

RE: WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: August 1, 2017

TIME: 4:00 p.m. to 6:45 p.m.

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

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

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APPEARANCES:  
WESTCHASE COMMUNITY DEVELOPMENT  
DISTRICT BOARD MEMBERS:

Jim Mills, Chairman  
Greg Chesney  
Matthew Lewis  
Brian Ross  
Barbara Hessler Griffith

ALSO PRESENT:  
SEVERN TRENT SERVICES:  
Andy Mendenhall  
Alan Baldwin

DISTRICT ATTORNEY:

Erin McCormick

DISTRICT ENGINEER:

Tonja Stewart

WESTCHASE STAFF:

Doug Mays  
Sonny Whyte

INDEX  
PAGE

Meeting opened by Mr. Mendenhall	5
Roll Call	5
Consent Agenda	
Motion to approve the consent agenda (Motion passes)	6
Motion to open the public hearing (Motion passes)	7
Public hearing to adopt the fiscal year 2018 budget	7
Motion to open the public hearing on assessments (Motion passes)	9
Motion to pass Resolutions -4 and -5 (Motion passes)	57
Engineer's Report	58
Motion for permit work by Heidt Design (Motion passes)	104
Manager's Report	106
Motion to approve meeting schedule (Motion passes)	108
Attorney's Report	111
Motion to accept engagement agreement, Erin McCormick (Motion passes)	116
Field Manager's Report	116

Motion to approve agreement with Coastal (Motion passes)	117
Motion to use property at West Park Village for Movies in the Park (Motion passes)	127
Audience Comments	136
Supervisors' Request	138
Adjournment	163

1 The transcript of Westchase Community  
2 Development District Board Meeting, on the 1st  
3 day of August, 2017, at the Westchase Community  
4 Association Office, 10049 Parley Drive, Tampa,  
5 Florida, beginning at 4:00 p.m., reported by  
6 Whitley G. Cullipher, Notary Public in and for  
7 the State of Florida at Large.

8 \*\*\*\*\*

9 MR. MENDENHALL: All right. This is the  
10 Westchase Community Development District board  
11 meeting. Today is Tuesday, August four --  
12 August 1st, rather. It's approximately 4:00  
13 p.m., and if we can start off with the role  
14 call, we can just go around the table if you  
15 want to state your name for the record.

16 MS. HESSLER GRIFFITH: Barbara Hessler  
17 Griffith.

18 MR. LEWIS: Matt Lewis.

19 MR. ROSS: Brian Ross.

20 MR. CHESNEY: Greg Chesney.

21 CHAIRMAN MILLS: Jim Mills.

22 MS. McCORMICK: Erin McCormick.

23 MR. BALDWIN: Alan Baldwin.

24 MR. MENDENHALL: I'm Andy Mendenhall, and  
25 we also have --

1 (No response.)

2 MR. MENDENHALL: Okay. That motion  
3 carries. Item Number Three is the public  
4 hearing to adopt the fiscal year 2018 budget.  
5 We'll start off this process procedurally.  
6 What we need to do is open the public hearing  
7 for any resident comments, so I'll ask if there  
8 is a motion to open the public hearing.

9 MR. ROSS: So moved.

10 CHAIRMAN MILLS: I'll second.

11 MR. MENDENHALL: Okay. So we had a  
12 motion and that was a second?

13 CHAIRMAN MILLS: Yes.

14 MR. MENDENHALL: All in favor?  
15 (All board members signify in the  
16 affirmative.)

17 MR. MENDENHALL: Okay. That motion  
18 carries. And now, our public hearing is open  
19 regarding the budget, so if you have any  
20 questions regarding the budget for the board,  
21 we can go around the room. If you just want to  
22 state your name for the record and direct your  
23 questions towards the board. I didn't know if  
24 you had anything on the budget or -- Mr. Argus?

25 MR. ARGUS: No.

1 MS. STEWART: Tonja Stewart.

2 MS. WHYTE: Sonny Whyte.

3 MR. MAYS: And Doug Mays.

4 MR. MENDENHALL: There we go. All right.  
5 Item Number Two is the consent agenda. I'll  
6 note for the record I did receive some  
7 corrections to the minutes, which we'll submit.

8 MS. HESSLER GRIFFITH: Andy, the pledge.

9 MR. MENDENHALL: Oh. Sorry about that.  
10 (The Pledge of Allegiance was recited.)

11 MR. MENDENHALL: Sorry about that. So  
12 we'll go back to the consent agenda. As  
13 mentioned, I had a couple of corrections that  
14 we'll submit, and we also have our financials  
15 on the consent agenda. So first, I'll ask if  
16 there is a motion to approve with the changes.

17 CHAIRMAN MILLS: So moved.

18 MR. MENDENHALL: Okay. Do we have a  
19 second?

20 MR. LEWIS: I'll second.

21 MR. MENDENHALL: All right. All in  
22 favor?

23 (All board members signify in the  
24 affirmative.)

25 MR. MENDENHALL: Any opposed?

1 MR. MENDENHALL: Anyone -- did you have  
2 anything on the budget? No. Okay. Hearing no  
3 comments from the public on the budget, the  
4 next step is --

5 MS. McCORMICK: Andy, do you want to open  
6 the hearing on the assessments, as well, or are  
7 you doing that separately?

8 MR. MENDENHALL: Okay. I was considering  
9 it as one, but that's fine.

10 MS. McCORMICK: Yeah, just to make it  
11 clear on the record that we're also having a  
12 public hearing on the assessments, as well.

13 MR. MENDENHALL: All right. So we'll  
14 look for a motion to open the public hearing  
15 for the assessments.

16 MR. ROSS: So moved.

17 MR. LEWIS: Second.

18 MR. MENDENHALL: All right. All in  
19 favor.

20 (All board members signify in the  
21 affirmative)

22 MR. MENDENHALL: Does anyone in the  
23 public have a question on the assessments? All  
24 right. Fair enough. So now, we're looking for  
25 a motion to close the public hearing on the

1 budget, as well as the assessments. If anybody  
 2 would like to make that motion.  
 3 MR. ROSS: So moved.  
 4 CHAIRMAN MILLS: Second.  
 5 MR. MENDENHALL: All right. All in  
 6 favor.  
 7 (All board members signify in the  
 8 affirmative.)  
 9 MR. MENDENHALL: Okay. That motion  
 10 carries. So I see Alan is opening up the Excel  
 11 right now. He's here, obviously, if you as the  
 12 board -- this is your time, of course, prior to  
 13 adopting the resolution which approves the  
 14 budget for fiscal year 2018, and then there is  
 15 the component resolution, which adopts the  
 16 assessments that would be levied based on that  
 17 budget.  
 18 So now, of course, is your opportunity if  
 19 you want to make any changes to the budget, ask  
 20 any questions, Alan's here, I'm here. We're  
 21 happy to help out.  
 22 MR. CHESNEY: Do you want me to go  
 23 through these?  
 24 MS. WHYTE: Yes, please.  
 25 MR. CHESNEY: Okay.

1 MR. MENDENHALL: There we go.  
 2 MR. CHESNEY: All right. Sonny did help  
 3 a great deal in going through the budget, and  
 4 she had some comments on some of the individual  
 5 neighborhood accounts, and I thought we could  
 6 go through them briefly. I'm going to be  
 7 frank, I'm not super prepared, so be kind to  
 8 me, Alan. Okay. So let's start with 002,  
 9 Harbor Links.  
 10 MR. BALDWIN: Hold on, I'm still opening  
 11 up files.  
 12 MR. CHESNEY: Okay.  
 13 MS. WHYTE: Greg, that one there, I spoke  
 14 to Doug --  
 15 MR. CHESNEY: Yeah.  
 16 MS. WHYTE: -- and we might leave that,  
 17 because we're going to possibly paint and have  
 18 to clean the glasses on the post, and that's  
 19 actually going to be a little bit more. I  
 20 didn't realize there was a need for it to be  
 21 done.  
 22 MR. CHESNEY: Okay. That's fine.  
 23 MS. WHYTE: So I think we can skip over  
 24 that one.  
 25 MR. CHESNEY: Okay. We can skip over the

1 painting. If not, it'll take a while.  
 2 MR. MENDENHALL: Okay. Anybody need a  
 3 copy of the budget? I have a couple of extras.  
 4 MR. CHESNEY: 003 -- help me out here,  
 5 Doug and Sonny. So we were -- I mean, we used  
 6 to be responsible for the lights. We never  
 7 were? Is that -- because I always get confused  
 8 and forget which neighborhoods are responsible  
 9 for what lights.  
 10 MS. WHYTE: On the -- Andy knows the  
 11 story -- we own nothing in there, and I believe  
 12 there was a discussion a few years ago between  
 13 Charmaine Killian, which is the property  
 14 manager --  
 15 MR. MENDENHALL: That's correct.  
 16 MS. WHYTE: -- and Andy, so Andy, you're  
 17 probably better versed on that, but I see we're  
 18 still assessing for the streetlights.  
 19 MR. MENDENHALL: Yeah, this is one that  
 20 we had talked about probably about two years  
 21 ago. We talked with their property manager, as  
 22 well as one of their board members was present;  
 23 and basically, transferring it back to them to  
 24 handle because we don't own those. It hasn't  
 25 gotten shifted yet, so we would not -- Erin

1 would probably need to create something legally  
 2 to get it -- well, actually, probably not.  
 3 They're --  
 4 MR. CHESNEY: Not if we never had them.  
 5 MR. MENDENHALL: Yeah, I'm trying to  
 6 think of -- there's a reason that it didn't get  
 7 shifted over, though, and I don't know if  
 8 possibly they were going to talk to their  
 9 attorney and they didn't get back to us. I  
 10 don't know. I'd have to --  
 11 MR. CHESNEY: Are you talking about when  
 12 we took the gate?  
 13 MR. MENDENHALL: No.  
 14 MS. WHYTE: We don't own anything in  
 15 there.  
 16 MR. MENDENHALL: No, this was -- this was  
 17 about two years ago, we went and looked at the  
 18 different villages, and that particular village  
 19 was one that we basically came across it, we  
 20 were paying for the streetlights, or collecting  
 21 funds from the streetlights, that we did not as  
 22 a district have ownership of.  
 23 MR. CHESNEY: But they've been paying for  
 24 them. I mean, they now -- they are now paying  
 25 the assessment?

1 MR. MENDENHALL: Correct, yes.  
 2 MR. CHESNEY: Okay. So do you have them  
 3 up yet, Alan?  
 4 MR. BALDWIN: I have the budget up, yes.  
 5 MR. MENDENHALL: I think --  
 6 MR. CHESNEY: So what are the charges in  
 7 003?  
 8 MR. MENDENHALL: I'm sorry, just to add,  
 9 I think -- because I'm trying to remember back  
 10 from a couple of years ago. I think one of the  
 11 challenges was them setting up the collection  
 12 through their HOA to cover those electrical  
 13 costs before we could shift it over to them.  
 14 Honestly, like I said, it's about two years  
 15 ago. I know that there was something left  
 16 hanging by their HOA at the time.  
 17 MR. CHESNEY: Yeah, so there's no  
 18 payments been made in the last 12 months.  
 19 Correct? Alan?  
 20 MR. BALDWIN: No, we've made payments.  
 21 Are you talking about the utilities?  
 22 MR. CHESNEY: Yeah.  
 23 MR. BALDWIN: Yes.  
 24 MR. CHESNEY: Okay. So then that's a  
 25 legal issue then. We'll keep it until next

1 year when we --  
 2 MR. BALDWIN: Okay.  
 3 MS. WHYTE: I think part of the problem  
 4 was their budget cycle didn't coincide with our  
 5 budget cycle or something to that effect.  
 6 MR. BALDWIN: Their calendar and our  
 7 calendar year.  
 8 MS. WHYTE: Their calendar year and our  
 9 calendar year didn't meet up, and it was  
 10 difficult because they didn't budget for it  
 11 ahead of time, and so I think that was the  
 12 issue.  
 13 MR. CHESNEY: I understand. Okay. So  
 14 we're going leave that, and I'll leave -- so on  
 15 004, Saville Rowe, there is -- can you detail  
 16 the assessment amounts -- or the balance  
 17 amounts I should say.  
 18 MR. BALDWIN: What do you mean by the  
 19 balance amounts?  
 20 MR. CHESNEY: What are the -- how about  
 21 if you -- you're not looking at one of these  
 22 pages in here, you have your own little special  
 23 sheet. Right?  
 24 MR. BALDWIN: I have the Excel version of  
 25 it.

1 MR. CHESNEY: Okay. What page would it  
 2 be on, because I don't have the --  
 3 MR. BALDWIN: That, I don't know.  
 4 MR. CHESNEY: Okay. So what -- you have  
 5 miscellaneous contingencies in the amount of  
 6 4,525?  
 7 MR. BALDWIN: Correct.  
 8 MR. CHESNEY: Okay. What else do you  
 9 have in that account?  
 10 MR. BALDWIN: Nothing. Nothing has been  
 11 -- through April, there were no charges that  
 12 hit that account, and we just only projected  
 13 the full amount, and we still budgeted the same  
 14 amount. Now, whether or not --  
 15 MR. CHESNEY: So nothing's hid?  
 16 MR. BALDWIN: As of April, correct. I  
 17 can try to pull up --  
 18 MR. CHESNEY: No, that's fine. So what  
 19 about the prior year?  
 20 MR. BALDWIN: Nothing.  
 21 MR. CHESNEY: Okay. So what's the  
 22 current balance then?  
 23 MR. BALDWIN: What do you mean?  
 24 MR. CHESNEY: Well, what's the current  
 25 balance in 004, the fund balance for Saville

1 Rowe?  
 2 MR. BALDWIN: Okay. We have unassigned  
 3 cash of \$18,439, and on the next page, it will  
 4 be the -- Exhibit D.  
 5 MR. CHESNEY: Okay. All right. So then  
 6 I would think that we could get rid of the  
 7 contingency then.  
 8 MR. BALDWIN: All right.  
 9 MR. CHESNEY: I mean, assessing for the  
 10 contingency.  
 11 MR. BALDWIN: That's correct, we can do  
 12 that.  
 13 MR. CHESNEY: Okay.  
 14 MS. HESSLER GRIFFITH: Sorry, where are  
 15 we looking, Greg?  
 16 MR. CHESNEY: Well, I don't know. I'm  
 17 going to try to figure out what page -- do you  
 18 know what page we're on here?  
 19 MS. WHYTE: It should be 16, your budget  
 20 cycle, 004.  
 21 MR. CHESNEY: I'm going from notes so  
 22 page -- did you say 16?  
 23 MS. WHYTE: Yes.  
 24 MS. McCORMICK: 16 and 17.  
 25 MR. CHESNEY: Like I said, I apologize, I

1 had intended to do this prior to the meeting.  
 2 How can you guys find it so fast? Okay. 16  
 3 and 17. Perfect. Okay. That's a lot easier.  
 4 Yeah.  
 5 MR. BALDWIN: So you want me to take out  
 6 the projections for the 4,525, and you also  
 7 want to take out the budget for next year.  
 8 Correct?  
 9 MR. CHESNEY: When you say take out the  
 10 budget for next year, take out the --  
 11 MR. BALDWIN: \$4,525.  
 12 MR. CHESNEY: Yeah, let me just look at  
 13 this. Yes, I don't see why that would be an  
 14 issue, because if it hasn't hit in 12 months --  
 15 yeah. That's fine.  
 16 CHAIRMAN MILLS: No expenses even two  
 17 years prior to that.  
 18 MR. CHESNEY: Okay.  
 19 MR. ROSS: If -- I'm jumping in, sorry.  
 20 Greg, didn't I have a problem in the past  
 21 couple of years in their community with regard  
 22 to storm water runoff or parking lot or  
 23 something?  
 24 MR. CHESNEY: Yeah.  
 25 MR. ROSS: So did they purposely jack up

1 their reserves, so to speak? Was that  
 2 purposeful?  
 3 MR. CHESNEY: Well, we paid -- no, we  
 4 paid for it, and then they went negative. See,  
 5 what I think that is is -- I think that is that  
 6 we didn't readjust it back when they went  
 7 negative. Because that's what happens, a lot  
 8 of these -- just as an understanding for  
 9 someone who's new, so you can go negative in  
 10 one of these fund balances for a neighborhood,  
 11 and then we pay it, and they go negative, and  
 12 then we might increase the assessment to bring  
 13 them back up. The key is to remember to bring  
 14 it back down afterwards, so I think that's what  
 15 happened in there.  
 16 MR. ROSS: Oh, okay.  
 17 MR. CHESNEY: I think you were correct in  
 18 your remembering.  
 19 MR. ROSS: Okay. That makes sense to me  
 20 then.  
 21 CHAIRMAN MILLS: But it's showing three  
 22 years running of no expense.  
 23 MR. CHESNEY: Right.  
 24 MR. BALDWIN: Correct.  
 25 CHAIRMAN MILLS: Right?

1 MR. BALDWIN: Correct.  
 2 MR. ROSS: Which is why he's suggesting  
 3 we don't need to continue to assess it, we've  
 4 built up enough of a fund balance.  
 5 MR. CHESNEY: Okay. And like I said,  
 6 Sonny did a great job going through and  
 7 identifying all of these, and I did a poor job  
 8 of taking care of this ahead of time, which is  
 9 what I normally do, but that's fine. All  
 10 right. So 102 --  
 11 MR. BALDWIN: Okay.  
 12 MR. CHESNEY: And this was the -- okay.  
 13 Now, we just got a new gate operator.  
 14 MS. WHYTE: We're just paying for those.  
 15 I just sent the bills down today.  
 16 MR. CHESNEY: Okay.  
 17 MS. WHYTE: We had to put in brand new  
 18 gate operatives, which the board approved at  
 19 last month's meeting. So the \$16,800 is -- I  
 20 think we can safely reduce that because they're  
 21 under warranty. There will still be gate arms  
 22 and stuff that like, but leave a smaller  
 23 amount. I think we can probably reduce it by,  
 24 you know, 10,000, maybe 6,800. Doug, are you  
 25 comfortable with just \$6,800 for our --

1 MR. CHESNEY: Well, hold on, what's the  
 2 assessment amount versus the balance in there?  
 3 MS. WHYTE: That's something that someone  
 4 would have to look at.  
 5 MR. CHESNEY: What's the -- I'm asking  
 6 Alan if --  
 7 MR. BALDWIN: Right now, we're budgeting  
 8 for R & M Gate, \$16,800.  
 9 MR. CHESNEY: Okay. And we paid ten out  
 10 of the current year, and that's the entire gate  
 11 operator.  
 12 MS. WHYTE: No, the new gate operators  
 13 haven't hit yet. They are being -- they're  
 14 going to hit the account as of probably the  
 15 next 48 hours, because I just sent them down to  
 16 the --  
 17 MR. CHESNEY: But what was the  
 18 approximate?  
 19 MR. MAYS: 8,500.  
 20 MS. WHYTE: 85, so under 10,000. But we  
 21 still have a fund balance in the account.  
 22 MR. CHESNEY: Right, what's the current  
 23 fund balance?  
 24 MR. BALDWIN: Hold on, I'm writing notes  
 25 off to the side. Right now, they have

1 unassigned cash of \$146,966.  
 2 MR. CHESNEY: Okay. Which is obviously  
 3 too much. Okay. So --  
 4 MR. BALDWIN: So R & M Gates, if we're  
 5 putting in new gates, then whether or not you  
 6 believe that 16,800 is too high, then we can  
 7 reduce it.  
 8 MR. CHESNEY: So do you have a  
 9 suggestion? Should we maintain any -- I mean,  
 10 you have a large amount of unassigned also in  
 11 there.  
 12 MR. MAYS: There is only one operator  
 13 left that we haven't changed over there.  
 14 They're about four or five grand, but we're not  
 15 ready to -- working fine now, but it would be  
 16 nice to have at least six or 6,500 just in case  
 17 we have some other --  
 18 MR. CHESNEY: We can just drop it to ten  
 19 then.  
 20 CHAIRMAN MILLS: For The Greens?  
 21 MR. MAYS: For The Greens, yeah.  
 22 CHAIRMAN MILLS: What about the arms that  
 23 people drive through?  
 24 MR. MAYS: We've got a couple of them in  
 25 surplus now, but we go through about four a

1 year in there. They're about a thousand  
 2 dollars apiece.  
 3 MR. CHESNEY: So that would be 10,000.  
 4 MS. WHYTE: I think you're probably safe  
 5 with a good sixty eight, seven thousand,  
 6 \$8,000, no more than that. I don't think we  
 7 need --  
 8 MR. BALDWIN: Do you want me to take off  
 9 10,000?  
 10 MR. CHESNEY: Well, I'd leave 10,000.  
 11 The problem is you still have a large amount of  
 12 unassigned.  
 13 MR. BALDWIN: That's correct.  
 14 MR. CHESNEY: I mean, you could probably  
 15 really make it zero.  
 16 MR. BALDWIN: It's up to you, up to the  
 17 board.  
 18 MR. MAYS: We still have -- we talked  
 19 about building the wall over there for one of  
 20 the communities that's missing one, too, so we  
 21 might want to make sure we are prepared for  
 22 that.  
 23 CHAIRMAN MILLS: That will come out of  
 24 unassigned.  
 25 MR. CHESNEY: Okay. Well --

1 MR. MAYS: Okay.  
 2 MR. CHESNEY: My suggestion would be to  
 3 change it to --  
 4 CHAIRMAN MILLS: I'd rather leave an  
 5 amount in there and if we need to take some of  
 6 it for unassigned, then -- because ten gates  
 7 and ten arms is --  
 8 MR. CHESNEY: Yeah, we have a large  
 9 amount of unassigned already. I guess my  
 10 suggestion is to move it to ten.  
 11 MR. BALDWIN: Because the -- in the prior  
 12 year, I mean, for fiscal year of '15, it was  
 13 only about 9,000, and same thing for '16. It  
 14 was about 9,000.  
 15 MR. CHESNEY: So reduce it to ten.  
 16 MR. BALDWIN: Okay.  
 17 MR. CHESNEY: That's my suggestion,  
 18 reduce it to ten. Is it all right that we just  
 19 make these changes? Does anyone -- does anyone  
 20 not want to do them, then we can just vote on  
 21 them?  
 22 MS. HESSLER GRIFFITH: Yeah, I just -- I  
 23 got to be honest, I'm a little surprised that  
 24 we don't have the same information that you  
 25 have, because I would actually like to see the

1 fund balances for each of these.  
 2 CHAIRMAN MILLS: They're in there.  
 3 MR. MENDENHALL: It's the exhibit that's  
 4 --  
 5 MS. HESSLER GRIFFITH: Not the fund  
 6 balance, I'm talking about for each of these  
 7 individual funds. Right?  
 8 MR. MENDENHALL: Yeah, it's in there,  
 9 also.  
 10 MS. HESSLER GRIFFITH: Okay.  
 11 MR. BALDWIN: Each of the individual  
 12 funds has an exhibit behind it.  
 13 MS. HESSLER GRIFFITH: Okay. I guess --  
 14 let me rephrase it. The formatting, so that  
 15 it's a little easier to follow so that I'm not  
 16 going back and forth between pages. So if we  
 17 could sort of see what the budgets are, what  
 18 the actuals were, as well as like the  
 19 percentage of actual to budget.  
 20 Because as I'm looking through this, I'm  
 21 seeing some cases where like the actuals for  
 22 the first four months is already well over 50  
 23 percent of the -- what we're budgeting. So  
 24 that would sort of help me to say, "Hey, maybe  
 25 we need to put more money in there if we're

1 already well past that." And then just to  
 2 sort of know what the balance is in the funds  
 3 just for like right there. But it is what it  
 4 is, so we will toggle between pages.  
 5 MS. McCORMICK: But Barbara, when you say  
 6 formats, do you mean because it says April of  
 7 2017?  
 8 MS. HESSLER GRIFFITH: Mm-hmm.  
 9 MS. McCORMICK: But that would be -- it  
 10 would actually be October, November, December,  
 11 and then January, February, March, April, so  
 12 it's seven months.  
 13 MR. BALDWIN: Our calendar year starts  
 14 October 1st, so it's not just four months'  
 15 worth.  
 16 MS. HESSLER GRIFFITH: Okay. So same  
 17 thing then. I guess that's probably even more  
 18 of an argument for why we should have the  
 19 percent to budget. Right?  
 20 MR. BALDWIN: Those are in your  
 21 financials, yes. The financials show the  
 22 percentage of the budget, but the budget itself  
 23 does not show any type of percentage based upon  
 24 your expenses. That's what the financials  
 25 show.

1 MS. HESSLER GRIFFITH: Okay. So when I'm  
 2 looking at salaries, for example, and I see  
 3 what my actuals are for 2017, and I want to  
 4 know how much to budget for 2018 -- right -- we  
 5 tend to look at history to determine what we  
 6 need to budget. So if I want to know how I'm  
 7 trending for this year, because if I'm 50  
 8 percent through the year but I'm at 80 percent  
 9 of budget, then I might need to consider --  
 10 MR. BALDWIN: Correct, I understand your  
 11 thought.  
 12 MS. HESSLER GRIFFITH: Okay. So just  
 13 that would be helpful, I guess is what I'm  
 14 saying, is to have the percent to budget  
 15 compared to -- because I'm finding I'm doing  
 16 the math myself as I'm going through here in my  
 17 head.  
 18 MR. BALDWIN: But that's what I'm saying,  
 19 your financials should automatically give you  
 20 the percentage.  
 21 MR. CHESNEY: Versus the budget.  
 22 MR. BALDWIN: Versus the budget.  
 23 MR. CHESNEY: Yeah.  
 24 MR. BALDWIN: The financials -- which I  
 25 believe are in front of your budget in your

1 agenda -- those financials will actually give  
 2 you the percentages of where you're sitting.  
 3 MR. CHESNEY: It's just in a different  
 4 document.  
 5 MR. BALDWIN: Yes, it's just in a  
 6 different document.  
 7 MR. CHESNEY: And also, just so I clear  
 8 this, I'm just going through the neighborhoods  
 9 there because we don't want them to be charged  
 10 additional for things that we should stop.  
 11 That's all.  
 12 MS. HESSLER GRIFFITH: Yep.  
 13 MR. CHESNEY: So it's not really any  
 14 budget-related things, it's just kind of a --  
 15 MS. HESSLER GRIFFITH: Yeah, you know,  
 16 Greg, if you can just let me know where you  
 17 are, and I'll --  
 18 MR. CHESNEY: Sure, but actually, Jim's  
 19 been helping me get on the right page, so -- so  
 20 we were in The Greens, which was on page 21,  
 21 and it says, "Westchase fiscal year '18 budget  
 22 modify tentative," that PDF on Dropbox.  
 23 MS. HESSLER GRIFFITH: On the financials  
 24 or the budget?  
 25 MR. CHESNEY: On the budget. I'm just

1 going through the neighborhood.  
 2 MS. HESSLER GRIFFITH: Yeah. Okay. I  
 3 think I'm with you, I think I've got that in  
 4 front of me here. Right?  
 5 MR. BALDWIN: Mm-hmm, correct.  
 6 MR. CHESNEY: So now, we're going to 103,  
 7 which Jim has been very helpful to me, it's on  
 8 page 23. Right? Or 22? 23. Okay. So --  
 9 MR. BALDWIN: It's the same thing about  
 10 the contingency?  
 11 MR. CHESNEY: Yeah, that's the exact same  
 12 thing, because they went negative and we, you  
 13 know, essentially loaned them the money.  
 14 That's the exact same thing.  
 15 CHAIRMAN MILLS: Stonebridge?  
 16 MR. CHESNEY: Stonebridge. That was  
 17 because they had all those gate issues.  
 18 MS. WHYTE: We are probably going to need  
 19 to purchase new gate operators in the next  
 20 little while, but they do have a very healthy  
 21 budget as far as we can see, as well, so if we  
 22 needed to --  
 23 MR. BALDWIN: They have unassigned cash  
 24 of a little over 9,000.  
 25 MS. WHYTE: Yeah, and if we needed to --

1 I mean, there's going to be money left over  
 2 again this year. Correct?  
 3 MR. BALDWIN: I do not show anything as  
 4 of yet in regards to miscellaneous  
 5 contingencies.  
 6 MS. WHYTE: Yeah, we should be fine.  
 7 MR. CHESNEY: Yeah. I mean, the problem  
 8 with that neighborhood is that it's very small,  
 9 so anytime you have something hit, it costs  
 10 money. So they historically, over, you know,  
 11 a long period of time, they've gone negative  
 12 many times.  
 13 MR. BALDWIN: Yeah, in 2014, they went, I  
 14 believe.  
 15 MR. CHESNEY: Yeah, but we should be able  
 16 to get rid of it now.  
 17 MR. BALDWIN: Okay.  
 18 MR. CHESNEY: Okay. And it should be the  
 19 same thing on 106. I think I got the Enclaves  
 20 and the Vineyards confused, no offense to  
 21 anyone that's from either of those two  
 22 neighborhoods. So 106 is the Vineyards, they  
 23 should have the same thing for contingency.  
 24 MR. BALDWIN: They have a contingency of  
 25 10,000 projected and budgeted, but I can take

1 those out.  
 2 MS. HESSLER GRIFFITH: All right. Greg,  
 3 where do you see 106?  
 4 MR. CHESNEY: I'm getting to it --  
 5 MS. McCORMICK: Page 29.  
 6 CHAIRMAN MILLS: Page 29.  
 7 MR. CHESNEY: 29, yes. Contingency.  
 8 MS. WHYTE: It's on page 30.  
 9 MR. CHESNEY: So same thing.  
 10 MR. BALDWIN: Okay.  
 11 MR. CHESNEY: And once again, Sonny did a  
 12 great job in going through this. So anyone  
 13 that lives in those neighborhoods, you should  
 14 all thank her. She'll save you a few bucks.  
 15 MR. BALDWIN: And I also just wanted to  
 16 mention that your funds were 256, which is the  
 17 2007-2 series, will be paid off next year, and  
 18 we did reduce the assessments from being at the  
 19 maximum level down to a lower level so you  
 20 won't have that much excess money at all once  
 21 the final payment goes through.  
 22 CHAIRMAN MILLS: What's that for?  
 23 MR. BALDWIN: That was for the 2007-2.  
 24 MR. CHESNEY: And that was relative,  
 25 because those -- the funds there -- any

1 leftover funds go into the general fund?  
 2 MR. BALDWIN: Correct.  
 3 MR. CHESNEY: And we decided --  
 4 MR. BALDWIN: Because there's -- it's a  
 5 minute amount. I mean, I think the one that  
 6 closed this year with like \$6,000, it's very  
 7 minute. Right now, for next year, we're  
 8 projecting an \$8,000 possible balance. Like I  
 9 said, I tried to bring this budget down as far  
 10 as I possibly can, but I keep a little bit in  
 11 there just in case someone doesn't pay, and I  
 12 don't want to be in the negative. So --  
 13 MR. CHESNEY: Okay. All right. And that  
 14 neighborhood, that would be the Bridges and --  
 15 MR. BALDWIN: Well, now, that's going to  
 16 be a different question.  
 17 MS. WHYTE: Yeah, it is the Bridges.  
 18 MR. CHESNEY: Yeah.  
 19 CHAIRMAN MILLS: I think The Greens has  
 20 some rolling off, too.  
 21 MS. WHYTE: The Greens has one or two,  
 22 Bridges is the others, and then we have an 18  
 23 -- well, that's the 18, and then we have a 20  
 24 and 21. There's two left after that.  
 25 MR. ROSS: Those are the last ones?

1 MR. BALDWIN: Those are the last ones,  
 2 correct.  
 3 MS. WHYTE: Mm-hmm, those are the last  
 4 two, correct. 20 and 21 are the last two.  
 5 MR. BALDWIN: Any other questions?  
 6 CHAIRMAN MILLS: I have a couple.  
 7 MR. BALDWIN: Okay.  
 8 CHAIRMAN MILLS: So if we go back to the  
 9 General Fund -- Sonny could have probably  
 10 answered these for me if I went and saw her by  
 11 any chance. But general liability insurance is  
 12 plugged at 39 and change from 35. Is that --  
 13 MR. BALDWIN: Really --  
 14 CHAIRMAN MILLS: Were we expecting an  
 15 increase?  
 16 MR. BALDWIN: It's a 1.1 percent  
 17 increase. At this point in time in the year,  
 18 we still don't know what the insurance is going  
 19 to do, so it's a 1.1 percent increase over your  
 20 actual of this year.  
 21 MR. MENDENHALL: We don't get the  
 22 renewals until October --  
 23 MR. BALDWIN: October, correct.  
 24 MR. MENDENHALL: -- so they budget  
 25 conservative.



1 CHAIRMAN MILLS: Okay. And then we moved  
 2 R & M Lake Erosions to the erosion control  
 3 reserve line. Correct? It zeroed that out.  
 4 MR. BALDWIN: Correct.  
 5 CHAIRMAN MILLS: And then R & M  
 6 Sidewalks, we've had zero year to date, but  
 7 17,000 in the budget. Leave that alone?  
 8 MS. WHYTE: Mm-hmm.  
 9 CHAIRMAN MILLS: Okay. Office supplies  
 10 from 3,500 to 11,005.  
 11 MS. WHYTE: To what?  
 12 MR. BALDWIN: Your current budget is  
 13 11,005, and we kept the current budget at  
 14 11,005. I'm showing trending as being around  
 15 2,500 to 3,500, so if you wish to modify it, we  
 16 can modify it.  
 17 MS. WHYTE: We can, it was just increased  
 18 because we bought the iPads. Hopefully, they  
 19 will last a little bit longer. There was a  
 20 period of time that we, you know, replaced  
 21 those, and I don't know what the longevity of  
 22 that is yet. And anything else for the -- you  
 23 can certainly reduce it a little bit as you can  
 24 see. We don't use as much --  
 25 CHAIRMAN MILLS: Actual is 2,400, 3,400,

1 and projected 3,500. Any thoughts on that?  
 2 MR. CHESNEY: Yeah, my suggestion is you  
 3 actually bring it down because you can always  
 4 use fund balance if you need to replace iPads  
 5 or something like that.  
 6 MS. WHYTE: Yep, that's fine.  
 7 MR. BALDWIN: 3,500?  
 8 MR. CHESNEY: Or whatever the run rate  
 9 is.  
 10 MR. BALDWIN: Last year, we did close to  
 11 3,500, and we did a projection this year close  
 12 to 3,500. I mean, it's -- the year before, it  
 13 was at 2,500.  
 14 MR. CHESNEY: So 3,500 sounds reasonable.  
 15 CHAIRMAN MILLS: That doesn't tie the  
 16 staff up in terms of availability if things do  
 17 come up.  
 18 MR. CHESNEY: Right, and that's the  
 19 thing, is you can always -- just because you  
 20 don't have a -- you know, the budget is a tool,  
 21 but if something happens, you can always go  
 22 negative. I mean, you don't want to make a  
 23 habit of it.  
 24 CHAIRMAN MILLS: But at the same time,  
 25 we've got a lot of unassigned cash in different

1 buckets that we need to address. Right?  
 2 MR. CHESNEY: Yeah, because what happens  
 3 is if you don't spend it each year -- like that  
 4 11,000 -- then it goes into that fund balance,  
 5 and that's why the fund balance keeps growing.  
 6 CHAIRMAN MILLS: Okay. I just want to  
 7 make sure it doesn't hamper what we need to do,  
 8 but at the same time, kind of clean up a line  
 9 item based on the three year's history. Right?  
 10 MR. MENDENHALL: Yeah, that makes good  
 11 sense.  
 12 CHAIRMAN MILLS: That's all I had. Thank  
 13 you.  
 14 MR. MENDENHALL: Sonny?  
 15 MS. WHYTE: Alan, I know we briefly  
 16 discussed the contract replacement the other  
 17 day.  
 18 MR. BALDWIN: Mm-hmm.  
 19 MS. WHYTE: Were you able to adjust that?  
 20 It went from -- you had it down as four times a  
 21 year, it's actually three times a year.  
 22 MR. BALDWIN: I did not change it yet.  
 23 MS. WHYTE: Under contract amount.  
 24 MR. BALDWIN: Again, this is under plant  
 25 replacement?

1 MS. WHYTE: Yes, it should be the  
 2 projection from 2017.  
 3 MR. BALDWIN: I'll change it from four to  
 4 three. That's changed.  
 5 MS. WHYTE: Great.  
 6 MR. CHESNEY: All right. Just so  
 7 everyone -- that's a little bit bigger of an  
 8 issue, because at times, we've had four plant  
 9 changings, so that's why the budget was set at  
 10 that. Currently, we have three, so you might  
 11 want to make sure those --  
 12 MS. WHYTE: I apologize. For those who  
 13 don't know, under the Davey's, we have  
 14 contractual amounts set on the budget. It  
 15 can't be adjusted unless the board votes on it  
 16 and we do an addendum to the contract. But we  
 17 have three plant change-outs on the medians,  
 18 and according to the budget, it increased this  
 19 year to 70,000. And that's because in the  
 20 past, it's been four, but it's actually  
 21 contractually set for three times a year at  
 22 58,000. And usually, you can't just change a  
 23 contracted amount. That is why I brought it to  
 24 the attention of Alan.  
 25 MR. MAYS: There could be another reason

1 why it was a little higher this year.  
 2 MS. WHYTE: No, that other one went into  
 3 R & M --  
 4 MR. MENDENHALL: Mr. Ross?  
 5 MR. ROSS: So if we did four change-outs,  
 6 what would be the budgeted or expected cost?  
 7 MS. WHYTE: Well, it depends. It roughly  
 8 would go up another \$17,000, but it's in the  
 9 contracted amount. You'd have to change the  
 10 contract and do an addendum to their contract.  
 11 MR. ROSS: Or you could just go to  
 12 another vendor and you don't even --  
 13 MS. WHYTE: Well, when -- let's just say  
 14 --  
 15 MR. MENDENHALL: When you're laying out  
 16 the specifications, you might say, "Hey, let's  
 17 do four." You always have that option.  
 18 MS. WHYTE: Yeah.  
 19 MR. BALDWIN: Right now, I'm showing it's  
 20 17,653 per the contract, and what -- what I  
 21 had, though, was times four times a year, and  
 22 that's when Sonny said it's not really four  
 23 times a year, it should have been only three  
 24 times a year. So the original number is what's  
 25 showing on your budget right now, the 70,000,

1 and once I make that change -- if my Windows  
 2 would not freeze --  
 3 MR. CHESNEY: The other thing -- while  
 4 you do that -- is this is separate from the  
 5 planting budget, which is approximately 150,000  
 6 per year.  
 7 MS. WHYTE: No, actually, that went down  
 8 to 116 for whatever reason.  
 9 MR. CHESNEY: 116. Okay. And we  
 10 probably used it when we did the parks to  
 11 balance the park --  
 12 MS. WHYTE: Mm-hmm.  
 13 MR. BALDWIN: So it brought it down to  
 14 52,959 only doing it three times.  
 15 CHAIRMAN MILLS: Was it four times in '15  
 16 and '16?  
 17 MS. WHYTE: No.  
 18 CHAIRMAN MILLS: Because those amounts  
 19 are in the 68 and \$75,000 range.  
 20 MS. WHYTE: It was -- with Davey, it's  
 21 always been three times. Ever since Davey  
 22 has been on the property, it's been a  
 23 three-time change-out.  
 24 MR. MAYS: It's been longer than that.  
 25 MS. WHYTE: Mainscape was --

1 MR. MAYS: Three times. We changed it  
 2 during TruGreen, I believe, or after TruGreen  
 3 left.  
 4 MS. WHYTE: I'd have to go back, but  
 5 anyway, with Davey, it's always been three  
 6 changes.  
 7 CHAIRMAN MILLS: Okay. So it's a set  
 8 amount?  
 9 MS. WHYTE: It's a set amount. It's a  
 10 contractual, signed, contracted amount.  
 11 MR. ROSS: Well, just to make sure I'm  
 12 not mixing up issues, I'm thinking we'd just  
 13 done some work up at the commercial parcels  
 14 up there, we've just done a change-out on the  
 15 entryway to Westchase. What happens in the  
 16 upcoming year, we say, "Ugh, we need to change  
 17 something here"? Is that a totally different  
 18 line item and --  
 19 MS. WHYTE: That is -- that is what we  
 20 call our R & M Grounds Budget, that's Doug's  
 21 budget for plant material. Any additional work  
 22 that the board is requesting like plant  
 23 material and trees and stuff, that's our R & M  
 24 Ground, and that was always set at 145, and  
 25 this year, it's decreased to 116. But as you

1 said, we do have a healthy budget otherwise.  
 2 MR. CHESNEY: Yeah, I didn't realize -- I  
 3 didn't catch -- has it been 116 for a while?  
 4 MS. WHYTE: No. I don't know why it was  
 5 reduced, but --  
 6 MR. BALDWIN: I don't have any  
 7 information on that. I just show it as being  
 8 116 at this point in time.  
 9 MS. HESSLER GRIFFITH: Doug, does it need  
 10 to be 116 or 145 or --  
 11 MR. MAYS: You know me, I can deal with  
 12 it, but healthier is better because especially  
 13 since we're talking about doing some plant  
 14 rotations in some of the medians, so --  
 15 MR. BALDWIN: And what I can --  
 16 MS. WHYTE: But you can't increase it.  
 17 Right?  
 18 MR. BALDWIN: Well, what you can do is  
 19 the money that was just reduced in the annuals,  
 20 I can --  
 21 MR. MAYS: Move that over.  
 22 MR. BALDWIN: I can -- the difference  
 23 between what we just reduced it by, I can  
 24 increase this line item by that same difference  
 25 if the board wishes.

1 MR. ROSS: I would support that.  
 2 MR. CHESNEY: I would support that, as  
 3 well.  
 4 MS. WHYTE: Before you support that, let  
 5 me just ask -- bring up one other thing. On  
 6 R & M walls and signs, for whatever reason, it  
 7 went up to 68,000 the year before, and I think  
 8 that's the balance difference. We've always  
 9 only ever had about 25 to \$30,000 to do R & M  
 10 walls, which is power-washing all of the walls  
 11 and stuff throughout the community on a yearly  
 12 basis, and that went up last year to 68. Can  
 13 we use some of that to offset the cost?  
 14 MR. BALDWIN: Well, I'm showing the  
 15 actual in '15 was 32,500, and that was the high  
 16 mark between '15 and '16. It's the same thing,  
 17 if you want me to reduce it down to the 32,500,  
 18 I can reduce it and then take the excess and  
 19 put it into the other account.  
 20 MS. WHYTE: That would be preferable.  
 21 MR. CHESNEY: I would concur.  
 22 MR. ROSS: I'll support that.  
 23 CHAIRMAN MILLS: Yeah.  
 24 MR. BALDWIN: Some of these changes, I'll  
 25 have to do when I get back to the office so I

1 make sure I don't accidentally link the wrong  
 2 thing.  
 3 MS. McCORMICK: So are you transferring  
 4 both that and the plant replacement?  
 5 MR. BALDWIN: Correct, I'm taking the  
 6 difference between the plant replacement and  
 7 the walls and signage, and I'll move it down  
 8 and put it into -- hold on.  
 9 CHAIRMAN MILLS: R & M Grounds.  
 10 MR. BALDWIN: R & M Grounds, yes.  
 11 MR. CHESNEY: Can you say what the plant  
 12 budget will be then?  
 13 MR. BALDWIN: Not off the top of my head.  
 14 I'd have to sit here and try to do  
 15 calculations.  
 16 MR. CHESNEY: That's fine.  
 17 MS. STEWART: That's dangerous.  
 18 MR. BALDWIN: Well, I just don't like  
 19 doing it off the top of my head at this point.  
 20 CHAIRMAN MILLS: About 165, 166,  
 21 somewhere in there.  
 22 MR. CHESNEY: So it's been high -- I  
 23 mean, so the highest it's ever been was 150  
 24 when we started it way back.  
 25 MR. ROSS: That's a record.

1 MR. CHESNEY: Yeah, that's good, because  
 2 I know Doug utilizes that budget.  
 3 CHAIRMAN MILLS: Well, and that gives us  
 4 the flexibility you're talking about, when we  
 5 talked about redoing the entries to whenever,  
 6 so you've got that money to work with then.  
 7 MR. MAYS: Yes, mm-hmm.  
 8 CHAIRMAN MILLS: Good, I like it.  
 9 MR. BALDWIN: Okay.  
 10 MS. HESSLER GRIFFITH: So I've got some  
 11 other questions on the General Fund, and some  
 12 of it may just be education. So when I look at  
 13 management consulting services, so just two  
 14 years ago, our actuals were 98, we're now  
 15 budgeting 108. That's about a ten percent  
 16 increase. What happened there?  
 17 MR. BALDWIN: Based on CPI --  
 18 MR. CHESNEY: Yeah, contracted can go by  
 19 the CPI number each year.  
 20 MS. HESSLER GRIFFITH: Okay. So we  
 21 didn't buy more services or anything?  
 22 MR. CHESNEY: We should not have. Not  
 23 that I'm aware.  
 24 MS. HESSLER GRIFFITH: Okay. And then  
 25 I'm curious, the R & M Aquascaping, so in 2016,

1 we were at 1,800. The following year, we  
 2 jumped up to 15 grand. We're now proposing to  
 3 budget 15,000, but for 2017, we are targeting  
 4 20,000, so should it be 15,000 or 20,000 for  
 5 2018?  
 6 MR. BALDWIN: And where are you at, I'm  
 7 sorry?  
 8 MS. HESSLER GRIFFITH: The general, under  
 9 flood control, storm water management, R & M  
 10 Aquascaping.  
 11 MR. MAYS: We need to keep that.  
 12 MS. WHYTE: We need to definitely keep  
 13 that as high as possible.  
 14 MS. HESSLER GRIFFITH: Yeah, that's what  
 15 I'm curious about, if 20,000 is what we had  
 16 this, but we're proposing 15 for 2018 --  
 17 MR. MAYS: Yeah, because we were talking  
 18 about putting even more. We put quite a few  
 19 plants out, but we still need to put more.  
 20 CHAIRMAN MILLS: Yeah, we're already at  
 21 18,500.  
 22 MS. HESSLER GRIFFITH: Well, but --  
 23 MR. MENDENHALL: Well, you'd just have to  
 24 take something out of contingency or --  
 25 MS. WHYTE: Or we can adjust it at the

1 end, yeah.  
 2 MR. MENDENHALL: Yeah, so -- yeah, to  
 3 your point, your option is that you can try to  
 4 adjust something now, bring one down and move  
 5 some into Aquascaping, or at the end of the  
 6 year, you can remedy it by the same thing. If  
 7 you're under budget in one line item, we can do  
 8 a journal entry to increase the line item for  
 9 Aquascaping.  
 10 MR. BALDWIN: Well, for the budget, I  
 11 mean, as long as we're not changing the bottom  
 12 line of your controlled expenditures, I mean,  
 13 you can just do a motion in order to move a  
 14 dollar amount between the two. Now, if we were  
 15 changing it by the bottom line figure, then we  
 16 would have to do a resolution in order to have  
 17 those changes made.  
 18 CHAIRMAN MILLS: We're not going to do  
 19 that. Can we just take five out of the grounds  
 20 and move it into Aquascape?  
 21 MR. BALDWIN: Is that what we're going to  
 22 try to do? Do you want me to try --  
 23 MR. CHESNEY: Do you have any  
 24 suggestions?  
 25 MS. HESSLER GRIFFITH: Yeah, I guess,

1 because -- I mean, if I just look at flood  
 2 control, storm water, that whole category, our  
 3 projected spent is 175, but our budget is 153,  
 4 so that includes lake erosion, where we have 21  
 5 grand already for 2017, but we've budgeted  
 6 zero.  
 7 MR. MENDENHALL: Yeah, you've also got  
 8 improvement parks that you could --  
 9 MR. CHESNEY: Oh, yeah, there is plenty  
 10 of money in the budget. It's just, you know,  
 11 how you --  
 12 CHAIRMAN MILLS: Be careful, Barbara,  
 13 about the projected spent because the projected  
 14 amount is simply the difference between the  
 15 actual year to date and the budget. It's just  
 16 a plugged number. It's not necessarily what  
 17 they're projecting.  
 18 MS. HESSLER GRIFFITH: Fair enough. Yep.  
 19 CHAIRMAN MILLS: It's an auto  
 20 calculation. Right?  
 21 MR. BALDWIN: Some of it, yes.  
 22 MS. HESSLER GRIFFITH: Is there a reason  
 23 that we projected 21 -- hold on, let me think  
 24 about this. So if I look at this -- all right.  
 25 So if I look at lake erosion, 2015, 63 grand,

1 we go down to 38 grand, then we budget 20  
 2 grand, of which we've spent none so far.  
 3 CHAIRMAN MILLS: We took that out and  
 4 moved it into erosion control reserve.  
 5 MS. HESSLER GRIFFITH: Okay.  
 6 CHAIRMAN MILLS: It's a different line  
 7 item now.  
 8 MS. WHYTE: Where -- and that is my  
 9 question, Barbara. The lake erosion, we did a  
 10 pond repair this year of -- two pond repairs  
 11 over in Bennington and Glenfield?  
 12 MR. MAYS: Wycliff and Greensprings.  
 13 MS. WHYTE: In the past, we've always had  
 14 a line item with erosion repairs. We used to  
 15 have \$100,000, and then the board last year, at  
 16 the last budget meeting, they discussed putting  
 17 into a --  
 18 MS. HESSLER GRIFFITH: A reserve.  
 19 MS. WHYTE: What did you call it, a  
 20 reserve?  
 21 CHAIRMAN MILLS: Reserve erosion control,  
 22 page four.  
 23 MS. WHYTE: So that's always been  
 24 dedicated to erosion.  
 25 MS. HESSLER GRIFFITH: So would that

1 21,000 projected, would that go into the  
 2 reserve, or should it continue to sit where  
 3 it's sitting?  
 4 CHAIRMAN MILLS: Well, it sits where it  
 5 sits for this year, but we're zeroing it out  
 6 and moving it to a reserved category with  
 7 60,000 plugged in for each year going forward.  
 8 MS. HESSLER GRIFFITH: Okay.  
 9 MS. WHYTE: And where is that reserve at?  
 10 CHAIRMAN MILLS: Page four, under the  
 11 General Funds. Exhibit A. Assigned fund  
 12 balance, erosion control.  
 13 MS. STEWART: How much?  
 14 CHAIRMAN MILLS: 60,000.  
 15 MS. STEWART: Thank you.  
 16 MS. HESSLER GRIFFITH: All right. And  
 17 then I have a question on walls and signage, so  
 18 our actuals 2015, 32, we go down to 22, and  
 19 then we, for 2017, approved a budget of  
 20 68,000. And we're proposing to move that on to  
 21 2018.  
 22 MR. BALDWIN: We just made that change  
 23 just now.  
 24 CHAIRMAN MILLS: We just changed that to  
 25 32,500.

1 MR. BALDWIN: That's the change we just  
 2 made.  
 3 MS. HESSLER GRIFFITH: Oh, okay. All  
 4 right. And then my last question on the  
 5 general is with regard to payroll. So when I  
 6 look at the payroll year to date for 2017 -- I  
 7 may have asked this question before and just  
 8 don't recall the answer -- but the bonuses are  
 9 280 percent compared to projection. What --  
 10 what happened?  
 11 MR. CHESNEY: Well, last year, we gave  
 12 fairly large bonuses -- that's a philosophical  
 13 thing with the board. You'll get it again here  
 14 in about another month or two, but there's a  
 15 certain board member who is trying to limit  
 16 salary growth and increase bonuses, and so we  
 17 had larger than anticipated bonuses last year.  
 18 MS. HESSLER GRIFFITH: Okay. So are we  
 19 projecting to do that again in 2018?  
 20 MR. CHESNEY: Who knows? We haven't had  
 21 that meeting yet.  
 22 MS. HESSLER GRIFFITH: Okay.  
 23 CHAIRMAN MILLS: Some would probably like  
 24 to.  
 25 MS. HESSLER GRIFFITH: So for purposes of

1 budgeting, it seems that's what we're  
 2 proposing, though?  
 3 MR. BALDWIN: That's correct.  
 4 MR. CHESNEY: What did we -- actually, I  
 5 didn't look at that this year at all. What did  
 6 we propose?  
 7 MS. HESSLER GRIFFITH: 33, 336.  
 8 MR. BALDWIN: I mean, that's the -- in  
 9 other words, the gross amount for payroll is  
 10 like 32 percent. In order to have the taxes  
 11 and all the other items built into it, so that  
 12 whenever the check -- the amount that you  
 13 actually want to provide that employee would be  
 14 that amount and that's why it's grossed up.  
 15 MR. MENDENHALL: And just to note, at  
 16 least right now for the payroll salaries itself  
 17 outside of the bonus, it's set to be flat with  
 18 what it was last year, at least as it's  
 19 trending right now, we would be slightly above  
 20 that.  
 21 So going back to the philosophical  
 22 conversation, if you want to consider any  
 23 increases -- pure salary increases next year,  
 24 then you have to do one of two things: Raise  
 25 that number up a little bit, or when the time

1 comes, we would look to move funds from another  
 2 line item.  
 3 MR. CHESNEY: Yeah.  
 4 MS. HESSLER GRIFFITH: So here's my  
 5 thought, you know, and maybe this isn't the  
 6 time to have the conversation, but bonuses is  
 7 paid for performance, and if you have to pay  
 8 for performance, you have to have clear  
 9 guidelines of what performance is expected, and  
 10 having participated in the performance  
 11 evaluation -- not participated, but I was  
 12 here -- and I didn't see a whole lot of  
 13 feedback being given with regard to  
 14 performance.  
 15 I know, Andy, you had asked the board  
 16 members to submit, you know, their feedback. I  
 17 didn't see a whole lot of feedback was given.  
 18 It just seemed to me like we were just kind of  
 19 writing a check. Right?  
 20 MR. MENDENHALL: So it's -- it's kind of  
 21 a mix, and we go through this every year, and  
 22 over the years with different boards -- and  
 23 really -- and different districts. Obviously,  
 24 we don't have an HR Department with your board  
 25 for your employees, so we do have a standard

1 form that we do for reviews.  
 2 Typically, when we get to that point, I  
 3 mention to the board if anybody wants to fill  
 4 out a review for Doug, really, because he's our  
 5 top person as far as staff, then anybody can --  
 6 I'll give the form out to everybody and they  
 7 can fill it out, send it back to me, and I'll  
 8 usually use that as a piece of information that  
 9 goes along with my review of Doug.  
 10 Doug then reviews his employees, and then  
 11 ultimately, we bring that back to the board and  
 12 say, you know, "Based on this, would you like  
 13 to give an increase, a raise, bonus," et  
 14 cetera, et cetera.  
 15 Now, I think generally speaking, at least  
 16 just historically, the board has relied on Doug  
 17 for his review of his staff, because, you know,  
 18 he's working with them day in and day out. So  
 19 if Doug says, "Hey, everybody is doing great,"  
 20 the board, generally speaking, at least  
 21 historically, has said, "Okay. Doug, what do  
 22 you think?" You know, "Are they doing good?  
 23 Do they deserve a raise?" That sort of thing.  
 24 And I think, at least partially, it's the  
 25 same thing with me reviewing Doug, although,

1 obviously, board members -- different board  
 2 member interact differently with Doug than I  
 3 do. So that's the long way of saying we don't  
 4 -- admittedly, it's not a great process,  
 5 because we don't have an HR Department here.  
 6 And you know, quite frankly, in  
 7 districts -- generally speaking, if somebody is  
 8 underperforming, usually the districts get rid  
 9 of that person because there aren't that many  
 10 employees.  
 11 MS. HESSLER GRIFFITH: Mm-hmm. Okay.  
 12 MR. MENDENHALL: Mr. Ross?  
 13 MR. ROSS: What I would say -- because I  
 14 don't know where you're going with that -- but  
 15 if you have some suggestions for us to improve  
 16 our evaluation process, I certainly would be  
 17 receptive and open to that.  
 18 Totally separate from that, I think we'd  
 19 all agree by what we put in the budget helps  
 20 prioritize or set forth what's important to us,  
 21 and I'll be very open in saying I think we have  
 22 a great staff. I know you're not saying one  
 23 way or the other, but I think we have a great  
 24 staff. I think it's good that we have a  
 25 healthy budget for compensating them, just like

1 I think it's great that we upped the landscape  
 2 budget.  
 3 Those are the priorities that I want to  
 4 focus on and go forward; that we have a great  
 5 staff, let's keep them, let's work on what we  
 6 need to work on. So I would not be in favor of  
 7 lowering or changing either the bonus or the  
 8 payroll presently set number, but that's  
 9 unrelated to the review process.  
 10 MS. HESSLER GRIFFITH: No, no, and I  
 11 agree. I guess what I needed to understand is  
 12 that if the money is there, is it implied it  
 13 will be distributed?  
 14 MR. CHESNEY: No.  
 15 CHAIRMAN MILLS: No.  
 16 MS. HESSLER GRIFFITH: Okay.  
 17 MR. CHESNEY: That I can assure you.  
 18 MR. MENDENHALL: And to that point  
 19 exactly, there have been years where the  
 20 philosophical discussion has changed regarding  
 21 bonuses, particularly. So we've had some years  
 22 where there's money left over in the bonus just  
 23 because that particular year, things were  
 24 geared towards maybe raises as compared to, and  
 25 there's been other years where it's been vice

1 versa.  
 2 MR. CHESNEY: And we went a three-year  
 3 period where we didn't give like Doug a raise,  
 4 which really was more of an oversight, but --  
 5 but I'm just saying, so that -- but it had  
 6 nothing to do with the budget item.  
 7 MR. MENDENHALL: Okay.  
 8 MR. CHESNEY: But I have a question that  
 9 -- I know this is the budget part of the  
 10 meeting, but can I intercede while we're on  
 11 this particular topic?  
 12 MR. MENDENHALL: Sure, absolutely.  
 13 MR. CHESNEY: I think the more input you  
 14 get, the better. Have you done your reviews  
 15 yet?  
 16 MR. MAYS: I have, and I've forwarded  
 17 them to Andy.  
 18 MR. MENDENHALL: Yeah, and I have to do  
 19 Doug's, so that's the only thing left, which I  
 20 typically do at the end of the budget season.  
 21 MR. CHESNEY: Right. Okay. I would like  
 22 -- I think it would be important to get board  
 23 input on Sonny and the guys, too. Because I  
 24 mean, I see those guys, I have interactions  
 25 with them, I obviously have interactions with

1 Sonny. Like I would've been very positive this  
 2 year.  
 3 MS. WHYTE: Just this year? Thanks,  
 4 Greg. On my 13th year and it's just this year.  
 5 MR. CHESNEY: Well, I'm just saying, it  
 6 might be helpful, you know, for me to provide  
 7 to you, Doug, you know, in your interactions  
 8 with them -- just like Andy always requests our  
 9 input for it outside of this strictly, you  
 10 know, the raises part. I think that would be  
 11 useful, too, for you to do that.  
 12 MR. MAYS: It would be, because it would  
 13 give me a different perspective, too, so --  
 14 MR. CHESNEY: Yeah. So that's all. So  
 15 next year, wait one month.  
 16 CHAIRMAN MILLS: Or just communicate it  
 17 ahead of time.  
 18 MR. CHESNEY: Yeah, that you're doing it.  
 19 Okay. I think we're done on the budget.  
 20 CHAIRMAN MILLS: Anything else?  
 21 MR. ROSS: What motions, if any, do we  
 22 need to make?  
 23 MR. MENDENHALL: Well, you have two  
 24 resolutions related to the budget.  
 25 MR. BALDWIN: Correct, and since we just

1 made changes, and I have more changes to make,  
 2 I won't have those figures until after I make  
 3 all these changes, and that's not uncommon  
 4 where the dollar amounts are blank.  
 5 Specifically, they're put in there blank  
 6 because of this particular aspect where you can  
 7 make changes at the very last minute.  
 8 MR. ROSS: And I did that, and I'm used  
 9 to that, so I was weeding that out as in we  
 10 don't need to make those motions now until  
 11 those blanks are filled in?  
 12 MR. MENDENHALL: Yeah, you'll see -- you  
 13 still need to make the motion, and then so what  
 14 happens is Alan will fill in those blanks,  
 15 probably post-meeting, once he's able to crunch  
 16 the numbers.  
 17 MR. ROSS: Okay. So we'll just trust  
 18 you. I'll so move both resolutions, -4  
 19 and -5.  
 20 MR. MENDENHALL: Okay. Do we have a  
 21 second?  
 22 CHAIRMAN MILLS: Second.  
 23 MR. MENDENHALL: All right. Any further  
 24 discussion?  
 25 (No response.)

1 MR. MENDENHALL: All in favor?  
 2 (All board members signify in the  
 3 affirmative.)  
 4 MR. MENDENHALL: Any opposed?  
 5 (No response.)  
 6 MR. MENDENHALL: Okay. That motion  
 7 carries unanimously. Thank you. I'm going to  
 8 let Alan go unless anyone needs him for an  
 9 engineer's report or anything else.  
 10 MS. STEWART: You don't want to hang out,  
 11 Alan, and --  
 12 MR. BALDWIN: I've been driving since 7  
 13 o'clock this morning, so --  
 14 MR. CHESNEY: Alan, thank you.  
 15 MR. ROSS: Thanks for coming.  
 16 MR. MENDENHALL: Thanks for coming. All  
 17 right. That takes us to the engineer's report.  
 18 Of course, we have Tonja here, so I will give  
 19 her the floor.  
 20 MS. STEWART: I have a few items. The  
 21 first one is Doug and I did an inspection of  
 22 the apartment complex that's under  
 23 construction, and their drainage system is  
 24 operating as it's not blocking anything for us,  
 25 so it's functioning properly. They are

1 de-watering, so the ultimate downstream system  
 2 is full of water, but it's not affecting our  
 3 systems at all. I'd be happy to answer any  
 4 questions if anyone has --  
 5 MS. HESSLER GRIFFITH: I had a note,  
 6 Tonja, last time we met. I said, "Tonja to  
 7 meet with Doug and Sonny regarding something  
 8 about pushing dirt around." Is that what it  
 9 was?  
 10 MS. STEWART: That must have been exactly  
 11 what it was.  
 12 MS. HESSLER GRIFFITH: All right.  
 13 MS. STEWART: The next item is in regard  
 14 to the survey crew, and I came out and spent a  
 15 day setting stakes for the canal. We had a  
 16 conference call with Swiftmud, and trying to  
 17 reach closure on their case, we decided that  
 18 the best thing to do is to field locate the  
 19 wetland line and the top of the bank canal so  
 20 that we can show that we did not regrade the  
 21 shape of the canal.  
 22 So basically, we came out, spent a day,  
 23 we prepared a report. Doug is working on  
 24 getting some additional information for me, and  
 25 we'll be sending a report to Swiftmud in the

1 next couple of days. Knock on wood, I don't  
 2 want to jinx myself, but based on the pictures  
 3 I get from Doug, I think we'll be able to prove  
 4 that there's been no changes to the shape of  
 5 the canal and it should close the case.  
 6 MS. McCORMICK: Is that with the EPC?  
 7 MS. STEWART: EPC has never contacted us  
 8 again.  
 9 MS. McCORMICK: Oh, okay.  
 10 MR. ROSS: Is this the canal that runs  
 11 parallel to the railroad track? Is that what  
 12 --  
 13 MS. STEWART: It's the one that drains  
 14 into Twin Branch Acres.  
 15 MR. ROSS: Oh, way back there. Okay.  
 16 MS. STEWART: Behind --  
 17 MR. MAYS: Yeah, between Glenfield and  
 18 Bennington.  
 19 MR. ROSS: Okay.  
 20 MS. STEWART: And if you would, Barbara,  
 21 if you'll pass this around. I can't remember  
 22 if I briefly mentioned this to you at the last  
 23 board meeting, but due to the construction  
 24 boom, I've seen an explosion of milling and  
 25 resurfacing costs. So the past few months,

1 we've been doing some research on alternatives,  
2 and I believe there are people on this board  
3 who will recall previous discussions that we've  
4 had on other pavement management options that  
5 we found were not something that we wanted to  
6 pursue.

7 Similar to what they did on Montague, you  
8 know, we didn't want to do microsurfacing, and  
9 seal coating did not really support the kind of  
10 statements that we thought it should.

11 Basically, what has happened is there's a new  
12 product that's come on the market. It's been  
13 used for the past 20 years out west in very  
14 hot, dry conditions like Utah, New Mexico, and  
15 Arizona.

16 There's a company out of Guntersville,  
17 Alabama who has gone and taken that product,  
18 brought it back to the southeast and has  
19 modified its chemistry to be adapted to very  
20 hot, humid conditions. So they came and made a  
21 presentation to me, I took a trip up there,  
22 looked at their plant, went to some areas where  
23 this application has been applied, and have put  
24 together some information, and a couple of  
25 things are happening: Number one, this is an

1 economic comparison in regard to what we  
2 currently reserve, currently monies that are  
3 available to us, and how the money would be  
4 spent up to 2052.

5 None of us are going to be here in 2052,  
6 we don't even know if roads are going to be  
7 necessary in 2052, so there's a lot of reasons  
8 to consider this. Number one, the whole  
9 driving network thing and roadway network thing  
10 is in the process of all changing, so how much  
11 money we spend on roads for future use should  
12 be taken into consideration about what we  
13 should do. Okay?

14 The environment, being environmentally  
15 sensitive and environmentally proactive and not  
16 just milling and resurfacing roads to generate  
17 millings that need to be recycled, we need to  
18 take that into consideration, and then at the  
19 end, you can see the economic savings  
20 associated with this product.

21 I have the vendor coming down next week  
22 to meet with Doug and Sonny and I. Anybody who  
23 might want to join us, if you decide you want  
24 to bring somebody or bring a liaison or  
25 whatever you'd like to do, feel free to join

1 us. And then we're going to bring the vendor  
2 back to make a presentation to you so that we  
3 kind of get this and give you an opportunity to  
4 get a warm and comfy feeling about what we're  
5 proposing that we do.

6 I'm very happy that this thing has come  
7 on the market. Everything that I've seen about  
8 it is -- it's really good. They're fixing to  
9 go to contract with at the Villages, they have  
10 a contract with the City of Orlando, they're  
11 working with the FDOT to do their shoulder  
12 work, so it is a product that seems to be  
13 really getting some momentum, and I'm hoping  
14 that it's something that we're going to use in  
15 the entire region. So this is just an FYI.

16 MR. LEWIS: Is it called chipseal?

17 MS. STEWART: It is not, it's called  
18 HA-5, and forgive me, I will -- I will e-mail  
19 everybody the specifications so that you can  
20 research the product yourselves. And it is  
21 exclusive to this company, I believe they have  
22 an exclusive relationship with the company in  
23 Utah for the heart of this product. And it  
24 looks like to me, from what I can gather, a  
25 couple of things, number one, its chemistry

1 has some aggregate in it versus microsurfacing  
2 is a slurry and seal coating is like a paint,  
3 as well, this thing has this black part of the  
4 chemical in it. It appears that this is --  
5 that it is -- that black color sustains itself  
6 for years, and that seems to be what kind of  
7 helps this work. So I'm hoping this is going  
8 to be a multiple win situation for us to use  
9 this.

10 MR. LEWIS: When was your meeting with  
11 Doug and Sonny?

12 MS. STEWART: Next week.

13 MR. LEWIS: What day, sorry?

14 MS. STEWART: That's all right. Tuesday,  
15 I believe. Doug, are we on Tuesday morning?  
16 I'll look it up. Just give me a second.

17 MR. MENDENHALL: Mr. Ross?

18 MR. ROSS: Just to give you some  
19 immediate feedback, I'm glad to hear that  
20 they're going to other communities, because I  
21 don't want to be a guinea pig with that. But  
22 number two, if I heard you correctly, did they  
23 have some intellectual property rights or  
24 protected rights? That makes me concerned  
25 about future maintenance. If they have all the



1 proprietary control of the best way to maintain  
2 it and treat it, then we're at a disadvantage  
3 on a going-forward basis, so I would need some  
4 resolution as to how that would play out, as  
5 well.

6 MS. STEWART: I do have some additional  
7 information, and forgive me, Erin, we want to  
8 include you in this. I've got like multiple  
9 meetings that are going on next week, and  
10 district counsel is involved in this process,  
11 because they need to know about the company,  
12 how long have they been in business, how long  
13 are they going to be in business, how long can  
14 they warranty their stuff. So we do -- Erin  
15 needs to be included in this process.

16 They just sent me the RFP and the  
17 contract for City of Orlando, so I'll send that  
18 over to Erin to start this, but we completely  
19 agree with you, Brian. They are willing to  
20 give us a five-year warranty, we want it to  
21 extend it to a ten-year product, and they will  
22 come out and do annual inspections and provide  
23 the district an annual report with an update on  
24 the condition, as well as any recommendations  
25 to continue to extend the life of the pavement.

1 So there is multiple things, so we want  
2 to make sure that the contract traps all that  
3 information, as well as to assure this company  
4 is a secure -- they've been in business for 60  
5 years, but we leave that to Erin to kind of vet  
6 the company itself.

7 MS. HESSLER GRIFFITH: I'm sorry, are --  
8 what am I missing? Are we paving something  
9 that I don't know about?

10 MS. STEWART: We've been paving. As a  
11 matter of fact, we have a paving program, and  
12 part of what happens is that due to the age of  
13 the resurfacing work that we recently did or  
14 we've done over the past ten years, the timing  
15 of this product becomes critical, because it  
16 needs to be done sooner than later.

17 MR. MAYS: We've paved behind every gated  
18 community and the alleyways.

19 MS. STEWART: Oh, forgive me, I didn't  
20 even -- yeah.

21 MS. HESSLER GRIFFITH: Okay.

22 MS. McCORMICK: And you have a schedule  
23 of when that's done, so that would be probably  
24 be helpful.

25 MR. CHESNEY: But I think what you're

1 saying is that this product is something you  
2 overlay earlier than a normal paving schedule?

3 MS. STEWART: Correct, in order to extend  
4 the life -- the whole goal here is to extend  
5 the life what we have right now through 2052.

6 MS. HESSLER GRIFFITH: So I guess before  
7 we commit Erin's resources -- because it is an  
8 expense. Right? I guess I would almost say  
9 when the time comes that we need to repave, I  
10 would imagine that they would submit a proposal  
11 just like any other traditional asphalt company  
12 would. Right? And then we would evaluate them  
13 just like we would evaluate anybody else.

14 MS. STEWART: We'll do an RFP.

15 MS. HESSLER GRIFFITH: Right.

16 MS. STEWART: We'll publicly advertise  
17 it. That's correct.

18 MS. HESSLER GRIFFITH: So to start  
19 vetting them now and dedicating Erin as a  
20 resource, is that necessary now, or is that --

21 MS. STEWART: No, it can wait.

22 MS. HESSLER GRIFFITH: Okay.

23 MS. STEWART: It can wait until the time  
24 that you agree that you want to go through this  
25 process and would like to use this product.

1 MS. HESSLER GRIFFITH: Okay. I mean, it  
2 sounds cool. I'm all up for --

3 MR. CHESNEY: Well, hold on, is it --  
4 yeah, I agree with you, Barbara. Just so I  
5 make sure I understand, you're indicating that  
6 this product is something that you put on prior  
7 to needing to be resurfaced. That's what I  
8 understood it to be. It's a process of  
9 sustaining your current --

10 MS. STEWART: It is a process.

11 MR. CHESNEY: -- repaving?

12 MS. STEWART: That's correct. The goal  
13 is to extend the current roadway's life from --  
14 I think I put it in 2027 -- forgive me, I can't  
15 remember what the thing said as to being milled  
16 and resurfaced -- to 2052.

17 MR. CHESNEY: Right. So currently, we  
18 have -- as Erin indicated, currently, we have  
19 a schedule, and we've done most of our repaving  
20 lately, within the last five years.

21 MR. MENDENHALL: Mm-hmm.

22 MR. CHESNEY: So it would be -- we  
23 wouldn't have any until 2027. Is that what  
24 you're saying?

25 MS. STEWART: No, this product, in order

1 to extend the life, I would say that we need to  
2 start using this product now over the next five  
3 years to get the extended life to the 2052. I  
4 think the key is that this product protect what  
5 we have versus when you continue to leave it in  
6 its existing condition, it continues to oxidize  
7 and age.

8 MR. CHESNEY: Right, so that's the  
9 decision that the board needed to -- are we  
10 interested in pursuing this product or are we  
11 interested in maintaining just our normal road  
12 repaving schedule?

13 MS. STEWART: Absolutely.

14 MR. MENDENHALL: Right, so this is -- to  
15 your point, it's really outside of the normal  
16 RFP bidding for paving. This the in-between  
17 step that will prevent you from having to  
18 repave at the earlier schedule.

19 MS. HESSLER GRIFFITH: It almost sounds  
20 like some sort of a sealant. Right? It sounds  
21 like we're sealing what we already have.

22 MS. STEWART: It's a coating. I would  
23 say a coating.

24 MS. McCORMICK: So when you say between  
25 now and five years from now, do you mean now or

1 MS. STEWART: I don't have -- forgive me,  
2 I will e-mail you all information so you can  
3 all do your own individual research on it, too.

4 MS. HESSLER GRIFFITH: Okay. That would  
5 be helpful.

6 CHAIRMAN MILLS: If I may follow up on  
7 Mr. Ross' comments about not being a guinea  
8 pig, the Villages, Orlando, and somewhere else  
9 you mentioned, are they about to start using  
10 this, and can we use that as a litmus test for  
11 whether it's worth doing or not or --

12 MS. STEWART: I actually have several  
13 clients who are moving forward with it. Meadow  
14 Pointe 4, they have agreed to go ahead and move  
15 forward with it, so we have someone immediately  
16 in this area that's going to start work  
17 probably in October. So you will -- that will  
18 be our basis for the information that you get.  
19 You won't be the learning curve, that will be  
20 the learning curve.

21 CHAIRMAN MILLS: So we'll have some good  
22 information on costs, application,  
23 complications, issues. Right?

24 MS. STEWART: Unforeseen things, mm-hmm.

25 MR. LEWIS: If FDOT is going to somehow

1 do you mean starting in five years from now?

2 MS. STEWART: Now.

3 MS. McCORMICK: Now. Okay.

4 MS. STEWART: The sooner we put it on,  
5 the sooner we get the benefit. The longer you  
6 wait -- and particularly, since we have funds  
7 available to do it, the longer you wait, the  
8 less benefit you get out of it. And I'm not  
9 trying to sell you on this. This is step  
10 number one. This is not a decision I expect  
11 anybody to make. I expect us to go through the  
12 process of research, investigation.

13 I've been researching it for months, I've  
14 been up there, I've kind already got a little  
15 ahead of the game. I expect you to do the same  
16 thing. I'm having them come out because  
17 they're meeting with a whole bunch of other  
18 clients of mine, and I just added Doug to the  
19 list.

20 It's just -- I think it's -- hopefully, a  
21 hugely beneficial option that we have available  
22 to us now that has not been available in the  
23 past.

24 MS. HESSLER GRIFFITH: So you said you  
25 have some material you can share with us?

1 get involved, they test the absolute heck out  
2 of everything when it comes to material, so --  
3 and we can probably find out who they're  
4 talking about.

5 MS. STEWART: Boxhold. Forgive me, I --

6 MR. LEWIS: Boxhold?

7 MS. STEWART: Yeah, he was the --

8 MR. LEWIS: He was the secretary.

9 MS. STEWART: Yeah, he's paid by them,  
10 but he's a consultant for them. So --

11 MR. LEWIS: Okay.

12 MR. ROSS: To Mr. Lewis' point, which I  
13 think is excellent, if you would mention to the  
14 company that if they're really planning on  
15 coming into Florida and making a hard sell to a  
16 bunch of communities, go ahead and submit  
17 themselves to the FDOT review and testing, and  
18 that could be part of their marketing program.

19 MS. STEWART: I believe they have.

20 MR. ROSS: Oh, okay. Okay.

21 MS. STEWART: Yep. That's part of what  
22 -- and understand, I think their market for DOT  
23 is not roads, it's the shoulder. They want to  
24 use the product on the shoulder, not the roads.  
25 So -- is that everything?

1 MS. WHYTE: The alleyway behind the -- we  
 2 -- we had a request -- I uploaded it to  
 3 Dropbox. The HOA requested the district's  
 4 permission, and most of you have seen it, heard  
 5 about it, Belgrave alleyway, somebody put in  
 6 PVC pipes to block the trash trucks from going  
 7 -- running over their property and causing  
 8 erosions and causing breakage in their  
 9 irrigation.

10 They have requested to the district for  
 11 approval to go ahead and put boulders, because  
 12 there was no modification request. Long story  
 13 short, we own the alleyway, but was not aware  
 14 that we own the dirt on the side, but we've  
 15 never done anything with the dirt because Doug  
 16 measured it, and the dirt is 115 feet and the  
 17 property line is 116 feet.

18 So the question is, according to Tonja,  
 19 we do have a perpetual right of way or --

20 MS. STEWART: Just a right of way.

21 MS. WHYTE: There you go, something like  
 22 that, but we've never done anything in the  
 23 alleyway. The question is do we, the district,  
 24 approve or need to approve them putting  
 25 boulders? Do we sign off like we do on

1 again. What did he measure?

2 MR. MAYS: According to the measurements  
 3 in the alleyway, ten foot from the middle of  
 4 the road to the property brings us four foot  
 5 inside the property line. So we got four feet  
 6 over there, but if you measure it from the  
 7 front yard and go this direction, there's --  
 8 and it's a 115-foot lot, it's 116 to theirs, so  
 9 it's kind of a grey area, I guess. An  
 10 overlapping of --

11 MS. STEWART: I don't think it will  
 12 overlap, I think we need to --

13 MR. MAYS: We just need to clarify.

14 MS. STEWART: Yeah.

15 MR. MENDENHALL: Mr. Ross?

16 MR. ROSS: I don't think we should be  
 17 trying to make conclusions in this meeting,  
 18 given the information that I'm hearing, but I  
 19 do think it's critical that we understand what  
 20 we own and what we don't own.

21 MS. WHYTE: That's very important.

22 MR. ROSS: And I would -- I'm still a bit  
 23 fuzzy, but maybe you have a better view. Do we  
 24 own the fee or do we have an easement or --

25 MS. McCORMICK: We own the fee.

1 modifications for brick pavers, or is -- is  
 2 that now something the board wants to  
 3 undertake?

4 I just need some direction to --

5 MS. STEWART: Well, and then the one  
 6 thing is anything that you put in that green  
 7 strip outside that pavement is in a clear zone,  
 8 so we really -- from an engineering  
 9 perspective -- I would come back and say I  
 10 would not recommend allowing them to --

11 MS. WHYTE: And this is why I need some  
 12 discussion at your level so I know --

13 MS. McCORMICK: Yeah, and this is  
 14 district property, because the district owns  
 15 the alleyways and then up to the lot line, and  
 16 then the homeowner owns the lots. So assuming  
 17 that these -- that these stakes are not on the  
 18 property owner's property, then that's our  
 19 property.

20 MS. WHYTE: Okay. So Doug measured the  
 21 property, it was 115 feet. The lot line is  
 22 116, so do we own one foot of it?

23 MR. MAYS: According to the measurements  
 24 --

25 MS. McCORMICK: I'm sorry, say that

1 MR. ROSS: Okay. We own the fee. I  
 2 think that's -- on a go-forward basis, and  
 3 you're going to hear this from me later -- that  
 4 we really need to know what we own and don't  
 5 own, and then at some point, separate from  
 6 that, would be the question or the issue that I  
 7 heard Tonja announce, namely what is the  
 8 recommendation of staff? You guys know what's  
 9 best. If it's our property, do we have a  
 10 maintenance obligation? If we put boulders, is  
 11 that going to make it difficult to perform  
 12 maintenance obligations? If, at some point,  
 13 there's a new change in society, do we have the  
 14 right to remove the boulder?

15 There's just so many issues involved in  
 16 this stuff that I don't think we should make a  
 17 decision right now and just let Erin and staff  
 18 figure out exactly what's going on. Because  
 19 ultimately, I think, Sonny, you're right. You  
 20 all need guidance, you need direction, and you  
 21 can only get that based on us having an  
 22 accurate --

23 MS. WHYTE: We actually do not maintain  
 24 anything on the easement at all. We don't mow,  
 25 we don't irrigate, we don't do anything on

1 those alleyways on the easements on either  
 2 side. Never have.  
 3 MR. ROSS: I believe you that we haven't,  
 4 but what happens if we have an obligation?  
 5 MS. WHYTE: Well --  
 6 MR. ROSS: I'm not saying one way or the  
 7 other, I -- and I'm sorry, I jumped into the  
 8 conversation, but I just think this -- you guys  
 9 need to figure it out.  
 10 MS. McCORMICK: Yeah and maybe, Tonja,  
 11 can you go out and review it to determine where  
 12 the edge of the lot is in relation to the CDD  
 13 property?  
 14 MS. STEWART: Yes.  
 15 MS. HESSLER GRIFFITH: So I have a  
 16 question. So here's the thing, I'm sitting  
 17 here looking at this picture, and I just think  
 18 of this as pick your poison. Right? So you  
 19 get a truck, a big dump truck, whatever, trash  
 20 truck, that goes over the grass. Oh, no, the  
 21 grass looks ugly. Well, let's just put a pair  
 22 of ugly sticks up, because that's going to look  
 23 a lot better. Right? So at what point do call  
 24 public services and say, "Hey, your truck is  
 25 driving over" --

1 MR. MAYS: We've tried that so many  
 2 times. They, sometimes, will come out and fix  
 3 it. Sometimes it's a battle with them,  
 4 because they say, "Well, what about moving  
 5 trucks that's cut through there? What about  
 6 when the water truck cuts through there?"  
 7 Everybody points the finger at everybody else.  
 8 MS. HESSLER GRIFFITH: So then the other  
 9 question that I have is if the turn is so steep  
 10 that trucks can't get through, at what point do  
 11 we just pave the dang thing and call it a day?  
 12 And just put brick pavers down or something  
 13 decorative so that we're not constantly  
 14 repairing sod, we're not putting mismatched  
 15 sticks -- the sticks, you know, the paint on  
 16 one side looks awful.  
 17 MS. WHYTE: One side is apartment  
 18 complexes.  
 19 MR. MENDENHALL: Mr. Ross?  
 20 MR. ROSS: We've got to figure out what  
 21 we own. We can't pave something we don't own.  
 22 Do we own that, does the property owner own it,  
 23 the resident, does the individual neighborhood  
 24 association own it? But -- so you're right,  
 25 once we figure out what we own and what rights

1 we have, then we come back to staff, "What's a  
 2 good recommendation and what's the long-term  
 3 best solution," and one of the options may be  
 4 exactly what you said. But I just don't think  
 5 we're there yet to figure it out.  
 6 MS. HESSLER GRIFFITH: So -- because I  
 7 understood that that's what we've been doing  
 8 this past week, is figuring out who owns it. I  
 9 thought that was part of the research.  
 10 MS. STEWART: We know who owns it, I just  
 11 think that there's some confusion of where  
 12 exactly the line is. We know we own the green  
 13 strip, we just need somebody to put a stake in  
 14 the ground and say this is where it is.  
 15 MR. ROSS: You're saying you don't know  
 16 if it's one foot wide or four feet wide?  
 17 That's what you're saying?  
 18 MS. STEWART: Correct, it looks like to  
 19 me we have a one-foot question, so we're within  
 20 one foot of knowing where it is. So we know we  
 21 own three foot of the green strip, we just have  
 22 to figure out that last foot, exactly where  
 23 that line is.  
 24 MR. LEWIS: And you're going to have a  
 25 surveyor come out and do that?

1 MS. STEWART: Yes, yes.  
 2 MR. LEWIS: Okay. I didn't hear that  
 3 earlier. Sorry.  
 4 MS. HESSLER GRIFFITH: So -- and then  
 5 Sonny, I guess I'll ask you, so if between now  
 6 and our next meeting, we can figure out the  
 7 ownership, do you think also next meeting we  
 8 can have some proposal to Mr. Ross' point of  
 9 what you think would be a good way to address  
 10 it that's aesthetically pleasing and all of  
 11 that?  
 12 MS. WHYTE: Well, when it -- I think  
 13 that's going to be difficult. I think, first,  
 14 Tonja is going to have to make a  
 15 recommendation. Keep in mind, it's an  
 16 alleyway. Alleyways are dark, so if you have  
 17 boulders, which is what they suggested -- and  
 18 keep in mind, there are already some existing  
 19 boulders around the corner up this way, as you  
 20 can see by that. Somebody put up stakes on one  
 21 side, and somebody put up concrete pillars on  
 22 the other side. The apartment complex, they've  
 23 already gone on that dirt and put up concrete  
 24 pillars on their dirt. On the other side are  
 25 posts, and I don't know who put those up. And

1 on the other corner, at the other end, we have  
 2 stones. Right?  
 3 MR. MAYS: Yeah.  
 4 MS. WHYTE: Years ago, a resident put  
 5 stones up because she was tired of the public  
 6 running over her grass and over her irrigation.  
 7 MS. HESSLER GRIFFITH: Because the thing  
 8 is that I think that we need to sort of come up  
 9 with -- because I've heard from my  
 10 conversations with you, this isn't the only  
 11 corner that suffers from --  
 12 MS. WHYTE: No, we have other corners.  
 13 MS. HESSLER GRIFFITH: Right, so I would  
 14 prefer that we come up with a consistent  
 15 solution so that we're not having sticks on one  
 16 corner, boulders on another, paving on another.  
 17 Just what is the district's cosmetically  
 18 approved solution for these areas where trucks  
 19 are prone to damaging --  
 20 MS. WHYTE: Whatever the district  
 21 engineer suggests.  
 22 MS. HESSLER GRIFFITH: All right.  
 23 MS. WHYTE: So we'll have something for  
 24 you, and if it's something valuable, then we  
 25 can get a cost and --

1 MS. HESSLER GRIFFITH: The lady with the  
 2 boulders, can we find -- do we own that land?  
 3 MS. WHYTE: No, it's on her land. Well,  
 4 I shouldn't say that, we almost presumed it was  
 5 on her lot, so I take that back. I have no  
 6 idea.  
 7 MS. STEWART: We'll look at it.  
 8 MS. HESSLER GRIFFITH: Thank you. All  
 9 right.  
 10 MS. STEWART: Erin, my last one is your  
 11 sidewalk thing.  
 12 MS. McCORMICK: Yeah. So I wanted to  
 13 talk about the sidewalk analysis on the south  
 14 side of Linebaugh Avenue. So I think we've  
 15 already talked about the fact that the district  
 16 has a 20-foot landscape and wall easement along  
 17 that segment of Linebaugh Avenue, but it does  
 18 not include an easement for sidewalk, so it's  
 19 specific to the landscaping and walls, and  
 20 that's along the property owners' -- not within  
 21 the right of way, but along the property  
 22 owners' -- within the property owners'  
 23 property.  
 24 There's also supplemental declaration  
 25 that is -- it contains like restrictions that

1 are applicable to the property that's owned by  
 2 the Avenues that says that the purchaser,  
 3 meaning the Avenues, shall construct sidewalks  
 4 within the right of way for Linebaugh Avenue in  
 5 accordance with the county requirements. That  
 6 has not been done, but the issue there is that  
 7 that declaration is enforceable by the  
 8 Westchase Commercial Association, and the  
 9 Westchase Commercial Association has been  
 10 administratively dissolved at this point, so  
 11 the district -- I'm pretty -- I think that  
 12 would be something that the district would be  
 13 able to enforce as far as that requirement  
 14 that's in the supplemental declaration.  
 15 I've also talked to Tonja about just the  
 16 strip that's between Bentley Way and Sheldon  
 17 Road, which is what we've been focusing on.  
 18 And I talked to her about looking at, you know,  
 19 just from a siting standpoint of siting -- when  
 20 locating a sidewalk along Linebaugh Avenue,  
 21 would it be better to put it in the county  
 22 right of way or to put it on those commercial  
 23 properties in the property that's owned by the  
 24 district.  
 25 There is an issue with -- potentially an

1 issue with putting it on the commercial  
 2 property as opposed to in the right of way,  
 3 because there's also a 15-foot utility easement  
 4 that runs along the commercial property. There  
 5 is actually two easements. There is one to  
 6 TECO and then there is one to GTE for  
 7 utilities. Those are nonexclusive easements,  
 8 and they do specifically say that you can  
 9 construct sidewalks within the 15-foot easement  
 10 area, but they also say that, you know, to the  
 11 extent that those utility companies needed to  
 12 come in and do work underground or on their  
 13 facilities, they would then rip up the  
 14 sidewalks and it would be incumbent on the  
 15 district to go in there and do the replacement.  
 16 There's some issues with siting a  
 17 sidewalk in county right of way, potentially,  
 18 because of grading issues and also because  
 19 there is quite a few trees that are in the  
 20 right of way, also. But, you know, I think  
 21 probably the point that we're at would be for  
 22 Tonja to do an analysis of the preferred  
 23 alignment for a sidewalk, if we wanted to move  
 24 forward with that, and it might, in some  
 25 cases, be within the county right of way, and

1 in some cases, it might meander into the  
 2 commercial property. It might be all within  
 3 the county right of way.  
 4 There's also the issue that we were  
 5 talking about last month about, you know,  
 6 potentially getting the county involved in this  
 7 process.  
 8 Barbara, you had mentioned, you know,  
 9 connectivity studies, so I think we need to  
 10 think about what do you want to do first? Do  
 11 we want to like figure out what kind of  
 12 alignment we would want to present to the  
 13 county and, potentially, to the commercial  
 14 property owners? Do we want to move forward  
 15 with this at all? Do we want to maybe talk to  
 16 or get the WCA involved in talking to certain  
 17 county commissioners and see if we can get some  
 18 support from the county for participating in  
 19 this process? Do we want to have a discussion  
 20 at the staff level first? I mean those are  
 21 kind of all options of what we do could do at  
 22 this point.  
 23 MR. ROSS: If I understood you correctly,  
 24 we have a landscape easement in between Sheldon  
 25 and Belgrave, but we don't have a sidewalk

1 easement.  
 2 MS. McCORMICK: Right.  
 3 MR. ROSS: Is that an easement that --  
 4 the landscape easement runs upon county land?  
 5 MS. McCORMICK: No, it runs upon the  
 6 property owners', the four property owners'.  
 7 MR. ROSS: Who are the four property  
 8 owners?  
 9 MS. McCORMICK: The Avenues, the -- it's  
 10 along the Avenues, the commercial property  
 11 where Jersey Mike's Subs is and then the Fifth  
 12 Third Bank.  
 13 MR. ROSS: So in terms of building a  
 14 sidewalk -- I'm mixing up my roads. From  
 15 Sheldon to whatever is the next road, we could  
 16 build a sidewalk there right now if we wanted  
 17 to?  
 18 MS. McCORMICK: Because that's CDD  
 19 property.  
 20 MR. ROSS: That's what I wanted to be  
 21 clear on. And so for whatever reason, if we  
 22 just said we don't want to fool with the  
 23 commercial property owners, we could build the  
 24 sidewalk?  
 25 MS. McCORMICK: If it's on our property,

1 we could, yeah. I mean, we'd have to get a  
 2 permit from the county, wouldn't we?  
 3 MS. STEWART: The only issue is that  
 4 property we own is all in a conservation area.  
 5 It's platted conservation area all the way to  
 6 the right of way line.  
 7 MS. McCORMICK: Oh, so it might not even  
 8 be feasible then to put the sidewalk there. It  
 9 might have to go within the county right of  
 10 way, within that section of the property.  
 11 MS. STEWART: Mm-hmm, mm-hmm.  
 12 MR. ROSS: I'm picking up on your point.  
 13 I feel like we have a very good relationship  
 14 with the county from so many angles that if we  
 15 said we wanted to just build a sidewalk, I  
 16 would think they would say, "Yeah." Do you  
 17 really think it would be that big of an  
 18 obstacle where they'd fight us on it? I  
 19 understand they might put conditions --  
 20 MS. STEWART: No, it might be a few more  
 21 hurdles that we have to go over, that may be  
 22 the case, but -- forgive me, is there grass  
 23 along that area? Do we know that --  
 24 MR. MAYS: Yes, there is.  
 25 MS. STEWART: Okay. As long as I know

1 that there's a strip of grass and not a  
 2 depressed wetland right up against that, it --  
 3 if we're technically encroaching onto a wetland  
 4 that is still vegetative low-lying, they're not  
 5 going to let us fill it for a sidewalk. But if  
 6 there's a strip of land that has been filled  
 7 and graded, they'd probably work with us.  
 8 MR. ROSS: And I think there's also  
 9 perhaps trees in the way and plant material.  
 10 There'd have to be some stuff that would have  
 11 to be done.  
 12 MS. McCORMICK: So that's where we would  
 13 really -- I mean, we need to know the specific  
 14 fact on the ground as far as where the --  
 15 MS. STEWART: Do some measuring.  
 16 MS. McCORMICK: -- trees are, what's the  
 17 grade, where is any conservation area.  
 18 MR. ROSS: Okay.  
 19 MS. McCORMICK: So that's kind of where  
 20 things are at this point.  
 21 MS. STEWART: I actually forgot something  
 22 very important. Well, this is another topic.  
 23 If it's on this topic --  
 24 MS. HESSLER GRIFFITH: I want to comment  
 25 on this topic.

1 MR. LEWIS: I guess, for clarity, are we  
2 looking to fund this ourselves or are we  
3 looking to -- your comment, Mr. Ross, about  
4 looking at the county to maybe pay for it to do  
5 it. Have we talked about that before? I feel  
6 like we haven't.

7 MS. McCORMICK: I was just getting facts.  
8 I mean, at this point, I'm not going to do  
9 anything further until I get direction.

10 MR. LEWIS: I understand that. I  
11 appreciate it.

12 MR. ROSS: I don't think we ever resolved  
13 that issue. I know I would have spoken with  
14 optimism that if it was on county property,  
15 that they would have contributed towards the  
16 costs, but given that it's apparently purely on  
17 district property, they may not be willing to  
18 do that.

19 I feel like -- and I may be wrong -- if  
20 you look at the entire issue, and particularly,  
21 the issue of the sidewalk where the commercial  
22 properties are, I feel like the county would be  
23 our friend in that regard, and whether that  
24 means they would just apply influence upon  
25 those property owners they need to get in gear,

1 landscape easement also includes building a  
2 wall, does it not?

3 MS. McCORMICK: It does, yeah.

4 MR. CHESNEY: So I don't know see why it  
5 would be that difficult to have a sidewalk  
6 there. I mean, we could build a wall and --  
7 I'm sure they would prefer a sidewalk over a  
8 big brick wall.

9 MS. McCORMICK: Right, right. I mean, I  
10 think that -- we still have the issue of the --  
11 the 15-foot utility easement that's on the  
12 commercial property, so there's -- of that 20  
13 feet, 15 of it, potentially -- and we need to  
14 confirm the 15 feet, but -- is encumbered by  
15 that utility easement, and then there's also  
16 trees and, you know, landscaping, and a lot of  
17 that place would have to be addressed with the  
18 sidewalk. So that's why, I mean, we'd really  
19 need a survey of --

20 MS. STEWART: A strategic analysis on how  
21 to meander it.

22 MS. McCORMICK: And that's -- that's  
23 another step in that process.

24 MS. HESSLER GRIFFITH: So the way I look  
25 at it is this -- right -- there's the cost/

1 so to speak, or whether it's they would assist  
2 in the engineering or design or construction,  
3 you know, that's way behind my pay grade. But  
4 -- and I certainly would be open to partnering  
5 with the county, and I think the comment about  
6 roping in the WCA's governmental affairs  
7 committee, that could be a resource.

8 But bottom line, I know where I would be.  
9 I would be in favor of moving forward with the  
10 construction of the sidewalk in between Sheldon  
11 and whatever is that first road -- and I'm  
12 sorry, I'm drawing a blank on it -- just to get  
13 the ball rolling, because I'm thinking the  
14 reality of someone riding their bicycle or  
15 walking or skateboarding or whatever, and  
16 they're coming safe from The Greens, they could  
17 just as easily cut through those commercial  
18 property lots. Not saying that's the preferred  
19 route, but they could get to the sidewalk one  
20 way or the other, maybe even ride through the  
21 individual villages there. I think the tough  
22 one is getting from the West Park Village area  
23 to Sheldon. There's no way you could safely  
24 traverse that, in my view, as a pedestrian.

25 MR. CHESNEY: Can I ask -- I mean, the

1 benefit. The cost would be significant.

2 MS. STEWART: Yes, it will.

3 MS. HESSLER GRIFFITH: And if somebody is  
4 traveling from the Village to Sheldon today,  
5 they're getting to Sheldon -- right -- they  
6 are. They're just doing it on the other side  
7 of the road where there is a sidewalk. And I  
8 don't know about you guys, but I don't see  
9 heavy foot traffic on that sidewalk making  
10 their way down to CVS.

11 So while I understand that Ms. Mercer was  
12 here and she has a preference for being able to  
13 walk without -- you know, without interruption  
14 of having to cross Linebaugh, but I just -- I'm  
15 having a hard time reconciling the low demand,  
16 because other than Ms. Mercer, I have not --  
17 I'm sure you guys are out in the community and  
18 you talk to our residents, as well, but I have  
19 had zero requests, zero demands, zero comments  
20 on how do we get a sidewalk on this side of  
21 Linebaugh.

22 So I know that, you know, Erin, you've  
23 spent a lot of time researching this. I would  
24 say for me, at this point, I just can't see an  
25 overwhelming demand that would prompt us to

1 continue investing in this endeavor. That's my  
 2 thoughts.

3 CHAIRMAN MILLS: My recollection is that  
 4 this started as a result of the businesses  
 5 where Tijuana Flats and those are, and now  
 6 using that -- what was a sidewalk as part of  
 7 their backyard patio business, and somehow, it  
 8 grew into going all the way to Costco. Right?  
 9 So I think we've kind of added on modules to  
 10 this thing, and from what I heard you say, if  
 11 it's the Commercial Association that had the  
 12 teeth in it for the Avenues, that doesn't exist  
 13 anymore.

14 MS. McCORMICK: Well, and it was also  
 15 that -- even if it did exist, the requirement  
 16 was that they construct the sidewalk within the  
 17 county right of way, not on their property.

18 CHAIRMAN MILLS: Okay. So I mean, is  
 19 that something that we can still pursue for  
 20 them?

21 MS. McCORMICK: Well, we -- we don't  
 22 really have the standing under that agreement,  
 23 because it's essentially similar to, you know,  
 24 a private contract, and the contract is between  
 25 the Commercial Association and the property

1 owner.

2 CHAIRMAN MILLS: So the county doesn't  
 3 have any teeth in that, either?

4 MS. McCORMICK: Hmm-mm, it's private  
 5 agreement.

6 CHAIRMAN MILLS: Okay.

7 MR. MENDENHALL: Sir.

8 MR. ROSS: Just to give the counterpoint  
 9 to your remarks, I don't have any evidence of a  
 10 great demand for a sidewalk. Just don't have  
 11 it, but what I do have evidence of is that our  
 12 overall community is at risk of being passed by  
 13 other communities, that other communities say  
 14 that they're better looking than Westchase or  
 15 that they have cheaper CDD fees or they have  
 16 gated communities. And if you think that  
 17 through -- the last point, in essence, what  
 18 they're selling is our community is better  
 19 because we have exclusivity. We have a gate  
 20 and we can make sure bad guys stay out or  
 21 whatever the argument is.

22 What we need -- and in my view, what we  
 23 need to embrace is our inclusivity, is that one  
 24 of the great things about Westchase is that if  
 25 you want to get on your bike or your skateboard

1 or whatever, you can get to a commercial road  
 2 very, very easily. When you drive through  
 3 Westchase, yes, we got traffic coming through,  
 4 but man, does our community look great. Our  
 5 community looks better than yours, even though  
 6 you got a gate and a wall.

7 So you're going to see me moving towards  
 8 that -- and not saying I'm right, not saying my  
 9 crystal ball is clearer, but I just feel that  
 10 we need to be able to continue to keep  
 11 Westchase as a premiere community, and part of  
 12 that is embracing the notion of a walkable,  
 13 bikeable, skateable community, and anywhere you  
 14 want to get, to your favorite commercial node  
 15 or retail establishment or restaurant, you can  
 16 do it.

17 And that's where I'm coming from, and I'm  
 18 open to putting the issue off, because I don't  
 19 want to be banging my head against the wall if  
 20 I'm the minority. I've actually got some other  
 21 strategies when we get to supervisor's requests  
 22 that I could throw out there. I mean, I don't  
 23 want to waste anybody's time, I just feel like  
 24 we've got an opportunity and --

25 MS. HESSLER GRIFFITH: So -- and you've

1 heard me mention as far as working with the  
 2 county on a connectivity studies, because I'm  
 3 right there with you, I agree a thousand  
 4 percent. You know, we are an outdoors,  
 5 physically active community, and we want to be  
 6 able to get to our favorite places however we  
 7 want to get there.

8 So I agree, I just -- as far as the cost/  
 9 benefit, I'm struggling with the cost of this  
 10 particular project versus maybe other projects  
 11 that could accomplish something similar.

12 MR. ROSS: And one of the things -- you  
 13 agreed with her that it would be expensive.  
 14 You want to throw out a ballpark?

15 MS. STEWART: A couple of hundred  
 16 thousand.

17 MR. ROSS: To build that sidewalk from  
 18 that one area?

19 MS. STEWART: Mm-hmm.

20 MR. CHESNEY: Just in the one area, not  
 21 all the way down?

22 MS. STEWART: Oh, forgive me, it would  
 23 get us to Bentley --

24 MS. McCORMICK: From Bentley to --

25 MS. STEWART: -- versus Cavendish. I



1 think you were saying getting to Cavendish.  
 2 MR. ROSS: I'm just saying wherever the  
 3 first road is, where would that go?  
 4 MS. STEWART: Let me just quickly look it  
 5 up.  
 6 MR. ROSS: I'm sorry, I'm dumb on my  
 7 roads. I'm just asking for a ballpark.  
 8 MS. STEWART: I'm just trying to get the  
 9 distance, Brian, just to make sure I have the  
 10 correct distance.  
 11 MR. ROSS: Sure.  
 12 MR. LEWIS: And Erin, just so I'm clear,  
 13 from Sheldon to that first road that I think  
 14 she's looking up, that's all CDD property? Is  
 15 that what you said a minute ago?  
 16 MS. McCORMICK: Yes, yes.  
 17 MR. LEWIS: Okay.  
 18 MS. STEWART: It looks like it might be a  
 19 third of that, Brian. So -- it might could be  
 20 -- I'd have to go back and look at some of the  
 21 details, but less than a hundred, maybe say a  
 22 hundred for sake of discussion at this point.  
 23 MR. ROSS: Okay.  
 24 MS. McCORMICK: Actually, it looks like  
 25 there's a lot that's there between the --

1 MR. ROSS: There's a lot that's really  
 2 close to Linebaugh, a single-family home.  
 3 MS. McCORMICK: Yeah, along Cavendish  
 4 Drive, so there is one lot there between the  
 5 CDD property, it looks like.  
 6 MS. STEWART: So we'd have to wiggle it  
 7 into the right of way?  
 8 MS. WHYTE: Mm-hmm.  
 9 MS. STEWART: We could -- oh, I was going  
 10 to say we could just connect it to the sidewalk  
 11 there, but there is no sidewalk there.  
 12 MR. LEWIS: I guess the point of my  
 13 question, though, to Erin was, you know, if  
 14 they've got this turn lane widening, I mean, is  
 15 there a possibility of having it mend into  
 16 that, you know?  
 17 MS. WHYTE: Widening what?  
 18 MR. LEWIS: The turning lane, if you're  
 19 eastbound Linebaugh to northbound on Sheldon.  
 20 We --  
 21 MS. WHYTE: That's on that side going  
 22 north.  
 23 MR. LEWIS: I know, but if it's in the  
 24 same area, my thought was, you know, maybe  
 25 just --

1 MS. STEWART: They'd be asking for a  
 2 taking.  
 3 MS. WHYTE: Mm-hmm.  
 4 MS. STEWART: You must be doing it within  
 5 your own right of way.  
 6 MR. ROSS: Well, if I could offer an  
 7 action plan, because I'm the one who's muddying  
 8 up the waters, what about roping in the WCA and  
 9 see if they'd be willing to interface with the  
 10 county, see if they can get a sniff of what the  
 11 county's reaction to construction of a  
 12 sidewalk or would they be willing to assist?  
 13 Do they see any other obstacles? I mean, at  
 14 least that's more information than we had  
 15 yesterday. Anybody have a decent game plan?  
 16 MS. McCORMICK: Mm-hmm, I mean, so who  
 17 would do that? Who would --  
 18 MR. ROSS: I'll take it to the WCA. I  
 19 see them on occasion.  
 20 MS. HESSLER GRIFFITH: And I'm on the  
 21 governmental affairs committee for the WCA.  
 22 MR. ROSS: Oh, then you can do it.  
 23 You're smarter, you're better looking, you do  
 24 it. You can take care of it.  
 25 MS. HESSLER GRIFFITH: Okay. So no,

1 because actually, part of my argument there is  
 2 you were talking with the school busing -- the  
 3 courtesy busing going away, and we want to make  
 4 it easier for kids to get to school. Okay.  
 5 MS. SANFORD: But they wouldn't have a  
 6 way -- walking on that side, they wouldn't be  
 7 able to cross --  
 8 MS. HESSLER GRIFFITH: They'd have to go  
 9 down to Starbucks to cross.  
 10 MS. SANFORD: Yeah, I understand, if  
 11 people are coming from that direction, I think  
 12 they -- I don't know.  
 13 MS. HESSLER GRIFFITH: Oh, no, I'm  
 14 thinking about a kid who lives on Cavendish and  
 15 needs to get to school. Right, so to date,  
 16 they'd have to navigate their way around the  
 17 Villages to get to school --  
 18 MS. SANFORD: Right.  
 19 MS. HESSLER GRIFFITH: -- where as if the  
 20 sidewalk were there, through the Avenues, they  
 21 could get to school to make their way across --  
 22 MR. MENDENHALL: Can I just have your  
 23 name for the record?  
 24 MS. SANFORD: Oh, sure, it's Marcy  
 25 Sanford.

1 MR. MENDENHALL: Thank you.  
 2 MR. ROSS: And so you'll take it to the  
 3 WCA?  
 4 MS. HESSLER GRIFFITH: Mm-hmm.  
 5 MR. ROSS: Okay. One less thing for me  
 6 to do.  
 7 MR. MENDENHALL: Is that it?  
 8 MS. STEWART: I have one more item.  
 9 Actually, the most important reason I'm here,  
 10 Westlake Townhomes, Heidt Design provided a  
 11 proposal for services to split the permits.  
 12 Erin reviewed it, sent comments, I sent the  
 13 comments to Heidt, Heidt basically contacted me  
 14 and said this is a \$3,500 to \$5,000 contract, I  
 15 can't afford to spend \$4,000 with my lawyer.  
 16 No, we won't change anything, so I went back to  
 17 Erin, so we just decided to bring it out, throw  
 18 it out on the table, hash through this just to  
 19 see if the board is okay just executing their  
 20 agreement without having to go through any  
 21 changes, but I know Erin has some comments  
 22 about it.  
 23 MS. McCORMICK: Yeah, I mean, and I  
 24 definitely -- you know, I understand their  
 25 point of not wanting to change their standard

1 format. And I did try to minimize the amount  
 2 of modifications I was asking for. One of the  
 3 big issues that I was concerned about is their  
 4 standard contract provides that if the work is  
 5 not paid for, then they can place a lien on the  
 6 property. We don't own the property, so we  
 7 really can't agree to that at this point, that  
 8 they can lien the property.  
 9 With that being said, I mean, it's not  
 10 going to become an issue when they do the work  
 11 and we pay for the work that they do, so --  
 12 yeah.  
 13 MR. CHESNEY: I agree. I mean, we're not  
 14 going to not pay for it.  
 15 MS. McCORMICK: Yeah, so -- right, right,  
 16 so I mean, there's some legal concerns with it,  
 17 but I think that what they're doing as far as  
 18 the work that they're going to be doing in  
 19 order to enable us to separate the permits, it  
 20 is pretty straightforward. I don't know --  
 21 because you've been talking about Gary -- if  
 22 they were okay with the changes as far as the  
 23 scope of what we were asking them to do, to  
 24 make it clear, that the purpose of the work  
 25 that they're doing is to provide for the

1 bifurcation of the permit.  
 2 MS. STEWART: I think the clarification  
 3 on the scope was okay. I think it was just the  
 4 standard conditions that were --  
 5 MR. CHESNEY: So you just need us to  
 6 approve the agreement then?  
 7 MS. STEWART: Yes, sir. That would be  
 8 appropriate.  
 9 MR. CHESNEY: Okay. So moved.  
 10 MS. STEWART: Okay. That's all I had.  
 11 MR. CHESNEY: Well, hold on.  
 12 MR. MENDENHALL: All in favor?  
 13 MR. ROSS: Wait, discussion.  
 14 MR. MENDENHALL: Discussion, yes.  
 15 MR. ROSS: So notwithstanding the issues  
 16 that you mentioned about, some of the legal --  
 17 less than --  
 18 MS. McCORMICK: I mean, my recommendation  
 19 would be make it with the changes that I had  
 20 proposed, but I understand that that may not be  
 21 practical.  
 22 MR. ROSS: And are you recommending that  
 23 -- having the permits separated, just go ahead  
 24 and move forward with it?  
 25 MS. McCORMICK: I mean, I think that

1 there is definitely benefit to the district  
 2 that -- in having the permit work done by Heidt  
 3 Design, I think they're in the best position to  
 4 do it because of all the work they've done, and  
 5 I think that they are -- there's some risk  
 6 associated with the contract in the form that  
 7 it's at, but I think that that is also probably  
 8 outweighed by the benefits to the district.  
 9 MR. ROSS: Okay. Thank you.  
 10 MR. MENDENHALL: Now you're done?  
 11 MS. STEWART: I'm good.  
 12 MR. MENDENHALL: Any other questions for  
 13 Tonja?  
 14 MR. CHESNEY: Well, we still need to  
 15 vote.  
 16 MR. MENDENHALL: You're right. All in  
 17 favor?  
 18 MS. WHYTE: Hold on, we're missing a  
 19 board member.  
 20 MR. MENDENHALL: I mean, we have a  
 21 quorum, so --  
 22 MS. WHYTE: Oh, okay.  
 23 MR. MENDENHALL: Any opposed?  
 24 (No response.)  
 25 MR. MENDENHALL: Okay. Motion carries.

1 MS. STEWART: Jim's the chair? You're  
 2 chair?  
 3 CHAIRMAN MILLS: Yes.  
 4 MS. STEWART: Okay. I'll e-mail you the  
 5 proposal, and if you'll just get it back to me,  
 6 I'll follow up with you with the paperwork.  
 7 CHAIRMAN MILLS: Okay.  
 8 MS. STEWART: Thank you all.  
 9 MR. ROSS: Thank you.  
 10 CHAIRMAN MILLS: Thank you.  
 11 MR. CHESNEY: I'm going to say,  
 12 technically -- I don't mean to be a stickler  
 13 here, but technically, everyone that's at the  
 14 meeting has to vote.  
 15 MS. McCORMICK: Well, if they're in the  
 16 room, and she's out at this point.  
 17 MR. CHESNEY: Oh, okay.  
 18 MS. McCORMICK: Right, if she were here,  
 19 she'd have to vote.  
 20 MR. CHESNEY: Okay.  
 21 MR. MENDENHALL: I defer to the attorney.  
 22 MR. CHESNEY: All right. That's good. I  
 23 just wanted to make sure.  
 24 MR. MENDENHALL: All right.  
 25 MR. CHESNEY: Had I known that I could

1 leave the room, there's a couple of times I  
 2 would've avoided over the years.  
 3 MR. MENDENHALL: Yeah, you can take a  
 4 break anytime. Item number five is -- so we're  
 5 at the manager's report. I had just a couple  
 6 of items. The -- the first item is the  
 7 proposed meeting schedule for fiscal year 2018.  
 8 If you had a chance to look at it, it's  
 9 based on your current year and the schedule  
 10 that you've had for several years. There are a  
 11 couple of dates, which is pretty typical, where  
 12 we move to the second Tuesday based on holiday  
 13 events, that sort of thing.  
 14 The only other one that maybe stands out  
 15 a little bit to me, and I'll just defer to the  
 16 board, but January 2nd, you currently have a  
 17 scheduled meeting. The 1st is on a Monday, I  
 18 don't know if anybody wants to take the -- a  
 19 longer weekend by not having a meeting on the  
 20 2nd. But I just put that out there for your  
 21 thoughts. It doesn't matter to me.  
 22 MR. CHESNEY: Well, not only that, school  
 23 doesn't start until the following week, so a  
 24 lot of people might take that as a vacation. I  
 25 apologize, but where is that -- the meeting?

1 MR. MENDENHALL: Agenda Page 95.  
 2 MR. CHESNEY: 95, oh. Mine is not in  
 3 there. I'm sorry, mine just stops at 88.  
 4 MR. MENDENHALL: Oh.  
 5 MS. McCORMICK: I will say that I do have  
 6 a problem with the second Tuesday, because I  
 7 have a meeting at 3 o'clock, so that's going to  
 8 be --  
 9 MR. MENDENHALL: Okay.  
 10 MS. McCORMICK: I mean, it's going to be  
 11 a problem for me this September, too, because I  
 12 know that's what we typically do when we make  
 13 those schedules, and usually what I've done is  
 14 just get here as soon as I can.  
 15 MR. MENDENHALL: Sure.  
 16 MR. CHESNEY: I mean, I suggest you  
 17 change the January one, also, to the second  
 18 Tuesday.  
 19 MR. MENDENHALL: Okay. How does everyone  
 20 else feel about that?  
 21 MR. ROSS: I would agree with that.  
 22 CHAIRMAN MILLS: That's fine.  
 23 MR. MENDENHALL: Okay.  
 24 MS. HESSLER GRIFFITH: Did we say  
 25 September?

1 MR. MENDENHALL: Right now, at least, we  
 2 were talking about January, which was scheduled  
 3 for January 2nd and would move to the second  
 4 Tuesday, which is -- sorry.  
 5 MR. CHESNEY: The 9th.  
 6 MR. MENDENHALL: Yeah, the 9th.  
 7 MS. HESSLER GRIFFITH: Okay.  
 8 MR. MENDENHALL: All right. And now, we  
 9 could talk about September. If somebody wants  
 10 to change that, Erin just mentioned that,  
 11 obviously, she can join the meeting as she's  
 12 available, which we've done in the past.  
 13 MS. McCORMICK: Yeah, or I can call in,  
 14 too, as soon as my other meeting gets done.  
 15 MR. MENDENHALL: Yeah, either way. Were  
 16 there any other dates that anyone had concerns  
 17 with? If not, we're just looking for a motion  
 18 to approve it at least with the one change that  
 19 we've made.  
 20 MR. CHESNEY: So moved.  
 21 MR. MENDENHALL: All right. Do we have a  
 22 second?  
 23 MR. LEWIS: Second.  
 24 MR. MENDENHALL: All right. Any further  
 25 discussion?

1 (No response.)  
 2 MR. MENDENHALL: All in favor?  
 3 (All board members signify in the  
 4 affirmative.)  
 5 MR. MENDENHALL: Okay, that motion  
 6 carries. The other non-agenda item, we talked  
 7 about it briefly earlier, so I will be doing  
 8 Doug's review. I will send out the information  
 9 to you as a board, that way if anybody wants to  
 10 provide input, certainly, you can. You can  
 11 either use the form that I use or just provide  
 12 me comments via e-mail or call me, whichever  
 13 works. And I'll provide you some other  
 14 historical information, also, so you have that.  
 15 And not required, obviously, if you don't get a  
 16 chance to interact that much with Doug, then,  
 17 you know, not required.  
 18 MS. HESSLER GRIFFITH: I mean, Andy, I  
 19 know not required, but certainly strongly  
 20 encouraged. Right?  
 21 MR. MENDENHALL: Right, always  
 22 encouraged. It helps me out.  
 23 MS. HESSLER GRIFFITH: Right.  
 24 MR. MENDENHALL: So the third item I had,  
 25 this is just an FYI, I did hear from Ms. Carter

1 again, Burger King property, so she just wanted  
 2 clarification. One of the items that we had  
 3 sent her a few months ago, she wasn't able to  
 4 open, so I sent it to her a couple of different  
 5 ways and have not heard anything back, but I'll  
 6 keep you in the loop if I do. I'll e-mail it  
 7 off to you, to kind of let you know where we  
 8 are.  
 9 But so far, if you can remember, just  
 10 kind of going to where we left it, we had sent  
 11 her quite of bit of information and offered to  
 12 arrange a meeting with her and our  
 13 representative to go over any specific details,  
 14 and we had suggested that she might want to  
 15 also involve her accountant, that way she could  
 16 get all of her questions answered.  
 17 And thus far she hasn't taken up that  
 18 offer, but just to kind of keep you in the  
 19 loop. So that is all I had for the manager's  
 20 report. If there are any questions for me,  
 21 certainly, I'll take them.  
 22 (No response.)  
 23 MR. MENDENHALL: And if not, we'll move  
 24 on to the attorney's report, and I'll give the  
 25 floor to Erin.

1 MS. McCORMICK: And I have the engagement  
 2 letter that has been in Dropbox and is in the  
 3 agenda packages. I haven't gotten any  
 4 questions from anybody, but --  
 5 MR. ROSS: Question.  
 6 MS. McCORMICK: Okay.  
 7 MR. ROSS: Your hourly rate is 335. Is  
 8 that what we're presently being charged?  
 9 MS. McCORMICK: Yes.  
 10 MR. ROSS: And how long have we been  
 11 charged that hourly rate?  
 12 MS. McCORMICK: Since January. It was  
 13 325 the year prior to that.  
 14 MR. ROSS: And is that the normal rate  
 15 that you charge your clients?  
 16 MS. McCORMICK: Yes.  
 17 MR. ROSS: I know sometimes, law firms  
 18 will give discounts for governmental work. Do  
 19 you do that at all?  
 20 MS. McCORMICK: That's the rate that I  
 21 charge all of my governmental clients.  
 22 MR. ROSS: Oh, okay. And what's your  
 23 nongovernmental rate?  
 24 MS. McCORMICK: It varies. I mean --  
 25 MR. ROSS: What would be the range?

1 MS. McCORMICK: Probably 350, I would  
 2 say, to I think 375, 380.  
 3 MR. ROSS: Okay. At the bottom of the  
 4 first page, there's a reference to CRA in the  
 5 last paragraph. I think that's an error. It's  
 6 on the first page in the bottom paragraph.  
 7 MS. McCORMICK: Yes, that is an error.  
 8 MR. ROSS: Yeah, that's what I would  
 9 have thought. If you would consider adding the  
 10 phrase that says, "Upon withdrawal or  
 11 termination of the representation, the law  
 12 office will deliver the files to the district."  
 13 MS. McCORMICK: Yes.  
 14 MR. ROSS: So that would be great.  
 15 MS. McCORMICK: I think there's already  
 16 -- "The law office's policy is to deliver to  
 17 the client upon request all documents and  
 18 property the client has provided to the law  
 19 office." That's on the second page at the  
 20 bottom.  
 21 MR. ROSS: I saw that, but I'm wording it  
 22 a little different, that, "Upon withdrawal or  
 23 termination of the representation, the law  
 24 office will deliver or shall deliver the files  
 25 to the district." So it's just automatic, it's

1 just we don't have to ask for it. They'd just  
 2 give them to us.  
 3 MS. McCORMICK: Okay.  
 4 MS. HESSLER GRIFFITH: Versus the right  
 5 to dispose of. Right?  
 6 MR. ROSS: I've got that I think later  
 7 addressed here. Yeah, jumping ahead to that  
 8 point, and I think it's on page three, that  
 9 before you dispose of any file documents, you  
 10 first offer to the district the opportunity to  
 11 get those documents if they value them, even  
 12 though you are ready to dispose of them.  
 13 MS. McCORMICK: Okay.  
 14 MR. ROSS: And again, that's on page  
 15 three. I have an issue I haven't yet worked  
 16 through in my mind, on page two, with regard to  
 17 the advance waiver of conflicts of interest. I  
 18 don't know why that's in the district's best  
 19 interest. I can see why that might be  
 20 efficient or facilitate things for you, but it  
 21 seems to me that we shouldn't be waiving  
 22 conflicts of interest without knowing exactly  
 23 what the conflict -- whether it's actual or  
 24 potential. So I would ask that that be  
 25 deleted.

1 MS. McCORMICK: Okay.  
 2 MR. ROSS: And then that was it.  
 3 MS. McCORMICK: Okay. So I would make a  
 4 change that says, "Upon withdrawal or  
 5 termination, the law office will deliver all  
 6 documents and property to the district," and  
 7 then on the last page where it talks about  
 8 disposal of documents, I will first offer those  
 9 to the district.  
 10 MR. ROSS: Right.  
 11 MS. McCORMICK: If the district wants to  
 12 retain those.  
 13 MR. ROSS: Yes, and if you'll delete the  
 14 advance waiver of conflict on interests.  
 15 MS. McCORMICK: Yes, I will dot that.  
 16 MR. ROSS: Yep, that would be great.  
 17 MS. HESSLER GRIFFITH: And my question --  
 18 MR. ROSS: Oh, and the CRA. You'll --  
 19 MS. McCORMICK: Yes.  
 20 MR. ROSS: Sorry.  
 21 MS. HESSLER GRIFFITH: And my only  
 22 question for you, Erin, was that I didn't see  
 23 anything in here with regard to exclusivity, so  
 24 if we wanted to use other counsel, we're at  
 25 liberty to use other counsel?

1 MS. McCORMICK: Yeah, and the district  
 2 has done that in the past. For example, on  
 3 litigation matters, they have retained special  
 4 counsel, so that would not be an issue.  
 5 MS. HESSLER GRIFFITH: Okay.  
 6 MS. McCORMICK: And in fact, if it's  
 7 something outside of what I could really  
 8 handle, I would, you know, help facilitate  
 9 that.  
 10 MS. HESSLER GRIFFITH: Okay. Good.  
 11 Thank you.  
 12 MR. MENDENHALL: Any other questions for  
 13 Erin regarding this particular engagement  
 14 agreement?  
 15 (No response.)  
 16 MR. MENDENHALL: Okay. Then it would be  
 17 appropriate if anybody would like to make a  
 18 motion to approve.  
 19 MR. ROSS: I'll move subject to the  
 20 changes discussed and agreed upon that we  
 21 accept the engagement agreement.  
 22 MR. MENDENHALL: Okay. Do we have a  
 23 second?  
 24 MS. HESSLER GRIFFITH: I'll second.  
 25 MR. MENDENHALL: All right. Any further

1 discussion?  
 2 (No response.)  
 3 MR. MENDENHALL: All in favor? Any  
 4 opposed?  
 5 (No response.)  
 6 MR. MENDENHALL: Okay. Motion carries  
 7 unanimously.  
 8 MS. HESSLER GRIFFITH: Thank you for  
 9 doing that, Erin.  
 10 MS. McCORMICK: Sure, no problem. That's  
 11 all I have.  
 12 MR. MENDENHALL: All right. Our next  
 13 item is the field manager's report, so I'll  
 14 give it to Doug. You have the floor.  
 15 MR. MAYS: The board received the  
 16 proposal from the company that we have been  
 17 talking with about the bricks that we would  
 18 like to keep stockpiled, basically. We need  
 19 probably about half of them to do some of the  
 20 repairs that we talked about along Countryway,  
 21 damaged walls that we've been going through for  
 22 a while. So you have the proposal, I believe,  
 23 in front of you that shows what the cost is for  
 24 a truckload of the brick we need, plus  
 25 additional coping pieces for the tops, the

1 sides, those types of specialty cut bricks. So  
 2 you have that proposal in front of you, so we  
 3 would like to place that order, if possible.  
 4 MR. CHESNEY: I'm make a motion that we  
 5 approve the agreements from Coastal.  
 6 MR. MENDENHALL: Okay. Do we have a  
 7 second?  
 8 CHAIRMAN MILLS: Second.  
 9 MR. MENDENHALL: Okay. Discussion?  
 10 MS. HESSLER GRIFFITH: I have one  
 11 question. How long -- so the stockpile with  
 12 repairs, how long does this last us? A year,  
 13 two years?  
 14 MR. MAYS: Mm-hmm, it will probably last  
 15 a while. A few -- quite a few years.  
 16 MS. HESSLER GRIFFITH: Okay. And we'll  
 17 store it over --  
 18 MR. MAYS: Over on the lot, yeah.  
 19 MS. HESSLER GRIFFITH: On the lot. Okay.  
 20 MR. MENDENHALL: Okay. Any other  
 21 discussion?  
 22 (No response.)  
 23 MR. MENDENHALL: Hearing none, all in  
 24 favor?  
 25 (All board members signify in the

1 affirmative)  
 2 MR. MENDENHALL: Any opposed?  
 3 (No response.)  
 4 MR. MENDENHALL: Okay. Motion carries  
 5 unanimously.  
 6 MR. MAYS: On the last inspection we  
 7 drove through, there was quite a few areas on  
 8 Countryway Boulevard that we had talked about  
 9 before that needed some new plant material,  
 10 especially in the medians. We've got quite a  
 11 few outdated oleanders, some of the crape  
 12 myrtles, they're not producing very much color  
 13 anymore.  
 14 We've got some stuff that's on the south  
 15 side, we've got some stuff on the north side.  
 16 I'd -- I drove with Davey, their branch  
 17 manager, and we came up with some plant  
 18 selections that will add a little bit more  
 19 color, some yellows, some reds, some -- not as  
 20 much greenery, more colorful. Some of your --  
 21 not necessarily flowering type stuff, but more  
 22 of stuff like crotons that show a nice maroon  
 23 and yellow color, it gives a nice golden color  
 24 off, and some firebush that's got a nice fire  
 25 flower on top of it.

1 We drove quite a bit of it, and he put  
 2 together -- he brought the proposals today, so  
 3 that's why I didn't get a chance to give it to  
 4 you guys, but I wanted to bring it to your  
 5 attention. It's about 28,000 that would really  
 6 vamp up Countryway Boulevard in those medians  
 7 down there.  
 8 It starts all the way from railroad  
 9 tracks. We're moving some of the outdated  
 10 plant material. Getting rid of some of those  
 11 juniper that have been there on the property  
 12 for 20, 25 years, and it goes all the way  
 13 past the library where you see -- where we  
 14 have so many accidents that people have run  
 15 over the juniper and all the plant material all  
 16 along through there.  
 17 We had talked about -- with Davey --  
 18 putting some more oriental trees and getting  
 19 rid of that juniper and going with a nice St.  
 20 Augustine grass to maintain -- giving it a  
 21 cleaner, more manicured look, so there is a  
 22 couple of areas down there.  
 23 The total number on it is right around  
 24 28,000 to do everything. I'm not sitting here  
 25 asking right now, but I will want you guys -- I

1 just want to bring it to your attention that we  
 2 are working on some stuff that we've talked  
 3 about for quite a few months, and we've had a  
 4 few complaints from a few residents about not  
 5 doing things on Countryway Boulevard. We've  
 6 talked about it's time to do it, and it did  
 7 come up on the inspection, so -- and Ms.  
 8 Griffith could probably tell you that we talked  
 9 about it immensely on the drive through.  
 10 So I'll bring the proposal -- we'll put  
 11 the proposal in next month. And I'll try to  
 12 get some pictures for you to see -- so that you  
 13 can see what it looks like. But just be  
 14 prepared for that proposal for next month.  
 15 MS. HESSLER GRIFFITH: And Doug, is this  
 16 one of the three plant changes or is this like  
 17 in addition to --  
 18 MR. MAYS: This is in addition to.  
 19 MS. HESSLER GRIFFITH: Got it.  
 20 MR MAYS: We did get word yesterday from  
 21 West Orange Nursery, they're ready to do the  
 22 rotation for this month, so we've got one of  
 23 our rotations coming out. They'll be putting  
 24 out coleus. That's those maroon and yellow  
 25 flowers that a lot -- not flowers, but plants

1 that a lot of people like. It gives it a much  
 2 more brighter entrance.  
 3 Right now, a lot of people are concerned  
 4 about -- what we have in there now is pentas.  
 5 The pentas are nice plants, but they're just a  
 6 flower on the top. You have so much greenery  
 7 on them, and that's why they don't look as  
 8 colorful because there is so many leaves. So  
 9 going to something like this should give a  
 10 little bit better color.  
 11 MR. LEWIS: You know, maybe we could go  
 12 with garnet and gold on those colors instead of  
 13 maroon and --  
 14 MR. CHESNEY: Yellow, same thing.  
 15 MR. LEWIS: I'm just throwing that out  
 16 there.  
 17 CHAIRMAN MILLS: There is no second to  
 18 that motion.  
 19 MR. MAYS: The producer makes -- he does  
 20 not produce a blue and orange anyway, so it's  
 21 okay.  
 22 CHAIRMAN MILLS: Doug, one of the  
 23 concerns I have on Countryway, and I know  
 24 you're probably factoring this into the plans  
 25 and the things you're doing down there, but

1 line of sight -- right?  
 2 MR. MAYS: Right.  
 3 CHAIRMAN MILLS: Coming out of every  
 4 village can get easily overlooked by putting a  
 5 plant where it looks like it belongs, but then,  
 6 all of a sudden, you come out of Harbor Links  
 7 or somewhere and you can't see around the plant  
 8 to see if anybody is coming.  
 9 MR. MAYS: That's generally one of the  
 10 things we're trying to look at when were  
 11 planting anyway. If you've ever -- if you've  
 12 noticed, some of the crape myrtles there in the  
 13 medians -- if you've noticed as you get to an  
 14 intersection, there's never plants underneath  
 15 them.  
 16 CHAIRMAN MILLS: Okay.  
 17 MR. MAYS: Your plants are always the  
 18 ones before, so we try not to put them on the  
 19 corners because we've had -- we've had people  
 20 tell us there's no line of sight. And we're  
 21 aware of that, so we try to make sure we think  
 22 of that when we're putting the plants in too,  
 23 so.  
 24 CHAIRMAN MILLS: Do the railroad tracks  
 25 to the library include the brick monuments

1 coming up Countryway that say Westchase on  
 2 them? You said you're going to do something in  
 3 front of those?  
 4 MR. MAYS: The big one in Glenclyff Park,  
 5 that's not included in there because there's  
 6 some warranty plants that he has to warranty,  
 7 and the last rotation, the plants got left out  
 8 at that intersection, so we're hoping with the  
 9 new cutout that we have, the warranty plants,  
 10 it'll hopefully make that sign right there by  
 11 the park look little bit better.  
 12 CHAIRMAN MILLS: Okay.  
 13 MR. MAYS: We got mulch going down right  
 14 now, too, that's going down as we speak. We're  
 15 trying to rush it because, obviously, they came  
 16 in here late and they used the school parking  
 17 lot. So we've got to get that mulch out of  
 18 there because school starts next week.  
 19 Something else -- the ping pong tables,  
 20 that's turned out -- I'm pretty happy with the  
 21 way it turned out. Hopefully, everybody else  
 22 is, too. We saved quite a bit of money on that  
 23 because we did a lot of things in-house,  
 24 especially the grading and the removal of all  
 25 the old dirt and sod that was in there, and

1 removing the irrigation by the guys and us  
 2 being able to do it inhouse. We saved about  
 3 \$4,500 on that project alone, so that worked  
 4 out good, and I think it turned out pretty  
 5 nice.  
 6 CHAIRMAN MILLS: It looks great. There's  
 7 a lot of people using them already.  
 8 MR. MAYS: Yeah, I've seen a few people  
 9 out there, but not many. I think it turned out  
 10 good. We got some revamping going on at the  
 11 butterfly garden, the Chesney butterfly garden  
 12 down there.  
 13 So we're going to try to extend the  
 14 rocks, I've seen that's one concern. It just  
 15 doesn't look like it's really flowing like a  
 16 dry river bed should. He's got some more plant  
 17 material. He came at me with more plant  
 18 material, about \$450 worth of plant material,  
 19 but he had no rock included. I said, "Well,  
 20 this is the big complaint, so you need to go  
 21 back, revisit it, and put some rock down." And  
 22 I think when we add more plants -- as you've  
 23 seen, we've added the four oak trees.  
 24 MS. HESSLER GRIFFITH: That will make a  
 25 difference. That right there made a

1 difference.  
 2 MR. MAYS: I think it did.  
 3 MS. HESSLER GRIFFITH: It tied it all in  
 4 versus just a -- yeah.  
 5 MR. MAYS: Yeah, so hopefully, that will  
 6 work out.  
 7 MR. CHESNEY: So did we got sod from  
 8 Davey?  
 9 MR. MAYS: We had some sod that was  
 10 warranted the month before, but we didn't any  
 11 this month, but some of it's already gone bad,  
 12 so he's already rewarranting some more. So the  
 13 pipe along Countryway, the reclaimed  
 14 waterline, you said -- not Countryway,  
 15 Linebaugh Avenue, you see that project has  
 16 started back up again. The contractor on that  
 17 wants to push it -- he knows he's delayed the  
 18 community quite a bit, so I don't know if  
 19 anyone's noticed, but there's a lot of extra  
 20 staff out there right now, and he said he was  
 21 bringing extra staff to try to get that thing  
 22 done.  
 23 So I still see another two or three  
 24 months' worth of work, but they're got quite a  
 25 few guys out there pushing pretty good, so

1 hopefully that project will run and we won't  
 2 have too many more problems other than -- you  
 3 know, once we get back -- to putting things  
 4 back, what we'll have to deal with then, you  
 5 know, the trees they have to take out, the  
 6 grass that's tore up, the irrigation is tore  
 7 up. But we'll deal with that as we need to.  
 8 MR. CHESNEY: So are you requesting -- do  
 9 you need our approval for the movies in the  
 10 park?  
 11 MS. WHYTE: Yes, he -- well, that was the  
 12 next question. The district has been requested  
 13 by the HOA to you utilize our property at West  
 14 Park Village for movies in the park, if the  
 15 board so would like to give them the park  
 16 during that time. They haven't set their dates  
 17 yet, but --  
 18 MS. HESSLER GRIFFITH: I'll make the  
 19 motion.  
 20 MR. MAYS: I'm sure they want to use the  
 21 same location.  
 22 MR. MENDENHALL: Okay. Do we have a  
 23 second to that motion?  
 24 MR. CHESNEY: I'll second it.  
 25 MR. MENDENHALL: Okay. Any discussion?

1 (No response.)  
 2 MR. MENDENHALL: Okay. All in favor?  
 3 (All board members signify in the  
 4 affirmative)  
 5 MR. MENDENHALL: Any opposed?  
 6 (No response.)  
 7 MR. MENDENHALL: Okay. That motion  
 8 carries unanimously.  
 9 MS. HESSLER GRIFFITH: And then Doug,  
 10 someone wants to buy a parcel on Promise Lane?  
 11 MS. WHYTE: That was me.  
 12 MS. HESSLER GRIFFITH: Okay.  
 13 MR. CHESNEY: Oh, I'm sorry. I did that.  
 14 I just cut Doug off, basically.  
 15 MR. MAYS: I'm used to it. Yeah, I think  
 16 so. If I think about something else, I'll  
 17 bring it up.  
 18 MS. WHYTE: I had a phone call from a  
 19 gentleman, and he was interested to know  
 20 whether or not the board would be interested in  
 21 exploring the option of selling the parcel off  
 22 Promise Lane.  
 23 MS. HESSLER GRIFFITH: Promise Lane?  
 24 MS. WHYTE: The parcel that we purchased  
 25 about two years ago behind Stonebridge and the

1 -- you know where the big lake is, the  
 2 Cavendish lake?  
 3 MS. HESSLER GRIFFITH: Mm-hmm.  
 4 MS. WHYTE: On this side, there's a  
 5 parcel on the corner that we own.  
 6 MR. LEWIS: This is the one that we  
 7 wanted to turn into a playground and hiking  
 8 trail and --  
 9 MS. WHYTE: Well, possibly a nature trail  
 10 with -- you know, we haven't come up with a  
 11 solution as to what we're going to do with it,  
 12 but this gentleman has requested -- he asked  
 13 whether or not the board would be interested in  
 14 exploring the option of selling that property  
 15 to him.  
 16 MR. MENDENHALL: Mr. Ross?  
 17 MR. ROSS: Tell him to submit an offer.  
 18 I went back and checked my notes in a report  
 19 that I did for the board several years ago.  
 20 One of the things that we -- I have my report  
 21 and it was set forth clearly -- is that one of  
 22 the options to sell the non-pond land to a  
 23 third party, so specifically, I would have no  
 24 interest in selling the actual pond and the  
 25 immediate adjacent land.



1 MS. WHYTE: Mm-hmm.  
 2 MS. McCORMICK: And also just to add to  
 3 that, there's -- there's a lot of process that  
 4 would have to go through as a district to sell  
 5 governmental property. You know, looking at  
 6 declaring it surplus, what kind of bidding  
 7 process would be required if we could even do  
 8 it? A lot of times, local governments, when  
 9 they're requested to transfer property, you  
 10 have to do it as a property swap, so that would  
 11 take some research to look at.  
 12 MR. MENDENHALL: Okay.  
 13 MR. CHESNEY: I think the key part is to  
 14 get rid of property, you have to declare it  
 15 surplus, and then you have to solicit bids.  
 16 MS. McCORMICK: That's true for personal  
 17 property. I would have to look and see for  
 18 real property if the same process could be  
 19 followed as you could do for personal property.  
 20 MR. ROSS: But what I would add to that  
 21 is we wouldn't be interested even in pursuing  
 22 that until we had an offer to know if it was  
 23 worth our while. If we had a minimum offer of  
 24 say X -- okay -- yeah, then we might be  
 25 considering declaring it surplus and going

1 through the proper legal procedures, because  
 2 then we'd have a floor that we would have an  
 3 expectation. But given that this potential  
 4 party wants to acquire the pond, I would be  
 5 strongly opposed to it.  
 6 CHAIRMAN MILLS: Any indication of what  
 7 the use was for?  
 8 MS. WHYTE: No, he did not, he just asked  
 9 if I knew if the board would be willing to  
 10 explore the option. So I said we're going to a  
 11 board meeting, I will ask.  
 12 MR. MAYS: The easement access is through  
 13 Stonebridge, and that's how he purchased it  
 14 from the beginning, just to stop somebody from  
 15 adding to that, too. It had something to do  
 16 with that.  
 17 MS. WHYTE: His company was a  
 18 communication company, if that says anything.  
 19 That's what the name of it was.  
 20 MS. HESSLER GRIFFITH: I have no  
 21 interest.  
 22 MS. WHYTE: I just thought I'd bring it  
 23 up and see where the board wanted to go at this  
 24 time.  
 25 MS. HESSLER GRIFFITH: Someone did their

1 homework.  
 2 MR. MENDENHALL: Anything else, Sonny?  
 3 MS. WHYTE: The only other thing that I  
 4 have personally is the -- somebody at last  
 5 month's board meeting asked us to explore --  
 6 and I believe it was Barbara -- to see whether  
 7 or not OLM -- what the charges would be for OLM  
 8 to inspect Baker, which would be CVS and all of  
 9 that, and I went back to -- Tommy offered \$170  
 10 a month. Did we put OLM inspection -- it's not  
 11 in their contract at all to --  
 12 MS. McCORMICK: No, because I had asked,  
 13 and you know, at that point, they did not  
 14 include it.  
 15 MS. WHYTE: Yeah, so the question is is  
 16 the contractor is not under the stipulations of  
 17 OLM. So it may be, you know --  
 18 MS. McCORMICK: But they are subject to  
 19 review by the district engineer, and, you know,  
 20 if there's any issues with the work, then they  
 21 can be held responsible.  
 22 MS. WHYTE: So the additional would be  
 23 \$170 a month for them to inspect that area for  
 24 irrigation, plant material and whatever else.  
 25 CHAIRMAN MILLS: What are they charging

1 us now for the whole property?  
 2 MS. WHYTE: \$1,630 a month.  
 3 MS. HESSLER GRIFFITH: So I can give you  
 4 my two cents. I attended the OLM inspection  
 5 last week. It was an education for sure, but  
 6 I'm not sure I see \$1,630 worth of value, let  
 7 alone another 170 to bring it up to \$1,800.  
 8 So I don't -- I don't know see the need. I  
 9 think that Doug does a fantastic job, I think  
 10 he's on top of it and knows whether or not  
 11 feedback is warranted to the contractor.  
 12 CHAIRMAN MILLS: So there's no motion.  
 13 Right?  
 14 MS. WHYTE: Okay. Perfect. Thank you.  
 15 MR. ROSS: On the manager's report, I  
 16 never responded to the pond trifold, and I  
 17 finally saw it and made comments. Is it too  
 18 late?  
 19 MS. WHYTE: It's gone down, and we've had  
 20 more than enough comments. We've made all the  
 21 corrections, adjustments, I believe -- the  
 22 paper is the only thing that I just -- it's at  
 23 the printers.  
 24 MR. ROSS: Did you pick up that one  
 25 paragraph that you repeated twice?

1 MS. WHYTE: Yes, yes, yes, all of that  
 2 has been done. That's all been corrected,  
 3 those little typos.  
 4 MR. ROSS: I'll just file it away.  
 5 MS. WHYTE: Good idea. So yes, it's at  
 6 the printers.  
 7 MR. MENDENHALL: Any other questions for  
 8 Doug and Sonny at this time?  
 9 MS. HESSLER GRIFFITH: Yes, so what is  
 10 the status of the CVS to Burger King --  
 11 MR. MAYS: The irrigation was done  
 12 already, but we're trying to be careful of what  
 13 we push forward too much because we're still  
 14 trying to get the contract --  
 15 MS. McCORMICK: They have it.  
 16 MS. WHYTE: I haven't heard back from the  
 17 them.  
 18 MR. MAYS: We're just waiting for them to  
 19 send it back. That's where it's at. We've  
 20 done our -- they had to go under the roads from  
 21 CVS to Applebees to get the -- to get the water  
 22 over on that little island, so that's done.  
 23 The lights are done, so we got the electrical  
 24 -- the contractors came out and set them up for  
 25 timers. It's on its own separate zone and

1 everything, so that's done. All the irrigation  
 2 stuff is pretty much done except for that  
 3 little small tidbit. Other than that, we got  
 4 to power wash, and he's ready to do plant  
 5 install as soon as he can get it on the  
 6 schedule.  
 7 MS. HESSLER GRIFFITH: Okay. Good.  
 8 MR. MAYS: We're pretty close.  
 9 MS. HESSLER GRIFFITH: Yeah, I've seen  
 10 their trucks out there, so -- okay.  
 11 CHAIRMAN MILLS: I just --  
 12 MS. HESSLER GRIFFITH: Yeah, just -- so  
 13 you know, we've had another round of break-ins  
 14 yesterday, and the count from what I understand  
 15 is close to 30 homes. And it was, again, all  
 16 unlocked cars. So I had a knock at my door  
 17 yesterday from a deputy a couple of doors down,  
 18 one of my neighbors was hit and -- so I  
 19 referred them to Sonny, called Sonny, let her  
 20 know, be expecting deputies to come by to take  
 21 a look at footage, went over to West Park  
 22 Village and there was -- there were another  
 23 couple officers with their gloves and kits  
 24 going around.  
 25 So it was another band of people coming

1 in, apparently it's just a technique, and so  
 2 now, people are seeing people walk by and  
 3 looking at, you know, like kind of just testing  
 4 cars to see if they're locked or not. So just  
 5 as a -- just want to mention that. So did that  
 6 come by?  
 7 MS. WHYTE: No, but they know -- trust  
 8 me, the guys at Station 3 know that we have the  
 9 cameras.  
 10 MS. HESSLER GRIFFITH: Okay. But I also  
 11 hear that Deputy Alder has been reassigned,  
 12 that he's no longer our guy, so --  
 13 MS. WHYTE: I have not heard that yet.  
 14 MS. HESSLER GRIFFITH: That he's working  
 15 with the homeless now or something.  
 16 MS. WHYTE: But I don't do Alder anyway.  
 17 Most of the time, it's the detectives  
 18 themselves that come in anyway.  
 19 MS. HESSLER GRIFFITH: Oh, okay. All  
 20 right.  
 21 MR. MENDENHALL: Mr. Mills?  
 22 CHAIRMAN MILLS: Yeah. Sonny, you  
 23 mentioned Republic earlier with the trucks.  
 24 Can you guys call them and ask them two things:  
 25 One, to slow down in The Greens, particularly

1 the green truck -- the truck that accepts the  
 2 tree limbs and stuff.  
 3 MS. WHYTE: The recycling truck?  
 4 CHAIRMAN MILLS: No, not recycling, the  
 5 tree limb guy. There's hardly any put out, and  
 6 they're flying from house to house, because  
 7 they don't have to stop at every house. But  
 8 the ones that do stop at every house, there are  
 9 now the skid marks in front of every mailbox  
 10 again. So it just never ends, you know.  
 11 MR. ROSS: It never ends. Put that on my  
 12 tombstone.  
 13 CHAIRMAN MILLS: Or sometimes it does  
 14 end. Right?  
 15 MR. MENDENHALL: All right. If there's  
 16 no other questions for Sonny and Doug, we are  
 17 at audience comments. So are there any  
 18 audience comments to make? Yes, ma'am.  
 19 MS. O'BRIEN: Just one, I wanted to know  
 20 if there's any update on the pond at the back  
 21 of my house on --  
 22 CHAIRMAN MILLS: State your name, please,  
 23 ma'am.  
 24 MS. O'BRIEN: Olive O'Brien.  
 25 MR. MAYS: We have a new aquatics team,

1 as you probably saw, so they were out there  
 2 today in your area. I believe I talked to him  
 3 this morning, I told him about the complaints  
 4 on that pond and the other one that's next to  
 5 you on Glenfield, also. And a couple of more  
 6 that we've had issues with, so hopefully, they  
 7 will be addressing them like now.  
 8 MS. O'BRIEN: Okay. So they'll be  
 9 retreating the whole thing or just stuff that's  
 10 needed or --  
 11 MR. MAYS: Yes, we have noticed that some  
 12 of it is deteriorating and some of it is not.  
 13 I'm not sure if they sprayed it at the wrong  
 14 time, like right before the rain, and then it  
 15 broke them all down, so they have to retreat.  
 16 MS. O'BRIEN: There are some plants along  
 17 the road and they seem to have been dying.  
 18 MR. MAYS: Oh, okay. I'll check that  
 19 out. I had a complaint there yesterday, they  
 20 sprayed some of my plants. And he tells me,  
 21 "Oh, they'll come back." So I'll watch them.  
 22 MS. O'BRIEN: There's been so much  
 23 effort put in, I would hate for it to go --  
 24 MR. MAYS: And that's exactly what I told  
 25 him. What's the point of putting these flowers

1 Berkeley Square is, the bushes are tall, so  
 2 tall that you can't see the word Westchase.  
 3 Right? It's kind of like, you know, halfway  
 4 through the word Westchase.  
 5 So Doug is on it. He's, you know --  
 6 there's a schedule for trimming and that sort  
 7 of thing, but the feedback I think is just  
 8 let's not let it get there, you know, let's try  
 9 to stay on top of it, because I think sometimes  
 10 -- to your point, Mr. Mills, with regard to  
 11 when you're putting things in, it's not just a  
 12 matter of, "Oh, it's in, but what happens to  
 13 line of sight," you know.  
 14 And one of the things I was struggling  
 15 with, you know -- I'm like, what am I missing?  
 16 And I know I mentioned the comment about, you  
 17 know, why don't we look like Disney World? It  
 18 hit me that we're maintaining landscaping,  
 19 we're not necessarily manicuring, and there is  
 20 a difference. Right?  
 21 So one of the things that came up to me  
 22 was mulch -- right -- sort of an excess use of  
 23 mulch. If you just drive through, you see like  
 24 these big brown spots, and it's just like was  
 25 there something there before and we haven't --

1 in if you guys are just going to kill them? So  
 2 we're trying to watch them.  
 3 MS. O'BRIEN: Thank you.  
 4 MR. MENDENHALL: Okay. That moves us  
 5 into supervisor's request.  
 6 MR. ROSS: When you say we have a new  
 7 aquatics team, does that mean A & B is out?  
 8 MR. MAYS: No, just a guy with a  
 9 different license, the new license holder is on  
 10 our property.  
 11 MR. ROSS: But he still works for A & B?  
 12 MR. MAYS: Yes.  
 13 MR. ROSS: Okay. Sorry.  
 14 MR. MENDENHALL: Sure, no problem.  
 15 Supervisor's request, so we can start at the  
 16 end of the table and go down if that's okay.  
 17 MS. HESSLER GRIFFITH: Sure. All right.  
 18 So as a mentioned, I went on the OLM inspection  
 19 this week. It was definitely an education, and  
 20 I guess I would just -- there are some things I  
 21 noticed and I'd be curious if other board  
 22 members have noticed it and have any thoughts  
 23 or opinions on it, but, you know, the height of  
 24 the bushes in front of signs. So if you go  
 25 over by Countryway and Linebaugh, where

1 so is the mulch still there or are we over-  
 2 mulching?  
 3 And so, you know, we talked about perhaps  
 4 the use of ivy as opposed to mulch. Is that --  
 5 does that make it a little more cosmetically  
 6 pleasing? And again, we're back to manicuring.  
 7 And then -- when we met with Paul, with OLM, I  
 8 have -- I'll be frank. I have some concerns  
 9 there on the OLM front.  
 10 You know, consistently, we're scoring 88,  
 11 89 -- right -- and I'm going, "At what point do  
 12 we ever see a hundred?" You know, aim high,  
 13 right? And you know, when's the last time that  
 14 we fell below the passing score. Right?  
 15 So it just kind of seems like we're just  
 16 getting by every month, and I was a little  
 17 interested to see how, you know, we spent a  
 18 good part of the day driving around, but the  
 19 score was delivered like that. And you know,  
 20 now, when I hear the 1,630 bucks, I go, "Wow."  
 21 Another thing that occurs to me is that  
 22 there was no coaching. There was no, "All  
 23 right. Let me sit down with Davey. Here were  
 24 my recommendations last month. How many of  
 25 these have been rectified?" It's just a

1 delivery of a report -- right -- there's no  
2 follow-up, there's no -- so I asked Paul, "What  
3 is like that one piece of feedback that you  
4 find that you're consistently giving them that,  
5 you know, is just consistent?" And he said the  
6 sports turf is just a consistent sore spot.

7 So I think to myself, sports turf, that's  
8 probably a certain technique, that's probably a  
9 certain specialty. Right? So I started to  
10 think is a landscape maintenance company, is  
11 that the right solution for sports turf?

12 So just, you know -- because if you're  
13 consistently getting that feedback, you know,  
14 at what point, do you say, "Hey, sports turf is  
15 not our thing." So -- just yeah, that came up.  
16 And then just -- Doug mentioned the juniper and  
17 there were just some sort of things that were  
18 dated, and you know, so I was happy to see that  
19 there were already plans to start pulling the  
20 juniper and putting in some perhaps, you know,  
21 more fresh plants.

22 I did look at the Davey contract, and it  
23 does reference in there that they're basically  
24 maintained according to the designer's design,  
25 and so my question was who's the designer? Who

1 designed it? Right? And I don't know that we  
2 necessarily have a designer, like somebody --  
3 it sounds like we rely on Davey to kind of be  
4 us to sort of be that designer.

5 MR. MAYS: Right.

6 MS. HESSLER GRIFFITH: So, you know, I  
7 didn't know if maybe it made sense to me,  
8 going, well, "Davey should have a designer."  
9 Because again, if they're manicuring -- but  
10 maybe they're not really, maybe they're just  
11 maintaining what's been designed.

12 So just keeping my expectations in check.  
13 There were some good things, I think. We  
14 talked about over in Glenclyff Park, there's  
15 like the ditch behind the soccer area that you  
16 kind of have to walk through like water and  
17 that sort of thing. It sounded like, Doug, you  
18 thought it would be easy enough to put a couple  
19 of bridges -- like little pedestrian bridges to  
20 kind of help people cross.

21 And then like the soccer goals are being  
22 stored right up against Countryway, and it's  
23 making it difficult for them to mow around  
24 them, and at the same time, it's a bit of an  
25 ugly eyesore when you're driving down

1 Countryway to see these soccer goals. So I  
2 think we talked about maybe reaching out to  
3 Westchase Soccer.

4 So that's it, I just wanted to share my  
5 two cents from my morning with OLM and Davey  
6 and Doug and Nathan.

7 MR. MENDENHALL: Okay. Matt, anything?

8 MR. LEWIS: No.

9 MR. MENDENHALL: Mr. Ross?

10 MR. ROSS: Yes, I know sometimes my  
11 articulations are imprecise and less than what  
12 they should be, so I actually wrote down my  
13 supervisor's request, so I brought one for each  
14 supervisor, and yeah, whoever else would like  
15 to have one.

16 MR. CHESNEY: This is quite lengthy.

17 MR. ROSS: Yeah, we don't need to talk  
18 about it now, but I just wanted to put it in  
19 writing and you can all hear where I'm coming  
20 from -- or see where I'm coming from. And so  
21 we can either talk about or not talk about it.  
22 You all see some similarities to Ms. Griffith's  
23 remarks. So -- and I again, I'll say what I've  
24 said before, I think Doug and Sonny are great.  
25 Not perfect, but great.

1 MR. MENDENHALL: Mr. Ross, did you want  
2 the board to digest this and talk about this at  
3 a future meeting, or did you want to go over  
4 anything tonight?

5 MR. ROSS: The only thing that I think is  
6 worthy of discussion tonight would be Item  
7 Number Six. To the extent that there's  
8 interest in the board of retaining a landscape  
9 architect, I think that goes in with Ms.  
10 Griffith's remark about a designer. I would  
11 be -- obviously, since I wrote all this, I  
12 would be in favor of us initiating that  
13 process. I believe at one point, you mentioned  
14 that you have relationships with landscape  
15 designers, and to the extent there's interest  
16 in the board, perhaps you could begin to reach  
17 out to them and bring them proposals or  
18 information or whatever is the appropriate next  
19 step.

20 MR. MENDENHALL: Yeah, I would think the  
21 appropriate next step would be to bring you  
22 information, and then from that, following  
23 that, we would probably need to figure out the  
24 scope of exactly what you want, and then go  
25 back to a number of folks and let them get you

1 proposals. So I mean, that's probably the  
 2 easiest way to go about it.  
 3 MR. ROSS: So obviously, I would advocate  
 4 us initiating that process.  
 5 MR. CHESNEY: I would be agreeable.  
 6 MR. MENDENHALL: Okay.  
 7 MS. McCORMICK: So you'll leave that --  
 8 MR. MENDENHALL: Yeah, we've got a couple  
 9 of landscaping architects that we've used in  
 10 different districts that will be very helpful  
 11 as far as if you want to go down that path of  
 12 developing some sort of a master plan towards  
 13 -- yeah, down the road.  
 14 MR. ROSS: And to be clear, if I'm using  
 15 the incorrect term, please don't focus on  
 16 landscape architect if there's a whole set of  
 17 definitions of landscape professionals. I'm  
 18 more interested in folks who have experience in  
 19 elevating plan communities to the next level  
 20 and whoever that person would be.  
 21 MS. McCORMICK: So do you foresee doing  
 22 an RFP for landscaping and architect services?  
 23 MR. MENDENHALL: I think -- I would think  
 24 -- okay. So there's two parts, yeah, for the  
 25 professional services, you would probably have

1 to do similar to engineers and that sort of  
 2 thing. Right?  
 3 MS. McCORMICK: Right, we would do a  
 4 request for proposal under the Consultants  
 5 Competitive Negotiation Act.  
 6 MR. MENDENHALL: Right. So prior to  
 7 that, can we just bring information to the  
 8 board on a number of different ones just to  
 9 look at, or do we -- should we go through the  
 10 formal process just to get information?  
 11 MS. McCORMICK: I mean, I don't know if  
 12 the landscape architects would want to do that  
 13 or if we're going to be going through a  
 14 separate request for -- you know, RFQ process,  
 15 the CCNA, they may want to all provide their  
 16 information under the same deadlines as opposed  
 17 to giving their information first.  
 18 MR. MENDENHALL: Well, we can do that, so  
 19 I can work with Erin and basically make sure we  
 20 advertise it, and, you know --  
 21 MR. ROSS: Again, this is my idea, so I'm  
 22 going to own it, but I don't want to elbow out  
 23 any other supervisors, but it's critical that  
 24 we involve staff. They know our property, they  
 25 know what's right and what's wrong in many

1 respects. And so it's back to your comment,  
 2 we'd have to define what's the scope of work.  
 3 MR. MENDENHALL: Yeah.  
 4 MR. ROSS: Is it merely to look at some  
 5 medians, is it to look at some entryways, is it  
 6 to look at common areas, is it to look at pond  
 7 banks? I mean, I mention all of these in this  
 8 document, but I think they have to really  
 9 incorporate Doug and Sonny and probably Tonja  
 10 to flush out what's an appropriate scope and  
 11 bring it to the board as to is this an accurate  
 12 scope of work.  
 13 MR. MENDENHALL: So you could do it  
 14 probably two ways. You could work on getting  
 15 that scope together prior, so you have kind of  
 16 a game plan in place once you're ready to  
 17 select somebody, or you could select -- or go  
 18 through the process to get proposals to the  
 19 formal process. Get those proposals, which  
 20 will tell you about the firms, what they do,  
 21 what their experience is, specialties, that  
 22 sort of stuff. And then once you select one of  
 23 them, they could work hand-in-hand with staff,  
 24 as well as Tonja, as well as you as the board.  
 25 I mean, usually what winds up happening

1 is once you have a landscaping architect on  
 2 board, they'll come out to an initial meeting  
 3 and help you fine-tune that scope, because a  
 4 lot of times when we got boards, you know, five  
 5 different people are kind of scattered all over  
 6 the place.  
 7 Well, this is -- you know, a landscape  
 8 architect does this all day, every day, so  
 9 they're going to be able to ask the right  
 10 questions to really kind of hone you in on some  
 11 key points that they can then take away and put  
 12 together a plan, which then you review, and you  
 13 refine. You know, it's usually a few steps  
 14 before you get to that final product.  
 15 MR. ROSS: Well, just to give immediate  
 16 feedback and from my point of view, whatever  
 17 get us running and as quickly as possible,  
 18 because if you think it through, we got to get  
 19 -- potentially get a professional on board,  
 20 potentially, define the scope of work, they've  
 21 got to make recommendations to us, we've got to  
 22 make decisions on those recommendations, and  
 23 then we have to evaluate costs and have that  
 24 all done before we get to next year's budget.  
 25 So I kind of see that we have about eight

1 months here to really run through this process.  
 2 Some may say months is a lot of time, but I  
 3 just know with us meeting once a month,  
 4 sometimes, we walk slow.  
 5 MR. MENDENHALL: Sure.  
 6 MR. ROSS: So whatever gets us moving  
 7 fastest through your professional expertise is  
 8 what I'd advocate.  
 9 MR. MENDENHALL: I would recommend that  
 10 you go through that process of doing an RFP so  
 11 that you can get those, and Doug and Sonny can  
 12 work in parallel to kind of do some preliminary  
 13 work and getting information together, and that  
 14 way, you kind of meet at that same point.  
 15 MR. CHESNEY: Okay. Also, I want to tie  
 16 that into 8, would you think that 8 -- that  
 17 same person would also be the person that would  
 18 develop our potential contract for bid out next  
 19 year for landscape? I'm not saying this very  
 20 clearly, because I lost my train of thought  
 21 here.  
 22 MR. ROSS: The answer is yes.  
 23 MR. CHESNEY: Good. Okay. So that would  
 24 need to be included in the scope. And the next  
 25 part was to you, Erin, Mark and I always

1 disagreed over -- the way our contract is now,  
 2 it -- it specifically includes OLM, and Mark  
 3 and I always disagreed on exactly how do get --  
 4 how to eliminate that. We had -- going a long  
 5 time back, you recall, you know, OLM had  
 6 suggested that if we utilize even performance  
 7 bonus, they were going to, you know, make a  
 8 claim against us, which I think is ridiculous.  
 9 But the contract is their proprietary contract,  
 10 which we have, so I understand that part. And  
 11 maybe you're the right person -- how do we get  
 12 to back just getting a normal set of specs?  
 13 MS. McCORMICK: I mean, I have forms for  
 14 the landscape maintenance contract that I  
 15 could, you know, use for this district. But  
 16 the specifications I think is what you would  
 17 want the landscape architect to prepare.  
 18 MR. CHESNEY: And any change to the  
 19 contract. So like for example, we couldn't  
 20 just basically rewrite the contract, even  
 21 though the price didn't change for this next  
 22 coming year, and eliminate OLM at this stage.  
 23 I'm not suggesting we do that, I'm just  
 24 speculating. You know, right now, we have a  
 25 contract that has one-year renewals. This is

1 kind of where we've always trapped ourselves.  
 2 And then something's come up, and we hired OLM,  
 3 who charges us, by the way, to create the bid  
 4 specs. They create the bid specs, and part of  
 5 their bid specs includes them. And so --  
 6 MS. McCORMICK: Right, so that's why we  
 7 would use the landscape architect. I think  
 8 that would be -- you know, designing any of the  
 9 enhancements of the community to develop the  
 10 specifications that would go out to bid to the  
 11 landscape maintenance companies, but the  
 12 contract itself --  
 13 MR. CHESNEY: Well, I guess --  
 14 MS. McCORMICK: -- the agreement itself,  
 15 it won't -- I mean, there's standard provisions  
 16 that are going into a landscape maintenance  
 17 agreement.  
 18 MR. CHESNEY: I guess what I'm saying is  
 19 what -- our agreement now, what is there to  
 20 keep us from just changing the agreement now?  
 21 Why do we always wait until the end of the  
 22 cycle? Why couldn't we -- if we wanted to -- I  
 23 guess if we wanted to get rid of OLM now, we'd  
 24 lose the ability to have the performance  
 25 review. That's what it is?

1 MR. MENDENHALL: That's it. I mean,  
 2 yeah, ultimately, you could set up a contract  
 3 so that when this one -- X buyers, you know,  
 4 I'm assuming if the price stays the same, that  
 5 you could drop OLM and resign with a new one.  
 6 MS. HESSLER GRIFFITH: So I'm -- sorry,  
 7 so do we necessarily lose the performance  
 8 review, or do we simply replace OLM with  
 9 in-house performance review? Yes.  
 10 MR. CHESNEY: So our understanding that  
 11 you lose the performance review, that's what  
 12 our beginning --  
 13 MS. HESSLER GRIFFITH: Sorry, I meant to  
 14 kind of refer to --  
 15 MR. MENDENHALL: So yeah, I mean,  
 16 typically, you'll lose the portion of the OLM  
 17 proprietary contract that says we're going, you  
 18 know -- you get a performance payment, and if  
 19 they don't perform, they don't get the payment.  
 20 You lose that aspect. To your point, as far as  
 21 -- and I think I understand where you're going  
 22 -- well, could staff review and then say, "Hey,  
 23 if you don't meet this grade," the same thing,  
 24 you lose some sort of performance payment, but  
 25 we don't have a contract that says that.

1 So going back to your original point, if  
 2 you drop OLM, if you get rid of OLM, you lose  
 3 the performance payment, and I don't know if a  
 4 landscaping firm would sign on to a performance  
 5 payment process, not necessarily without OLM,  
 6 but with just staff of the district.

7 You know, OLM, at least on the face, is  
 8 supposed to be a neutral person kind of  
 9 reviewing, so whereas staff obviously has  
 10 a vested interest in a couple of things.  
 11 Obviously, good property, but also saving money  
 12 where we can and that sort of thing, so I think  
 13 that would be the challenge. Having done this  
 14 for 15 years, I haven't seen any districts  
 15 where they've done a performance payment system  
 16 that wasn't handled by a neutral party.

17 MR. CHESNEY: Yeah, and that's all great  
 18 information. Okay. But I guess my point is  
 19 when you're developing these specs, I would  
 20 think that the person we would want to have the  
 21 potential or the skill set to have an ongoing  
 22 involvement versus hiring a landscape  
 23 architect.

24 A lot of landscape architects would come  
 25 and design our situation, but I would think in

1 our case, there might be a potential to have an  
 2 ongoing arrangement. Like you weren't here  
 3 then, but when we actually hired OLM, we put  
 4 out a set of specs, and we did get at least one  
 5 other person that we interviewed who, you know,  
 6 provided not only landscape architecture  
 7 services, but he was also willing to do the  
 8 review, but we chose not to hire him.

9 MR. MENDENHALL: Yeah, there's a few out  
 10 there, there's not many. PSA is the one that  
 11 jumps out because they just happen to have  
 12 probably the second most clients that they --  
 13 that do a review. Now, they do not do a  
 14 performance payment. They basically -- or a  
 15 performance payment system. They basically  
 16 will do a review, provide the district with the  
 17 report, and give feedback to the landscaper,  
 18 that sort of thing. So slightly different but  
 19 --

20 MR. CHESNEY: Well, my personal position  
 21 as -- and I don't want to, you know, color  
 22 anybody else's own opinion, my personal opinion  
 23 is there's a value in having an independent  
 24 person, not only from the landscaper's  
 25 standpoint, but from our standpoint, is that --

1 and I've told Doug this many times. Doug is  
 2 very confident in his ability to do it, but I'm  
 3 like, you know, that's a third party. It's  
 4 supposedly an independent party that has no  
 5 vested interest, from our perspective, as  
 6 valuable. I agree that -- I question whether  
 7 or not we've been getting that value from OLM,  
 8 but we always seem to be kind of locked into  
 9 this contract. So --

10 MS. HESSLER GRIFFITH: So one of the  
 11 comments that I had for Paul was that, you  
 12 know -- I made a comment and he says, "But  
 13 that's not a fail." And I said, "But you don't  
 14 get to decide who fails. Our residents decide  
 15 if it's a fail." He -- whoever is doing that  
 16 review needs to be in the same step with  
 17 resident's expectations. Right? So when he's  
 18 looking -- and it's a science. Right?

19 MR. CHESNEY: Well I'm not -- I'm going  
 20 to cut you off, residents can have -- you know,  
 21 I don't want to say this totally -- what's  
 22 coming to my mind, but residents can have --  
 23 I'll just say it -- unrealistic expectations  
 24 just because they don't know all the process of  
 25 development of the plants or what's going on.

1 I mean, even myself, I wouldn't know what  
 2 half that stuff is, which is why, to me, having  
 3 that independent person has always been  
 4 valuable. But I question -- I mean, we don't  
 5 get visits from -- and I don't want this to  
 6 become an OLM thing, I'm just saying that when  
 7 you're putting out specs, I would like some  
 8 feedback on their ongoing ability to support us  
 9 with our landscaping program.

10 MR. MENDENHALL: Yeah, I mean that seems  
 11 reasonable to ask.

12 MR. CHESNEY: Okay. That's all. I  
 13 didn't mean to hijack your thing, I just  
 14 wanted to tie A into B.

15 CHAIRMAN MILLS: If I can interrupt this  
 16 for a minute, I think we're on the home  
 17 stretch, but do you need a break?

18 THE REPORTER: If we're on the home  
 19 stretch, no, let's keep going, please. Thank  
 20 you for asking.

21 CHAIRMAN MILLS: Okay.

22 MS. HESSLER GRIFFITH: Andy, I have a  
 23 question. Looking at this, I think this is  
 24 fantastic, and I know, you know, that probably  
 25 each of us have things like this that we want

1 to see within the community, and you're right  
2 in this instance, we meet once a month, but I  
3 do believe I understand that we are actually  
4 set up that we could meet twice a month. Could  
5 we have -- is the board set up that we could  
6 have a workshop day to do something just this  
7 -- just to have these conversations?

8 MR. MENDENHALL: I'll tell you from my  
9 experience, almost all of the districts that I  
10 manage -- and I'll say most of the districts  
11 that we manage out of our office -- and that's  
12 40-some districts -- most of them do have  
13 non-staff workshops, and the reason why is  
14 because of items like this. If you go down the  
15 path of redoing your landscaping, items like  
16 that -- basically, brainstorming sessions, and  
17 what that allows for is this meeting really  
18 becomes more of a business meeting, action  
19 items and motions.

20 Sometimes it helps facilitate that and  
21 gives you a chance to get together and really  
22 just kind of work up the idea, you know, and  
23 come to solutions, which you then wind up  
24 taking to the meeting. Because at a workshop,  
25 you can't have any formal motions or take any

1 formal actions.

2 MR. CHESNEY: The other thing is you can  
3 do workshops like 7 o'clock at night where  
4 maybe you would mark more input or something.

5 MR. MENDENHALL: And that's done, as  
6 well.

7 MS. HESSLER GRIFFITH: So I guess that's  
8 one of the things I'm proposing is could we  
9 have -- you know, maybe we just start out the  
10 gate with a semiannual workshop, you know,  
11 every four months or whatever, but we're --  
12 it's less formal, it's more brainstorming, it's  
13 -- it's the five of us coming to together with  
14 our ideas, you know, where we want to take the  
15 community outside of motions and record keeping  
16 and counsel and reports. So --

17 MR. MENDENHALL: Yeah, I mean, I've  
18 recommended it in many places because it  
19 does -- and where it's been implemented, it  
20 does seem to help, so it's just a matter of if  
21 you choose to go down that path, you have to  
22 figure out what day works best for you all and  
23 we have to advertise it.

24 MR. CHESNEY: And how often.

25 MR. MENDENHALL: And how often. I'll say

1 days, what days work best for you.

2 MR. LEWIS: I would support that.

3 MS. McCORMICK: Because you could  
4 advertise it with the other meetings, can't  
5 you?

6 MR. MENDENHALL: Yeah, we do a bottom  
7 half advertisement with your regular meeting  
8 scheduled saying these X amount of workshops  
9 will be held on the following dates. So  
10 certainly, you have that option.

11 MR. ROSS: Certainly, I'd be in favor of  
12 a workshop. What I would ask of all of you is  
13 to put your thinking cap on and think through  
14 the series of dominos and how they have to  
15 occur by way of example. Does it make more  
16 sense to have a workshop before we've retained  
17 a professional, before we talk to a  
18 professional, or is it better to listen and  
19 gather some more tools and then have the  
20 brainstorming?

21 I don't know, but I'm just drawing that  
22 out to you. And Erin mentioned some timing  
23 issues. Just seems to me if there's enthusiasm  
24 for some of the things I've said, then we need  
25 to be smart if we want to get through this

1 agenda over the next eight, nine months.

2 MR. MENDENHALL: Well, you know, to --  
3 I'm sorry -- to piggyback on to that, one thing  
4 that also a number of boards do is they will  
5 advertise the workshop, because it all goes on  
6 one ad, so you save some dollars there. And  
7 then if it turns out that you don't need to  
8 meet for that particular workshop, you just  
9 cancel it and you don't go. So you leave  
10 yourself the option.

11 MR. ROSS: I'm not smart enough. You're  
12 the experienced one, not me.

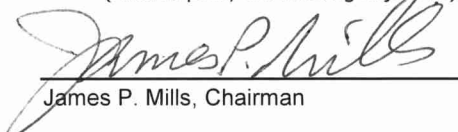
13 MS. HESSLER GRIFFITH: I guess I would  
14 propose, maybe with that in mind, if for fiscal  
15 year 2018, if we have a quarterly workshop --  
16 because to your point, you know, the first  
17 workshop would probably be the most, you know,  
18 have the most items, but then we can perhaps  
19 schedule for the following workshop to bring  
20 in, "Okay. We've all settled that these are  
21 our top ten initiatives, so the next workshop,  
22 let's bring in these two experts," and maybe  
23 chip away at it that way.

24 MR. MENDENHALL: And for -- and Erin can  
25 way in on this -- but at least with the other



1 boards for workshops, we have notes -- somebody  
 2 takes down notes, turns them in for the  
 3 district record, you know, no recording  
 4 necessary, and as well, turns in the  
 5 attendance.  
 6 MR. CHESNEY: Okay. So you're saying  
 7 quarterly workshops for the next fiscal year?  
 8 So how about -- when is the next fiscal year,  
 9 it starts in --  
 10 MR. MENDENHALL: October.  
 11 MR. CHESNEY: So you could do it -- when  
 12 would you think the first one would be? Maybe  
 13 the third Tuesday at 7 o'clock or something. I  
 14 don't know. How would that impact this room?  
 15 CHAIRMAN MILLS: I don't know. We'll  
 16 have to find out.  
 17 MR. MENDENHALL: I mean, I was just going  
 18 to say we have time to advertise one, so if  
 19 everybody wants to think about it, at our next  
 20 meeting, we could queue it up on the agenda to  
 21 pick the dates and advertise it all at once.  
 22 MR. CHESNEY: Okay. So you need to  
 23 figure out when and where you're going to meet  
 24 and it should be consistent.  
 25 MS. McCORMICK: And maybe we could come

1 up with like a schedule of -- or a timeline of  
 2 how the whole process will go on the  
 3 landscaping from the, you know, the request for  
 4 qualifications for a landscape architect, and  
 5 then the interview or presentations to the  
 6 board, to the selection to the, you know, going  
 7 through the whole thing.  
 8 MR. CHESNEY: I think the workshops are  
 9 designed that they could be for other things,  
 10 as well.  
 11 MS. McCORMICK: Yeah, yeah, I'm just  
 12 saying that if we have that for next month,  
 13 then that might help you to figure out the  
 14 scheduling of the workshops.  
 15 MR. MENDENHALL: Yeah, so I can with --  
 16 we can work and work with staff get the details  
 17 together on those steps, bring it back next  
 18 month, and then you'll be ready to potentially  
 19 move forward with the RFP for the landscaping  
 20 architect.  
 21 MS. HESSLER GRIFFITH: And I would say  
 22 the sooner the better, so if fiscal starts in  
 23 October, maybe October is when we have our  
 24 first workshop.  
 25 MR. MENDENHALL: That might line up

1 correctly, because you might have, you know --  
 2 based on getting the proposals back, you might  
 3 have them by then.  
 4 MS. HESSLER GRIFFITH: Okay.  
 5 MR. MENDENHALL: Anything else, Mr. Ross?  
 6 MR. ROSS: No, sir. Sorry.  
 7 MR. MENDENHALL: Mr. Chesney?  
 8 MR. CHESNEY: No.  
 9 MR. MENDENHALL: Mr. Chair?  
 10 CHAIRMAN MILLS: I'm good.  
 11 MR. MENDENHALL: Okay. So we are at  
 12 adjournment if anyone would like to make a  
 13 motion.  
 14 MR. ROSS: So moved.  
 15 CHAIRMAN MILLS: Second.  
 16 MR MENDENHALL: All in favor?  
 17 (All board members signify in the  
 18 affirmative.)  
 19 MR. MENDENHALL: Okay. The meeting is  
 20 adjourned.  
 21 (At 6:45 p.m., the meeting adjourns.)  
 22   
 23 \_\_\_\_\_  
 24 James P. Mills, Chairman  
 25

CERTIFICATE OF REPORTER

STATE OF FLORIDA:  
 COUNTY OF HILLSBOROUGH:

I, Whitlie G. Cullipher, 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 September 1, 2017,  
 in the City of Tampa, County of Hillsborough, State  
 of Florida.

Whitlie G. Cullipher  
 Notary Public  
 State of Florida at Large