESNEY: I don't know.  
17 CHAIRMAN RAGUSA: Here's my agenda  
18 sheet.  
19 MR. CHESNEY: Yeah, no, yours is  
20 different than ours. Is yours the same?  
21 MR. MENDENHALL: Is everybody going to  
22 the same Dropbox account? That's --  
23 CHAIRMAN RAGUSA: I go to the Dropbox  
24 the e-mail links me to.  
25 MR. MENDENHALL: Okay. Got you. So

1 yeah, you should be in the right --  
2 CHAIRMAN RAGUSA: I only have one  
3 Dropbox account.  
4 MR. CHESNEY: I was going to say another  
5 way to do this is you could put a link to this  
6 folder on the website and then it all had been  
7 in there, all the CDD meetings on the Dropbox  
8 folder. That's what we do at church. We just  
9 have a Dropbox folder and it has all the  
10 documents in there.  
11 MR. ARGUS: Anybody then could edit any  
12 of that?  
13 MR. CHESNEY: No. We just -- it's read  
14 only. They can download it so everyone can  
15 see how much money we have at church, but it's  
16 not like we put anything -- I don't know that  
17 I would do that necessarily because you have  
18 to think about it before you do that, like  
19 what's in our agenda package, you know. Do we  
20 have copies of checks in there?  
21 CHAIRMAN RAGUSA: Well, that's a good  
22 question. Under the new statute can you  
23 link --  
24 MS. WHYTE: I don't know.  
25 CHAIRMAN RAGUSA: -- link the agenda to

1 an off-site like a Dropbox?  
 2 MR. MENDENHALL: At least from what I've  
 3 seen and heard, you have to have it on --  
 4 actually residing on your website, because  
 5 previously we had a lot of districts that had  
 6 some of their stuff piggy-backing off of HOA  
 7 websites and that sort of thing. And at least  
 8 from what I've seen, you have to have your own  
 9 specifically designated website.  
 10 MR. CHESNEY: Yeah. Well, this is on  
 11 the website. It's a folder that links  
 12 directly to --  
 13 MR. MENDENHALL: Yeah, it's going back  
 14 to the website, yeah.  
 15 CHAIRMAN RAGUSA: What is on the field  
 16 manager's report? Do you have it?  
 17 MR. CHESNEY: Yeah.  
 18 MS. WHYTE: Does somebody have it?  
 19 Because I don't. It just says that it has the  
 20 spreadsheet with the final numbers or the  
 21 present numbers as of now. It just gives you  
 22 the discussion of the 25th anniversary. It  
 23 gives you the prices for the banners, which  
 24 I've already given to you. The actual wading  
 25 fountain is about 95 percent complete. West

1 Park Village grading has started. Equipment  
 2 has been delivered. Cameras have been  
 3 installed in West Park Village. West Park  
 4 Village requires additional crushed concrete,  
 5 which we already discussed, due to organic  
 6 matter. Glenciff Park drainage is being  
 7 worked on now. Glenciff equipment is  
 8 installed. Canopy posts are up at Glenciff  
 9 Park. Cameras have been installed at  
 10 Glenciff. The basketball courts have been  
 11 poured, which means the asphalt is down. All  
 12 of the soccer -- all of the sod is done.  
 13 MR. MAYS: All the bermuda.  
 14 MS. WHYTE: And the basketball court has  
 15 been demolished and it has -- Doug?  
 16 MR. MAYS: Has been cut out to the  
 17 patterns that we discussed.  
 18 MS. WHYTE: Yeah. And there are going  
 19 to be two sets of either a Hopscotch and Four  
 20 Square on one side, so that will be part of  
 21 the walkway. So everything is really, really  
 22 moving. The dirt has been moved --  
 23 MR. MAYS: Uh-huh.  
 24 MS. WHYTE: -- my understanding. The  
 25 rest of the dirt is being put where the

1 grading is going to be in process, so we're  
 2 moving along there.  
 3 MR. MAYS: Building of the old parking  
 4 lot will be --  
 5 MS. WHYTE: Wednesday?  
 6 MR. MAYS: -- this week, this Thursday,  
 7 Friday, so that's going along.  
 8 MS. WHYTE: That's all that's in our  
 9 report. And then of course the financials.  
 10 I'll resend it to you, Mark.  
 11 MR. CHESNEY: Do we do positive pay with  
 12 the bank, Andy?  
 13 MR. MENDENHALL: I'm not sure offhand.  
 14 MR. CHESNEY: Okay. Can you check and  
 15 just send me an e-mail with that?  
 16 MR. MENDENHALL: Yeah. Sure.  
 17 CHAIRMAN RAGUSA: What is that?  
 18 MR. MENDENHALL: Positive pay is they  
 19 submit to the bank what all the checks should  
 20 be, so the only checks that get paid are  
 21 stuff that's in the register ahead of time.  
 22 MR. CHESNEY: That's been registered.  
 23 MR. MENDENHALL: Yeah. Yeah, we can  
 24 find out. I'm not sure offhand.  
 25 MR. MAYS: So really that's pretty much

1 our report.  
 2 CHAIRMAN RAGUSA: We went over most of  
 3 it.  
 4 MR. MAYS: Yes. Unless there is any  
 5 questions off of it.  
 6 CHAIRMAN RAGUSA: Carried then.  
 7 Audience comments. Mr. Collazo?  
 8 MR. COLLAZO: Thank you. Ruben Collazo,  
 9 president of the Westchase Community  
 10 Association. I wanted to give you an update  
 11 on the development over at David Weekley.  
 12 David Weekley intends to apply for membership  
 13 in the Westchase Community Association. We  
 14 have tentatively scheduled two notice  
 15 meetings: November 15th and December 13th.  
 16 On November 15th they will make a formal  
 17 presentation to the voting members. On  
 18 December 13th they will vote on the annexation  
 19 of the property. So that vote will take place  
 20 on 12/13.  
 21 Obviously I can't predict what the  
 22 outcome of the vote will be, but 75 percent of  
 23 the membership is required to vote in the  
 24 affirmative. And I don't know at what point  
 25 they become a member of the CDD, but I know

1 Andy is already working on that.  
 2 CHAIRMAN RAGUSA: 75 percent of the  
 3 actual membership has to vote?  
 4 MR. COLLAZO: 75 percent of the units  
 5 have to vote in favor, that's correct. So we  
 6 have --  
 7 CHAIRMAN RAGUSA: If 50 percent show up  
 8 they can't pass?  
 9 MR. COLLAZO: That's right.  
 10 MR. ARGUS: Of the voting members.  
 11 Votes represented by the voting members. It's  
 12 the voting members that vote.  
 13 MR. COLLAZO: There are 3,473 units in  
 14 Westchase. We need 75 percent of those to  
 15 vote in the affirmative to accept the  
 16 annexation. We never had a problem with  
 17 quorum. We always have a quorum, and we  
 18 usually almost always have 75 percent show up,  
 19 so I don't see that being a problem.  
 20 MR. BARRETT: But as cast by voting  
 21 members as opposed to --  
 22 CHAIRMAN RAGUSA: Correct.  
 23 MR. BARRETT: -- paper ballots per --  
 24 MR. COLLAZO: Oh, yes. As cast by  
 25 voting members representing the units, yes.

1 MR. CHESNEY: And the property is  
 2 already in the CDD.  
 3 MR. COLLAZO: Are they?  
 4 CHAIRMAN RAGUSA: Yes. Well, is there  
 5 any opposition to the WCA, the effort to have  
 6 them join the WCA?  
 7 MR. COLLAZO: I have not heard any.  
 8 But, you know, that is yet to be determined,  
 9 obviously.  
 10 CHAIRMAN RAGUSA: I take it at least one  
 11 supervisor will be at that meeting?  
 12 MR. CHESNEY: You.  
 13 MR. ROSS: Oh.  
 14 CHAIRMAN RAGUSA: Are you still on the  
 15 board?  
 16 MR. ROSS: This is the first I've heard  
 17 of the meetings. I didn't even know. I don't  
 18 have them on my calendar.  
 19 CHAIRMAN RAGUSA: Are you on the WCA  
 20 board?  
 21 MR. ROSS: I'm on the WCA board.  
 22 MR. ARGUS: But it's a voting member  
 23 meeting that he's talking about, not a board  
 24 --  
 25 MR. COLLAZO: This is a voting member

1 matter, not a board matter. I will say this:  
 2 The meetings and the interactions that we've  
 3 had with David Weekley have gone remarkably  
 4 well, so I don't see any major obstacles to  
 5 it. But, you know, I don't cast the votes.  
 6 The voting members do.  
 7 CHAIRMAN RAGUSA: I thought you were  
 8 still a VM.  
 9 MR. COLLAZO: I am. That's only 235  
 10 votes.  
 11 CHAIRMAN RAGUSA: It's still 235 votes.  
 12 Okay. Anything else from the audience?  
 13 MR. COLLAZO: No. That's all. Thank  
 14 you.  
 15 CHAIRMAN RAGUSA: Supervisor requests or  
 16 comments? I'll start with Mr. Ross.  
 17 MR. ROSS: First of all, let me  
 18 apologize again for missing last month's  
 19 meeting. You all's time is valuable. It's  
 20 the first meeting I missed, and I felt  
 21 horrible about missing it and messing up you  
 22 all's quorum. Moreover, it means we have to  
 23 go backwards with regard to the issue I want  
 24 to raise.  
 25 I was reading the minutes and saw that

1 Tonja was estimating we might incur \$5 million  
 2 in costs in dealing with pond erosion. In my  
 3 experience, if we had a contractor come to us  
 4 and say, after however many years dealing with  
 5 an issue, "Oh, by the way, you may have  
 6 another \$5 million exposure," most of my  
 7 business would be saying, "We're getting a  
 8 second opinion."  
 9 And I didn't see that referenced in the  
 10 discussion last month. And I wanted to throw  
 11 that out to the board, whether it was  
 12 appropriate to get a second opinion; in no way  
 13 commenting on the strengths or talents of  
 14 Tonja and her company but, rather, just does  
 15 it make sense to get a second opinion or have  
 16 another set of eyes look at the issues?  
 17 CHAIRMAN RAGUSA: Good point. I --  
 18 first of all, I don't remember her saying  
 19 we've got to spend \$5 million. I think we  
 20 talked about a potential high side. We also  
 21 heard some today that the anticipated cost  
 22 will be less. But, you know, ultimately if a  
 23 recommendation comes in for a  
 24 multi-million-dollar expense, I think it would  
 25 be prudent to get another professional's

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1 opinion.

2 MR. ROSS: And if that was the case,

3 wouldn't it be prudent for us to do it sooner

4 rather than later, meaning be ahead of the

5 curve? And I say that in the context -- I was

6 reading again in the minutes and it looked

7 like there were about -- I may be wrong on the

8 exact number -- about seven or so homes that

9 had already gone too far past, and I guess ten

10 to 20 feet of their back yards had already

11 been eaten up by the erosion.

12 I think we're better off to act ahead of

13 the problem instead of waiting till the

14 problem rears its ugly head or rears it

15 further, I guess, and we are looking at a

16 multimillion-dollar solution.

17 CHAIRMAN RAGUSA: Would you have a

18 recommendation?

19 MR. ROSS: I don't know anything about

20 engineers who specialize in that field. My

21 recommendation is that we go get a second

22 opinion.

23 MR. CHESNEY: Just on that topic, or we

24 interview engineers in general?

25 MR. ROSS: Again, I don't know that

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1 area, so I'm a little bit thrown off.

2 MR. CHESNEY: Because, I mean, I would

3 like -- and maybe this is somewhat premature

4 because I'm mildly interested in the contract

5 on The Greens' roadway. Like I'm still

6 struggling with that, how all of a sudden --

7 we've had this thing for ten years; all of a

8 sudden I can't sign off on this, so something

9 had to have either changed or -- I mean,

10 something had to have changed, whether it be a

11 cultural thing at that engineering firm or

12 something in the contract changed.

13 MR. ROSS: And I understand your point.

14 As to this immediate issue that I'm talking

15 about, if I owned a large residential

16 development and one of my third-party vendors

17 came to me and said, "You may have an

18 additional \$5 million exposure," I'd probably

19 be starting from scratch. I'd be saying,

20 "Again, respect your opinion. Thank you so

21 much. Not saying you're right or wrong, but

22 let me have someone come in and look at the

23 property, look at the exact problem." And as

24 part of that, if they agree there is a

25 problem, what is their guesstimate or thought

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1 as to how much it might cost to address the

2 issues.

3 And all that being said, I would add to

4 it: I think part of the issue is more than

5 just let's throw money at it. I think part of

6 it is we have to engage in some sort of

7 significant educational process for our

8 residents; why is it that we're experiencing

9 this behind certain homes? Are they not

10 maintaining their homes? Are they ripping up

11 the vegetation that we're planting, which

12 we've heard anecdotes about? Are they somehow

13 diverting the stormwater run-off from their

14 properties that's affecting it?

15 Again, it's way out of my bailiwick.

16 But to the extent there is things that our

17 property owners who have property adjacent to

18 the water are engaging in some behavior that's

19 adversely affecting the circumstances, we

20 should be educating them. But right now my

21 main focus is: Let's get someone else to come

22 in and talk to us.

23 CHAIRMAN RAGUSA: At this stage, knowing

24 that we don't have a hard proposal or a cost,

25 or would you --

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1 MR. ROSS: That's what I'd be in favor

2 of, because it would additionally be: Do you

3 agree that this is a severe problem, or do you

4 agree we're looking at this correctly? Do you

5 agree the initial ideas that we're talking

6 about to address it is the right approach?

7 Anything that would validate Tonja's advice.

8 And again, I want to emphasize to

9 anybody reporting this, I'm not making any

10 negative comments about Stantec. I just -- if

11 I went to one of my clients and said, "By the

12 way, you may have a \$5 million exposure,"

13 they'd say, "Brian, we're going to talk to

14 another lawyer just in case." And I get that;

15 it's prudent.

16 So I feel like I'm not able to

17 specifically address whatever is going on in

18 your mind, same with Greg. I just think we

19 ought to be looking at getting somebody else

20 in here to talk to us.

21 CHAIRMAN RAGUSA: Well, do you want to

22 put that on next month's agenda?

23 MR. ROSS: If that's the appropriate way

24 to do it. And again, I apologize I wasn't

25 here last month. I would have raised it last

1 month, but I wouldn't even know how to start.  
 2 I don't know what companies in the Tampa Bay  
 3 area specialize in this or claim to specialize  
 4 in it. I'm sure Erin has dealt with some  
 5 people. I've dealt with people, but I don't  
 6 know who's high -- you know, the top-notch  
 7 companies.  
 8 CHAIRMAN RAGUSA: Why don't we put that  
 9 on the November agenda.  
 10 MR. MENDENHALL: For a discussion or to  
 11 actually --  
 12 CHAIRMAN RAGUSA: For discussion. But I  
 13 think in advance it would be prudent for  
 14 management --  
 15 MR. MENDENHALL: I can tell you some  
 16 engineering companies. That's no problem.  
 17 CHAIRMAN RAGUSA: I don't want to do  
 18 this as a non-agenda item with Tonja not here.  
 19 MR. ROSS: That's fine.  
 20 CHAIRMAN RAGUSA: I think for  
 21 appearances it's better to have her present in  
 22 part of that discussion. I think she'll agree  
 23 with your mindset. But I think we should  
 24 identify potential --  
 25 MR. MENDENHALL: Sure.

1 CHAIRMAN RAGUSA: -- second-opinion  
 2 engineering companies.  
 3 MR. MENDENHALL: Yeah, that's no  
 4 problem.  
 5 CHAIRMAN RAGUSA: And maybe we even  
 6 reach out to them. I don't know that we'll  
 7 have to open bid those. I'll defer to Erin on  
 8 that. But I think if we're to the point where  
 9 we are being given a recommendation of  
 10 significant expense for like bank erosion, I  
 11 think we should go ahead and retain a second  
 12 engineering company.  
 13 MR. CHESNEY: I agree. But -- I agree,  
 14 but -- I mean, she just threw that number out.  
 15 I mean, historically she -- I was here 12  
 16 years ago, she threw out some number like  
 17 that. I reserved some hundred and fifty or a  
 18 hundred thousand dollars a year, and we never  
 19 spent it. But I mean -- you know what I mean?  
 20 So it's like I question -- I agree with you as  
 21 well, is that, you know, it's like mind  
 22 blowing. I mean, I sat here when she said \$5  
 23 million. I mean, Sonny, I looked over and I  
 24 was like, are you -- you know, it's just  
 25 crazy. But I don't -- historically it hasn't

1 come like that. It hasn't --  
 2 CHAIRMAN RAGUSA: I think the transcript  
 3 reads differently than what we had live,  
 4 because I did not walk out of that meeting  
 5 thinking we had a \$5 million tab coming.  
 6 MS. McCORMICK: I read that and it was  
 7 the beginning of the discussion, but then she  
 8 got into talking about alternatives and  
 9 focusing on plantings as opposed to putting in  
 10 the material, the geowebbing.  
 11 MR. ROSS: Well, it definitely read as  
 12 Greg just alluded to. I was reading this  
 13 thinking, Why didn't anybody jump up and down  
 14 and scream, "Stop." But now I better  
 15 understand. You had the conversation and  
 16 everybody felt better once the conversation --  
 17 so if I misread it or misunderstood the  
 18 conversation, then I'll back up a little bit.  
 19 But I will stand by the point that if  
 20 we're facing a potential multimillion-dollar  
 21 exposure, we should get somebody else in here  
 22 to talk to us. I do firmly believe that.  
 23 That's, again, not a criticism of anybody.  
 24 It's just prudent business, and I think that  
 25 that's true.

1 CHAIRMAN RAGUSA: Hang on, Mr. Argus.  
 2 Can you go ahead and get us three to five  
 3 names?  
 4 MR. MENDENHALL: Sure.  
 5 CHAIRMAN RAGUSA: And you may want to  
 6 just reach out to someone you may know just to  
 7 give them a head's up.  
 8 MR. MENDENHALL: That's not a problem.  
 9 There is a lot of engineers that do the same  
 10 -- have the same type of specialty as far as  
 11 erosion work and evaluating, so that's not a  
 12 problem.  
 13 MR. ARGUS: Is Faulkner one of them?  
 14 MR. MENDENHALL: No. I haven't used  
 15 Faulkner for that sort of thing, so --  
 16 MR. ARGUS: Since we seem to have a  
 17 geotechnical engineering firm --  
 18 MR. CHESNEY: I would like to do it,  
 19 too, because I think that -- I said this last  
 20 month. I mean, she brings back the same  
 21 contractor and the same solution for every  
 22 problem, and I find that difficult to --  
 23 MR. MENDENHALL: Here's how I would look  
 24 at it. I have Tonja in the majority of the  
 25 districts that I've managed over the past 12



1 years. And she's in a lot of districts and  
2 has the majority of them probably for all the  
3 management companies, and she's good. There  
4 are other engineering firms that do the same  
5 thing. That's who I would go towards, these  
6 folks that are working in CDDs, doing the same  
7 sort of work. But it is twofold, so you want  
8 to get somebody that comes in and evaluates  
9 what's your current situation, estimate of  
10 cost; that sort of thing.

11 But then the secondary thing is that you  
12 probably do want to have other contractors.  
13 And whether that's instructing Tonja to go get  
14 other bidders -- there is other companies that  
15 do the same work as Biomass, and there is  
16 companies that do it cheaper, you know, and  
17 you can debate whether it's better or worse.  
18 But it's something to look at because we have  
19 tons of communities.

20 I have one community that has major pond  
21 problems, and the range of bids we will get --  
22 including Biomass and other folks -- literally  
23 at times can be forty and fifty thousand  
24 dollars apart. So any of -- when you're  
25 talking about long-range plans and large

1 CHAIRMAN RAGUSA: Send the names to  
2 the -- all board.

3 MR. MENDENHALL: Yeah.

4 MR. ROSS: Maybe if you've got any C.V.  
5 or other stuff about them.

6 MR. MENDENHALL: Yeah. Yeah, all of  
7 them at different times have bid on different  
8 projects, so I'll send out some info that I  
9 have.

10 MR. ROSS: Great. While I've still got  
11 the floor, the other interest I had is: Does  
12 our maintenance -- or landscape maintenance  
13 contract include moss in the trees?

14 MR. MAYS: No.

15 MR. ROSS: Okay.

16 MR. MAYS: It's an extra.

17 CHAIRMAN RAGUSA: Wear your chigger  
18 suits. Mr. Argus?

19 MR. ARGUS: I initially wanted to  
20 comment about Brian's previous discussion,  
21 but -- so I'll go ahead and do that real  
22 quick. I agree we shouldn't be talking about  
23 those without Tonja here. But in listening --  
24 I support your desire to get a second opinion  
25 for large capital expenses.

1 expenditures, absolutely you want to verify  
2 that these are truly problems that need to be  
3 handled and when they need to be handled.

4 And then you want to make sure you get a  
5 couple contractors to come and look at it.  
6 And that will help keep Biomass, you know,  
7 sharpen their pencils and -- to understand  
8 that they aren't just being brought in to do  
9 the job.

10 MR. CHESNEY: Yeah.

11 CHAIRMAN RAGUSA: Mr. Ross?

12 MR. ROSS: I think you're right. Let's  
13 just put this off till next month. I wasn't  
14 looking to talk while Tonja is not here. I  
15 raised this because it was under supervisor's  
16 interest, and that's where I thought the  
17 appropriate time to raise it. But I think  
18 your sensitivity to the situation is  
19 appropriate. Let's just put it off till next  
20 month.

21 CHAIRMAN RAGUSA: But you still want  
22 Andy to --

23 MR. ROSS: Oh, yeah. Yeah, yeah, yeah.

24 MR. MENDENHALL: I can think of three  
25 right now. I can get you three to five, so --

1 But listening to the conversation that  
2 took place, it was mentioned that several  
3 years we've been talking about pond erosion.  
4 We don't seem to be doing anything about it.  
5 It seems to just be getting worse and worse.

6 So my concern is that we're not -- we're  
7 overthinking it as opposed to getting it done.  
8 Had we done it five years ago, we might be  
9 talking about ten feet instead of 20 feet of  
10 erosion. So my concern is more of a  
11 timeliness of this issue.

12 MR. BARRETT: Actually, I'm going to  
13 correct you, Bob, because they actually spent  
14 almost a half a million dollars on pond  
15 erosion that was reported as failing.

16 MR. ARGUS: Yes. I agree they have done  
17 some pond erosion, yes. But I believe these  
18 particular four or five properties that we're  
19 talking about last month have been on the list  
20 for a while. And had we gotten it earlier,  
21 the expense wouldn't be as high, is my concern  
22 there. But since I have the floor, I'll go on  
23 with supervisor's comments and requests.

24 This past -- last week, in fact, I had  
25 the privilege of joining OLM on their

1 five-hour tour of Westchase. It was very  
 2 informative. I learned a lot. I have been  
 3 very critical recently about the landscape  
 4 maintenance. And after the OLM meeting, I  
 5 probably still am as critical.  
 6 I found the -- I'm trying to read my  
 7 notes and my writing is getting bad. So  
 8 the -- I learned that a lot of the stuff that  
 9 I find fault with is not necessarily the  
 10 result of a landscaper. Some of it is our  
 11 fault. We have -- for the last several years  
 12 Doug has talked to us about replacing -- a  
 13 capital improvement program to replace some of  
 14 the plants out there because they're aging.  
 15 And I don't believe we have addressed that in  
 16 any of our budgets to date. So a lot of what  
 17 I'm seeing out there is just because the  
 18 plants are old. Okay?  
 19 I would suggest that we, for the next  
 20 budget cycle, take a look at that. And in  
 21 that regard I asked both OLM and Davey's to  
 22 come up with a list of things that might take  
 23 us to the next level or the level beyond that  
 24 and give it to staff in the next two or three  
 25 months so that they can work on it in

1 anticipation of next year's budget, should the  
 2 supervisors choose to go with those  
 3 recommendations.  
 4 CHAIRMAN RAGUSA: Mr. Chesney?  
 5 MR. CHESNEY: I just want to say is I  
 6 think that's a great idea, coming up with a  
 7 suggestion list. But we do have \$150,000  
 8 planting budget, so we do have a replacement  
 9 budget already.  
 10 MR. ARGUS: One of the specific things  
 11 they mentioned was the annual program. We're  
 12 changing out I believe three times a year.  
 13 They were suggesting five and six times a year  
 14 to get more pop. And a lot of it is  
 15 replacement of lots of vegetation.  
 16 I toured parts of Westchase earlier  
 17 today, going up and down Countryway. I look  
 18 at the vegetation, and now in my mind I  
 19 realize that's the oldest vegetation in  
 20 Westchase. I'm surprised some of that stuff  
 21 is still growing, because it's been there 25  
 22 years.  
 23 MR. CHESNEY: We do have a budget for  
 24 it. That's all I'm saying, so yeah.  
 25 MR. ARGUS: And based on what I have

1 seen around the community, it's not going to  
 2 be enough, which is why I asked for the  
 3 suggested improvements.  
 4 MR. CHESNEY: Do we spend it all each  
 5 year?  
 6 MR. MAYS: No. Most years we don't  
 7 spend it all because of other things. It gets  
 8 spent in other areas, so we end up using that  
 9 line item to balance it, to make sure we have  
 10 a balanced budget.  
 11 MR. CHESNEY: I know it's 150,000,  
 12 because it's been that way for a while.  
 13 CHAIRMAN RAGUSA: Who at a prior meeting  
 14 in the last two or three months said we should  
 15 look at the mall, Citrus Park Mall?  
 16 MR. MILLS: I did.  
 17 CHAIRMAN RAGUSA: And I went there and  
 18 you're right. It's pretty impressive.  
 19 MR. MILLS: It's awesome.  
 20 CHAIRMAN RAGUSA: It's mature  
 21 vegetation, but it does look really good.  
 22 MR. BARRETT: It does.  
 23 MR. CHESNEY: You're talking about  
 24 Citrus Park Mall?  
 25 CHAIRMAN RAGUSA: Yes. Even across the

1 street at the Best Buy site, it's impressive.  
 2 MS. WHYTE: It requires a high amount of  
 3 maintenance.  
 4 CHAIRMAN RAGUSA: Yeah.  
 5 MR. MAYS: A little more maintenance, a  
 6 little more planting.  
 7 CHAIRMAN RAGUSA: Mr. Ross?  
 8 MR. ROSS: I would not be opposed to  
 9 enhancing the quality of our landscaping, but  
 10 I want to be clear: The issue you're talking  
 11 about is different than the issue that Bob is  
 12 talking about and would like to respectfully  
 13 quibble a little bit with you.  
 14 MR. ARGUS: Okay.  
 15 MR. ROSS: The reason we -- part of the  
 16 reasons why we have a third-party professional  
 17 is to advise us regarding the plant material.  
 18 If in their professional judgment they believe  
 19 the plant material needs to be replaced and no  
 20 longer can thrive, they should be telling us  
 21 that. So when you say it's our fault, is it  
 22 our fault for buying landscaping 25 years ago?  
 23 MR. ARGUS: No. And during -- if I may,  
 24 and during the -- my visit or tour of the  
 25 community, OLM would point to stuff and say,

1 "Those junipers need to be replaced, and deduct  
2 Davey's a few points for them still not being  
3 replaced." But it's my understanding a lot of  
4 that is outside of our existing budget, in  
5 that we don't have enough money budgeted for  
6 those things.

7 MR. ROSS: If you'll yield back, you may  
8 be right that we don't have it there. But I  
9 would respectfully assert, if that's how our  
10 landscaper is documenting their  
11 recommendations for changing out the plant  
12 material, they need to change the way they do  
13 business. I'm not minimizing the value of  
14 those OLM monthly inspections. But if they  
15 genuinely believe -- I'm talking about the  
16 landscaper -- genuinely believes that the  
17 plant material is failing or about to fail,  
18 they know where Sonny and Doug are. I mean,  
19 they should either be walking down the hall or  
20 sending an e-mail or sending a memo.

21 And frankly, they have every motivation  
22 because of OLM to make sure that they've  
23 documented that. So if they really agreed  
24 with all your points, we'd be having a hundred  
25 e-mails saying, "Westchase staff, we

1 this?"

2 "Oh, we haven't gotten to it yet." So  
3 they're so overwhelmed sometimes being  
4 understaffed, Paul does so many things on this  
5 property, sometimes he just doesn't have time  
6 to get to that proposal to get it done.

7 MR. CHESNEY: You don't always use  
8 Davey, too. That I know, because I see --

9 MR. MAYS: No. Sometimes -- because  
10 that happened again that they didn't provide  
11 me with a proposal, I've gone to an outside  
12 source and asked for a proposal for certain  
13 areas, and --

14 CHAIRMAN RAGUSA: Can I make a -- I'm  
15 sorry. Mr. Mills?

16 MR. MILLS: Unless there is another  
17 entry somewhere else, I was looking up as you  
18 gentlemen were chatting, it looks like plant  
19 replacement was budgeted for 52,000 and  
20 change, not 150,000. We exceeded that. Is  
21 there another category?

22 MS. WHYTE: That is contractual. That  
23 is part of Davey's -- the islands. That's  
24 three change-outs. We are on R&M Ground.  
25 R&M Ground covers everything. And keep in

1 recommended this plant material be replaced."  
2 And I don't think that's the case.

3 So I just think we're getting into a  
4 small, small subset, but I don't think we  
5 should relieve our landscaper from their  
6 obligations. I want my professionals to not  
7 just do their work but also to advise. I want  
8 Erin to advise, I want Andy to advise, I want  
9 David to advise, I want them all to be  
10 advising us, not just think they can just get  
11 to sit back and do what we ask them to do.  
12 And I say all of that respectfully.

13 CHAIRMAN RAGUSA: Let me just ask for  
14 clarification. On the landscape material that  
15 OLM identifies that needs to be replaced,  
16 Davey acknowledges it needs to be replaced,  
17 who pays for that replacement?

18 MR. MAYS: We do. It's called an  
19 enhancement. And on the inspection OLM will  
20 recommend an enhancement done to a certain  
21 area. And it's up to Davey to provide -- the  
22 way he says it is: Provide the community with  
23 a proposal for this area. And it's up to  
24 Davey to provide me with a proposal. And I go  
25 to Davey and I say, "Where is my proposal for

1 mind, that's two and a half -- that's two  
2 months behind right there.

3 MR. MILLS: So R&M Grounds is a hundred  
4 and twenty-six, and we've only spent  
5 fifty-seven through August with one month left  
6 in the cycle.

7 CHAIRMAN RAGUSA: Can I make a  
8 suggestion? Why don't we identify -- and  
9 we've talked about this in the past. Why  
10 don't we identify the four most visible areas  
11 in this community and target them for a major  
12 upgrade in the landscaping? I think we can  
13 probably do that within our budget.

14 MR. ARGUS: We had talked about doing  
15 some tests on a couple of boards at some of  
16 the intersections, so you're talking in  
17 addition to that. Correct?

18 CHAIRMAN RAGUSA: The medians and the  
19 strips inside Linebaugh and Countryway, that's  
20 a waste of good money, in my opinion. I'm  
21 looking at the main entrance, the big signage  
22 coming off of Sheldon Road into Westchase or  
23 coming into Countryway. Where do you get the  
24 biggest bang for your buck with the best of  
25 the vegetation? Put it in the marquee.

1 That's me. I'm sorry.  
 2 MS. WHYTE: You don't like my "W"?  
 3 CHAIRMAN RAGUSA: What's that?  
 4 MS. WHYTE: You don't like my "W"?  
 5 CHAIRMAN RAGUSA: I'm just saying.  
 6 MR. MAYS: We have proposals signed for  
 7 \$19,000 worth of work at the entrances to The  
 8 Vineyards -- which is Cavendish. It's not The  
 9 Vineyards -- both sides of the road, Cavendish  
 10 Road, along Linebaugh. And we have  
 11 improvements coming to the four entrances on  
 12 those both sides, which is Linebaugh Avenue  
 13 again. Then we have -- then we have some on  
 14 Montague Avenue where we have some aging  
 15 juniper that is to come out. We've got some  
 16 on that -- on Montague also. We've also got  
 17 some -- a signed proposal on a couple of areas  
 18 on Countryway Boulevard where some plants have  
 19 been removed years ago and just outdated. And  
 20 so we've got some -- we've got \$19,000 worth  
 21 of proposals signed that should be getting  
 22 started on within the next week.  
 23 CHAIRMAN RAGUSA: When were those  
 24 contracts signed?  
 25 MR. MAYS: Two weeks ago.

1 CHAIRMAN RAGUSA: So we're now getting  
 2 -- we're in fall, the nongrowing season, in  
 3 about a month --  
 4 MR. MAYS: The best time to plant.  
 5 CHAIRMAN RAGUSA: Now is the best time  
 6 to plant?  
 7 MR. MAYS: Yes. Because you're going  
 8 into dormant season. It gives young plants a  
 9 chance to establish their roots. And that's  
 10 what the recommendations are, is right before  
 11 because it's the best time. While a plant is  
 12 dormant it's a better time to plant it.  
 13 CHAIRMAN RAGUSA: Okay.  
 14 MR. CHESNEY: I've always noticed in  
 15 your budget the last two months you seem to  
 16 blow through that planting.  
 17 MR. MAYS: And that's why.  
 18 MS. WHYTE: We like to see where we are  
 19 financially.  
 20 MR. MAYS: Where we're at. Plus, also,  
 21 because of the planting seasons of the dormant  
 22 plants.  
 23 CHAIRMAN RAGUSA: Mr. Ross?  
 24 MR. ROSS: As always, I'm thrilled to  
 25 hear that our staff is ahead of the curve, and

1 I compliment you for that. But I also like  
 2 Mr. Ragusa's idea that Mr. Mills has mentioned  
 3 about this before, I think Mr. Argus has. I  
 4 don't remember if you have, Mr. Chesney, so I  
 5 apologize. And now Mr. Ragusa has done it.  
 6 I think we should proceed. Let's have  
 7 staff target a handful of key areas and make  
 8 sure that those key areas are either  
 9 consistent with the standard that's been  
 10 referenced or let's look at investing the  
 11 dollars to raise them to the standards that  
 12 you're talking about. I think it's a good  
 13 idea, and you guys have talked about it now.  
 14 CHAIRMAN RAGUSA: Mr. Mills?  
 15 MR. MILLS: And if you think ahead, the  
 16 entrance at Sheldon and Linebaugh is about to  
 17 be the most visible once the traffic starts  
 18 entering and exiting Costco. There is going  
 19 to be a huge influx of people that don't come  
 20 out this way; that that's going to be the  
 21 billboard for the community as they drive by  
 22 it. So we have an opportunity there to really  
 23 make that even more than it is.  
 24 MS. WHYTE: There is a problem.  
 25 MR. MAYS: I'll tell you too, though,

1 the ligustrums -- those big, large ligustrums  
 2 that are on the corners -- that's the big  
 3 bushy plant -- OLM has mentioned a few  
 4 times -- but they're very expensive trees.  
 5 CHAIRMAN RAGUSA: Yeah, they are.  
 6 MR. MAYS: To try to remove those plants  
 7 to put something else in there that's smaller  
 8 and would fit in the corner is, you know, kind  
 9 of an expensive undertaking that I don't agree  
 10 that should be done. I think those ligustrums  
 11 -- we don't always agree, you know. So those  
 12 ligustrums to me are just beautiful, sculptured  
 13 ligustrums right now, so I don't want do change  
 14 that.  
 15 But if you notice, Westchase -- the main  
 16 Westchase corner, Linebaugh and Countryway  
 17 Boulevard, we've got those nice copper plants  
 18 in there now, we've got some nice gold mound  
 19 duranta, so it's starting to develop its  
 20 color. But we've got some plant material  
 21 problems on the medians in the center. But we  
 22 have been starting to address some of those  
 23 planting areas for that reason just to --  
 24 because certain plants are starting to age  
 25 out.

1 But we just don't -- instead of doing it  
 2 all at once, we can't overload our landscaper.  
 3 I mean, he couldn't do it. Right now he has a  
 4 hard enough time just getting a proposal to  
 5 me. So sometimes if he doesn't get a proposal  
 6 to me quick enough -- Sonny will tell you -- I  
 7 tell him, I'm snapping a finger on somebody  
 8 else, I mean, "We've got to get this work  
 9 done." So that's why sometimes I -- it may  
 10 look like we're falling behind, but that's  
 11 exactly what we're working on, trying to do  
 12 those type of things.

13 MR. MILLS: And I'm not suggesting that  
 14 at all. And I'm going to defer to what Mr. --  
 15 I'm not the plant guy. I don't know hardly  
 16 one from the next. But I'll say it again --  
 17 and you've now kind of validated it -- whoever  
 18 is doing the Citrus Park Centers, we ought  
 19 to -- somebody ought to talk to them and give  
 20 us ideas on what we could do, because that --  
 21 those places look a lot different than we do.

22 MR. MAYS: They spend more money. It's  
 23 all about replacement. They do spend more  
 24 money, I'll be honest with you. And they do  
 25 sculpture -- they take the time to sculpture

1 the issues earlier, sometimes you can motivate  
 2 people by what you communicate. So I would  
 3 hope that you all would convey to Davey, "You  
 4 guys may be missing out."

5 MR. MAYS: We have.

6 MR. ROSS: The board is seriously  
 7 talking about doing some landscape  
 8 enhancements. And if you guys can't do it,  
 9 I'm going to go talk to somebody else. And so  
 10 I see that as a positive, not as a negative.  
 11 And the reality is by bringing in another set  
 12 of eyes, somebody may say, "Oh, yeah, you could  
 13 easily do this." It really isn't that much of  
 14 an aggravation. It's a cost factor.

15 But in terms of an aggravation, it's not  
 16 going to involve taking out the Ligustrums.  
 17 Maybe what you need to do is run your plant  
 18 bed up further along where the CVS is or on  
 19 the other side. I don't know. And again, I  
 20 don't want to pretend to do something I'm  
 21 capable of doing. But I don't want you to see  
 22 it as threatening what you guys do.

23 I just think we've talked about it  
 24 enough to where it's worth kicking the can on  
 25 it, and let's just see if there is something

1 each plant. And we do do that, but sometimes  
 2 even our OLM inspector says we don't want a  
 3 sculptured plant. We want more of a natural  
 4 look.

5 And I'll be honest with you; when people  
 6 come and they're new residents in this  
 7 community and they come to Sonny's office,  
 8 they don't say, "We came in here" -- of course  
 9 it's for the model of the house. But they say  
 10 they just love driving through this roadway  
 11 and it's so beautiful and so well manicured.  
 12 Because they don't see those small little  
 13 things that we see as the professionals, you  
 14 know, as you guys have been seeing for the  
 15 years that you've lived here. But those  
 16 people just -- they come in this community,  
 17 and the first thing they tell us is how  
 18 beautiful it is.

19 MR. MILLS: And there is no argument  
 20 there.

21 CHAIRMAN RAGUSA: Mr. Ross?

22 MR. ROSS: I wasn't being facetious when  
 23 I was complimenting you all earlier. You guys  
 24 are great. And I mean that very, very  
 25 genuinely. But as we were talking about on

1 else we can do in some key areas, as Mark  
 2 said, and do something good for the community.  
 3 So just take a look at it.

4 MR. MAYS: Yes, sir.

5 CHAIRMAN RAGUSA: Let me just expand on  
 6 my initial comments. I would like to  
 7 identify -- again, identify -- whether it's  
 8 six spots or four spots, I'd like to identify  
 9 what the community thinks are the most  
 10 important and most highly visible areas of  
 11 this -- of Westchase. Me, I'd go out, hire a  
 12 landscape architect and a landscape contractor  
 13 and give them a budget for two of them and see  
 14 how they do.

15 Hardeman-Kempton landscape architects,  
 16 landscaping company, they gave us a very  
 17 expensive bid for an incredible park, but they  
 18 do this all the time. And I don't know  
 19 whether they designed Citrus Park Mall. I  
 20 don't know. But I know that that is a company  
 21 that's a one-stop shop. They'll design it and  
 22 they'll put it in and they'll turn it over for  
 23 maintenance to our folks.

24 What -- our current system with Davey's  
 25 situation is not going to get us what we're

1 looking for. That system is not going to get  
 2 us four or six entryways or marquees that look  
 3 like Citrus Park. Again, it's a lot of money.  
 4 MR. CHESNEY: I know, but how much would  
 5 you think?  
 6 CHAIRMAN RAGUSA: I would think that you  
 7 could spend easily \$5,000 designing the big  
 8 marquees, and your plant material could be  
 9 \$50,000. And I think -- I don't know how far  
 10 that really goes. But, you know, those  
 11 companies, you know -- I know Hardeman-Kempton  
 12 from experience. They've got a huge nursery.  
 13 They grow their own stuff.  
 14 If you stick with -- I think if we stick  
 15 with Davey and wait around for Davey to give  
 16 us a proposal, we're not going to get what we  
 17 want. And I know that this is probably where  
 18 Davey makes their profit on these special  
 19 projects, and I want to work with our vendor;  
 20 but if we're waiting two weeks for proposals  
 21 and we're not getting the service or the  
 22 ingenuity or the creativeness that we would  
 23 want, then let's think about subcontracting --  
 24 MR. CHESNEY: Yeah, the key is you said  
 25 "the landscape architect." Right now we have

1 OLM who's not a landscape architect. He's  
 2 just identifying plants and --  
 3 CHAIRMAN RAGUSA: They have landscape  
 4 architects on staff, I think.  
 5 MR. MAYS: I don't know if they're  
 6 landscape architects, but they're all  
 7 horticulturists. And that's what most of them  
 8 do.  
 9 CHAIRMAN RAGUSA: But there is a  
 10 difference. There is a difference.  
 11 MR. CHESNEY: I think you're right. But  
 12 it's the creative element I think we're  
 13 missing.  
 14 MR. MAYS: The OLM doesn't like to --  
 15 they tell you, "We're not here to tell you  
 16 what to do. We just tell you how to maintain  
 17 it and what you should be doing, but we can't  
 18 tell you what to do or how many employees to  
 19 have or" --  
 20 CHAIRMAN RAGUSA: Mr. Ross?  
 21 MR. ROSS: I don't disagree with what  
 22 you're saying, but I believe that our two  
 23 messages can be dovetailed. The thrust of my  
 24 message was: We need to communicate with our  
 25 contractor. And I'm of the belief they're

1 going to be in here a year, two years,  
 2 whenever, saying either, "We can't perform," or  
 3 "We can't perform under these contractual  
 4 terms."  
 5 And we need to be able to say, "Look at  
 6 yourself in the mirror. There are  
 7 opportunities here for you to make money,  
 8 opportunities for you to get the gravy train,  
 9 if you will, because this kind of would be a  
 10 gravy train project, so don't now come crying  
 11 to us." I think that's an important part of  
 12 the process in which our staff needs to be  
 13 conveying back to Davey, "You're about to miss  
 14 out."  
 15 MR. BARRETT: Does Davey have a  
 16 architect -- landscape architect on staff,  
 17 or --  
 18 MR. MAYS: I don't think they do. They  
 19 rely pretty much on their district manager,  
 20 who is a district manager.  
 21 MR. BARRETT: So you could still hire  
 22 the landscape architect to develop the plan  
 23 and hand it to them and say, "Give us a bid"?  
 24 MR. MENDENHALL: Yes. We've done that  
 25 in a lot of places. We've done revamping of

1 communities, entry features, that sort of  
 2 thing and exactly as you just described: you  
 3 have an architect come in, they talk to the  
 4 board, get your ideas, put it together on  
 5 paper, present it back to you. Once you  
 6 approve it, you can either hand it to your  
 7 landscaper or bid it out.  
 8 CHAIRMAN RAGUSA: Mr. Ross?  
 9 MR. ROSS: Can we put this on next  
 10 month's agenda? That way it will be clearer  
 11 to everybody, and whether we bid or not we can  
 12 decide.  
 13 MR. MAYS: By then those projects that  
 14 we've just discussed, those areas will be  
 15 done. And then you can look at those and see  
 16 what you think, because the guy that we  
 17 hired -- the company that we hired to do it,  
 18 that's mainly what he does; he does install  
 19 work mainly. He doesn't do maintenance. He  
 20 does do some maintenance, but he prefers to do  
 21 install work. And he's an ex-Busch Gardens  
 22 man, so I'm hoping that -- and we've used him  
 23 on a couple other spots, smaller stuff, but --  
 24 CHAIRMAN RAGUSA: Andy, can you get us  
 25 five names of landscape architects that you

1 and Severn Trent have worked with?  
 2 MR. MENDENHALL: Sure. I don't know if  
 3 I can get five. I think --  
 4 CHAIRMAN RAGUSA: Three.  
 5 MR. MENDENHALL: Yeah, I can get you  
 6 three.  
 7 CHAIRMAN RAGUSA: There is at least  
 8 three in this area.  
 9 MR. MENDENHALL: Yeah, there is probably  
 10 more. Just ones that I've worked with, it's  
 11 only been like three. But yeah.  
 12 MR. ROSS: Can you send us an e-mail of  
 13 the intersections where you guys are doing  
 14 improvements?  
 15 MS. WHYTE: I'll do that tomorrow  
 16 morning.  
 17 MR. ROSS: Thank you.  
 18 CHAIRMAN RAGUSA: Are we in agreement on  
 19 what the -- the locations that we should spend  
 20 the money on?  
 21 MR. CHESNEY: Why don't you have the  
 22 architect decide where he can get the most  
 23 bang for the buck.  
 24 MS. WHYTE: Can I just give you one  
 25 suggestion? One of the biggest things that we

1 around the concrete rubble there at that park?  
 2 MS. WHYTE: It will be taken care of, I  
 3 promise. And you'll have new plantings there  
 4 as well.  
 5 MR. ROSS: Sorry. Just had to --  
 6 CHAIRMAN RAGUSA: Have we exhausted  
 7 this?  
 8 MR. ARGUS: One other thing I need to  
 9 mention to you. When I brought up -- asking  
 10 both OLM and Davey's for suggestions on how to  
 11 raise -- step it up a notch, Sonny raised an  
 12 important question with -- is it the  
 13 district -- or property manager or district  
 14 manager?  
 15 MS. WHYTE: The office -- the branch  
 16 manager.  
 17 MR. ARGUS: Branch manager, which was:  
 18 "Your contract is about to end. Are you  
 19 willing to essentially extend it for another  
 20 period of time?" And he indicated in the  
 21 affirmative at the same price.  
 22 CHAIRMAN RAGUSA: That was Davey?  
 23 MS. WHYTE: They have one more year  
 24 left. This November -- next November will be  
 25 their third year. And as of now he's already

1 have with certain plant material is line of  
 2 sight issues. We just put some beautiful  
 3 Florida-friendly plant material down on  
 4 Countryway. They're gorgeous. Right across  
 5 from Glenduff Park. We're getting regular  
 6 complaints that the plants are too high; they  
 7 can't see the oncoming traffic, which is an  
 8 issue.  
 9 CHAIRMAN RAGUSA: It is. We can't have  
 10 that.  
 11 MS. WHYTE: So keep that in mind when  
 12 you're looking at -- if you're discussing or  
 13 possibly thinking about medians, that is a  
 14 true issue for all of us, you know, safety of  
 15 kids running across the street, parents  
 16 running across bringing their kids. So keep  
 17 that in mind if you're determining if you'd  
 18 like to see certain things done on the median.  
 19 It's a little bit more difficult.  
 20 CHAIRMAN RAGUSA: That's what a  
 21 landscape architect does.  
 22 MR. MAYS: Yeah, we'll leave it to the  
 23 architect.  
 24 CHAIRMAN RAGUSA: Mr. Ross?  
 25 MR. ROSS: Can we move those plants

1 committed to us that he would like to continue  
 2 at the same rate.  
 3 MR. MAYS: For his year extension.  
 4 MS. WHYTE: For his year extension.  
 5 MR. MAYS: It's only one year at a time.  
 6 MR. CHESNEY: You can just put that on  
 7 the agenda and we can take it up.  
 8 MS. WHYTE: Well, we've got a full year.  
 9 MR. ARGUS: I just wanted to share that  
 10 with you.  
 11 MR. CHESNEY: Well, we have less than a  
 12 full year.  
 13 MS. WHYTE: Okay. But you know what I  
 14 mean.  
 15 MR. CHESNEY: We have like February.  
 16 CHAIRMAN RAGUSA: No.  
 17 MR. CHESNEY: Yeah, because if we're not  
 18 going to -- we're going to put it out for bid  
 19 again?  
 20 CHAIRMAN RAGUSA: We should lower that  
 21 budget. That sends a good message.  
 22 MS. WHYTE: Really?  
 23 MR. MENDENHALL: So you want that on the  
 24 agenda for the next one, or do you want to --  
 25 MR. CHESNEY: Sometime between now and

1 February. How about December? Because then  
 2 we'll have --  
 3 MR. MENDENHALL: December?  
 4 CHAIRMAN RAGUSA: Unless the company  
 5 is -- company committed?  
 6 MR. CHESNEY: Yeah, that's the thing.  
 7 MS. WHYTE: He is a company.  
 8 MR. CHESNEY: Do we have an actual  
 9 letter?  
 10 MS. WHYTE: He will give us a letter.  
 11 I've already asked for a letter.  
 12 MR. MENDENHALL: Yes.  
 13 MS. WHYTE: He will supply a letter.  
 14 I've already asked that.  
 15 CHAIRMAN RAGUSA: We have one one-year  
 16 extension in that contract. Is that right,  
 17 Erin?  
 18 MR. BARRETT: I thought there were two  
 19 one-years.  
 20 MR. CHESNEY: I thought it was  
 21 continuous.  
 22 MS. WHYTE: It was continuous. Most of  
 23 our contracts are continuous.  
 24 MS. McCORMICK: A three-year contract.  
 25 MR. MENDENHALL: It's three years, yeah.

CERTIFICATE OF REPORTER

STATE OF FLORIDA:  
 COUNTY OF HILLSBOROUGH:

I, Natalie W. Breaux, Notary Public in and for the State of Florida at Large, do hereby certify that I reported in shorthand the foregoing proceedings at the time and place therein designated; that my shorthand notes were thereafter reduced to typewriting under my supervision; and that the foregoing pages are a true and correct, verbatim record of the aforesaid proceedings.

Witness my hand and seal October 19, 2016, in the city of Tampa, County of Hillsborough, State of Florida.

Natalie W. Breaux  
 Notary Public  
 State of Florida at Large

1 MS. WHYTE: Three years without an  
 2 increase?  
 3 CHAIRMAN RAGUSA: It's not an  
 4 evergreener.  
 5 MS. McCORMICK: I will look at that. I  
 6 thought it was a three-year contract.  
 7 MR. CHESNEY: (Inaudible).  
 8 CHAIRMAN RAGUSA: No, there is a  
 9 limitation on the number of times we can keep  
 10 renewing without bidding it, yeah.  
 11 MR. CHESNEY: Okay.  
 12 CHAIRMAN RAGUSA: Okay. Anything else?  
 13 Mr. Argus?  
 14 MR. ARGUS: That's it.  
 15 CHAIRMAN RAGUSA: Any other supervisor  
 16 comments? Motion to adjourn would be  
 17 appropriate.  
 18 MR. ROSS: So moved.  
 19 CHAIRMAN RAGUSA: All in favor, please  
 20 raise your hand. That motion passes five to  
 21 nothing. And we have an additional one?  
 22 Thank you.  
 23 (At 6:30 p.m., the meeting was  
 24 adjourned.)  
 25

  
 \_\_\_\_\_  
 Mark Ragusa, Chairman