

**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, **February 15, 2023** 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:

Alan (Bud) Sabol
Pat LaVoy
Pina Chichelli
Mary (Sue) Martin
Bonnie Benjamin

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Jordan Lansford
Brent Burford *by Zoom*
Sarah Sandy *by Zoom*
Alex Murphy
Chris Berry
Residents

GMS – District Management
District Engineer
District Counsel
WTS Operations Manager
Landscape Maintenance Professionals

The following is a summary of the discussions and actions taken at the February 15, 2023 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Lansford called the meeting to order at 6:01 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*)

Ms. Lansford opened the general audience comments period. There being no comments, Ms. Lansford 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

Mr. Burford recalled that Mr. Sabol asked him to look into the possibility of having solar power at the Community Center. They reached out to a vendor; however, they did not work out and contacted an Electrical Engineer, who felt that it was not a viable option at this time. There was not enough space on the roof. Mr. Sabol asked about having a battery system, which the solar power would transfer to. Mr. Burford indicated that these systems were tied into Florida, Power & Light (FPL). The meter would operate both ways. Power would be sent to the meter and additional power would be sent to the grid. When power was needed, it would be sent back. If there was a site that was off of the grid and there were no electrical wires, power could be drawn from the batteries, but once they deplete, they would be without electricity. According to the Electrical Engineer, the batteries were not reliable. Ms. Chichelli asked if the GIS map was completed. Mr. Burford confirmed that it was completed. Now anytime that anyone went to the Sarasota County Property Appraiser to look at the GIS maps, the CDD would appear. This would be beneficial since there were always questions about ownership of the streets.

Mr. Burford left the meeting.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the January 18, 2023 Meeting

Ms. Lansford presented the minutes of the January 18, 2023 meeting, which were included in the agenda package. The following corrections were noted:

- Mr. Sabol noted on Page 3, he dissented from the vote appointing Ms. Pina Chichelli as Chair he serving as Vice Chair.

- Ms. Martin stated on Page 5, Ms. Benjamin asked about the turf products and Ms. Chichelli questioned the warranty. On Page 7, Ms. Benjamin questioned when the agreement takes affect and if the HOA was going to contract with LMP. On Page 9, Ms. Benjamin questioned how they should handle Ms. Martin serving on a committee that Mr. LaVoy was the President of.

Ms. Lansford would incorporate the changes.

- **Hurricane Damage Analysis** (*Item 7E*)

Ms. Lansford reported that EGIS sent a Proof of Loss Form to the District for the amount of \$383,759.02. In reviewing it, she discovered that \$50,000 to \$60,000 was missed. The form was sent back unsigned with the changes. In addition, there were some revisions in the proposal that impacted the cost. Two outstanding proposals were not accounted for; one for the streetlights, as Ms. Gertsman was still waiting for the proposal and the other for the pergola labor, which was sent to the insurance company a week and a half ago and they approved. Originally there was a proposal from Cheyanne in the amount of \$131,420, which only included the labor, but not the actual equipment, which increased the cost to \$250,430. It was submitted to the insurance company, which they approved and it was now in process. This would impact the Proof of Loss as the District would receive more money. All claims must be submitted before the District received any money because once it was signed, the insurance company could not submit any more claims. Staff was pushing as quickly as possible to obtain the streetlight proposal before signing the Proof of Loss. The final amount should be close to \$500,000 if not more. The final check for US Roofing was received today. The bottom of the financials was in red, which would continue into February because the final payments were being sent out. Ms. Martin asked if the amount for the pergola was for both pergolas. Ms. Lansford confirmed that it was for the left and right pergolas for the labor and materials. Mr. Sabol asked if they rebuilt the pergolas whether they could use the money for something else. Ms. Lansford stated if the Board did not want to repair or replace it, they did not have to. The total cash out of pocket for the pergolas was \$2,200 and the District was paying a deductible of \$2,200 to get it repaired.

B. Approval of January 2023 Check Register

Ms. Lansford presented the Check Register from January 1, 2023 through January 31, 2022 in the amount of \$167,448.34, which was included in the agenda package. Ms. Benjamin questioned why an invoice from the attorney for August was unpaid. Ms. Sandy believed that it was an oversight. On their outstanding list of invoices over 90 days, Lakeside Plantation was not listed. Ms. Lansford would follow up with the accountant and send an email to the Board with an explanation. Ms. Martin felt that the invoice with LMP for sprinkler heads, rotors and nozzles was high as there were 39 nozzles were damaged. Ms. Chichelli explained that it was for the initial inspection.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor the January 2023 Check Register was approved.

- C. Balance Sheet & Income Statement**
- D. Special Assessment Receipts Schedule**
- E. Hurricane Damage Analysis**

These items were discussed.

SEVENTH ORDER OF BUSINESS

New Business Items

A. Consideration of First Amendment to LMP Contract for Landscape Maintenance Services of Villas II

Ms. Lansford stated that the purpose of the amendment was to remove the maintenance of Villas II from the contract for a savings of \$3,360 per year, as the HOA would take over the maintenance. Ms. Chichelli questioned the compensation of \$10 per year under Section 3. Ms. Sandy explained with contracts, if there was not an amount that they were exchanging or agreeing to, they usually include a minimum of \$10, even if it was not intended to be paid, to represent the consideration being exchanged under the agreement. Ms. Lansford stated that the HOA was not asking the District to pay.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the First Amendment to the LMP Contract for Landscape Maintenance Services to remove the maintenance of Villas II, which would be maintained by the HOA was approved.

B. Consideration of Amendment for Landscape Maintenance Services between the Lakeside Plantation Community Development District & Villas of Lakeside Plantation Homeowners' Association, Inc.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the Amendment for Landscape Maintenance Services between the Lakeside Plantation Community Development District and Villas of Lakeside Plantation Homeowners' Association, Inc. was approved.

C. Driveway Repair Letter - Strietelmeier

Ms. Lansford as a follow up to the conversation at the last meeting, a driveway repair letter was sent to the homeowner, providing a due date of the repair for February 25th. She received an email on February 8th from the homeowner stating that she was currently obtaining bids for the repair and once there was a contract, she would be placed on the schedule to make the repairs, which was anticipated to take longer than 30 days. Mr. Sabol had no problem giving the homeowner an additional 30 days. *There was Board consensus to extend it for 30 days.*

Mr. Sabol suggested that the chairs at the Clubhouse be donated as they were 13 to 14 years old. Ms. Chichelli questioned Ms. Gertsmann's opinion. Mr. Sabol spoke to Ms. Gertsmann and she agreed that they should be disposed of. Ms. Chichelli felt that removing them would make the area look empty and asked if they would get new chairs. Mr. Sabol stated there was not enough room for the chairs and not many people were using them and they did not have the money for new ones. Mr. LaVoy stated that they needed to replace them with something more modern and functional, which they could discuss it with Ms. Gertsmann at the next meeting. Mr. Sabol suggested adding a suggestion box at the Clubhouse for residents to voice their opinion. Ms. Benjamin asked if there was a suggestion feature on the portal that residents used. Ms. Lansford would find out. Ms. Sandy had no issues with a suggestion box, but the forms must be retained as a public record. Mr. LaVoy thought it was a great idea. Ms. Sandy also clarified that the District should make it clear to residents that they should not rely on a box to submit comments to the board related to agenda items and wanted to make it clear to residents in order to be heard by the board they would still need to come to the meeting and speak during the public hearing or send their comments to Ms. Lansford. Mr. Sabol suggested placing a disclaimer on the form. Ms. Martin asked if they could add the hours of operation for the Fitness Room and office to the website. Ms. Lansford would post them to the website.

EIGHTH ORDER OF BUSINESS

General Audience Comments

Ms. Lansford opened the general audience comments period. The following residents addressed the Board:

- Resident Donna Keller of 2395 Savannah Drive was in favor of replacing the pergolas because they were not attractive and suggested having a decorative monument. Rather than donating the chairs, they should be sold. Mr. Sabol recalled that they tried to sell them five or six years ago and the net proceeds were minimal. Ms. Keller requested carpet cleaning. Mr. Sabol stated they were working on that.
- Resident Margaret Heffman questioned the amount of the pergola replacement. Ms. Lansford recalled that the amount was \$250,430, but the deductible would only be \$2,200. Ms. Heffman suggested hiring a professional landscaper and not spending \$250,000 to put the pergolas back up and agreed with donating the chairs at the Clubhouse, but it should be placed along with the carpeting. Mr. Sabol agreed that the carpets were dirty, but it was because people spilled wine on them at the wine and cheese event. This would be addressed when they received the insurance money. Mr. LaVoy suggested having a wooden floor. Ms. Heffman requested that the pool be cleaned as there black gunk and it smelled.
- Resident Jim White agreed with the cleaning of the pool and repairing sharp edges around the pool.

There being no further comments, Ms. Lansford closed the general audience comments period.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy was working with District staff to get all of the contracts that were approved for the hurricane damage and asked if the Board wanted her to proceed with preparing the agreement for the pergolas. Ms. Lansford recalled that the Board previously had an agreement for \$131,420 for the labor of the replacement, but the District was only paying the deductible of \$2,200. They could get reimbursement and proposals submitted before the money was resolved. Mr. Sabol recommended waiting until the money was received. Mr. LaVoy agreed. Ms.

Chichelli asked if this would affect the insurance process. Ms. Lansford stated if the Board decided not to proceed with the replacement at this time, they would wait for the streetlighting proposal and sign the Proof of Loss. Mr. Sabol wanted to discuss this again at the next meeting to confirm that they were moving in the right direction. Ms. Benjamin questioned how much time they had to submit the Proof of Loss. Ms. Lansford wanted to move as quickly as possible. Ms. Chichelli pointed out if they decided not to replace them, they had to pay for anything that they had to do. Ms. Lansford confirmed that it would not be an insurance claim, but if the Board wanted to delay and not submit the Proof of Loss, it would delay the District receiving all of the funds. Mr. Sabol did not want to do that and preferred to receive the monies for the pergola replacement. Ms. Lansford confirmed that it was in progress. There would need to be an agreement drafted that would be sent to the insurance company in order to receive those funds. Mr. LaVoy asked if Cheyanne was sent a purchase order. Ms. Adams did not send one. They would have to send an agreement to them and they would proceed. Ms. Sandy confirmed that the agreement was the purchase order stating that the District intended to purchase pergolas and have Cheyanne install it and would have Ms. Lansford include in the agreement that the District would only move forward if it received the insurance proceeds. Ms. Benjamin felt that they had to replace them. Ms. Chichelli agreed because they did not have the money. *There was Board consensus to proceed with the agreement and process the insurance claim.*

On MOTION by Ms. Benjamin seconded by Mr. Sabol with all in favor proceeding with the pergola replacement with Cheyanne was approved.

B. District Manager

There being none, the next item followed.

C. Amenities Manager

1. Report

Ms. Murphy presented the Monthly Report, which was included in the agenda package. The bocce ball court repair was scheduled for February 20th. The spa leak was repaired; however, the spa was still closed. Chemicals needed to be re-balanced. The contractor should be out by the end of the week. The sidewalks were scheduled with the new vendor for March 2nd. The street sign was in progress. The contractor was waiting for the deposit to be sent and

then the work would be scheduled. Ms. Lansford confirmed that the check would be cut today. The exit fountain was in process as the parts were ordered. They were waiting for the streetlight proposal. Any comments that they received in person or by email, would be included in their report, but would look into a comment system.

2. Hurricane Recovery Update

This item was discussed.

3. Consideration of Air Conditioning Proposals

Ms. Lansford requested that this item for the agenda in the hopes that they would receive reimbursement from the insurance company, but at this time, they could not proceed with the purchase of an A/C unit. Mr. Sabol suggested inviting the vendors to speak at a meeting. There needed to be clarification on whether a crane was necessary as the vendors that did not include one, were more reasonable. There was a difference of \$10,000 to \$12,000 on those that included one and those that did not. Ms. Lansford would pass this along to the vendor. Mr. Sabol recommended that District Engineer speak with the vendors to ensure that everyone had the same scope so they know what they were bidding on. At this time, the air conditioner was working well. Mr. Sabol questioned why the hall was not rented out more often to get revenue as he heard that several people applied and they either cancelled or the office declined their rental. Ms. Murphy noted that there were some cancellations during the roof repair, but if there was availability, they would not deny it for any other reason other than it was booked or outside of their hours of operation. If they needed more advertising, they could send an e-blast to residents. Mr. Sabol asked if the roof repair was completed today. Ms. Murphy stated the dormers were the last item. Mr. LaVoy asked if their staff cleaned the pool. Ms. Murphy indicated that staff managed the contracts, but maintenance staff would skim the pool. They could not handle the chemicals as they were not certified pool operators. Mr. LaVoy asked if they would test the water. Ms. Murphy confirmed that they test the water. Mr. Sabol agreed with Ms. Heffman about the scum in the pool and wanted it to be cleaned more often. Ms. Murphy would speak to the pool vendor, but they would not come out more than their contract allowed them to. Ms. Lansford pointed out if it did not improve by the next meeting, they could send a letter to the pool vendor giving them 30 days to improve.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Sabol requested that staff put in a suggestion box and the Board would review the comments.

TWELFTH ORDER OF BUSINESS

Next Scheduled Board Meeting is March 15, 2023 at 6:00 p.m. at Lakeside Plantation Clubhouse

Ms. Lansford stated that the next meeting was scheduled for March 15, 2023 at 6:00 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chair/Vice Chair