

**MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **November 16, 2022** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

Joe Szewczyk
Pina Chichelli
Alan (Bud) Sabol
Bill Roumy
Bonnie Benjamin

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jordan Lansford
Sarah Sandy (*via Zoom*)
Margie Gertsman
Alex Murphy
Residents

GMS – District Management
District Counsel
WTS Amenity Manager
WTS Operations Manager

The following is a summary of the discussions and actions taken at the November 16, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Szewczyk called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited

THIRD ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda *(Audience Comments Limited to 3 Minutes per Person)*

Mr. Szewczyk opened the general audience comments period. The following residents provided Request to Speak Forms and addressed the Board:

- Ms. Diane Raymond of 1509 Scarlett Avenue questioned the status of the dumpsters and the street lights and signs that were down. Ms. Gertsmann would address the street lights and signs later in the meeting but believed that the dumpsters belonged to a roofer for Carriage Houses. According to A1 Roofing, the dumpsters were supposed to be there on Monday or Tuesday and picked up on Wednesday or Thursday. If they were not removed, the management company for Carriage Homes would be contacted.
- Resident Theresa Mahoney questioned when an area next to the Clubhouse that stored electrical power was going to be addressed as there were debris and electrical lines on the ground. She wondered when fallen tree trunks were going to be removed, especially a big tree that fell on her roof.
- Ms. Sue Spade of 1534 Scarlett Avenue was on the HOA Board and reported a CDD Supervisor was violating the HOA by-laws by having a red shed on property in the single-family homes, which was blocking the sidewalk.

There being no further comments, Mr. Szewczyk closed the general audience comments period.

FOURTH ORDER OF BUSINESS

Audience Comment Tracker

There were no comments or questions from the Board on the Audience Comment Tracker.

FIFTH ORDER OF BUSINESS

District Engineer

A. Consideration of New Rate Schedule for FY23

Ms. Murphy presented the current Rate Schedule, which was requested by the Board along with the new Rate Schedule for Fiscal Year 2023. There was a \$50 increase per hour. Mr. Sabol felt that this was reasonable as the new rate was a 10% increase and inflation was 13% to 14%. Discussion ensued.

On MOTION by Mr. Sabol seconded by Mr. Szewczyk with all in favor the new Rate Schedule for Fiscal Year 2023 for the District Engineer was approved.

SIXTH ORDER OF BUSINESS

New Business Items

A. Blooming's Update

Ms. Sarah was looking into the most cost-effective approach to go after Bloomings.

B. Consideration of Proposals from LMP

Ms. Lansford presented proposals from Landscape Maintenance Professionals (LMP) for Brazilian Pepper cleanup and irrigation repairs, which were included in the agenda package. A proposal for stump grinding was provided to the Board under separate cover. Mr. Szewczyk asked if staff was keeping good records to submit to the District's insurance company. Ms. Gertsmann was submitting all items related to the hurricane, with the exception of the irrigation items. Mr. Roumy asked if the prices provided by LMP were researched as LMP charged \$445 to install a valve, but Sprinkler Warehouse charged less than \$121. Ms. Murphy stated that the rates were based on material and labor costs under LMP's agreement. Ms. Chichelli believed that the \$445 charged by LMP included labor. Mr. Roumy requested that staff perform the research, ask a resident who owned an irrigation company whether LMP's prices were reasonable and not perform any irrigation work until all of the stumps were removed. Mr. Szewczyk agreed with Mr. Roumy on waiting to perform the irrigation work as the potential for damage was great during the stump grinding and felt that the quote for the stump grinding was reasonable based on estimates that he received for the removal of his tree.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor Estimate #80338 from Landscape Maintenance Professionals for topsoil and stump grinding in the amount of \$41,525 was approved.

C. Ratification of Landscape Agreement with LMP

Ms. Lansford presented the Landscape Agreement with LMP, which was included in the agenda package. The PSA was removed as requested by the Board.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Landscape Agreement with Landscape Maintenance Professionals was ratified.

D. Ratification of Agreement with Westcoast Electric Services, Inc. for Electrical Demolition & Removal Services

Ms. Lansford presented an agreement with Westcoast Electric Services, Inc. for electrical demolition and removal services on the tennis court.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Agreement with Westcoast Electric Services, Inc. for Electrical Demolition & Removal Services was ratified.

E. Discussion of Contracting with Bradley Ray Concrete

Ms. Lansford reported that staff was working on the agreement for Bradley Ray Concrete and more information would be provided to the Board at the next meeting.

F. Budget Amendment FY22, Resolution 2023-01

Ms. Lansford presented Resolution 2023-01, amending the budget for Fiscal Year 2022, which was included in the agenda package. At the end of last fiscal year, the District's expenditures were \$31,000 over budget.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the Budget Amendment for Fiscal Year 2022 as evidenced by Resolution 2023-01 was approved.

G. Discussion of Incident Report

Ms. Lansford reported that the Board had the option of imposing suspensions for incidents and due to an incident, Ms. Gertsman wrote an incident report on Mr. Roumy for removing a light on District property. Ms. Sandy stated that this item was added to the agenda after discussion with the Chair to help facilitate discussion by the Board on its policies for the amenity facility management, how that policy is implemented, and who it applies to. As the policy currently stands, the Board hired and authorized WTS to manage its amenity facilities, including the repair of those facilities, coordinating all scheduled services and any maintenance or repairs. WTS hires the staff it deems appropriate for the staff. Absent Board direction

otherwise given at a Board meeting, all maintenance and repairs of District facilities flow through WTS. Historically, this policy applied to all – other District staff, consultants, contractors, residents, and Supervisors. If the policy is to change, then the Board needs to discuss such and provide that direction. Mr. Roumy defended his position regarding the incident, questioning the way that Ms. Gertsman filled out the incident report and what was included. Mr. Szewczyk did not want to pick apart the report. Mr. Sabol understood that when the Board hired WTS, which Ms. Murphy and Ms. Gertsman represented, the Board gave WTS the authority to make any decisions that should be made. In his opinion, Mr. Roumy had no right to be in the affected area as it was roped off and could have been hurt while moving the pole, causing liability issues. Therefore, Ms. Gertsman had the right to make the report on Mr. Roumy. Mr. Roumy questioned the following:

- *Who is supposed to maintain Courts 3 and 4?* Ms. Gertsman stated that a staff member maintained it and they were covered under the District's insurance. The pole was on the fence, not on the ground in order to open the tennis courts quickly. It was standard procedure to fill out an Incident Report, for documentation purposes, submit to District management and have the Chair decide whether to place on the agenda.
- *Why was there a priority to open three courts before November 1st?* Ms. Gertsman stated that there was a priority in order to have league play.
- *Why was authority not provided to maintenance to cut the pole?* Ms. Gertsman stated that it was not safe to do so. District management, the insurance carrier and the vendor made the decision.
- *Who closed the courts?* Ms. Gertsman stated their maintenance person closed them by mistake due to miscommunication. He thought that play was done in the morning and locked them when he left after his shift. It never happened again.

Ms. Benjamin questioned why this item was placed on the agenda. Ms. Gertsman explained that it was standard procedure for the purpose of the Board having the discussion. Ms. Sandy explained that the disciplinary portion of this matter was handled through a procedure under the Amenity Facility Policy. The first offense was a verbal and written warning, which was the written report. The agenda item was just to discuss the District's policy on how amenity facility maintenance is handled. Mr. Szewczyk pointed out that the Board hired WTS, GMS and

District Counsel to perform a job and if the Board did not like the job they were doing, the Board could terminate them, but Board Members should not be doing any work by themselves. WTS, GMS and District Counsel had the authority to manage and run the community. Mr. Sabol agreed. Mr. Roumy pointed out that he received a call from a resident yelling and screaming that the courts were closed, as an announcement was made when a court was closed. Mr. Szewczyk did not care whether November 1st was the start of tennis season. A certain priority of work needed to be completed and the tennis courts were not a priority. Mr. Szewczyk did not wish to have further discussion on this matter. Ms. Chichelli agreed. The Board agreed to continue with its prior policy of WTS managing the facilities and WTS’s decision to control absent alternative direction from the Board at a Board meeting.

H. Consideration of Proposal from Innotech for Entrance Side Pergola

Ms. Lansford presented a proposal from Innotech for repair of the entrance side pergola, which would be covered by the District’s insurance company as the deductible was met. Ms. Chichelli asked if it was for one pergola. Ms. Murphy replied affirmatively.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the proposal from Innotech for the entrance side pergola in the amount of \$3662.66 was approved.

Ms. Lansford commented on the insurance status for repairs. US Roofing was waiting to hear from the manufacturer on the shingles before providing a start date. The proposal for the resurfacing of the tennis, bocce and pickleball courts was received. It was \$400,000 to resurface all of the courts. The maximum amount paid by the insurance for the lighting and fencing was 5% or \$20,000. The proposal was sent to the insurance company. Ms. Gertsmann was working with the District Engineer on all of the street and roadway signs, which would be covered by the District’s insurance. Staff was working on an agreement for the interior Clubhouse restoration work, which was included under US Roofing’s proposal.

SEVENTH ORDER OF BUSINESS

Business Administration

- A. Approval of Minutes:**
 - 1. September 21, 2022 Meeting**
 - 2. October 19, 2022 Meeting**

Ms. Lansford presented the minutes of the September 21 and October 19, 2022 meeting, which were included in the agenda package. There were no corrections.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor the Minutes of the September 21, 2022 and October 19, 2022 Meetings were approved as presented.

B. Approval of October 2022 Check Register

Ms. Lansford presented the October 2022 Check Register, which was included in the agenda package.

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the October 2022 Check Register was approved.

EIGHTH ORDER OF BUSINESS

General Audience Comments

This item was discussed after the Attorney's Report.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy commented on the contract with Bradley Ray Concrete (Bradley Ray). The District typically used Bradley Ray for sidewalk repairs. They entered into the District's standard form of agreement in the past, but now preferred to use their proposal. Mr. Szewczyk asked if the District was protected. Ms. Sandy advised that the District's standard agreement included sovereign immunity, liability and attorney's fees being covered by the losing party in the event of a lawsuit and without it, the terms would apply according to Statute or the proposal. The Board may take on the risk; however, the lower the contract amount, the more Boards were comfortable with the risk. Ms. Gertsman was meeting with another vendor on Monday, but if the Board waited, there was the risk with having bad sidewalks in the community and an increase in price as 25 more areas that were discovered after the hurricane. Ms. Lansford stated that Ms. Gertsman was meeting with another vendor and asked if there would be an issue getting a hurricane reimbursement if there was no standard agreement. Ms. Sandy explained that the insurance company would not require a certain agreement, even though they preferred having one for liability purposes and could provide them with a shorter form of agreement that she used

with another vendor who did not want to use the District's form of agreement. The shorter form included provisions for public records and sovereign immunity. Mr. Szewczyk preferred to wait until Ms. Gertsman met with the second vendor. Mr. Sabol was in favor of getting additional proposals.

Ms. Sandy reported that WTS and the District Engineer were working on repairing or replacing street signs on District right-of-ways and were in contact with the city regarding street signs on Plantation Boulevard. There was discussion back and forth on the responsibility for the street signs. The District's position was that the city was responsible for the ownership and maintenance of Plantation Boulevard including the street signs, which the city was informed about several times; however, if the Board wanted her to review the historical documents and try to push the city to repair the street signs, she would at the Board's direction. Mr. Szewczyk understood that the city was responsible for the street and sidewalk and the District was responsible for maintenance of the landscape and lighting and questioned how many street signs on Plantation Boulevard were affected. Ms. Sandy stated that the District Engineer had a map and an accounting of the number of street signs. Mr. Szewczyk counted six signs and requested that the District Engineer provide a cost versus waiting for the city.

- **General Audience Comments (Item 8)**

Mr. Szewczyk opened the public comment period. Resident Glenn Raymond of 1509 Scarlett Avenue asked if someone was contacted to come out to confirm that it was their dumpster and it would be removed. There being no further comments, Mr. Szewczyk closed the general audience comments period.

B. District Manager

1. FHP Traffic Report

Ms. Lansford presented the FHP Traffic Report, which was included in the agenda package. If the Board wanted to have traffic enforcement in the future, there could be a contract. Mr. Szewczyk was not in favor as they did not make many stops but would leave it up to the next Board. Ms. Lansford appreciated all of the hard work from this Board.

C. Amenities Manager

1. Update on US Roofing

This item was discussed.

2. Hurricane Recovery Update

Ms. Gertsmann met with LMP last Friday regarding the leaning Palms on Plantation Boulevard. They were a priority, but LMP needed a crane. They should be dealt with in the next couple of weeks. The roofs were fine. She requested a proposal from West Coast Electric on the downed streetlights on Plantation Boulevard. Staff had the make and model of the lights from when they were installed in 2018; however, the manufacturer was no longer in business. Mr. Sabol questioned when the roof repair would start. Ms. Gertsmann stated that US Roofing was waiting for the shingles. The manufacturer was working as quickly as possible. She would send an email to the Board when she heard from the roofer. The type of shingle that they had was discontinued and they were going to use a shingle of similar quality, but not the same shape or color. The manufacturer was going to provide three or four different colors for staff to choose. Mr. Szewczyk heard residents' comment about the roof looking like slate and hoped that they selected comparable material. Ms. Gertsmann was told that the shingles would lower their insurance rate.

Mr. Sabol requested an update on the air conditioner. Ms. Gertsmann stated it would be on the December agenda. Mr. Sabol noted there may not be a regular meeting until January. Ms. Gertsmann stated that the air conditioner would be fine until January. Ms. Chichelli asked how the light would be replaced if they no longer had that type of light. Ms. Gertsmann hoped to find something similar. Mr. Roumy asked if the tennis membership rate would be reduced since the courts were closed. Ms. Gertsmann explained that tennis members were not charged for October but would be charged for November since three courts were now open and a fourth one would be open next week. They extended all memberships by 30 days. Mr. Roumy thanked Ms. Murphy for opening Court #2 quickly. Ms. Murphy acknowledged that Ms. Gertsmann was responsible for it. There was Board consensus for Ms. Gertsmann to not offer any further extensions. Mr. Sabol questioned the number of tennis members compared to last year as there was an increase in the amount of the tennis membership. Ms. Gertsmann stated at the end of the season, they only had 18 paying members.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Szewczyk thanked the residents of Lakeside Plantation for allowing him to serve on the Board for the last 10 years, hoped that residents could see the improvements made throughout the community and that the incoming board recognized the great team that was in place with GMS and WTS and allow them to do their work. The Board thanked Mr. Szewczyk for his service. Mr. Roumy congratulated Ms. Sue Martin for her election to the Board, apologized to Ms. Murphy and Ms. Gertsman for his harsh words and thanked the Board for allowing him to serve for two years. Mr. Sabol questioned whether there were any incidents on Halloween. Ms. Gertsman did not hear anything negative.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Board Meeting is
December 21, 2022 at 6:00 p.m. at
Lakeside Plantation Clubhouse**

Ms. Lansford stated that the next meeting was scheduled for December 21, 2022 at 6:00 p.m. at this location. Mr. Szewczyk recommended that the December meeting remain on the schedule and if Ms. Gertsman did not have many items for the Board to take action on, she would cancel the meeting.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman