

RE: WESTCHASE COMMUNITY  
DEVELOPMENT DISTRICT

TRANSCRIPT OF: BOARD MEETING

DATE: October 3, 2017

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

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

REPORTED BY: Kimberly Ann Roberts  
Notary Public  
State of Florida at Large

RICHARD LEE REPORTING  
(813) 229-1588

TAMPA: email: rlr@richardleereporting.com ST. PETERSBURG:  
100 North Tampa Street, Suite 2845 111 2nd Avenue N.E.  
Tampa, Florida 33602 St. Petersburg, Florida 33701

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

DISTRICT ATTORNEY:

Erin McCormick

DISTRICT ENGINEER:

Tonja Stewart

WESTCHASE STAFF:

Doug Mays  
Sonny Whyte

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1 The transcript of Westchase Community  
2 Development District Board Meeting, on the 3rd day  
3 of October, 2017, at the Westchase Community  
4 Association Office, 10049 Parley Drive, Tampa,  
5 Florida, at 4:00 p.m., reported by Kimberly Ann  
6 Roberts, Notary Public in and for the State of  
7 Florida at Large.

8 \* \* \* \* \*

9 MR. MENDENHALL: All right. This is the  
10 Westchase Community Development District Board  
11 Meeting. Today is Tuesday, October 3rd, 2017,  
12 and it is 4:00 p.m. If we want to stand for  
13 the Pledge.

14 (The Pledge of Allegiance is recited.)

15 MR. MENDENHALL: I'll note for the  
16 record we have all board members present, as  
17 well as Tonja, your engineer, and Erin, your  
18 attorney, and myself, Andy Mendenhall, your  
19 district manager.

20 And I'll give the floor to the chair. I  
21 believe he had some comments.

22 CHAIRMAN MILLS: So good afternoon.  
23 Just a couple of opening comments. I trust  
24 that everyone survived the hurricane  
25 reasonably well.

1 We were certainly fortunate with what  
2 the meteorologists termed a wobble. So I'm  
3 happy to see that, and certainly our thoughts  
4 and prayers are with those that are still  
5 dealing with all the natural disasters and  
6 other disasters since we've last met.

7 It's been quite a couple of months. But  
8 I did want to open by acknowledging our staff  
9 and the absolutely outstanding job that was  
10 done pre-Irma and post-Irma, not only from my  
11 own observations, but from feedback from all  
12 corners of the community, and really thank  
13 Doug and Sonny, particularly, and your guys  
14 for everything that was done.

15 It was above and beyond, and I think the  
16 residents really and truly appreciated it and  
17 didn't expect it to that extent. So, you  
18 know, I don't know what they expected, but  
19 certainly it was, in my opinion, above and  
20 beyond.

21 And then as the last comment, as a side  
22 note, I told a few folks that I have to leave  
23 at a quarter to six, if we're still sitting  
24 here, because I have a flight to catch. So if  
25 you're here -- oh, you're going to be gone,

1 too. Right?

2 MR. CHESNEY: Yes. I have to be  
3 somewhere at 6:00, too.

4 CHAIRMAN MILLS: So if we can move it  
5 along --

6 MR. LEWIS: I have to leave at 5:45 as  
7 well.

8 CHAIRMAN MILLS: All right. So it's  
9 going to be a short meeting.

10 (Multiple speakers speaking at once.)

11 CHAIRMAN MILLS: And with that, Andy, I  
12 guess, turning it back to you --

13 MR. MENDENHALL: Yes, sir.

14 CHAIRMAN MILLS: -- I see a room full of  
15 people. So I don't know what the subject or  
16 interest is.

17 MR. MENDENHALL: Okay.

18 CHAIRMAN MILLS: But because we're in  
19 something of a time constraint, certainly we  
20 have normal business we need to get to, but I  
21 don't want to cut the residents short if we're  
22 going to be exiting --

23 MR. MENDENHALL: A suggestion, we just  
24 move audience comments up after consent  
25 agenda, if that's okay.

1 CHAIRMAN MILLS: Yes, that's fine.  
2 Thank you.

3 MR. MENDENHALL: Okay. So Item Number  
4 Two is the consent agenda. I'll ask first if  
5 there is a motion.

6 MR. CHESNEY: So moved.

7 MR. MENDENHALL: Okay. Do we have a  
8 second?

9 MR. ROSS: Second.

10 MR. MENDENHALL: Any discussion, changes  
11 to the minutes, questions?

12 CHAIRMAN MILLS: Did we get  
13 clarification on your question?

14 MR. ROSS: Yes.

15 CHAIRMAN MILLS: Okay.

16 MR. ROSS: Thank you.

17 MR. MENDENHALL: Hearing none, all in  
18 favor.

19 (All board members signify in the  
20 affirmative.)

21 MR. MENDENHALL: Any opposed?  
22 (No response.)

23 MR. MENDENHALL: Okay. That motion  
24 carries.

25 (Motion passes.)

1 MR. MENDENHALL: We'll move up Item  
 2 Number Seven, which is audience comments.  
 3 If you have a question for the board, if  
 4 you could just state your name for the record,  
 5 and feel free to ask your question. We can  
 6 start from the back of the room and work our  
 7 way up front. Sir.  
 8 MR. COLLAZO: Hi, Ruben Collazo,  
 9 President of the Westchase Community  
 10 Association. I think J.D. said it well, the  
 11 staff did a terrific job. We're very  
 12 grateful. I don't know that I can add any  
 13 more to it other than saying that we are very  
 14 grateful to you. Thank you.  
 15 I also wanted to introduce you to Ashley  
 16 Wait, our newest board member. She had some  
 17 comments as well. That's all I had. Thank  
 18 you.  
 19 MS. WAIT: Hi, Ashley Wait, newest  
 20 Director of the Westchase Community  
 21 Association board. I want to thank Doug and  
 22 all the staff members and community residents  
 23 who helped. It was awesome. We stayed, we  
 24 were here. We were blessed, we didn't lose  
 25 power. And everyone came together and worked

1 as a team. That was awesome. And I'm just  
 2 here today to observe and learn. So thanks.  
 3 CHAIRMAN MILLS: Well, congratulations  
 4 and good luck, and you probably have no idea  
 5 what you got yourself into.  
 6 MR. COLLAZO: I'm working on that.  
 7 CHAIRMAN MILLS: Good luck. Thanks for  
 8 volunteering.  
 9 MS. WAIT: Thank you.  
 10 MR. MENDENHALL: Mr. Argus, did you have  
 11 anything today?  
 12 MR. ARGUS: No. I just want to wish the  
 13 board Happy New Year.  
 14 MS. GRIFFITH: Happy New Year?  
 15 MR. ARGUS: Your budget year.  
 16 MS. GRIFFITH: Oh.  
 17 MR. MENDENHALL: Do we have any other  
 18 questions from the third-to-the-last row?  
 19 Yes, ma'am. If you could state your  
 20 name.  
 21 MS. LEHMANN: I'm Diane Lehmann. I'm  
 22 the Stonebridge president of our homeowners  
 23 association, and, yes, I've asked myself quite  
 24 a few times what did I get myself into.  
 25 I'm here in regards to the lake that is

1 behind Stonebridge. We thank you very much,  
 2 the CDD, Doug, for keeping the grass mowed,  
 3 keeping things down, because it was getting  
 4 really bad.  
 5 I understand there was a controversy  
 6 between the people on the other side of the  
 7 lake and the CDD. The neighbors are coming to  
 8 me wanting some answers. So that's why I'm  
 9 here today, just any kind of a little input  
 10 that will calm them down because they are  
 11 really in fear because M/I Homes is in the  
 12 last stage of building.  
 13 I have went over, they have a new  
 14 property manager, and she is not very  
 15 informative. She told me to go back to the  
 16 CDD. So that's what I've done.  
 17 We're just trying to find out what's  
 18 going on, because I have had an issue, and  
 19 both of my neighbors on both sides of me are  
 20 single, we've had people on the other side of  
 21 the fence fishing with backpacks at 8:00 at  
 22 night. So we're concerned, because they're  
 23 coming in off the TECO property.  
 24 You know, how are we going to do any  
 25 kind of closure to help us to not feel so

1 threatened by what's coming in? There was  
 2 three men, three backpacks, and Sonny yelled  
 3 at me because I approached them. But, you  
 4 know, I called the deputy sheriff, and he told  
 5 me if there was no trespassing signs up, he  
 6 couldn't do anything.  
 7 So we're just concerned as to what's  
 8 getting ready to happen.  
 9 CHAIRMAN MILLS: Doug, any comments?  
 10 Can you add some lay of the land for --  
 11 MR. MAYS: We're also in limbo as to  
 12 putting a fence up on something that we don't  
 13 own yet. So we're kind of just waiting for  
 14 ownership, and Tonja is working on it, you  
 15 know.  
 16 MS. STEWART: And I do have an update.  
 17 I actually have been communicating with Gary  
 18 Miller off and on since the last meeting, ad I  
 19 got an email as of this morning saying that  
 20 M/I believes that they have a legal  
 21 description of the property. So he hasn't  
 22 even started the process.  
 23 I asked him to please get me the  
 24 application and the request for the  
 25 application to be submitted to SWFWMD, and he

1 said he's working on it.  
 2 I did speak so Mark Spada of M/I Homes  
 3 and asked him to please see what he could do  
 4 to expedite the process. I think what's  
 5 happened is that from that industry  
 6 perspective, these people, just grab them to  
 7 work, and it's just a matter of nagging them  
 8 to get the work done.  
 9 There appears to be no issues with this  
 10 happening. It looks like they'll split the  
 11 permit, they'll convey the land, and it will  
 12 all happen. It's just a matter of getting  
 13 through the process. That's where we're  
 14 experiencing the delay.  
 15 I don't know if you want to take a risk  
 16 to put something up, or if you can.  
 17 CHAIRMAN MILLS: Any sense, Tonja, the  
 18 time line we're looking at?  
 19 MS. STEWART: I believe we can probably  
 20 get through SWFWMD within 60 days.  
 21 CHAIRMAN MILLS: Okay.  
 22 MS. STEWART: Okay? And he thinks that  
 23 and be appreciative that he's trying to  
 24 respond. He's trying to respond. He's  
 25 waiting on another surveyor to give him

1 information, so it's not within their company,  
 2 so everybody is kind of --  
 3 MR. MAYS: Should we go ahead and  
 4 possibly survey the area so we know where we  
 5 would be able to put up a fence so we're  
 6 ready for that portion?  
 7 MR. CHESNEY: You're not going to get a  
 8 survey with the transfer?  
 9 MS. STEWART: I think he's saying field  
 10 survey, mark the location where --  
 11 MR. MAYS: Mark the location, yes.  
 12 CHAIRMAN MILLS: Chris, I'll get to you  
 13 in a second.  
 14 Clarify for me, ma'am, you said that  
 15 they were standing behind a fence.  
 16 MS. BERGERSON: We, at Stonebridge, have  
 17 installed a new fence. It was there until  
 18 (inaudible). It was dying. So one of my  
 19 projects was to get a new fence installed. I  
 20 have a brand-new fence, just like what  
 21 Westchase has. It's black, it's really nice,  
 22 it's four-foot high.  
 23 And they are coming in off the TECO  
 24 property, and they're walking all the way down  
 25 -- there's just a little bit of a grassy area

1 where the mowers come and mow. That's where  
 2 they're coming in. But coming at nighttime is  
 3 what we're all concerned about.  
 4 MS. STEWART: Coming from the east side?  
 5 MS. WHYTE: Uh-huh. Uh-huh.  
 6 MS. STEWART: Really?  
 7 MS. WHYTE: Uh-huh.  
 8 MS. BERGERSON: They come in through the  
 9 M/I property and drive underneath the TECO  
 10 lines and park down there with their pickups  
 11 and whatever.  
 12 MR. MAYS: When they developed over  
 13 there, we talked to TECO. They took -- they  
 14 took a fence out.  
 15 There was a fence that actually blocked  
 16 people from being able to get through there,  
 17 like it is over here for us on the Westchase  
 18 end.  
 19 Well, TECO has not put that fence back  
 20 up yet. So we're still having a lot of  
 21 people, vendors, people that apparently work  
 22 out there and know that lake is there, so we  
 23 have a lot of people that are just driving  
 24 through now.  
 25 MR. MENDENHALL: In the interim, can you

1 put a "No Trespassing" sign up?  
 2 MS. WHYTE: It's not our property.  
 3 MR. MENDENHALL: Well, is there -- we  
 4 don't have any easement near there?  
 5 MS. STEWART: There is easement around  
 6 the perimeter.  
 7 MR. MENDENHALL: Yeah, because this  
 8 happens in every CDD that I manage, and the  
 9 only way to really stop it is by, exactly what  
 10 you're talking about, you put a fence up. You  
 11 can't do that now. You put a sign up so the  
 12 police can have some enforcement powers.  
 13 MS. WHYTE: It's not our property. So  
 14 that was the question. That's what I said.  
 15 We have an easement on this side, but not on  
 16 the side that they are coming in off of.  
 17 MR. MAYS: There is a 20-foot easement  
 18 between the lake and Stonebridge's property  
 19 line.  
 20 MR. MENDENHALL: Okay.  
 21 MR. MAYS: And that 20-foot easement is  
 22 what we have had all along a right for --  
 23 maintenance agreement all the way around the  
 24 lake.  
 25 MS. GRIFFITH: So who owns the land

1 where they're entering? Is that M/I Homes, or  
 2 is that TECO?  
 3 MS. WHYTE: I would say TECO puts "No  
 4 Trespassing" signs --  
 5 MS. STEWART: No, they don't --  
 6 MS. WHYTE: Really.  
 7 MS. STEWART: -- wow.  
 8 MS. GRIFFITH: So is that sort of the  
 9 path of least resistance to reach out to TECO?  
 10 MS. WHYTE: I've done that. I've  
 11 reached out to M/I Homes. I've spoken to  
 12 Betty. They use it as staging when they were  
 13 building. They've got their trailers and some  
 14 of their equipment on the TECO land, and I  
 15 would presume they took the gate down, because  
 16 that is a staging area that they were using.  
 17 And I have spoken to Betty and asked  
 18 Betty if they could reach out, and she said  
 19 she would, to her people to see whether or not  
 20 they could possibly put it back, and that's  
 21 been about a year now.  
 22 I did frequently, you know, raise the  
 23 issue with her, but we haven't had any  
 24 response back from them.  
 25 MS. STEWART: I'm happy to reach out to

1 MS. WHYTE: We'll work on it. We'll  
 2 work on it together again.  
 3 MR. MAYS: It's a TECO easement, yes.  
 4 CHAIRMAN MILLS: Okay.  
 5 MS. GRIFFITH: Well, let me ask you,  
 6 Doug, are you proposing, though, that once the  
 7 land is acquired, that we would put a fence  
 8 up?  
 9 MR. MAYS: Along the edge of the lake,  
 10 and then be able to put like a cattle gate in  
 11 the area where they're walking through, so the  
 12 guys that mow back there, all they have to do  
 13 is open the gate and mow.  
 14 MS. GRIFFITH: Okay.  
 15 MR. MAYS: With a fence like that, at  
 16 that point we can put "No Trespassing" signs  
 17 and that type of stuff.  
 18 MS. WHYTE: "Private Property" --  
 19 MS. GRIFFITH: And this is a privacy  
 20 fence or --  
 21 MR. MAYS: No. It probably will be like  
 22 a cattle fence.  
 23 MS. GRIFFITH: Okay.  
 24 MS. BERGERSON: What about the people  
 25 bringing boats and --

1 my end and see if there is anything that you  
 2 can get something put back.  
 3 MS. BERGERSON: We would appreciate it.  
 4 MS. LEHMANN: It's just not real  
 5 comfortable.  
 6 CHAIRMAN MILLS: Erin, any input?  
 7 MS. McCORMICK: I think the idea of  
 8 approaching or getting some kind of agreement  
 9 with M/I Homes or TECO in the interim until  
 10 you get the deed done is a good one.  
 11 MS. STEWART: Do we necessarily have to  
 12 have TECO put --  
 13 MS. WHYTE: No. Well, I was actually  
 14 asking Betty to put it back. Somewhere along  
 15 the line, the gate has to be up there. They  
 16 took it down.  
 17 MS. STEWART: We can put it back.  
 18 Right?  
 19 MS. WHYTE: Yes, if we find one.  
 20 MR. MAYS: It's almost -- it's a  
 21 hundred-foot wide.  
 22 MS. WHYTE: It's a huge section.  
 23 MS. STEWART: Okay. So you're looking  
 24 to get someone else to put it up. We'll work  
 25 on it.

1 MR. MAYS: That's why I'm hoping the  
 2 fence will run all the way down --  
 3 MS. WHYTE: All the way -- all the way  
 4 down.  
 5 MS. BERGERSON: Oh, good.  
 6 MR. MAYS: Right now, it's barbed wire.  
 7 It's pretty big. That's why I wouldn't go an  
 8 expensive fence, but cattle fence would be  
 9 more reasonable, cheaper price because you  
 10 can't really see it. It blends in, so I think  
 11 it will do the job, and plus put "No  
 12 Trespassing" signs all over it.  
 13 (Multiple speakers speaking at once.)  
 14 MR. MENDENHALL: All right. So just to  
 15 bring that all back, so the long-term solution  
 16 obviously being worked on, and we're going to  
 17 look at some short-term options, and Tonja is  
 18 going to reach out and see what she can do,  
 19 and staff will look as well.  
 20 MS. McCORMICK: I think -- doesn't the  
 21 permit preclude any boats being in that lake?  
 22 So maybe if you gave the permit to  
 23 the --  
 24 MS. STEWART: I don't know that the boat  
 25 prohibits that.

1 MS. WHYTE: The permit?  
 2 MS. STEWART: Yeah, I don't know that  
 3 that -- the only reason I say that is because  
 4 I did some research on this. When it comes to  
 5 recreational uses, I don't believe there is a  
 6 specific prohibition.  
 7 MR. CHESNEY: It's a big lake.  
 8 MR. BARRETT: I believe that part of the  
 9 development agreement for that property had  
 10 M/I putting a no boat clause in the --  
 11 MS. McCORMICK: Yeah. Maybe the zoning  
 12 conditions preclude the --  
 13 MR. BARRETT: But I know there are deed  
 14 restrictions.  
 15 MS. STEWART: Okay.  
 16 MR. BARRETT: But my question is -- can  
 17 you remind me -- when you're talking about  
 18 acquiring the property, you're talking about  
 19 the entire lake and the perimeter around it?  
 20 MS. STEWART: There will be a line due  
 21 east and west on the north side of the lake  
 22 and those two little excavated areas that they  
 23 did as part of the townhouse project will also  
 24 be owned by us, and then the northwest corner,  
 25 it will wiggle around a wetland mitigation

1 area. That will be the townhome projects.  
 2 MR. BARRETT: So will there be -- there  
 3 will be a CDD-owned stip around the entire  
 4 lake?  
 5 MS. STEWART: Yes. Yes. Yes.  
 6 MR. BARRETT: Thank you.  
 7 MR. MENDENHALL: Okay. Other resident  
 8 questions? Ma'am, did you have anything else?  
 9 MS. BERGERSON: No. We're together.  
 10 Thank you.  
 11 MR. MENDENHALL: Sir, did you have any  
 12 questions for the board?  
 13 MR. KIRKPATRICK: No. Actually we  
 14 bought this property over a year ago. We  
 15 built it out now and just wanted to get  
 16 familiar with the board.  
 17 MR. MENDENHALL: Okay. Fair enough.  
 18 MS. BERGERSON: I'm sure we'll have some  
 19 discussions at some point. It typical.  
 20 Nothing really at this point.  
 21 MS. WHYTE: Medical center.  
 22 CHAIRMAN MILLS: Can you identify your  
 23 name and what property you're referring to?  
 24 MR. KIRKPATRICK: Oh. Phil Kirkpatrick.  
 25 We own the property at 10909 West Linebaugh,

1 the former Baycare outpatient facility.  
 2 CHAIRMAN MILLS: Okay. Well, welcome.  
 3 MR. KIRKPATRICK: Thank you.  
 4 MR. MENDENHALL: Thanks. All right.  
 5 The next item on the agenda is the engineer's  
 6 report. Of course, we have Tonja here, so  
 7 I'll give you the floor.  
 8 MS. STEWART: The good news was that --  
 9 the main reason I was here to talk about the  
 10 status of office, so, hey -- next month the  
 11 paving company will be here to talk about --  
 12 and, by the way, I just brought this, just  
 13 feel it, touch it and bring it back to me.  
 14 They'll be back next month. What  
 15 they're going to do is, this month, they're  
 16 going to do a test project, the Meadow Point  
 17 Four Clubhouse parking lot. So that will give  
 18 us a place to go observe and see things, and  
 19 then they'll come back and talk to you about  
 20 projects and moving forward and that type of  
 21 stuff.  
 22 So to just kind of give you a little  
 23 update on that. And that's all I have.  
 24 MR. MENDENHALL: That's it. Okay.  
 25 MS. STEWART: That's it. Thank you.

1 MR. CHESNEY: Awesome. Thanks.  
 2 MR. MENDENHALL: Thank you. All right.  
 3 The next item is the manager's report.  
 4 I had just a couple items. One item I  
 5 had was, we had talked about potentially doing  
 6 an RFP for some of the landscaping projects  
 7 that we're talking about, enhancements, that  
 8 sort of thing. Did anyone not see this yet?  
 9 MS. STEWART: Thank you. See you all  
 10 later.  
 11 MR. MENDENHALL: So one of the takeaways  
 12 from that, or, at least, it was piggybacked on  
 13 to that, was the board potentially having some  
 14 nonstop workshops to talk about what you're  
 15 looking for from some of those enhancements,  
 16 kind of getting ideas together and then having  
 17 a game plan to go to anybody that would  
 18 potentially be bidding on RFP, so a  
 19 landscaping architect, that sort of thing.  
 20 So just bringing it up again as kind of  
 21 a follow-up. Sonny has looked into  
 22 availability, as far as this room, for having  
 23 a workshop, and then as far as an RFP, once  
 24 again, just kind of a placeholder, don't know  
 25 if it's really appropriate to go to RFP right

1 now until you get together some of those  
 2 specifications.  
 3 But it also goes a little bit hand in  
 4 hand. You can come together with a general  
 5 scope, but you're going to obviously work with  
 6 a landscape architect to -- for them to  
 7 generate those ideas and draw out the specific  
 8 details.  
 9 So that being said, I wanted to kind of  
 10 give you guys a chance to talk about it and  
 11 get your thoughts. Yes, sir.  
 12 MR. CHESNEY: Do you think anyone would  
 13 come prior to hiring a landscape architect and  
 14 having some ideas? Because really what you're  
 15 asking is, should we have one prior to putting  
 16 out an RFP for a landscape architect and  
 17 reviewing --  
 18 MS. McCORMICK: I just -- as part of  
 19 this discussion, I wanted to talk about a  
 20 couple of different options of how you would  
 21 undertake the staffing and contracting for  
 22 this type of a project.  
 23 So you could go through the consultant's  
 24 Competitive Negotiation Act, and you do an  
 25 advertisement for a landscape architect that

1 would actually design the project, and then as  
 2 a second step, once you have that design of  
 3 the project in place, then you would do a  
 4 separate competitive selection of the  
 5 competitive bidding process for the actual  
 6 contractor that would come in and do the  
 7 installation of the landscape. That's one  
 8 option.  
 9 The second option is to do kind of a  
 10 design-build approach where you would be  
 11 looking at hiring the same professional that  
 12 would come in, and you would have to have a  
 13 design professional that would put together  
 14 at least the original package that you would  
 15 go out to bid for the design-build  
 16 professional, but then you would be looking  
 17 for somebody that would actually do the design  
 18 of the project as well the installation.  
 19 So you have the same -- the same  
 20 company, if there's companies that do that,  
 21 that you could look to for that, and that  
 22 would be the one-step way to do the project.  
 23 MR. MENDENHALL: But to answer your  
 24 question, Greg, my only thought was that when  
 25 you get a landscape architect, when you get

1 one of those professionals in here, there is  
 2 going to be some hourly rate component to it.  
 3 So there might be a worthwhile  
 4 discussion for you guys to have, as a board,  
 5 to at least get a high level scope of,  
 6 "These are the seven areas we want to do, and,  
 7 you know, this is kind of what our dollar  
 8 spend, you know, we're looking for," that kind  
 9 of thing.  
 10 In other words, so when that  
 11 professional comes in, you don't spend one  
 12 whole meeting just kind of every idea under  
 13 the sun, you know. It might just save a  
 14 little bit --  
 15 MS. GRIFFITH: I will add -- if I can  
 16 add -- so one of our Westchase residents read  
 17 in the WOW that we were having these  
 18 conversations, and she reached out to me, and  
 19 said, "I'm a landscape architect. I" --  
 20 MR. CHESNEY: Is that Leia?  
 21 MS. GRIFFITH: I'm sorry?  
 22 MR. CHESNEY: Is that Leia?  
 23 MS. GRIFFITH: No. And she said, "I  
 24 want to -- you know, I want to help."  
 25 And I said, "Look, I can use an

1 education. Let's get coffee."  
 2 And then she apparently worked with or  
 3 works with the landscape architect from 20  
 4 years ago. So she has plenty of thoughts,  
 5 ideas, and she's just making herself available.  
 6 So, you know, kind of going along with  
 7 your thoughts, if you need to have sort of  
 8 someone in that field, but --  
 9 MR. CHESNEY: All right. I mean, that  
 10 sounds like a good idea, and then, I guess,  
 11 having a workshop ahead of time. That way,  
 12 we're also hashing it out at that time, what  
 13 we're asking --  
 14 MR. MENDENHALL: Yes, brainstorming.  
 15 MR. CHESNEY: -- for that RFP, but then  
 16 we're inviting the public to participate.  
 17 MR. MENDENHALL: Yes. Absolutely.  
 18 And then, you know, going forward, once  
 19 you have the selected professional for that,  
 20 you have additional workshops to really still  
 21 invite some residents in, and you guys  
 22 brainstorm and kind of fine tune it. Yes,  
 23 sir.  
 24 MR. ROSS: As sort of one of the people  
 25 that have been championing that we go through

1 this process, I probably owe Doug an apology.  
 2 I feel like we've got a powerhouse waiting in  
 3 the garage for us to say, "Let's open the door  
 4 and hear what he has to say." We really  
 5 didn't pick his brain.  
 6 And I just kind of went right into --  
 7 and I think I was joining with you, "Let's go  
 8 get the landscape architect." In sort of  
 9 thinking through my notes and stuff, what I  
 10 would advocate is that we ask of Doug to come  
 11 to our next meeting, November meeting, with  
 12 his thoughts, his ideas, his recommendations.  
 13 I'm sure he's chomping at the bit to  
 14 tell us what we knuckleheads have missed or not  
 15 asked about that, whatever it is. And then as  
 16 soon as possible, whether it's the December  
 17 meeting or the January meeting, go into  
 18 workshop mode, because I keep coming back to,  
 19 we essentially have got a one-year window  
 20 period that we kind of have to back the dates  
 21 back --  
 22 MR. MENDENHALL: Right.  
 23 MR. ROSS: -- to make sure we can get  
 24 all this done by the time our existing  
 25 landscape contract expires.

1 And if he could come in and present us  
 2 with ideas and suggestions, and I can better  
 3 articulate it, if you allow me to read a  
 4 motion that I've handwritten out for myself  
 5 and typed up.  
 6 MR. MENDENHALL: I think that's a good  
 7 suggestion, if you have a motion --  
 8 MR. ROSS: Yeah. By the November 27th  
 9 board meeting, the district field manager  
 10 provide written recommendations for elevating  
 11 existing district's streetscape appearance,  
 12 including without limitation, consideration as  
 13 to landscape type, quality, color, durability,  
 14 design and maintenance standards, mulching  
 15 schedule, demossing schedule for trees along  
 16 Linebaugh and Countryway, edge of wetland  
 17 plant maintenance, specific plant material,  
 18 design and maintenance for hedges along brick  
 19 walls on Linebaugh and Countryway, eye appeal  
 20 for community and individual neighborhood  
 21 points of entry and sidewalk construction  
 22 repair and maintenance.  
 23 MR. MENDENHALL: Do we have a second for  
 24 that motion?  
 25 MR. CHESNEY: I'll second it, if I can

1 ask one question.  
 2 MR. MENDENHALL: Of course.  
 3 MR. CHESNEY: Okay.  
 4 CHAIRMAN MILLS: Go ahead and ask your  
 5 question.  
 6 MR. CHESNEY: So, I mean, Doug and  
 7 Sonny, is that doable in that time frame?  
 8 MR. MAYS: It's a little quick.  
 9 MS. WHYTE: It can be doable. The only  
 10 thing I just -- you did mention sidewalks.  
 11 Unfortunately, we don't own very many  
 12 sidewalks. They're basically county  
 13 sidewalks, so there is not a lot we can do  
 14 with the sidewalks.  
 15 MR. ROSS: I'll delete that from the  
 16 motion.  
 17 MS. WHYTE: Okay. Demossing, that's not  
 18 part of the contract. So if that's something  
 19 you guys want to do in the future contract --  
 20 MR. MAYS: He's not saying that.  
 21 MR. ROSS: What my point is, let's not  
 22 approach it in terms of how do we modify the  
 23 contract.  
 24 What's the best for Westchase, how do we  
 25 get it to where we want to get it, what are

1 the standards we want for our community, and  
 2 then we'll go back and amend the contract or  
 3 really first amend our standards, as  
 4 necessary, and then talk to a landscape  
 5 architect, and then you bid it out. That's  
 6 the way I'm approaching it.  
 7 So I'm saying, let's just get you all's  
 8 thought, our in-house expert, so to speak,  
 9 before we start running.  
 10 MR. MENDENHALL: Sure. Mr. Chair.  
 11 CHAIRMAN MILLS: Can you clarify the  
 12 date in that motion?  
 13 MR. ROSS: I said by the November 2017  
 14 board meeting.  
 15 CHAIRMAN MILLS: Oh, 2017.  
 16 MR. CHESNEY: Yeah.  
 17 CHAIRMAN MILLS: I thought you said  
 18 November 22nd meeting. I was like, we don't  
 19 have a meeting on November 22nd.  
 20 MR. ROSS: I'm a mumbler. Sorry.  
 21 MR. MENDENHALL: Any other discussion?  
 22 (No response.)  
 23 MR. MENDENHALL: All in favor of that  
 24 motion.  
 25 (All board members signify in the



1 affirmative.)  
 2 MR. MENDENHALL: Okay. Motion carries.  
 3 (Motion passes.)  
 4 MS. GRIFFITH: I do want to point out,  
 5 though, Andy, with regard to the workshops, so  
 6 while one of the key components of the  
 7 workshops would be the landscape architect  
 8 initiative, but I do know that Mr. Ross and  
 9 others, you know, we sort of have other ideas  
 10 for the community in general.  
 11 So I think if we can sort of target  
 12 those as more of more like a  
 13 community-enhancement workshop and not  
 14 pigeon-hole it into landscaping.  
 15 MR. MENDENHALL: Sure. That makes a lot  
 16 of good sense.  
 17 MR. CHESNEY: Sure. I agree. Okay.  
 18 MR. MENDENHALL: All right. That was my  
 19 main item.  
 20 I had sent out the report which kind of  
 21 has items for everybody. Let me know if there  
 22 are any questions on any of that. If not, we  
 23 can move on to the attorney's report.  
 24 MS. McCORMICK: I don't have anything  
 25 this evening.

1 MR. MENDENHALL: Okay. Moves us to  
 2 the --  
 3 MS. WHYTE: Can I just ask a question?  
 4 MR. MENDENHALL: Sure.  
 5 MS. WHYTE: What date then would you be  
 6 interested in holding that meeting? Because  
 7 I'm going to have to check what dates are  
 8 available for this room.  
 9 Are we looking at December? If it's the  
 10 November meeting, and you had talked about  
 11 possibly -- so the question is, is when would  
 12 you like to hold this meeting? Is it  
 13 November, December? We're getting close to  
 14 Christmas. What's the date?  
 15 MR. MENDENHALL: Yeah. When you have --  
 16 I mean, if you're not sure now, when you have  
 17 your November meeting, we should have ample  
 18 time to advertise it for either December --  
 19 MR. CHESNEY: Well, what was your date  
 20 suggestion for November?  
 21 MR. MENDENHALL: It was actually  
 22 October, because we had originally talked  
 23 about try to do it quarterly and starting in  
 24 October.  
 25 So, I mean, you could set something up

1 for November now. You might --  
 2 MS. WHYTE: I can check -- I can check  
 3 and see what the availability is while you  
 4 guys are going over on this.  
 5 MR. MENDENHALL: Yeah.  
 6 MR. CHESNEY: Well, because to save the  
 7 -- oh, we publish our whole calendar up front  
 8 now.  
 9 MR. MENDENHALL: Yeah. Yeah. And  
 10 that's my point. Either way you do it, if you  
 11 determine what that date is in November,  
 12 you'll be fine. It's the same cost basically.  
 13 MS. GRIFFITH: Do we want to aim for the  
 14 week following the November meeting for the  
 15 actual workshop?  
 16 MS. WHYTE: Let's see what is available  
 17 before we go further.  
 18 MS. GRIFFITH: So we can give Doug and  
 19 Sonny to come to the meeting and present their  
 20 ideas.  
 21 MR. CHESNEY: I suggest we wait and see  
 22 what they come back with first. It might be  
 23 easier to then adjust with the agenda the  
 24 workshop is. I don't know.  
 25 MR. MENDENHALL: And I agree with that,

1 because you might find the information that  
 2 they provide and the feedback you give, that  
 3 they might have to do additional research that  
 4 might take long.  
 5 Like if we set a date now for two weeks  
 6 after it, that might not be ample time to do  
 7 any follow-up.  
 8 MR. CHESNEY: We need ten days to  
 9 advertise it.  
 10 MR. MENDENHALL: Yes.  
 11 MR. CHESNEY: So we can set it within  
 12 ten days of our next meeting.  
 13 MS. GRIFFITH: Okay.  
 14 CHAIRMAN MILLS: Well, then you're into  
 15 Thanksgiving.  
 16 MR. MENDENHALL: So it might wind up  
 17 being --  
 18 CHAIRMAN MILLS: Yes. We had talked  
 19 prior to the meeting. We've got some  
 20 potential conflicts for next month. I looked  
 21 at the calendar. I'm not going to be able to  
 22 move it. I've got a problem the next week  
 23 anyway. So I'm going to be calling in for  
 24 next month's meeting, so I'm going to be out  
 25 of town.

1 MR. MENDENHALL: Yes. And I had  
 2 mentioned to Jim that I actually had a  
 3 conflict next meeting, so I would be sending  
 4 Mark Baker from my office as my stand-in.  
 5 CHAIRMAN MILLS: So I would think we  
 6 would wait and see what comes back, and then  
 7 schedule the workshop from there if we're  
 8 ready proceed.  
 9 MR. MENDENHALL: All right. Sounds  
 10 good. All right. So that moves us into our  
 11 field manager's report.  
 12 Oh, actually let me step back. I do  
 13 have one other item, and it relates to the  
 14 field manager's area.  
 15 So we had -- as you know from the last  
 16 meeting, Doug performed the reviews of his  
 17 staff, and everything came back and did all  
 18 that sort of thing.  
 19 I had a chance to sit down with Doug and  
 20 do his review, and it was excellent as it  
 21 usually is. So we've talked about -- in the  
 22 past, we've had a lot of discussion about  
 23 raises, bonuses, how they're structured; that  
 24 sort of thing.  
 25 Last year, just as a review, what we

1 wound up doing was basically the board had  
 2 decided to do a across-the-board percentage as  
 3 far as an increase. At the time, I think it  
 4 was a little bit higher than the cost of  
 5 living, and then the focus was giving to the  
 6 bonus program. And so that was based on, for  
 7 Doug's staff, he had given back feedback on  
 8 what percentage he thought was good for his  
 9 staff based on performance, and then you, as a  
 10 board, decided for Doug percentages -- or a  
 11 percentage for his bonus.  
 12 So I would suggest that that probably is  
 13 a plan that worked out very well last year.  
 14 It addresses some of the issues that I have  
 15 expressed about salaries and that sort of  
 16 thing.  
 17 I would recommend that again this year.  
 18 As far as raises across the board, my  
 19 recommendation -- of course, it's a board  
 20 decision -- would be two percent across the  
 21 board with Lavon actually having his per hour  
 22 go up to \$16.00. He's a little bit --  
 23 market-wise, he's a little bit below probably  
 24 where he should be.  
 25 He's an excellent employee and does

1 quite a bit. And when I compare him to other  
 2 districts and folks in that same position,  
 3 like I said, he's a little bit -- a little bit  
 4 lower than what he should be.  
 5 And then for the bonuses, we had three  
 6 percent for everyone, and then six percent for  
 7 Lavon. So --  
 8 MR. CHESNEY: So moved.  
 9 MS. GRIFFITH: I've got to hear it  
 10 again. Sorry. So tell me, Lavon, we're  
 11 proposing --  
 12 MR. MENDENHALL: Okay. So basically for  
 13 the raise component, it would be two percent  
 14 across the board, except for Lavon. We're  
 15 looking to correct his hourly rate by moving  
 16 it to 16 per hour.  
 17 MS. GRIFFITH: And at what percent is  
 18 that? What is that --  
 19 MR. CHESNEY: I think he makes 14.65  
 20 currently --  
 21 MR. MENDENHALL: I don't know the exact  
 22 percentage offhand.  
 23 MR. CHESNEY: -- or 14.85, something like  
 24 that -- fourteen something five.  
 25 MS. GRIFFITH: All right. But we want

1 to get him to 16?  
 2 MR. MENDENHALL: Correct.  
 3 MS. GRIFFITH: Okay.  
 4 MR. MENDENHALL: And then for the  
 5 bonuses, it would be three percent for  
 6 everybody and six percent for Lavon.  
 7 MR. ROSS: I'll second the motion.  
 8 MS. GRIFFITH: And why six percent for  
 9 Lavon?  
 10 MR. MENDENHALL: That's performance  
 11 based, so as I understand it from Doug's  
 12 perspective, he felt that that was valid and  
 13 good.  
 14 MR. CHESNEY: He's an exceptional  
 15 performer.  
 16 MS. GRIFFITH: Okay. And then so this  
 17 is the staff. How many staff -- does this  
 18 include Doug?  
 19 MR. MENDENHALL: For the raise, it  
 20 would, because that's kind of what we went  
 21 with last year --  
 22 MS. GRIFFITH: Across the board.  
 23 MR. MENDENHALL: -- across the board.  
 24 For the bonus that, that would still be a  
 25 decision for you, as a board, to make.

1 Whether it is three percent like everybody  
 2 else --  
 3 MR. CHESNEY: I'm suggesting from my  
 4 motion, that it's three percent.  
 5 MR. MENDENHALL: Okay. I stand  
 6 corrected.  
 7 MR. CHESNEY: So three percent for the  
 8 entire staff, except for Lavon is six percent,  
 9 and then a flat two percent raise across the  
 10 board, except for Lavon goes to \$16.00.  
 11 MS. GRIFFITH: I'm in agreement.  
 12 MR. MENDENHALL: Okay. Do we have a  
 13 second for that motion?  
 14 MR. ROSS: I second it.  
 15 MR. MENDENHALL: Any further discussion?  
 16 CHAIRMAN MILLS: Yes.  
 17 MR. MENDENHALL: Mr. Chair.  
 18 CHAIRMAN MILLS: How does that stack up  
 19 to what we did last year? Do we know?  
 20 MR. MENDENHALL: Every aspect probably,  
 21 except for Lavon with the adjustment, every  
 22 aspect is slightly lower than last year.  
 23 MS. GRIFFITH: Actually can I ask Doug?  
 24 What do you think? Does this --  
 25 MR. MAYS: Well, you know, mainly

1 because Lavon is underpaid for what he does  
 2 anyway, I mean --  
 3 MS. GRIFFITH: But not even just Lavon,  
 4 but across the -- like the three percent for  
 5 the staff. I mean, you know what work you  
 6 guys have done this year. I mean -- and you  
 7 kind of have an idea of what's coming.  
 8 MR. MAYS: We've always felt that three  
 9 percent is pretty fair, especially since our  
 10 salaries and the way the community takes care  
 11 of us and the bonuses and things like that  
 12 have been fair.  
 13 And usually three percent is, you know,  
 14 what's going on in the world out there -- the  
 15 country out there, so --  
 16 MS. GRIFFITH: Right. Standard. Yeah.  
 17 MR. MAYS: -- we're looking to stay  
 18 standard with everything else. So, yeah,  
 19 we're pretty comfortable, and I'm sure Sonny  
 20 is, too. I mean, we've been compensated well  
 21 from the community for years. We're not  
 22 greedy. We're just -- we do want to be taken  
 23 care of. Obviously we do try to go above and  
 24 beyond, as Andy will tell you.  
 25 MR. MENDENHALL: Sure.

1 MR. MAYS: We try to do more than any  
 2 other district or any other kind of community  
 3 around.  
 4 MS. GRIFFITH: Yes.  
 5 MR. MAYS: I mean, I drove a lot of  
 6 communities, and they've still got debris in  
 7 their yards. You know, this is three weeks  
 8 later. And, yes, it costs the community a  
 9 little bit of money, but the way we did it, we  
 10 saved the community a little bit, too, so I'm  
 11 happy.  
 12 MR. MENDENHALL: The feedback that I'm  
 13 constantly giving to Doug with regards to  
 14 himself and staff is that the best way I can  
 15 tell if they're doing a good job is by how  
 16 many calls I'm getting from the community.  
 17 I virtually get really no calls from  
 18 Westchase, and that's because not only are  
 19 they doing things good in their day to day,  
 20 but they're basically intercepting the calls  
 21 and handling things right away. So, you know,  
 22 it's a testament to how hard they do work.  
 23 MR. ROSS: Without naming names of other  
 24 clients of yours, what's an example of another  
 25 community's number of calls per month that you

1 might get?  
 2 MR. MENDENHALL: Oh, yeah. Well, if I  
 3 have -- I've had some communities where the  
 4 field management was less than stellar, and, I  
 5 mean, I might get, you know, three to five  
 6 calls a day.  
 7 MR. CHESNEY: A day.  
 8 MR. MENDENHALL: Now, mind you -- yeah,  
 9 I mean, these are from communities that are  
 10 significantly smaller than Westchase, and,  
 11 scope-wise, significantly smaller as well.  
 12 So, number one, you know, you guys have  
 13 5,000-plus homes. I'm talking about  
 14 communities that have, you know, 750 to a  
 15 thousand homes, and the scope of what they do,  
 16 you know, if we look at budget-wise, they're  
 17 probably 60 percent of what your budget is.  
 18 So, I mean, that really just tells you.  
 19 So scale-wise, it's completely off kilter with  
 20 the job these guys are doing. They're doing  
 21 that good of a job, in my opinion.  
 22 MR. MAYS: I didn't know that, so this  
 23 kind of changes it.  
 24 MR. CHESNEY: Yeah, that's what I'm  
 25 thinking. I'm thinking --

1 MR. MAYS: That wasn't on my evaluation.  
 2 MR. MENDENHALL: Yes, sir.  
 3 MR. LEWIS: Would it be, the \$16.00 -- I  
 4 mean, I'm talking Lavon -- is 16 getting him  
 5 to where he's industry standard? I mean, do  
 6 we even consider going above that a little bit  
 7 if he's somebody worth keeping? I mean --  
 8 MR.MAYS: I'm not sure what the industry  
 9 standard is. Andy usually tells us what that  
 10 is.  
 11 MR. MENDENHALL: I would say with \$16.00  
 12 an hour, you will have him at a rate of what I  
 13 would consider an exceptionally performing  
 14 employee.  
 15 MS. GRIFFITH: So what's Lavon's job  
 16 title?  
 17 MR. MAYS: Probably maintenance  
 18 supervisor.  
 19 MS. GRIFFITH: He's the only maintenance  
 20 supervisor we have?  
 21 MR. MAYS: Yeah. We have the two guys.  
 22 With Lavon, we get so much more. I mean --  
 23 MS. GRIFFITH: And how long has he been  
 24 with us?  
 25 MS. WHYTE: Five years.

1 MR. MAYS: He just passed the five-year  
 2 mark this past year, so --  
 3 MS. WHYTE: I just sent him an email  
 4 before we left the office, and I said, "Don't  
 5 forget tomorrow morning, please lower the flag  
 6 to half staff."  
 7 And I didn't know if he had seen it, and  
 8 he said to me, "Don't worry. I'm taking care  
 9 of it. I'm staying beyond that. I'll clean  
 10 this up and I'll do that. I'll take the flags  
 11 down." And he's got a family, so --  
 12 MR. MAYS: Yeah, and not just the job  
 13 that he does. I mean, just he performs  
 14 maintenance on our equipment, too, that we  
 15 don't have to send out.  
 16 MS. WHYTE: We're lucky.  
 17 MR. CHESNEY: Some light contracting,  
 18 like the pingpong table; we used him to do the  
 19 base.  
 20 MR. MAYS: Yes. We had -- we saved a  
 21 lot of money by doing the grading by  
 22 ourselves. I mean, the guy can operate  
 23 anything. He's got a CDL Class A license. He  
 24 can be a, you know --  
 25 MS. GRIFFITH: And you would communicate

1 his rate to him?  
 2 MR. MAYS: Usually, yeah.  
 3 MS. GRIFFITH: And when you do, can you  
 4 please pass on our thanks.  
 5 MR. MAYS: Sure. Sure.  
 6 MR. BARRETT: He's also just a great  
 7 guy.  
 8 MS. GRIFFITH: Yeah.  
 9 MR. MAYS: I mean, the good thing about  
 10 it is, sometimes with certain people you have  
 11 to watch them, you know, you have to go  
 12 behind, check and see how they did.  
 13 With Lavon, you don't really have to go  
 14 behind him. I go behind him just every once  
 15 in a while just to keep him honest, but you  
 16 don't really have to, you know.  
 17 MS. GRIFFITH: Yeah.  
 18 MR. MAYS: And he spots things. And I'm  
 19 still teaching him to spot other things. I  
 20 mean, we're always just working on that. But  
 21 that helps me a lot. It really does. And he  
 22 even helps Sonny sometimes with computer  
 23 issues or printer issues. I mean, you know --  
 24 MS. WHYTE: He's good.  
 25 MS. GRIFFITH: Very good. All right.

1 MR. MAYS: -- he's definitely worth as  
 2 much as he can get. He's after my job.  
 3 MR. MENDENHALL: All right. If there's  
 4 no further discussion, all in favor.  
 5 (All board members signify in the  
 6 affirmative.)  
 7 MR. MENDENHALL: Good.  
 8 (Motion passes.)  
 9 MR. CHESNEY: Can I go ahead, while  
 10 we're -- since we're all gladdening how awesome  
 11 our staff is, why don't we just go ahead and  
 12 approve the holiday bonuses now at the same  
 13 formula as last year?  
 14 MR. MENDENHALL: Okay. I don't have  
 15 that. My computer just died. I'd tell you  
 16 what it was exactly, but we can go with the  
 17 same formula. I can email it out to  
 18 everybody.  
 19 MR. CHESNEY: Yeah, it's the simple one  
 20 we've used. We've never changed it, so --  
 21 MR. LEWIS: (Inaudible) I don't know if  
 22 you want to take a look at this.  
 23 MR. MENDENHALL: Yeah, I think there's a  
 24 column for the --  
 25 MR. CHESNEY: I just want to have one

1 fewer agenda item later.  
 2 MR. MENDENHALL: Yeah. Exactly.  
 3 MR. LEWIS: That was from last month.  
 4 MR. MENDENHALL: I think it's -- it  
 5 winds up being 1250 for Doug and Sonny, and  
 6 then 500 for the two other staff members.  
 7 MR. CHESNEY: Do you want to make any  
 8 alterations to that?  
 9 CHAIRMAN MILLS: No.  
 10 MR. MENDENHALL: Sorry.  
 11 CHAIRMAN MILLS: If I can jump in on  
 12 this one --  
 13 MR. MENDENHALL: Yes, sir.  
 14 CHAIRMAN MILLS: -- whether we tie it  
 15 into the holiday bonus, I was actually going  
 16 to float to the board the idea of a one-time  
 17 Hurricane Irma performance bonus for  
 18 everybody, whether it's 500 or a thousand  
 19 bucks or something, to just single out the  
 20 amazing effort the entire staff did pre and  
 21 post storm, as I opened the meeting with.  
 22 So I don't know -- if we tie it to the  
 23 holiday bonus, does that kind of get lost in  
 24 the holiday bonus and not send the message  
 25 that a separate bonus does?

1 And I'll open it up to --  
 2 MR. CHESNEY: Well, what would you  
 3 suggest? 500? A thousand?  
 4 CHAIRMAN MILLS: I was going to say a  
 5 thousand. I didn't know what the holiday  
 6 bonuses were. These guys killed it.  
 7 MS. GRIFFITH: I can't agree more. I  
 8 mean, the thing is -- I will be honest -- I'm  
 9 not a fan of bonuses that are not paid for  
 10 performance, so like a holiday bonus just  
 11 because it's the holidays, but -- that's a  
 12 separate topic.  
 13 But I really -- when I think about the  
 14 feedback that we got from the residents, just  
 15 my own experience, my own witnessing of what  
 16 -- what -- I mean, that was a completely --  
 17 that was an event that just shook our whole  
 18 state.  
 19 And these guys came in, and they just  
 20 killed it as far as taking care of things.  
 21 And I can't imagine a resident who is balking  
 22 at compensation and recognition, so --  
 23 MR. CHESNEY: Okay. Doug, do you have a  
 24 suggestion of what --  
 25 MR. MAYS: The more the merrier, but,

1 you know --  
 2 MR. CHESNEY: Why don't we just add \$500  
 3 to each of the holiday bonuses from last year?  
 4 Would that be fair?  
 5 CHAIRMAN MILLS: Yeah. I think  
 6 that's --  
 7 MR. CHESNEY: Does that sound right?  
 8 MR. MAYS: Yes, sir.  
 9 CHAIRMAN MILLS: Will that not get lost  
 10 in the message?  
 11 MS. GRIFFITH: Can we not call it a  
 12 holiday bonus?  
 13 CHAIRMAN MILLS: Sure.  
 14 MR. MAYS: I'll let the guys know, too,  
 15 "Here's your performance bonus, and this  
 16 additional amount is also for an Irma bonus."  
 17 MR. MENDENHALL: So the holiday bonus  
 18 typically comes at the end of the year.  
 19 Do you want to wait for the performance  
 20 bonus --  
 21 MR. CHESNEY: Well, usually, remember,  
 22 we've been trying to do it a little before the  
 23 holidays.  
 24 MR. MENDENHALL: Yeah.  
 25 MR. CHESNEY: I mean, so we usually do

1 it next month for the beginning of December.  
 2 I mean, what's the big deal if we do it now?  
 3 MR. MENDENHALL: I'm fine with whatever.  
 4 I mean, it's just far away from the holidays  
 5 to call it a holiday bonus.  
 6 MR. CHESNEY: I was just trying to keep  
 7 it off of next month's agenda.  
 8 MR. MENDENHALL: Yes. I understand.  
 9 MR. MAYS: I mean, I --  
 10 CHAIRMAN MILLS: So could we approve  
 11 both and do them separately, pay them  
 12 separately?  
 13 MR. MENDENHALL: Sure.  
 14 MR. CHESNEY: Yeah.  
 15 MR. ROSS: That's what I would advocate,  
 16 just to do them separately.  
 17 CHAIRMAN MILLS: I want to -- I want to  
 18 award the behavior now for Irma.  
 19 MR. MENDENHALL: Okay.  
 20 CHAIRMAN MILLS: But I want to tie the  
 21 holiday bonus closer to the holiday, because  
 22 you run the opposite risk; if we provide a  
 23 holiday bonus now, comes the middle of  
 24 December, this bonus is forgotten.  
 25 MR. CHESNEY: Okay. I will -- I will --

1 how about this. I will modify my motion to be  
 2 what are the amounts out of the 500. So a  
 3 thousand, thousand, 1750 and 1750 with 500  
 4 payable -- we want to separate from the  
 5 regular bonus.  
 6 When would you pay the regular bonus?  
 7 Will it be two weeks after this meeting?  
 8 MR. MENDENHALL: Yes. Correct.  
 9 MR. CHESNEY: So how about at the  
 10 beginning of November?  
 11 MR. MENDENHALL: Perfect.  
 12 MR. CHESNEY: And then at the beginning  
 13 of December pay the holiday bonus.  
 14 CHAIRMAN MILLS: I'd second that.  
 15 MR. ROSS: I didn't understand your  
 16 motion.  
 17 Are you saying that this Irma bonus is  
 18 subtracted from the holiday bonus --  
 19 MR. CHESNEY: No.  
 20 MR. ROSS: -- or is paid in addition to  
 21 one?  
 22 MR. CHESNEY: The amount is the amounts  
 23 I've indicated: A thousand, thousand, 1750,  
 24 1750, of which 500 is paid in the November pay  
 25 period, and the other remaining portion paid

1 in the December pay period.  
 2 MR. ROSS: Well, that doesn't sound like  
 3 a normal bonus. It just sounds like you split  
 4 up the holiday bonus in two pieces.  
 5 MR. CHESNEY: Okay. I'll redo it then.  
 6 I just want to keep one motion.  
 7 I make a motion that we pay an Irma  
 8 bonus of \$500 to each employee, payable --  
 9 MR. ROSS: I'm sorry --  
 10 MR. CHESNEY: Well, we're going to --  
 11 they're going to get their regular extra --  
 12 normal performance bonus in this next  
 13 paycheck. So I'm trying to separate it.  
 14 Okay?  
 15 So in the November -- sometime in the  
 16 November pay period as determined by Severn  
 17 Trent. And the holiday bonus, which is 1250,  
 18 1250, and 500 and 500, payable sometime in the  
 19 December pay period.  
 20 MS. GRIFFITH: And that is what was  
 21 awarded last year, the 500, 500 --  
 22 MR. MENDENHALL: Yes.  
 23 MR. CHESNEY: 1250, 1250.  
 24 MS. GRIFFITH: -- 1250, 1250.  
 25 MR. CHESNEY: It was -- it was 500, 500,

1 1,000, 1,000, and Doug and Sonny must have  
 2 done something fantastic one year.  
 3 MR. MENDENHALL: Do we have a second to  
 4 that motion?  
 5 CHAIRMAN MILLS: I'll second that.  
 6 MR. MENDENHALL: Any further discussion?  
 7 (No response.)  
 8 MR. MENDENHALL: All in favor.  
 9 (All board members signify in the  
 10 affirmative, and motion passes.)  
 11 MR. BARRETT: So is that called a  
 12 Holicane bonus?  
 13 MR. CHESNEY: I just didn't want it on  
 14 next month's agenda. I never understood when  
 15 we did it then, and then we do it one month  
 16 later.  
 17 CHAIRMAN MILLS: When are you going to  
 18 get spell check?  
 19 MR. MENDENHALL: Okay. So we are in  
 20 supervisor requests. So we can start with the  
 21 chair, if you want to go around the table.  
 22 MR. MAYS: No, we're not.  
 23 MS. WHYTE: No, we're not.  
 24 MR. MENDENHALL: Oh. Do you have a  
 25 field report, Doug?

1 MR. MAYS: We didn't do it yet. I know  
 2 Sonny may have some requests or something.  
 3 MS. WHYTE: No, I don't. Do I?  
 4 MR. MAYS: I thought you did, the parade  
 5 or something.  
 6 MS. WHYTE: Who?  
 7 MR. MAYS: The parade or something.  
 8 Anyway, in the meantime, Sonny is  
 9 putting together a spreadsheet to tell you our  
 10 costs, how much we ended up spending for  
 11 Hurricane Irma, which we did pretty good.  
 12 We did learn some things. Obviously,  
 13 it's -- I'm learning that it's amazing -- I'm  
 14 glad it wasn't as big, bigger, or as big as  
 15 they thought it was going to be, because  
 16 finding additional help sometimes can be, as  
 17 I found, especially since it was all over the  
 18 state -- it took me two weeks alone just to get  
 19 a tree service in here.  
 20 Luckily, our company that does our  
 21 mulching came in and started picking up debris  
 22 with his truck and trailer, which is Troy's --  
 23 Griff's Mulch. Griff really helped us, Troy  
 24 really helped us a lot by getting a lot of  
 25 this debris up.

1 We've got -- in our compound, right now,  
 2 in the parking lot, we have probably over 500  
 3 yards' worth of debris right now. Originally  
 4 we were going to stage it, or we had talked  
 5 about, but once we saw the size of the storm,  
 6 we moved it out of there so we didn't tear up  
 7 grass and upset a lot of residents over in  
 8 that corner by the TECO power lines.  
 9 So we ended up staging it in our shop  
 10 and making sure the employees just knew they  
 11 had to park outside the school, which they had  
 12 extra parking, so it wasn't a big issue. But  
 13 we have a lot of debris in the back.  
 14 So what we found is, all these gravel  
 15 companies who go around picking your stuff up,  
 16 60 yards at a time is what they can handle.  
 17 They've been dispatched all over the state.  
 18 We can't even get a grapple truck in  
 19 here. One guy told me it would be 30 days.  
 20 So the question to the board is, if I do get a  
 21 grapple truck in here, it's like \$600 a load.  
 22 And we've probably got ten loads that will  
 23 have to come out of here. So we're going to  
 24 spend about six grand on just picking up the  
 25 debris.

1 I already contacted Hillsborough County,  
 2 though. We are also on their list of pick-up.  
 3 And I told them that you don't have to go --  
 4 there are still some people out there that  
 5 haven't had their debris picked up.  
 6 90 percent of the residents have -- 95  
 7 percent of the residents probably have it  
 8 already picked up. So I've asked the county  
 9 to put us on their list. Instead of going  
 10 door to door picking up debris, you can come  
 11 to our compound and pick it up. So I'm trying  
 12 to save the community that \$6,000.  
 13 So my question to you all is, if you all  
 14 don't mind waiting, I'll wait for the county.  
 15 If you want to get it out of the compound  
 16 because you're worried about whatever could  
 17 happen with it, then I'll try to continue  
 18 working on getting ahold of a grapple truck to  
 19 start coming in and pulling a load at a time.  
 20 My recommendation is to, let's wait and  
 21 see if the county can come and pick it up from  
 22 us. It's in a safe spot. It's in back.  
 23 It's --  
 24 MS. WHYTE: It's decomposing.  
 25 MR. MAYS: -- it's decomposing. It's

1 not a fire hazard. You know, nobody goes back  
 2 there unless --  
 3 MS. GRIFFITH: I would say leave it.  
 4 MR. MAYS: So I just wanted to make sure  
 5 and see what the board thought, should we  
 6 spend the money now, or should we try and save  
 7 it and, you know, go ahead and have it picked  
 8 -- I mean, wait for the county.  
 9 MS. GRIFFITH: Let's see if it's still  
 10 there by our next meeting, maybe we call the  
 11 grapple folks, but --  
 12 MR. MAYS: By the next meeting, yes,  
 13 definitely, I would say so, too, because the  
 14 one -- the county told me that they hope  
 15 within two weeks. They're obviously behind,  
 16 even as you've seen by the street signs that  
 17 the county put out there, they said they would  
 18 be out next week. Well, next week was last  
 19 week. And they still haven't shown up to even  
 20 pick up debris out of people's yards.  
 21 So that's why Lavon and Chris are even  
 22 still going around with the chipper, doing  
 23 other cleans-ups that we have to do, and  
 24 picking up debris at people's houses still at  
 25 the same time. So they have been still doing

1 that. So we're still waiting on the county.  
 2 MS. GRIFFITH: Doug, you said something  
 3 that was interesting about how difficult it is  
 4 to get help in, that our mulch folks came in.  
 5 I'm assuming that was something that they did  
 6 as sort of a good will gesture came in --  
 7 right? -- it wasn't contractual.  
 8 MR. MAYS: Correct.  
 9 MS. GRIFFITH: So my question for you,  
 10 Erin, is, as we have these contracts with  
 11 these critical services, could there be a  
 12 clause, a -- you know, that says that we have  
 13 some degree of priority or that --  
 14 MR. MENDENHALL: We have with  
 15 landscaping.  
 16 MS. GRIFFITH: We do?  
 17 MR. MENDENHALL: With the landscaper, we  
 18 do.  
 19 MS. GRIFFITH: Okay.  
 20 MS. WHYTE: Keep in mind, when they  
 21 bring in their trucks, their price is quite  
 22 substantially higher than what we offered,  
 23 so --  
 24 MR. MAYS: And he offered a tree -- a  
 25 bucket truck. We didn't need a bucket truck.

1 MS. GRIFFITH: Right.  
 2 MR. MAYS: We needed debris clean-up.  
 3 So that's what they had to offer us.  
 4 So I have had conversations with them  
 5 about it, said, "What happened? You know,  
 6 where is the promise that you'll be here if we  
 7 have a storm?"  
 8 Well, it didn't happen. And I shouldn't  
 9 say that, because Davey's -- what we did was,  
 10 the week of the storm, I told them they're not  
 11 mowing. "You're not mowing this week." And I  
 12 said, "I need you to pick up the debris on  
 13 Linebaugh and Countryway."  
 14 So they focus on this, and we focused on  
 15 the neighborhoods. So that's how we got it  
 16 done. And Davey did -- his crew did a great  
 17 job in about a week, week and a half getting  
 18 those roadways cleaned up.  
 19 And then Troy did the back -- our guys  
 20 did the backs, you know, the neighborhoods,  
 21 and then we finally got, like I said, a tree  
 22 service in here two weeks later to help us  
 23 with some of the bigger take-downs that were  
 24 just a little too large for the guying to be  
 25 messing with.

1 You know, we have a big pine in a  
 2 backyard. I would not want our guys to try to  
 3 tackle something like that. This is something  
 4 professional tree services need to do. So  
 5 they finally got in here and helped us with a  
 6 lot of that, too.  
 7 But, I guess, what I mean is, I really  
 8 would have liked more trucks with trailers to  
 9 pick up debris out of people's yards. So  
 10 that's something that I want to work on for  
 11 the next -- if there is one, you know, in the  
 12 near future.  
 13 That's one of things I would change, to  
 14 see if we can get more trucks and trailers in  
 15 here. That would be the biggest help.  
 16 MS. GRIFFITH: Okay.  
 17 CHAIRMAN MILLS: I'm not hearing any  
 18 objection, am I, to waiting on the county?  
 19 (No response.)  
 20 CHAIRMAN MILLS: I think they would  
 21 appreciate a one-stop pick-up instead of two  
 22 or three thousand --  
 23 MR. MAYS: Exactly.  
 24 CHAIRMAN MILLS: -- little pick-ups.  
 25 MR. MAYS: That's what she mentioned.

1 She thanked us. And I -- you know, I want to  
 2 thank the community. They came out. A lot of  
 3 them came out offering water.  
 4 And just Troy, he was glad to come back  
 5 the next day. You know, they're feeding us  
 6 out here, you know. He didn't have to worry  
 7 about taking a lunch. He was --  
 8 MS. GRIFFITH: Exactly.  
 9 MS. WHYTE: The residents were very,  
 10 very --  
 11 MR. MAYS: We had a lot of good response  
 12 by a lot of residents, a lot of atta-boys.  
 13 And that's what's good about this community,  
 14 and that's why me and Sonny, we enjoy working  
 15 here.  
 16 And Sonny had a great system. When the  
 17 people called, she would paint green, red,  
 18 orange as priority, you know, and we would  
 19 know which work orders we needed to jump on  
 20 right away and which ones we can wait, and she  
 21 would explain, and we talked about it. You  
 22 know, how do we, you know, explain things to  
 23 residents that "You're kind of a low priority,  
 24 but you are on the list," you know, kind of  
 25 thing, because we had work orders. We had

1 over a hundred --  
 2 MS. WHYTE: Over a hundred, at least.  
 3 MR. MAYS: -- over a hundred work  
 4 orders, and we're still -- we're down to about  
 5 20 now, so --  
 6 MS. WHYTE: I would say I have more.  
 7 MR. MAYS: You got more. So, anyway,  
 8 the community really worked with us well. I  
 9 just want to thank everybody myself. And  
 10 thank you guys, too.  
 11 CHAIRMAN MILLS: Who is taking the lead  
 12 on the road construction barriers, Chris  
 13 Barrett project? Is that going to be the WCA  
 14 and Government Affairs, or, Chris, are you  
 15 just going to wear them out down there or --  
 16 MR. BARRETT: If I could add something  
 17 -- and I don't think I emailed anybody about  
 18 this, because I actually did not want --  
 19 because we're -- this was complicated from a  
 20 political issue from our perspective because  
 21 we have the Great West Chase coming up, and we  
 22 needed that contractor to basically sign off  
 23 on the road closure for the race, so I didn't  
 24 want to keep poking him that hard after.  
 25 But I spoke with Amos Castille, who



1 basically is in charge of public works road  
 2 closures, and he said to me that he sent out a  
 3 memo to every single contractor in  
 4 Hillsborough County saying that any barrier  
 5 that could take flight or could be blown away  
 6 had to have been taken -- had to have been  
 7 removed.  
 8 It's clear that they did not. Now, I  
 9 have not seen his memo, but based on  
 10 Mr. Castille's explanation of what that memo  
 11 was about, Westra was not in compliance with  
 12 the county memo from the DPW. And that's the  
 13 only thing that I have not followed up with  
 14 any of you guys, but I want you to know it,  
 15 because I can't afford -- I couldn't put a  
 16 \$30,000 race and put a school at risk by  
 17 complaining more about it.  
 18 MS. GRIFFITH: But they reinforced the  
 19 barriers, though, didn't they?  
 20 MR. BARRETT: They put a 25-pound weight  
 21 on. But that's different. If you go -- if  
 22 you just even go out and Google what the  
 23 different Miami construction firms did to  
 24 prepare their construction sites, they pulled  
 25 all of those things off the construction site.

1 The tune that they offered media down in  
 2 Miami was totally different than the tune that  
 3 I overheard them offering these fine folks  
 4 here when I was on the phone -- on  
 5 speakerphone listening and talking to Matt --  
 6 what's his name? -- Hester or something?  
 7 MS. WHYTE: Hester.  
 8 MR. MAYS: Hester.  
 9 MR. BARRETT: Hester. It was not done  
 10 appropriately, and this would -- and something  
 11 else that Mr. Castille said that did not  
 12 reassure me is those initial cut out that were  
 13 so dangerous that they ended up having to go  
 14 back to design, these were Westra's design.  
 15 All right?  
 16 So these are people who did not even  
 17 know Florida highway standards for safe -- for  
 18 safe traffic laneage and lane shifts. So you  
 19 expect me to believe that they understood  
 20 Miami-Dade protocol for hurricanes, which  
 21 comes about -- what? -- once every ten years.  
 22 MS. GRIFFITH: So -- I'm sorry.  
 23 MR. LEWIS: That's okay. I was going to  
 24 say I do a lot of contracts. I'm in highway  
 25 construction. And the state DOT required all

1 contractors statewide in three or four days to  
 2 pull all barrels.  
 3 There were some projects that we had  
 4 they pulled posts that were buried in the  
 5 ground three feet. So there is no way that  
 6 the county would not have done the same thing.  
 7 MR. BARRETT: Of course not.  
 8 MR. LEWIS: That's even on the  
 9 interstate.  
 10 MR. BARRETT: And even the county staff  
 11 members that struck me by covering Westra's  
 12 backside basically said all of that was  
 13 supposed to be secured.  
 14 And what is the one photo that all the  
 15 residents showed me who were just irate about  
 16 this, the porta potty tipped on top of one of  
 17 the barrels lying on its side.  
 18 Even with 25-pound weight, these things  
 19 were blown -- a number of them were blown out  
 20 of their position. So what good they did to  
 21 come and secure the traffic safety, I have no  
 22 idea.  
 23 MR. LEWIS: The 25-pound weight is  
 24 literally a half of a tire.  
 25 MR. BARRETT: Yeah.

1 MR. LEWIS: That literally is what they  
 2 use.  
 3 MR. BARRETT: Yeah.  
 4 CHAIRMAN MILLS: The notion that that  
 5 would secure them when the storm blew houses  
 6 off foundations doesn't pass the straight-face  
 7 test.  
 8 MR. BARRETT: If that did come through  
 9 as a Category 4 in Tampa Bay, those would have  
 10 wound up in people's homes. They would have  
 11 gone through sliding glass doors in West Park  
 12 Village and gone back into Linebaugh.  
 13 I have not been so irate about something  
 14 and seen so many people so irate about  
 15 something in -- not since they've moved the  
 16 garage sale due to the holidays.  
 17 MS. GRIFFITH: So let me ask you this.  
 18 So the feedback's been given to the county.  
 19 Right? The county has the contract for  
 20 the --  
 21 MR. BARRETT: The feedback's been given  
 22 to the county, but I've been getting two  
 23 different stories from the county about, oh,  
 24 they did what they were supposed to, and  
 25 another person saying they clearly didn't

1 know -- they clearly didn't do what they were  
 2 supposed to.  
 3 So there is no -- as far as I'm  
 4 concerned, there is no kind of --  
 5 MS. GRIFFITH: Accountability.  
 6 MR. BARRETT: -- there is no one that's  
 7 really owned or held Westra to account on  
 8 this, and this is inappropriate.  
 9 And I have not looked up Miami-Dade  
 10 hurricane protocols, but from what I read  
 11 online about how Miami construction firms  
 12 handled it, matches what Matt just said.  
 13 CHAIRMAN MILLS: Okay.  
 14 MR. ROSS: Can I piggyback on this  
 15 conversation?  
 16 CHAIRMAN MILLS: Yes.  
 17 MR. ROSS: If we don't have confidence  
 18 that Westra properly handled the storm  
 19 preparation --  
 20 MR. BARRETT: Watch when they put those  
 21 things back.  
 22 MR. ROSS: I was just about to say that  
 23 I don't think we should have confidence that  
 24 they're going to do their repair and  
 25 replacement to the proper standards.

1 So I move that the district approach  
 2 Westra Construction to explore Westra paying  
 3 the district the monies necessary to repair  
 4 damage to district property as a result of  
 5 Westra's recent construction efforts along  
 6 Linebaugh and the district takes  
 7 responsibility to perform the repair.  
 8 MR. CHESNEY: The only problem with that  
 9 is, I mean, they probably -- they have an  
 10 amount in their budget. We don't know if that  
 11 is enough to cover it.  
 12 I would -- I would -- I'd rather let  
 13 them deal with it, and then us come back and  
 14 say, "What the heck? Now this and that and  
 15 this."  
 16 MR. ROSS: I don't disagree with you,  
 17 which is why I drafted the motion as to  
 18 explore it. You may be right, that if we  
 19 explore it, we'll find out the numbers don't  
 20 work in our favor.  
 21 On the other hand, we may find that the  
 22 numbers do work in our favor, and it may give  
 23 us a chance to sort of piggyback off of  
 24 elevating some of our landscaping in certain  
 25 areas where they tore our property up.

1 MR. CHESNEY: Yeah. Well, I like your  
 2 creative approach, I genuinely do. I just  
 3 think that it would be difficult for us to  
 4 quantify it in advance.  
 5 MR. ROSS: I'm not smart enough. It's  
 6 out of my bailiwick. I just reiterate it to  
 7 explore the conversations.  
 8 MR. MENDENHALL: Mr. Chair.  
 9 CHAIRMAN MILLS: So, to you, Erin, I  
 10 don't disagree with what you're trying to do  
 11 -- but correct me if I'm wrong -- the county  
 12 contracted Westra; we don't have any --  
 13 MS. McCORMICK: Yeah, I'm not that  
 14 familiar with the -- Physisis, the  
 15 company that's doing construction --  
 16 CHAIRMAN MILLS: Doing the work, yes.  
 17 MS. McCORMICK: -- on Linebaugh for the  
 18 county that --  
 19 CHAIRMAN MILLS: So don't we have an  
 20 interlocal agreement to maintain the meetings  
 21 with the county?  
 22 MS. McCORMICK: We do.  
 23 CHAIRMAN MILLS: And then the county  
 24 contracted with Westra, so we don't have that  
 25 triangular ability, I don't believe, to deal

1 with Westra.  
 2 I think your motion is well founded,  
 3 but perhaps it should be to approach the  
 4 county to explore what you're looking for --  
 5 MR. ROSS: That may be --  
 6 CHAIRMAN MILLS: -- unless somebody  
 7 tells me different.  
 8 MR. ROSS: -- that may be where it ends  
 9 up, and I certainly obviously would be  
 10 receptive to that.  
 11 I was just thinking more that the way  
 12 it's going to play out is legally Westra has  
 13 an obligation to perform the repair work.  
 14 CHAIRMAN MILLS: But to the county, not  
 15 to us.  
 16 MR. ROSS: I get that, but I think Greg  
 17 is right, they're going to have an internal  
 18 number as to whatever that is, and at some  
 19 point, if they perceive it that they are  
 20 relieved from the obligation, it will get us  
 21 to where we need to get.  
 22 You may be right, that it needs to be  
 23 amended to say we approach Westra  
 24 Construction and/or the county. I don't know  
 25 which door you walk through first.

1 CHAIRMAN MILLS: Yeah.  
 2 MR. ROSS: I'm open to that amendment.  
 3 MR. LEWIS: I think the thing you've got  
 4 to remember, too, though, is -- just to follow  
 5 up on all three of your conversations -- you  
 6 know, to get an estimate like that, for all  
 7 the labor and material, but also there's  
 8 portions of the road that have been dug up,  
 9 they put the pipe in, they've got to repave  
 10 that, I don't know if that's what you're  
 11 referring to, or if you're more referring to  
 12 the median and the actual grass and dirt and  
 13 curb, there could be some gray areas there.  
 14 MR. ROSS: Yeah.  
 15 MR. LEWIS: That would be quite an  
 16 undertaking to do an estimate for their  
 17 portion, from my experience.  
 18 MR. ROSS: To be clear -- to be clear,  
 19 my motion is not intended to address road work  
 20 or anything of that sort. It was purely  
 21 intended to address the sod, the plant  
 22 material, any trees, anything that has been  
 23 damaged, torn away, needs to be repaired or  
 24 replaced.  
 25 CHAIRMAN MILLS: Recurbing.

1 MR. ROSS: Whatever it may be that would  
 2 be more what I'll call in the greenery area  
 3 that I'm thinking they're going to try to pass  
 4 something slipshod by the county, and we're  
 5 going to be the losers, if you will. And I'm  
 6 saying let's get ahead of the curve, and  
 7 whatever that means, to go to somebody and say  
 8 -- before they start laying out dollars, and  
 9 they see it as some cost, somebody jump ahead  
 10 to them and essentially say, "Don't do the  
 11 work yet. What are you going to budget for  
 12 it?"  
 13 And as I think Jim or whoever said  
 14 it's actually a county expenditure, jump to  
 15 them and say, "How do we redirect these  
 16 dollars so it comes to the district?" And we  
 17 make sure the work is done to the proper  
 18 standard.  
 19 That's where I'm trying to go. If the  
 20 motion needs to be amended, I'm all ears to --  
 21 MR. LEWIS: Typically they will not have  
 22 sort of a payout, if you will, in the  
 23 contractor's bid, but the contractor will  
 24 carry that in their bid, but it won't be a  
 25 separate payout. It will be something that

1 they know is in the contract.  
 2 Typically most county or DOT contracts,  
 3 they'll have a requirement to replace and fix  
 4 anything that's damaged in the course of the  
 5 construction.  
 6 So I like your idea, and I think maybe  
 7 Mr. Mills is on the right point, let's  
 8 approach the county, because they typically  
 9 will have an inspector that goes along with  
 10 them, and it's something that maybe me and  
 11 Doug can --  
 12 MS. WHYTE: Always --  
 13 MR. LEWIS: -- yeah -- get involved.  
 14 MR. MAYS: We have been involved with  
 15 them all along. I've have conversations with  
 16 the reclaim supervisor in charge of the  
 17 reclaim department.  
 18 They are to put it back at 100 percent.  
 19 There has been additional damage on things  
 20 that they didn't properly do the job in  
 21 certain areas, cracking pipes, pulling wires  
 22 loose.  
 23 They have actually hired Davey, our  
 24 contractor, to move some of the pipes already,  
 25 rebuild certain things. Now, they're talking

1 to them about tracking some of these wires, so  
 2 we can get hooked in properly -- hooked in  
 3 right.  
 4 Davey has put them in touch with  
 5 somebody that's an expert in that. So Davey  
 6 is -- and Davey and myself talked about it  
 7 today, going around and putting a list  
 8 together of certain things that we know need  
 9 to be done and put back together properly,  
 10 even a list of trees that they had to take out  
 11 from the very beginning.  
 12 The supervisor for Westra, Matt, told me  
 13 that every tree that they take, they will be  
 14 putting back. So, I mean, we will be putting  
 15 these type of things together so that they --  
 16 we can't -- because we dealt with it on  
 17 Countryway, we found that they didn't put  
 18 things back 100 percent, so --  
 19 MR. ROSS: I have a question, just to  
 20 make sure I follow up on -- if you're  
 21 suggesting then Mr. Chesney is right and my  
 22 motion, while it may have some merit, it just  
 23 wouldn't work as a practical matter in the  
 24 field, I'll withdraw it, if you're telling me  
 25 that's the case.

1 MR. MAYS: I would say I would withdraw  
 2 it, because the question came to me also.  
 3 Davey, at one time, said, "So should we bill  
 4 Westchase for these repairs, and Westchase go  
 5 after Westra for the money?"  
 6 And I said, "No. They're wanting to  
 7 hire you as the contractor. We don't need to  
 8 be getting any bills for this job, and then  
 9 trying to get reimbursed from the county,"  
 10 when like -- with the Countryway deal.  
 11 We learned. There was some mistakes  
 12 made down there, and I think it cost us a few  
 13 dollars. So, this time, I'm trying to avoid  
 14 those type of things and jump -- you know,  
 15 stay ahead of the program and talk to the  
 16 right people.  
 17 I had a drive-through with Matt Hester  
 18 complaining about the same thing with these  
 19 barriers just last week, even had some of them  
 20 move to a better set-up for us. So we are in  
 21 conversations with them, so I don't think that  
 22 motion is actually necessary.  
 23 MR. ROSS: Okay. Well -- and just to  
 24 make sure I'm being fully transparent, I do  
 25 have in the back of my mind, it would be a

1 crying shame for Westra to come in and do  
 2 repair work, and then a year from now, we  
 3 elevate our landscape standards, and we rip  
 4 all that out and put in whatever is our new  
 5 standard.  
 6 I'm going to just feel like we missed a  
 7 step. We didn't piggyback off of that. So  
 8 that's where I'm coming from. So if you still  
 9 stand by it, you stand by it. But I did want  
 10 you to sort of think down the road where we go  
 11 and what kind of area will we --  
 12 MR. MAYS: Right. The damage and  
 13 re-landscaping the community, I think, are  
 14 really two different things.  
 15 MS. GRIFFITH: Would Westra being doing  
 16 the landscaping? Or it sounds, to me, they've  
 17 already reached out to Davey once. They would  
 18 likely reach out to Davey as well.  
 19 MR. MAYS: There is not a lot of  
 20 landscaping other than throwing sod, so  
 21 they're going to put things back. They did  
 22 their sod work on Countryway. They just  
 23 missed some areas. So we have to make sure  
 24 they don't miss these areas this time.  
 25 You know, that's why me and Paul we want

1 to do a drive-through and start putting a list  
 2 together of things that need to be repaired.  
 3 The thing he's worried about is, that  
 4 dozer rode down, I'll say, 50 foot of pipe.  
 5 How do we know there is not a hairline pipe --  
 6 fracture in that whole pipe?  
 7 So he wants to make sure he gets all the  
 8 wiring put back, valves put back properly,  
 9 test the lines and make sure that they put all  
 10 that pipe in properly and done by our  
 11 professionals, instead of their professionals.  
 12 So he's already got an agreement with  
 13 Westra to do a lot of restoration.  
 14 MS. GRIFFITH: Okay. But, no, I didn't  
 15 think, though -- you know, that I share a  
 16 certain sentiment that there has to be some  
 17 communication of our dissatisfaction with  
 18 their performance in these areas.  
 19 Do we have an official channel, whether  
 20 it's an official memo or something to the  
 21 county, to say, you know, "Poor performance  
 22 has resulted in this, and, you know, we expect  
 23 to see, you know, performance improved."  
 24 MR. BARRETT: Could I speak to that?  
 25 This is my suggestion that I was going to

1 make, it's obviously entirely up to you guys.  
 2 MS. GRIFFITH: Go ahead. Uh-huh.  
 3 MR. BARRETT: There is a county project  
 4 manager. Is it Jim Duncan or Al Martinelli?  
 5 MS. WHYTE: I don't know. I'm looking  
 6 for a name.  
 7 MR. BARRETT: So it's either Jim Duncan  
 8 or Al Martinelli. And what I would do is, I  
 9 would, once Doug has his list -- his  
 10 comprehensive list of everything that needs to  
 11 be put back, I would like whoever is in charge  
 12 here with Commissioner Murman's legislative  
 13 aide or -- what is Jeffrey --  
 14 MS. WHYTE: Jeff.  
 15 MR. BARRETT: -- Jeff Hutchins or  
 16 Adele Currie and ask them both to attend, so  
 17 we have an elected representative hearing what  
 18 the county staff member is committing to while  
 19 you have your list, that way, you can make  
 20 your complaint and you go on the record of  
 21 "This is what needs to be done."  
 22 I think that is going to have the  
 23 biggest impact down the road for you guys.  
 24 MS. McCORMICK: And I would also include  
 25 something in writing in that that identifies

1 the issue with the barricades not being  
 2 removed properly during the storm, because  
 3 that's something that the county really needs  
 4 to aware of and focus on for future events  
 5 that come up, too.

6 MS. WHYTE: So the question is, is that  
 7 something the CDD should do, or is it  
 8 something the HOA GAC should do?

9 MR. COLLAZO: I just wanted to address  
 10 something here, if I may. Rick Goldstein and  
 11 I -- Rick is chairman of the Government  
 12 Affairs Committee -- we are meeting with the  
 13 county this Friday to discuss the whole  
 14 barrier and barrier issue to figure out how to  
 15 escalate that through the proper channels, to  
 16 get it addressed prior to the next storm,  
 17 because there could be a next storm next week  
 18 or two weeks from now. So we are on top of  
 19 that.

20 And having heard this discussion, I'm  
 21 not going to represent to CDD, but I can  
 22 certainly make them aware that these are some  
 23 concerns that are floating in the community  
 24 right now.

25 MS. WHYTE: Do you want one of us to

1 attend that meeting?

2 MR. LEWIS: What time is the meeting?

3 MS. WHYTE: Do you want one of us to  
 4 attend the meeting?

5 MR. MENDENHALL: I've got you.  
 6 Mr. Ross.

7 MR. ROSS: First, I withdraw the motion  
 8 I previously made. Secondly, I pointed it out  
 9 that there is a distinction in issue.

10 There is a challenge as to Westra's  
 11 performance with regard to proper safety  
 12 preparation when the hurricane was coming.  
 13 And then separate from that is the lack of  
 14 confidence the district has in Westra's  
 15 performance, whether it's in the quality of  
 16 the preparation or what I'm talking about,  
 17 the quality of the reparation that is going to  
 18 have to come forward.

19 Therefore, I'll make a motion asking  
 20 that our district counsel send a letter to the  
 21 commissioner in her -- and -- let me make sure  
 22 I word this correctly -- the letter should go  
 23 -- we need to notify Westra. We need to send  
 24 a letter to Westra notifying them of the  
 25 various issues and all the problems that our

1 staff have identified, and then a separate  
 2 letter to the commissioner asking for a  
 3 meeting that is attended by you, and, I guess,  
 4 maybe our WCA president, our GAC chair, and  
 5 whoever would be appropriate from our staff to  
 6 sort of do exactly what Chris was suggesting.

7 That's my motion. Let's notify Westra  
 8 in writing exactly what our concerns are, put  
 9 it out in advance, letting them know we have  
 10 these expectations, how they are -- what they  
 11 need to repair and how it needs to be done  
 12 properly, and then separately from that,  
 13 asking the commissioner for a meeting.

14 MR. MENDENHALL: Is there a second to  
 15 that motion?

16 CHAIRMAN MILLS: I'll second that.

17 MS. McCORMICK: Okay. But the county  
 18 staff, I think, needs to be brought into this,  
 19 because Westra is not going to answer to us,  
 20 but they're going to answer to the county,  
 21 so --

22 MR. ROSS: Good clarification. That's  
 23 why you're the smart lawyer.

24 MR. LEWIS: If I could just add,  
 25 whatever list you put together, bring pictures

1 -- or add pictures.

2 MR. MAYS: Okay.

3 MR. LEWIS: They speak way more than the  
 4 words, so --

5 MR. MAYS: Okay.

6 MS. GRIFFITH: I'm just curious. The  
 7 meeting with the commissioner, what's the  
 8 objective there? Is it just to make her  
 9 aware, or is it -- I mean, I don't know how  
 10 much longer she's going to be in office.

11 So is it just to make her aware, or is  
 12 it that we want her to do something?

13 MR. ROSS: From my viewpoint, companies  
 14 like Westra want to have positive  
 15 relationships with the county; and when they  
 16 believe that relationship is in jeopardy, then  
 17 they're more likely to be responsive to the  
 18 seriousness of our complaint.

19 I'm not expecting Commissioner Murman to  
 20 do something that's going to magically solve  
 21 the problem.

22 MS. GRIFFITH: Okay.

23 MR. ROSS: But I think, as a practical  
 24 matter, to the extent that the commissioner  
 25 and her aide are involved in this process,

1 they'll be aware of what our concern is, and  
 2 they'll be more likely to use the invisible  
 3 wand of influence, that, "Come on, Westra, you  
 4 need to step up to it," because I keep coming  
 5 back to it, we don't want to be arguing after  
 6 the fact when they do crummy job of doing the  
 7 repair work. We want to be ahead of the  
 8 curve.  
 9 MS. GRIFFITH: Do you think it makes  
 10 sense to carbon copy Westra on the letter to  
 11 the commissioner, and vice versa, carbon copy  
 12 the commissioner on the letter to the county  
 13 slash Westra?  
 14 MR. ROSS: Off the top of my head, it's  
 15 hard for me to think those things through. I  
 16 tend to be a little bit more strategic and  
 17 such.  
 18 MS. GRIFFITH: Well, I just -- no. No.  
 19 No. No. When you're saying that Westra can  
 20 feel, you know, sort of influenced by the fact  
 21 that we're reaching out to the commissioner,  
 22 but if they don't know that we reached out to  
 23 the commissioner, does it sort of defeat the  
 24 purpose?  
 25 CHAIRMAN MILLS: Again, I'll restate my

1 take on this. It's the county's  
 2 responsibility to take it to Westra. We have  
 3 no business directly with Westra, and, to  
 4 Erin's point, they're under no obligation to  
 5 do anything but tell to us to take a hike.  
 6 In fact, if we approach them, it might  
 7 be counter to any initiatives that the county  
 8 can exert on them.  
 9 MS. McCORMICK: Yeah. I think that's --  
 10 I think our influence is going to be with the  
 11 director of public works, and to the extent  
 12 that Commissioner Murman's office is going to  
 13 be involved in this, it's going to be a high  
 14 priority with public works.  
 15 MR. ROSS: And that's the danger of  
 16 doing these motions on the fly, and so I  
 17 certainly think you all are raising legitimate  
 18 points.  
 19 I do feel we need to have something  
 20 documented that sets forth either what a  
 21 problem is or what the expectation performance  
 22 is.  
 23 MS. McCORMICK: Right.  
 24 MR. ROSS: So we're not arguing about it  
 25 after the fact with Westra.

1 MS. McCORMICK: After -- I agree.  
 2 MR. ROSS: Whether that's best  
 3 documented by a letter to the county, with a  
 4 copy to Westra, or a letter to the county and  
 5 then we have a follow-up meeting, or a letter  
 6 to Westra -- I can't think it through right  
 7 off the top of my head.  
 8 But I think we're on the same path that  
 9 we're, in essence, asking counsel -- and I  
 10 think it will be more powerful if it comes on  
 11 your letterhead, is why I'm making the motion  
 12 to be on from counsel.  
 13 If you'll send the appropriate letter  
 14 documenting either the lack of performance  
 15 with regard to Westra, and request a meeting  
 16 with the appropriate individuals of either the  
 17 county and/or Westra.  
 18 MS. McCORMICK: Okay. I think that's a  
 19 good approach to it.  
 20 MR. MENDENHALL: Okay. Any further  
 21 discussion on this item?  
 22 (No response.)  
 23 MR. MENDENHALL: All in favor?  
 24 (All board members signify in the  
 25 affirmative.)

1 MR. MENDENHALL: Motion carries.  
 2 (Motion passes.)  
 3 MR. MENDENHALL: Anything else, Doug?  
 4 MR. MAYS: That's all I have.  
 5 MS. GRIFFITH: Well, I've got a couple  
 6 questions for you, Doug.  
 7 MR. MAYS: I'm sure.  
 8 MS. GRIFFITH: Do you mind?  
 9 MR. MAYS: I figured everybody had  
 10 questions.  
 11 MS. GRIFFITH: These are simple. So the  
 12 playground flooring at Glenciff, we've  
 13 received some emails. So is there a warranty?  
 14 There's the -- that foamy flooring.  
 15 MR. MAYS: Parts of it are coming up.  
 16 MS. GRIFFITH: There's some parts, yeah,  
 17 that are coming up.  
 18 MR. MAYS: There's an argument going on  
 19 a little bit from the vendor that did it  
 20 stating that that type of equipment should  
 21 have had something heavier duty put around it  
 22 from the beginning.  
 23 So he's putting together a proposal for  
 24 us, you know, because that type of equipment  
 25 is a wear pattern. There's a wear pattern

1 already in it.  
 2 And I told the dynamo, Jeff, that,  
 3 "Well, why didn't you tell the board this?  
 4 Because they may not have chose that piece of  
 5 equipment if they knew they had to replace the  
 6 mat underneath it every year."  
 7 MS. GRIFFITH: Right.  
 8 MR. MAYS: I said, "You guys need to fix  
 9 this." So we're in discussion with it. He  
 10 agrees with me. But we're in discussion with  
 11 it still. We're not --  
 12 MS. McCORMICK: Problems with the Pour  
 13 and Play?  
 14 MS. WHYTE: Uh-huh.  
 15 MR. MAYS: There's the -- yes. The  
 16 surface on the top that came off the black,  
 17 which is the cushion, they have separated.  
 18 It's very thin. So it has separated because  
 19 the kids run, run, run, run around it, and  
 20 then when one piece comes up, the next thing  
 21 you know, here's a larger piece, a larger  
 22 piece. And it's not huge, but it needs to be  
 23 fixed. So we are working with him on it.  
 24 MR. LEWIS: Is he going to fix it, the  
 25 way it is, or is he actually going to

1 reinforce it?  
 2 MR. MAYS: He's going to reinforce.  
 3 MR. LEWIS: Oh.  
 4 MR. MAYS: He thinks he should put a  
 5 heavier-duty ring around the whole thing in  
 6 the trail -- in the footpath --  
 7 MR. LEWIS: In the footpath.  
 8 MR. MAYS: -- the footpath, yes.  
 9 MR. BARRETT: Which park is it?  
 10 MS. WHYTE: Glenciff.  
 11 MR. MAYS: Glenciff, the roundabout  
 12 piece that they have, circular.  
 13 MS. GRIFFITH: Did you have a question  
 14 on that topic also?  
 15 MR. COLLAZO: Not on that topic.  
 16 MS. GRIFFITH: Oh.  
 17 MR. COLLAZO: But I did want to -- if I  
 18 could be recognized for just a second.  
 19 A little bit earlier you all passed a  
 20 motion tasking the staff to take a look at  
 21 some beautification suggestions for Westchase,  
 22 and I was just hoping if you would consider  
 23 asking them to also include the WCA  
 24 properties, because we want to make sure that  
 25 our beautification is consistent with, you

1 know, community-wide standards.  
 2 We do hire you all to do a lot of our  
 3 landscaping. So while they're out, if they  
 4 could just include us. That would be  
 5 terrific.  
 6 CHAIRMAN MILLS: We'll send you a bill.  
 7 Thank you. Yes.  
 8 MS. GRIFFITH: My other question for  
 9 you, Doug, was the Burger King/CVS strip.  
 10 MR. MAYS: How is it looking?  
 11 MS. GRIFFITH: I haven't looked --  
 12 CHAIRMAN MILLS: It looks great.  
 13 MR. MAYS: Completed it.  
 14 CHAIRMAN MILLS: Yeah, I went by there  
 15 before the meeting. A hundred perfect  
 16 difference.  
 17 MR. MAYS: Maze it looks so much better,  
 18 CVS -- well, Applebees mentioned that they  
 19 were really thrilled with it. It just makes  
 20 the whole front look a lot better.  
 21 MS. GRIFFITH: Good. Good. Awesome.  
 22 MR. MAYS: The Burger King as well.  
 23 CHAIRMAN MILLS: I went by there before  
 24 the meeting, and probably for the first time  
 25 since I've lived here, there is a landscaper

1 doing work on the Burger King property.  
 2 MR. MAYS: On the Burger King property  
 3 itself.  
 4 CHAIRMAN MILLS: I haven't seen that in  
 5 19 years.  
 6 MS. GRIFFITH: Good.  
 7 CHAIRMAN MILLS: So -- no. The front  
 8 strip looks totally different.  
 9 MR. MAYS: It turned out well.  
 10 CHAIRMAN MILLS: So --  
 11 MR. MAYS: And they'll maintain it. So  
 12 it turned out well.  
 13 MR. MENDENHALL: Anything else for Doug?  
 14 (No response.)  
 15 MR. MENDENHALL: All right. So moving  
 16 into supervisor requests.  
 17 Mr. Chair, we'll start with you.  
 18 CHAIRMAN MILLS: This is back to you.  
 19 So you took the banners off of the structure  
 20 at Glenciff Park for the storm. Right?  
 21 MR. MAYS: The banners?  
 22 CHAIRMAN MILLS: The yellow and blue.  
 23 MS. WHYTE: Uh-uh.  
 24 MR. MAYS: No, wouldn't take those down.  
 25 CHAIRMAN MILLS: They were gone during

1 the storm.  
 2 MR. MAYS: No, they weren't.  
 3 MS. GRIFFITH: The ones at Baybridge  
 4 were.  
 5 MR. MAYS: Baybridge and West Park  
 6 Village was, but we couldn't get those, those  
 7 are too high. They were put up there with  
 8 some serious equipment.  
 9 CHAIRMAN MILLS: I could have sworn that  
 10 they way down. No?  
 11 MR. MAYS: No. I thought they might be  
 12 if the storm really came to a Category 4.  
 13 MS. WHYTE: That's the first thing we  
 14 were looking for, if they were still there.  
 15 MR. CHESNEY: They were hurricane rated,  
 16 I mean.  
 17 MR. MAYS: They are hurricane rated.  
 18 CHAIRMAN MILLS: So then for those that  
 19 you did take down, my question was going to  
 20 be, does that mean that here's an ability once  
 21 a year, twice a year or something to clean  
 22 them and inspect them?  
 23 But if you don't take those down, then  
 24 that kind of defeats the --  
 25 MR. MAYS: No. I mean --

1 CHAIRMAN MILLS: -- okay.  
 2 MR. MAYS: There's -- generally there is  
 3 not much cleaning to do. I mean, when there  
 4 are repairs that are needed, the people that  
 5 repair them, they hate it, because they're  
 6 filthy. The sit outdoors all the time.  
 7 CHAIRMAN MILLS: Yeah.  
 8 MR. MAYS: So they hate putting them on  
 9 their tables. They actually charge us extra  
 10 to put them on their tables because they're so  
 11 filthy. These -- since this new project,  
 12 they've held up well.  
 13 I think we did better at planning it.  
 14 Keeping the kids -- keeping them away where  
 15 the kids couldn't climb on them has made a  
 16 difference.  
 17 So we don't see near as many kids out  
 18 there damaging them, type of thing. So, yeah,  
 19 they held up well, though.  
 20 CHAIRMAN MILLS: Good. Then the other  
 21 question I had for the board -- it's been  
 22 several months now since we tasked Andy with  
 23 running these meetings. I'm just looking for  
 24 some feedback on how we think that's going.  
 25 MR. LEWIS: I think he's doing great.

1 MR. MENDENHALL: Thanks.  
 2 MR. ROSS: I think Andy does a great  
 3 job, but I'll confess that sometimes when I  
 4 want to be recognized, I look at you, and  
 5 sometimes I look at him. And I don't mean to  
 6 cause confusion for you guys.  
 7 I'm just having some of my own confusion  
 8 or lapse of thoughtfulness.  
 9 CHAIRMAN MILLS: We're used to that.  
 10 MR. ROSS: It's very common.  
 11 CHAIRMAN MILLS: And I think we've kind  
 12 of sorted that out a little bit. Right? It  
 13 kind of doesn't matter who recognizes who if  
 14 you don't see somebody, and I do. Right?  
 15 MR. MENDENHALL: Absolutely.  
 16 CHAIRMAN MILLS: So if we're still good  
 17 with that, but I don't -- I haven't seen or  
 18 felt any issues or anything.  
 19 MR. CHESNEY: No. I mean, I like the  
 20 little report, you know, with the projects,  
 21 and so --  
 22 CHAIRMAN MILLS: Okay. Good.  
 23 MS. GRIFFITH: I would just say I would  
 24 like to see the suggestion that Mr. Ross had  
 25 made with regard to tracking the open items on

1 the agenda.  
 2 So while we have the agenda, the agenda  
 3 is essentially the same thing every month.  
 4 Right? But we talked about -- like I have my  
 5 own notes of things that are open, and I find  
 6 myself kind of having to remind myself things  
 7 that we talked about, but we didn't close.  
 8 MR. MENDENHALL: Right.  
 9 MS. GRIFFITH: And that was one of the  
 10 recommendations we had, was to keep those sort  
 11 of like on a running log of --  
 12 MR. MENDENHALL: I mean, we can -- we  
 13 can do that. You know, the challenge with  
 14 doing it that way that -- and I'll just let  
 15 you know, at least, from the district idea  
 16 that they don't typically do it that way --  
 17 one of the reasons why is because any given  
 18 month you could have between five and 15  
 19 projects going on.  
 20 Generally speaking, with a lot of those  
 21 -- and you'll notice this from the reports you  
 22 get -- there's not always updates, or the  
 23 updates are extremely brief.  
 24 And, so, generally speaking, I think  
 25 sending out that update that just says, okay,



1 here's the, you know, five to 15 items, and  
 2 then, of course, under my report, "Do you have  
 3 any questions on any of them?" That way,  
 4 because what tends to happen is, when you put  
 5 something on the agenda, even if it's  
 6 something that is resolved or has a very short  
 7 update, it becomes a discussion point.  
 8 You're going to find that your meetings  
 9 are going to stretch out longer and longer  
 10 because you'll talk about every item, even if  
 11 there's not much to talk about. It's just  
 12 been my experience. But go ahead.  
 13 MS. McCORMICK: I was just going to say,  
 14 too, from a Sunshine Law standpoint, I mean,  
 15 there's specific legal requirements about  
 16 things needing to go on the agenda that are  
 17 going to be discussed and having to have that  
 18 available within a certain period of time.  
 19 So what's actually on the printed  
 20 agenda does have some legal significance.  
 21 I would recommend -- I mean, we could just  
 22 include it as a page behind the agenda  
 23 maybe --  
 24 MR. MENDENHALL: Sure.  
 25 MS. McCORMICK: -- but not make it a

1 part of the official record agenda.  
 2 MS. GRIFFITH: Well, what I would like  
 3 to see is frankly -- you know, we have an  
 4 engineer's report, a manager's report, an  
 5 attorney's report, and a field manager's  
 6 report. I would like to see a consistent  
 7 format that says, "Here are the open items,  
 8 and here are the issues, and, you know, this  
 9 is what we're working on next month," so that  
 10 everyone has a consistent format, and then  
 11 everything that's open stays.  
 12 So anything that's open for Erin stays  
 13 on her report until it's closed. Anything  
 14 that's open for Tonja stays on her report  
 15 until it's closed. As opposed to, you know,  
 16 we sort of have inconsistency on that.  
 17 That would be my only feedback. I just  
 18 -- I find it difficult myself to try to keep  
 19 track of all the things that Erin has  
 20 committed to, that Tonja's committed to, that  
 21 Doug's committed to, who -- and I don't know  
 22 that you're necessarily looking at the  
 23 reports, by the way he -- "Tonja, you owe the  
 24 board an update on these."  
 25 MR. MENDENHALL: I actually send out an

1 email to the staff --  
 2 MS. GRIFFITH: Do you?  
 3 MR. MENDENHALL: -- both in office and  
 4 your professional staff. We do that ahead of  
 5 the meeting to say -- and what I do is, I send  
 6 out the previous list, to say, "Are there any  
 7 updates to this, or is there anything that I  
 8 missed that needs to be on the list?"  
 9 MS. GRIFFITH: Good.  
 10 MR. MENDENHALL: So, you know, once  
 11 again, I'm trying to work up a lot of the busy  
 12 work outside of the meeting to hopefully save  
 13 even just a little bit of time within the  
 14 meeting. But I'm happy with however you as a  
 15 board wants it.  
 16 MS. GRIFFITH: I just thought that was a  
 17 really good suggestion when it was made, and I  
 18 understood that we were going to do that.  
 19 MS. McCORMICK: I guess I was thinking  
 20 that list goes in the board packages, but it  
 21 doesn't.  
 22 MR. MENDENHALL: I email it out to  
 23 everybody.  
 24 MS. McCORMICK: Okay.  
 25 MR. LEWIS: Yeah, I like her thought

1 about maybe putting it -- your thought about  
 2 the page behind the agenda. Maybe if we could  
 3 do that. I kind of find myself doing it the  
 4 same way, so --  
 5 MR. CHESNEY: Yeah.  
 6 MR. MENDENHALL: Sure. Whatever works  
 7 best for you.  
 8 MR. LEWIS: And then -- I'm sorry. One  
 9 more thing. Would it be possible to put --  
 10 and maybe it was already on there, and I  
 11 didn't notice it -- but the date that it was  
 12 added to that list.  
 13 MR. MENDENHALL: There should be a -- if  
 14 it's not on the report, I have an open date in  
 15 database. I'm not sure if it's on the report,  
 16 to be honest with you. Yeah. But it is  
 17 something that is kept. There is an open date  
 18 for each item.  
 19 MR. LEWIS: Okay.  
 20 MR. ROSS: To follow up on  
 21 Ms. Griffith's suggestion of continuity of  
 22 reporting, you have that form report you do  
 23 with the blue highlighting and you kind of hit  
 24 each item.  
 25 MR. MENDENHALL: Uh-huh.

1 MR. ROSS: Think about -- I'm not going  
2 to direct it -- but just think about would  
3 there be merit in saying -- have the same  
4 format report that our engineer does, the same  
5 thing from our field manager, the same thing  
6 from our attorney, so that, in essence, when  
7 we hit each of these items on the agenda, we  
8 have that sheet in the exact same format over  
9 and over again, and it might help us achieve  
10 exactly what she's suggesting.

11 MR. MENDENHALL: Just so I understand,  
12 so a sheet for each of your professional  
13 staff, like here's the engineer's --

14 MR. ROSS: A separate report.

15 MR. MENDENHALL: Oh.

16 MR. ROSS: You have your form report,  
17 you know, the field manager has his form  
18 report, Tonja has her form report, because,  
19 remember, the advantage of that report,  
20 amongst other things, you're making sure  
21 you're ready for the meeting.

22 MR. MENDENHALL: Yeah. Sure.

23 MR. ROSS: You're kind of double  
24 checking, "Have I hit everything on my list?  
25 Am I carrying it?"

1 And I'm suggesting, the similarity in  
2 format, if it's helpful for you to do it that  
3 way, think about whether it would be helpful  
4 for the other folks.

5 MR. MENDENHALL: Yeah.

6 MR. ROSS: Just to give you a quick  
7 example, we've seen the field manager's  
8 report. Theirs is very different.

9 It's more of just a typical paragraph  
10 bullet line item of "This is what I'm working  
11 on and this is where I'm at" kind of stuff.

12 MR. MENDENHALL: Yes. I guess the only  
13 challenge with that becomes that as far as a  
14 central gathering point, that's something that  
15 I'm doing, so when you see that report, it  
16 might have things that all of your different  
17 staff members have.

18 It's all in that one report, and it's  
19 -- I just basically created a database. So I  
20 don't know if we can get a similar report,  
21 unless I can probably spit out separate  
22 reports that are, "Here's Erin's items."

23 MR. ROSS: I'm not saying you do the  
24 report. I'm saying that you ask -- think  
25 about a field manager organizing and helping

1 operate the district, should you be  
2 recommending to the board, "Yes, we're going  
3 to make sure that the same format I use for  
4 advising the board where I am, we're going to  
5 have the field manager do the same thing, the  
6 engineer do the same thing."

7 MR. MENDENHALL: I think it's a great  
8 idea, believe me. I've always been a  
9 proponent because, you know, Tonja or Erin or  
10 staff obviously know the updates to what  
11 they're doing a lot better than I am.

12 So we're adding another layer in there  
13 if I have to say, "Hey, where are you on  
14 this," rather everybody could do a report.

15 To get something standard, I'd have to  
16 figure that out only because, like I said,  
17 they don't have the database that I'm using.

18 MS. GRIFFITH: Right. But if you have a  
19 certain format, Here is the format to use  
20 and --

21 MR. MENDENHALL: Create something, yeah.

22 MS. GRIFFITH: -- something that you can  
23 easily take in. You can figure out the  
24 details, but I think the message is --

25 MR. MENDENHALL: Yeah. I don't think

1 it's a bad idea. Yeah. I mean, it makes  
2 sense.

3 MR. ROSS: Okay. Give it some thought  
4 in implementing that amongst the Indians, so  
5 to speak.

6 MR. MENDENHALL: Now, just back to  
7 Erin's point a couple minutes ago, so now  
8 going away from, say, putting one report  
9 behind the agenda, now potentially you have a  
10 report for each of the staff members, which we  
11 already have for -- in a way we have now, but  
12 with the legal needs of the agenda, how do we  
13 -- how do we work that out.

14 Is it still something that would be sent  
15 out individually? Is it something that we  
16 include potentially three reports basically?

17 MS. McCORMICK: Yeah. I mean, I was  
18 thinking that in the agenda packages that go  
19 out, you have your cover sheet, which is your  
20 agenda, which would basically stay the same --

21 MR. MENDENHALL: And then the various  
22 staff reports.

23 MS. McCORMICK: -- and then you would  
24 have the reports immediately behind it.

25 MR. MENDENHALL: Does that make sense

1 for everybody?  
 2 MR. CHESNEY: Because I will concur  
 3 with you. When I first came a long, long time  
 4 ago, trying to make detailed agendas when  
 5 you're at the meetings went a very, very long  
 6 time, did they not, Mr. Barrett?  
 7 MR. MENDENHALL: Well, yeah, that's just  
 8 been my experience, that having done this for  
 9 quite some time, my meetings that I go to that  
 10 are seven hours are the ones that have every  
 11 single item listed on the agenda, because  
 12 everybody feels obligated to talk about it,  
 13 which is not necessarily a bad thing, but  
 14 sometimes -- sometimes things don't need to be  
 15 talked about, so -- but all good points, and  
 16 we'll see if we can do some separate reports  
 17 packed in together, and then that way you have  
 18 it for the meeting prep.  
 19 All right. We're still on supervisor  
 20 requests, so --  
 21 CHAIRMAN MILLS: I'm good.  
 22 MR. MENDENHALL: Okay. Mr. Chesney.  
 23 MR. CHESNEY: I don't have any.  
 24 MR. ROSS: I have something.  
 25 MR. MENDENHALL: Yes.

1 MR. ROSS: We earlier were talking with  
 2 the engineer about the ponds, and you all  
 3 noticed they were passing around an electronic  
 4 version of a map. It seems to me that at  
 5 multiple of our meetings we are struggling a  
 6 little bit with, "What property are we're  
 7 talking about, what pond, what" -- whatever.  
 8 And so I would like to make a motion  
 9 that the district engineer develop an  
 10 electronic and physical map of Westchase that  
 11 is user friendly for board meetings and  
 12 constituent reference that sets forth all  
 13 district properties. Color or otherwise coded  
 14 to delineate different rights or uses, such as  
 15 common area, parks, ponds, wetland, access  
 16 easement, landscape easement, drainage  
 17 easement, et cetera, to be completed for  
 18 presentation at the 2018 March board meeting.  
 19 MS. McCORMICK: That's really helpful to  
 20 have a board like that.  
 21 MR. CHESNEY: Well, can I ask you a  
 22 question? Just so when you say -- I mean, we  
 23 have all of these maps. If we put them all  
 24 together and maybe put them on the website  
 25 like in PDF format, is that what you're

1 talking about that?  
 2 I'd be happy with that. We have more  
 3 than just the one map. We have -- trust me.  
 4 MR. ROSS: I agree -- I agree with you  
 5 that we have a lots of different maps and lots  
 6 of different tools and references that we  
 7 have, and I'm suggesting that it be  
 8 consolidated or reorganized or whatever so  
 9 that we have a conversation like we did  
 10 earlier about the fence around the ponds.  
 11 We could all pull it up on our screens  
 12 and say, "This is exactly what we're talking  
 13 about."  
 14 MR. CHESNEY: Because Sonny is looking  
 15 at me puzzled, what I'm thinking is, we have  
 16 all the parcel maps somewhere, and they're all  
 17 available electronically from the county. Am  
 18 I --  
 19 MS. McCORMICK: Yeah. The way I've have  
 20 seen those is like the one sheet that's the  
 21 entire planned development, so --  
 22 MR. MENDENHALL: Yeah. You have the  
 23 basis of an ownership map already. So this  
 24 would be basically -- so what you -- what you  
 25 primarily have your ownership here that's bee

1 created is mostly for landscaping.  
 2 So this would have some additional  
 3 layering on it. To your point, it would show  
 4 anything from easements to, you know, property  
 5 rights and those sorts of things. And Tonja  
 6 does that in many districts. I'm sorry.  
 7 MS. WHYTE: I'm sorry.  
 8 MR. ROSS: So what I was just going to  
 9 say, so that I'm not trying to create busy  
 10 work, what I would envision is, if we could  
 11 have a big map here, so that when we're  
 12 talking about it, the people in the audience  
 13 can look at it, even if we have it  
 14 electronically.  
 15 But separately, when we're preparing for  
 16 meetings, that we could have it  
 17 electronically. And if it needs to be broken  
 18 up in 4, 8, 12, 16 pages, you can break it up  
 19 by -- that's okay.  
 20 I'm just saying we get very, very  
 21 inefficient in our meetings, and we start  
 22 saying, "What are we talking about? What pond  
 23 are you talking about?"  
 24 MR. CHESNEY: Okay. So do you want the  
 25 big map or -- and the --

1 MR. ROSS: I said, physical and  
 2 electronic is in my motion.  
 3 MR. CHESNEY: Okay. I'll second that.  
 4 I don't see why not.  
 5 MR. MENDENHALL: Okay. Sonny.  
 6 MS. WHYTE: Actually, to let you know, we  
 7 do have a number of those electronically. It  
 8 would be very difficult to layer -- there are  
 9 some descriptions -- and, yes, you're  
 10 absolutely correct -- the county maps are  
 11 available to us. We have a lot of them  
 12 already. Tonja has most of them.  
 13 They're very complex. They're very  
 14 little. The description is even smaller, and  
 15 you have to have an engineer degree almost to  
 16 read most of these. But we can certainly  
 17 upload what we have for you.  
 18 But, then again, I'm working on  
 19 something and trying to get -- you had asked  
 20 for this months ago -- the pond numbers. The  
 21 property is very large, you know to break it  
 22 down, and then you're still going to be  
 23 looking for it.  
 24 It's going to be like a puzzle. It's  
 25 very complex. I'll be very honest with you.

1 It's very complex.  
 2 MR. ROSS: Two things. I absolutely  
 3 believe you that it's complex, which is my  
 4 point why it needs to be done.  
 5 Number two -- and not in any way  
 6 criticizing, but just making an observation --  
 7 we work on lots of big projects, and they kind  
 8 of drag on and on and on.  
 9 And that's why I put a date out in the  
 10 future, March 2018. If that's unworkable, I'm  
 11 not trying to be a jerk about it --  
 12 MS. WHYTE: Oh, no, it's not --  
 13 MR. ROSS: -- but at some point, we just  
 14 got to say, "We're going to have this done by  
 15 whatever date."  
 16 MR. CHESNEY: I think it would be  
 17 largely Tonja that would do it. But we have  
 18 the master map, and I know we have a lot of  
 19 the parcel maps. I think all she has to do is  
 20 put it --  
 21 MS. GRIFFITH: So is she going to charge  
 22 us to do this?  
 23 MR. CHESNEY: Oh, yeah.  
 24 MR. MENDENHALL: Yeah.  
 25 MS. GRIFFITH: So should we first find

1 out what it's going to cost?  
 2 MR. MENDENHALL: Yeah. I mean, even  
 3 giving till March, she has time to come back  
 4 with an estimate, and then --  
 5 MS. GRIFFITH: I think, yeah, maybe give  
 6 till November to give us an estimate, and then  
 7 March to do the work or --  
 8 MR. MENDENHALL: We have districts that  
 9 -- you're right, your biggest challenge is  
 10 that Westchase is huge. So, you know, tiny  
 11 print. Right? But we have some districts,  
 12 Meadow Point, which is fairly large, and they  
 13 have, you know, an overall map that shows  
 14 everything. Really, all you can see is the  
 15 colors. And then they actually have a booklet  
 16 that is, in their particular case, goes  
 17 village by village, and it hones in on the  
 18 finer details for each village for the  
 19 district assets, because, obviously, you know,  
 20 if you have a couple of pages for a village,  
 21 you can go street by street, and then go to  
 22 a --  
 23 MR. ROSS: How about this: I'll  
 24 withdraw the motion. If you'll approach Tonja  
 25 and let her know that the board is asking to

1 make some presentation as to what it would  
 2 cost, what it would involve, what it would  
 3 look like, all that kind of stuff, at our next  
 4 meeting.  
 5 MR. MENDENHALL: Sure.  
 6 MS. WHYTE: Can I just ask, do you want  
 7 this on DropBox, or do you want it -- where do  
 8 you want it presented to?  
 9 MR. ROSS: Wherever it be best for us to  
 10 reference, that --  
 11 MS. WHYTE: Okay. The question is -- we  
 12 work off of DropBox. Would DropBox be  
 13 sufficient for you, or do you want them on the  
 14 website?  
 15 MR. ROSS: I would think that you'd want  
 16 them on the website. If you have residents  
 17 calling you up and talking about issues, and  
 18 you could say, "Here, you can look right here  
 19 on Page Four of our eight-page map." You're  
 20 talking about the whatever --  
 21 MR. MENDENHALL: You're like three steps  
 22 ahead, because --  
 23 MS. WHYTE: I have to. I have to. I  
 24 have to. I'm thinking.  
 25 MR. MENDENHALL: But, first, we need to

1 find out from Tonja the scope, because she'll  
 2 be able to tell you, "This is way too much  
 3 data. You won't fit it on a website," you  
 4 know, in some cases. But we can find out all  
 5 of those details. Mr. Barrett.  
 6 MR. BARRETT: What I would suggest --  
 7 this might be way too expensive, but it might  
 8 be cheaper than you thought, given this -- the  
 9 growth of these small companies that do this  
 10 stuff -- the county has -- they still have not  
 11 the best site, but they have a site that  
 12 basically has a basic map, and then you choose  
 13 the layers that you want to lay over it, what  
 14 you want to see.  
 15 MR. MENDENHALL: yes.  
 16 MR. BARRETT: So if you created one with  
 17 Westchase -- and the thing is, you can go in  
 18 or you can come out as you want, and it's  
 19 actually pretty easy to manipulate.  
 20 If you can create one for Westchase, you  
 21 cannot only make it really user friendly in  
 22 terms of easements, like CDD property, WCA  
 23 property -- I can think of all the different  
 24 layers -- and then you could also make it  
 25 really useful to residents by putting things

1 like storm surge maps layered on top of it.  
 2 So just -- I don't know how expensive it  
 3 would be, but it's something to consider.  
 4 MR. MENDENHALL: Mr. Chesney.  
 5 MR. CHESNEY: Yeah, I don't mean to  
 6 belabor this. I was going to suggest  
 7 something similar.  
 8 But the company we used for our  
 9 insurance assets might have some mapping  
 10 assistance in there, so there might be -- you  
 11 can ask Tonja, but there are actual firms that  
 12 do this as well, where they just pull it from  
 13 the public data.  
 14 MS. WHYTE: Okay.  
 15 MR. CHESNEY: But they wouldn't have  
 16 that master map that I know that she has.  
 17 MS. WHYTE: I have it. We already have  
 18 it.  
 19 MR. MENDENHALL: So let me talk to Tonja  
 20 about everything you just discussed. And  
 21 we'll have her come back and give an idea of  
 22 what she can do capability-wise, and that will  
 23 lead you towards the direction you want to go.  
 24 MR. ROSS: Okay. Related to this issue  
 25 of creating a map, et cetera, we've been very

1 fortunate to have the same professionals  
 2 representing us for many, many years, have the  
 3 same employees for many, many years, and at  
 4 some point, somebody is going to retire,  
 5 somebody is going to leave us, whatever, and  
 6 so we need to make sure we are documenting our  
 7 practices, schedules, procedures, et cetera.  
 8 I'm not in any way suggesting that there  
 9 is a sense of urgency or whatever, but I was  
 10 going to make a motion. But if you'll just  
 11 add it to your working list.  
 12 MR. MENDENHALL: Sure.  
 13 MR. ROSS: We need to get this done. We  
 14 need to make sure that people document things  
 15 like our maintenance schedules, or if Tonja  
 16 has some unique institutional knowledge about  
 17 our ponds and how they interact, and, "Oh,  
 18 this is the magic toggle thing you've got to  
 19 kick in order to make sure whatever" -- and  
 20 all that stuff just needs to be documented.  
 21 And it may be documented already, then  
 22 it needs to be assembled and readily  
 23 accessible for everybody. So if you add that  
 24 to your list as well.  
 25 MR. MENDENHALL: Sure.

1 MR. ROSS: I had the opportunity to have  
 2 a conversation with Doug, and I was inquiring  
 3 about standards in that park in front of me.  
 4 And I made the observation that I don't  
 5 believe OLM and Davey are doing certain  
 6 things.  
 7 And so I would like to make the motion  
 8 that the district manager notify OLM and Davey  
 9 that the district believes the weeding  
 10 standards have not been adequately followed  
 11 and expect its plant beds to be weeded  
 12 frequently enough and with correct  
 13 consistency so that, by way of example, weeds  
 14 are not sprouting through plants and, B,  
 15 believes the hedge standards have not been  
 16 adequately followed and expects hedges to be  
 17 maintained so that they are continues, that  
 18 is, no missing plants; full, that is, each  
 19 individual plant is not twiggy or diseased;  
 20 and uniform, each plant is of similar height,  
 21 depth and width. A copy of the notice and any  
 22 response should be provided to the board at  
 23 the at 2017 November board meeting.  
 24 MR. CHESNEY: Can I ask one question on  
 25 the prior item?

1 MR. ROSS: Sure. Yeah.

2 MR. CHESNEY: I know we are short of

3 time. Part of the reason when we started

4 going to documented minutes was to try to

5 retain some of that institutional knowledge.

6 I notice on our DropBox it goes back to

7 2014. How far back does the documentation

8 website that you guys support? Do you recall?

9 MR. MENDENHALL: I have to look. With a

10 lot of -- with a lot of the -- well, once the

11 law went into effect where districts were

12 required to maintain their own website, the

13 bulk of it would have gone to the website. So

14 I'll have to check to make sure.

15 MR. CHESNEY: That might be something to

16 add to that request, because we have all these

17 minutes, and there is a lot of info. I mean,

18 I use -- I used to use it more. I would go

19 back and figure out what we had done prior.

20 MR. MENDENHALL: Yeah.

21 MR. CHESNEY: But that would, I think,

22 go a long way in what he's asking.

23 MR. MENDENHALL: I'm guessing that --

24 and I'll double check -- but I'm pretty sure

25 with the repository, that that, for the most

1 part, from updating, has gone away since you

2 have your own website; however, those minutes

3 would still be retained, you know, at Severn

4 Trent. We have them electronically.

5 Just to Brian's motion, though, do we

6 have a second to that?

7 MR. CHESNEY: What's the motion? I'm

8 sorry.

9 MR. ROSS: I made a motion that the

10 district manager notify OLM and Davey in

11 writing that the weeding standards and hedging

12 standards are not being adequately followed.

13 CHAIRMAN MILLS: So I'll second it for

14 discussion. I have a couple of questions

15 about it.

16 One is, is there a specific issue that's

17 driving that motion? And secondary to that,

18 is what you're asking in the current contract

19 and required by contract?

20 MR. ROSS: There is not a specific one

21 with regard to the weeding, other than it's

22 just all over Westchase. You just drive down

23 the road, and you'll see weed popping out of

24 plants. And I think that's not appropriate.

25 With regard to the hedging that's along

1 the brick wall, that at points you see a gap

2 in the hedge. There's evidently a missing

3 plant or a plant that's been damaged by kids

4 or whatever and not been replaced.

5 So that would be the specific regarding

6 the hedges issue.

7 CHAIRMAN MILLS: Okay.

8 MS. GRIFFITH: Let me ask, because I --

9 I mean, I did a drive-through with OLM, and I

10 have my own feedback.

11 Is there not a channel for giving

12 feedback to Davey? Do we have to do motions

13 in order to give feedback to Davey or --

14 MR. MENDENHALL: No. I mean, I know

15 Doug has constant communication with them, as

16 well, you can have me send -- as Brian just

17 suggested, I certainly can send things as well

18 when we have that.

19 MR. ROSS: And if I can respond. I

20 think we do have open lines of communication.

21 My impression is that Doug and Davey talk all

22 the time, certainly daily.

23 What my motion is suggesting is to take

24 it to a different level, to say our district

25 manager provide written notice to them,

1 letting them know, okay, this has been going

2 on long enough, because I told Doug, the issue

3 about the weeds and the plants, I personally

4 observed it for months and months and months.

5 I purposely didn't want to say anything,

6 kind of hoping Davey would fix it or OLM would

7 notice it for it. And it obviously just kind

8 of slipped through the cracks. It's like,

9 "Hey, let's tighten it up. Let's make a

10 formal written notice to them."

11 MS. GRIFFITH: And that where when I

12 look at OLM's feedback, those items that

13 continue to be called out, at some point,

14 enough is enough -- right? -- you know, if

15 it's been called out every month for six

16 months, and Davey hasn't addressed it.

17 But, again, I know that -- you know, to

18 your point, that Doug and Davey has an open

19 line of communication.

20 Like, you know, we had the landscaping

21 in front of the signs so tall that you

22 couldn't even see the -- you know, all of

23 Westchase. You couldn't see the Bridges. And

24 so we gave that feedback.

25 And I've been looking, and it's getting

1 down so that we can now see the signs, but --  
 2 okay. I was just curious.  
 3 MR. MENDENHALL: Any further discussion  
 4 on that particular motion?  
 5 (No response.)  
 6 MR. MENDENHALL: All in favor?  
 7 (All board members signify in the  
 8 affirmative.)  
 9 MR. MENDENHALL: Okay. Motion carries.  
 10 (Motion passes.)  
 11 MR. ROSS: I know people got to go at  
 12 5:45. I heard a rumor that the Westchase Golf  
 13 Course is for sale. And I know that the long-  
 14 time course manager has left.  
 15 So I move that a working group be  
 16 established, comprised of the district field  
 17 manager, district engineer, district counsel,  
 18 and Supervisor Chesney, with Supervisor  
 19 Chesney to serve as chair, for the purpose of  
 20 examining the feasibility of purchasing the  
 21 Westchase Golf Course, with an initial report  
 22 presented to the board no later than the 2017  
 23 December board meeting.  
 24 I didn't mean to be presumptuous, but  
 25 you know money stuff in and out, and I thought

1 you --  
 2 MR. CHESNEY: Well, actually I tried to  
 3 buy the golf course the first time it was for  
 4 sale. It was unsuccessful.  
 5 MR. ROSS: My motion is detailed for the  
 6 feasibility of that.  
 7 MR. MENDENHALL: Do we have a second to  
 8 that motion?  
 9 MR. CHESNEY: Second.  
 10 MR. MENDENHALL: Discussion?  
 11 (No response.)  
 12 MR. MENDENHALL: Seeing none, all in  
 13 favor?  
 14 (Board members signify in the  
 15 affirmative.)  
 16 MR. MENDENHALL: So the motion is four  
 17 to one.  
 18 (Motion passes.)  
 19 MR. ROSS: Okay. Next, I move a working  
 20 group be established, comprised of the  
 21 district field manager, district engineer,  
 22 district counsel and supervisor whoever to  
 23 serve as chair for the purposes of examining  
 24 the feasibility of creating a Westchase  
 25 community garden on the Promise Lane property

1 with an initial report presented to the board  
 2 no later than 2018 January board meeting.  
 3 MR. CHESNEY: I'll second that.  
 4 MS. GRIFFITH: Wait. Which property is  
 5 this?  
 6 (Multiple speakers speaking at once.)  
 7 MR. CHESNEY: Behind the elementary  
 8 school.  
 9 MS. GRIFFITH: Yeah. Okay. So I would  
 10 think that there have been ideas thrown around  
 11 with what to do with that property. I sort of  
 12 envisioned that being one of our workshop  
 13 discussions.  
 14 MR. ROSS: Okay. I withdraw that  
 15 motion. And if you'll add it to the addenda  
 16 for the workshop.  
 17 MR. MENDENHALL: Sure. That sounds  
 18 good.  
 19 MR. ROSS: And then, similarly, if you  
 20 add on to workshop agenda whether the district  
 21 could initiate a dialogue with local Scout  
 22 troops to see if there is any interest, such  
 23 as earning a merit badge, and the troops  
 24 working with the district to maximize the  
 25 butterfly effect of the Mays butterfly garden.

1 MS. GRIFFITH: Which is looking better  
 2 and better, by the way.  
 3 MR. MAYS: A little bit at a time.  
 4 MR. MENDENHALL: Do we have a second to  
 5 that motion?  
 6 MR. ROSS: No, it's not a motion. I'm  
 7 just saying add that to the workshop. Sorry  
 8 for taking so long.  
 9 MR. MENDENHALL: That's okay.  
 10 MS. GRIFFITH: I just have two quick  
 11 things. So, one, I know we called out earlier  
 12 the tremendous efforts of, you know, Doug,  
 13 Sonny, and our staff with regard to the  
 14 Hurricane Irma preparation and recovery.  
 15 I do also want to recognize Chris  
 16 Barrett and his ability in communicating,  
 17 keeping the community informed, the online  
 18 forum. The community came together.  
 19 He was sort of a moderator, but, man, he  
 20 kept everybody informed: Where is there gas?  
 21 Where can I get propane? Where is there  
 22 water?  
 23 And it just -- the sense of community,  
 24 you know, everyone sort of helped each other  
 25 out. And Chris was making phone calls, he

1 was, you know, just collecting information  
 2 from the county, sharing it.  
 3 And I just -- I was incredibly proud to  
 4 be part of Westchase. So thank you, Chris.  
 5 MR. CHESNEY: I've got to get Facebook  
 6 to see all this work.  
 7 MR. BARRETT: It was about crowdsourcing  
 8 the information that was out there.  
 9 MS. GRIFFITH: It was tremendous.  
 10 MR. BARRETT: I simply provided a  
 11 template, and people just plugged into it, and  
 12 it worked.  
 13 MS. WHYTE: Oh, they did, they plugged.  
 14 MS. GRIFFITH: But it made a world of  
 15 difference. Everybody banded together.  
 16 My second thing is a fun thing. So  
 17 Duncan, the dog, is in the top three. I think  
 18 he's going to win it.  
 19 CHAIRMAN MILLS: All right.  
 20 MS. GRIFFITH: And I think there is an  
 21 award ceremony on October 7th to present an  
 22 award to the winner. So my goal is to be  
 23 there, and because --  
 24 MR. CHESNEY: Is it over?  
 25 MS. GRIFFITH: It's over, the voting is

1 over.  
 2 MR. CHESNEY: Okay.  
 3 MS. GRIFFITH: And the WCA asked if they  
 4 can adopt Duncan and give Duncan a permanent  
 5 home outside their office here.  
 6 So they're going to come and collect  
 7 Duncan for purposes of the awards ceremony,  
 8 but then he will come back home and --  
 9 MR. CHESNEY: Awesome.  
 10 MR. MAYS: Very good.  
 11 MR. CHESNEY: I think it was a great  
 12 project, by the way.  
 13 MS. GRIFFITH: Thank you. And we even  
 14 secured him during the hurricane, so, you  
 15 know --  
 16 MR. MAYS: Yes, we did.  
 17 MR. CHESNEY: Did you build a doghouse?  
 18 (Multiple speakers speaking at once.)  
 19 MR. MENDENHALL: Go ahead.  
 20 MR. LEWIS: Just real quick, one thing  
 21 maybe following up on our minutes and  
 22 organization that we were talking about  
 23 before, the street signs that were black and  
 24 white in West Park Village, I believe, where  
 25 do we stand with that, or maybe somebody

1 can --  
 2 MS. WHYTE: Workshop.  
 3 MR. LEWIS: That's a workshop.  
 4 MS. WHYTE: That's part of the  
 5 discussion on this.  
 6 MR. CHESNEY: They're expensive.  
 7 MR. LEWIS: Okay. I couldn't remember,  
 8 and I couldn't find it in any of the previous  
 9 minutes.  
 10 MS. GRIFFITH: Well, we got an estimate.  
 11 Right?  
 12 MS. WHYTE: I have an estimate that we  
 13 were going to table it, because the discussion  
 14 was that they -- you guys wanted to wait until  
 15 the budget cycle. Of course, we have to  
 16 figure out to pay for it. And to see how you  
 17 wanted to do and what you wanted to do, and it  
 18 was a discussion for the workshop.  
 19 MR. LEWIS: That's all I needed to know.  
 20 I couldn't remember. Thank you.  
 21 MR. MENDENHALL: Okay. Mr. Barrett.  
 22 MR. BARRETT: Just a favor. We changed  
 23 -- every year for I don't know how many years  
 24 we served beer at the end of the big Great  
 25 West Chase, and it's very, very popular.

1 It's a little weird, I think, people  
 2 drinking that early, but it's very popular.  
 3 And the best races often do it.  
 4 We changed it where we were told  
 5 previously the provider's license extended to  
 6 the use. We were misinformed. That was not  
 7 accurate. We want to do it the right way, and  
 8 that requires us, once we are a 501(c)(3),  
 9 which may start happening next week, to  
 10 acquire a neighborhood fair permit, which  
 11 would allow to us to basically have a license  
 12 to serve beer legally in that area, but it  
 13 requires a signed affidavit from the property  
 14 owner.  
 15 So if you would be willing to support  
 16 that, I would be grateful. It may not happen  
 17 this year, which would mean that we would have  
 18 more time to discuss it in the coming months  
 19 if it doesn't happen, because it all hinges on  
 20 the 501(c)(3).  
 21 But if you do give it, you know, we  
 22 would then have a five-year permit to do it,  
 23 and we're doing it properly.  
 24 MR. ROSS: I move that we give the Chair  
 25 the authority to sign that -- the authority



1 and approval to sign that affidavit.  
 2 MR. MENDENHALL: Okay. Do we have a  
 3 second?  
 4 MR. CHESNEY: Second.  
 5 MR. MENDENHALL: Discussion?  
 6 MR. CHESNEY: I don't understand why  
 7 you need -- whatever. It's your business. I  
 8 don't care.  
 9 MR. BARRETT: There are very few races  
 10 that ever do it. Almost every one that serves  
 11 beer does it in violation of the law, and no  
 12 one says boo, but we want to do the right  
 13 thing.  
 14 MR. CHESNEY: Yeah. That's all right.  
 15 I just understand why the WOW couldn't just  
 16 get the permit, but whatever. It's your  
 17 business, that's fine.  
 18 MR. BARRETT: Thank you.  
 19 MS. WHYTE: One thing, adding to that,  
 20 the Great West Chase run is coming up. We'll  
 21 put up the signs as usual. It's on 28th of  
 22 October. It's on the calendar.  
 23 We've got the request for the holiday  
 24 banners for Santa Claus Parade, which is the  
 25 second Saturday in December.

1 that.  
 2 MR. MENDENHALL: Any other discussion on  
 3 that particular one?  
 4 (No response.)  
 5 MR. MENDENHALL: All in favor?  
 6 (All board members signify in the  
 7 affirmative.)  
 8 MR. MENDENHALL: Okay. Motion carries.  
 9 (Motion passes.)  
 10 MR. BARRETT: Thank you.  
 11 MR. CHESNEY: Motion to adjourn.  
 12 MR. MENDENHALL: Do we have a second to  
 13 that motion?  
 14 CHAIRMAN MILLS: Second.  
 15 MR. MENDENHALL: All in favor.  
 16 (All board members signify in the  
 17 affirmative, and motion passes.)  
 18 (At 5:50 p.m., the meeting adjourns.)  
 19  
 20  
 21  
 22 ~~James P. Mills, Chairman~~  
 23 Gregory Chesney  
 24 Vice Chairman  
 25

1 MR. BARRETT: The 9th.  
 2 MS. WHYTE: Yeah. You have your food  
 3 drive coming up, we have the holiday market  
 4 coming up. There is going to be quite a bit  
 5 of signage. We'll try to keep it down to a  
 6 minimum and make sure it doesn't overlap.  
 7 Holiday decoration, if anybody has any  
 8 thoughts, please share them with me. I just  
 9 signed the contract for the lights, so we're  
 10 all set for lighting.  
 11 We're going to have to change our light  
 12 structure outside a little bit this year due  
 13 to the fact that we don't have that curve  
 14 anymore, but we are still lighting up West  
 15 Park Village.  
 16 So if anyone has any suggestions, I'm  
 17 way open to ideas and certainly suggestions  
 18 from anyone.  
 19 MR. BARRETT: Did you just vote on  
 20 the affidavit?  
 21 CHAIRMAN MILLS: No.  
 22 MR. MENDENHALL: No. That's what I was  
 23 just going to say.  
 24 MS. WHYTE: Sorry.  
 25 CHAIRMAN MILLS: We'll come back to

CERTIFICATE OF REPORTER

STATE OF FLORIDA:  
 COUNTY OF HILLSBOROUGH:

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

Witness my hand and seal October 26, 2017,  
 in the City of Tampa, County of Hillsborough, State  
 of Florida.

Kimberly Ann Roberts  
 Notary Public  
 State of Florida at Large