

**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, **March 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	Chair
Pat LaVoy	Vice Chair
Pina Chichelli	Assistant Secretary
Mary (Sue) Martin <i>(via Zoom)</i>	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Wes Haber <i>(via Zoom)</i>	Kutak Rock, LLP
Brent Burford <i>(via Zoom)</i>	District Engineer
Alex Murphy	WTS Operations Manager
Margie Gertsman	WTS Amenity Manager
Chris Berry	Landscape Maintenance Professionals
Residents	

The following is a summary of the discussions and actions taken at the March 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 6:00 p.m. and called the roll. All Supervisors were present with the exception of Ms. Martin who was not present at Roll Call.

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. Resident Fran Dobler of 1701 Scarlett Avenue requested clearing of the preserve, which was abutting the side and back of her house, as it prevented fire trucks from driving in back of her property. This was concerning, due to last week’s brush fire. Residents Ann Tyler of 1988 Scarlett Avenue and Mr. Judson Vann of 1658 Scarlett Avenue had comments that were held until general audience comments. There being no further 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

There being none, the next item followed.
Mr. Burford left the meeting.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the February 15, 2023 Meeting

Ms. Lansford presented the minutes of the February 15, 2023 meeting, which were included in the agenda package. There were no corrections.

On MOTION by Ms. Benjamin seconded by Mr. Sabol with all in favor the Minutes of the February 15, 2023 Meeting were approved as presented.

- B. Approval of February 2023 Check Register** (*to be provided under separate cover*)
- C. Balance Sheet & Income Statement** (*to be provided under separate cover*)
- D. Special Assessment Receipts Schedule** (*to be provided under separate cover*)

Ms. Lansford requested tabling the above items until the April meeting as they were provided to the Board prior to the meeting.

Ms. Martin joined the meeting.

E. Hurricane Damage Analysis

Ms. Lansford received an update at 4:00 p.m. yesterday from EGIS regarding the Proof of Loss. As reported last month, they were supposed to provide a lump sum to the District. She explained to them that the streetlight proposal was taking some time and they agreed to allow the District to take disbursements instead of one lump sum and spoke to McClarens, the third-party vendor who would distribute those disbursements of over \$400,000, on Friday. The exact amount was unknown because they were going back and forth on a few items that they did not have on their schedule and would email the Board on the total amount of the disbursement and when they could be taken. Mr. LaVoy asked if the streetlights were the only missing item. Ms. Lansford stated they were still waiting on the streetlighting proposal, which would be added to the total amount as well as the tennis court resurfacing. Ms. Chichelli recalled an issue with the placement of the streetlights. Ms. Gertsmann reported that they found a vendor for the streetlights and were waiting for an electrician to come out and provide an estimate.

F. Consideration of First Amendment to Landscape & Irrigation Maintenance Agreement with LMP

Ms. Lansford presented the First Amendment to the Landscape and Irrigation Maintenance Agreement with Landscape Maintenance Professionals (LMP), which was included in the agenda package, to remove the Villas II area, which would be maintained by the HOA. Once approved, she would send the agreement to LMP.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the First Amendment to the Landscape and Irrigation Maintenance Agreement with Landscape Maintenance Professionals was approved.
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G. Consideration of Agreement for Landscape Maintenance Services between Lakeside Plantation CDD & Villas of Lakeside Plantation Homeowners Association, Inc.

Ms. Lansford presented the Agreement for Landscape Maintenance Services between the District and the Villas of Lakeside Plantation Homeowners Association, Inc., which was included in the agenda package.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor the Agreement for Landscape Maintenance Services between Lakeside Plantation CDD and the Villas of Lakeside Plantation Homeowners Association, Inc. was approved.

SEVENTH ORDER OF BUSINESS

New Business Items

A. Ratification of Addendum to Proposal between Lakeside Plantation Community Development District & Professional Fountain Services, LLC for Fountain Repair Services

Ms. Lansford presented the addendum to the proposal between the District and Professional Fountain Services, LLC for fountain repair services, which was included in the agenda package.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor approval of the addendum to the proposal between Lakeside Plantation Community Development District & Professional Fountain Services, LLC for fountain repair services was ratified.

Mr. Sabol recalled at the last meeting, the Board discussed replacing chairs at the Clubhouse, but tabled this item until this meeting as Ms. Gertsman was not present. Ms. Gertsman preferred donating or disposing the chairs because they were old and had nowhere to store them. Until new furniture could be purchased, they would keep the red chairs in the back and place the table with the chairs around it so there would still be seating and for a party. Mr. Sabol was in favor of disposing of the chairs. Mr. Haber explained in order to sell or donate the furniture, the value must be estimated. If the threshold was \$5,000 or less, there was greater flexibility in donating or selling it without a published notice; however, if the value exceeded \$5,000, a notice must be published and there must be a formal bidding process to dispose of the property as surplus. His office would prepare a resolution for the next meeting, specifying the procedure for disposing of surplus property, which the Board would adopt. Ms. Gertsman did not believe that the property exceeded \$5,000. In an abundance of caution, Mr. Haber requested that the Board declare the furniture as surplus property under Florida Law and authorizing the District Manager to work with staff to dispose of the property as directed by the Board.

Ms. Chichelli MOVED to designate the Clubhouse furniture as surplus property under Florida Law and authorize the District Manager to work with staff to dispose of the property at the direction of staff and Mr. LaVoy seconded the motion.

Ms. Chichelli questioned what would happen if it exceeded \$5,000. Mr. Haber stated there would be a formal resolution at the next meeting.

On VOICE VOTE with all in favor designating the Clubhouse furniture as surplus property under Florida Law and authorizing the District Manager to work with staff to dispose of the property at the direction of staff was approved.

Mr. Sabol reported on the following items:

- Ms. Gertsman voiced frustration to him about residents complaining on a continuous basis about issues and recommended cutting off the foot traffic to her office by replacing the current door with a dutch door that would be locked at the bottom, but open at the top.

Ms. Gertsman explained that she had an open-door policy, but having privacy was hard especially when she had a conference call. She sent out a weekly update but had an issue with people continuously coming up to her asking the same questions, for example, if the spa was down. If someone had an issue, Ms. Gertsman requested that residents schedule an appointment, but if they had a question about an ongoing issue, she requested that they wait until there was an update. Ms. Martin agreed that Ms. Gertsman needed a designated work area. Ms. Gertsman did not want to shut people out. Mr. LaVoy voiced concern that anyone could come to the counter. Ms. Gertsman wanted to consider this matter further and inform the Board of her decision.

- Someone smeared feces all over the wall in the lady's restroom and stuffed paper towels in the toilet in the men's restroom. This happened numerous times. They could not place a camera in the restrooms but could try to find the responsible people.

Ms. Gertsman pointed out that there were cameras in the hall, but if more than one person went into the restrooms, they would not know who it was and recommended having

residents use a key, until the responsible people were apprehended. Ms. Martin did not see anything wrong with obtaining a key to use the restrooms. Ms. Gertsman noted that the key was always available because once they close the office, the bathrooms were locked. Mr. Sabol opened the floor to audience comments. A Resident noticed many teenagers using the restrooms on weekends. There being no further comments, Mr. Sabol closed the floor to audience comments. *After further discussion, there was Board consensus to lock the restrooms and for patrons to request keys.*

- People stealing food from the kitchen.

There was Board consensus for Ms. Gertsman to lock the kitchen door.

EIGHTH ORDER OF BUSINESS

General Audience Comments

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

- Resident Ann Tyler of 1988 Scarlett Avenue requested replacing the rugs in the Clubhouse with something practical such as vinyl. Mr. Sabol pointed out they planned to replace the rugs and repaint the walls and when monies were received, staff would work on these projects.
- Resident Fran Dabler of 1701 Scarlett Avenue recommended placing a notice in the newsletter about the kitchen being locked because about people were stealing food.
- Mr. Judson Vann of 1658 Scarlett Avenue understood that the tennis courts and pool would be resurfaced for \$400,000, but most residents were snowbirds that did not play tennis and would like this money to be used for another purpose. Voiced concern about teenagers playing chicken at the pool and hurting themselves or small children and suggested hiring a part-time pool monitor. He also suggested raising CDD fees \$150 to \$200 for one year to update the pool and hot tub and resurfacing.

Mr. Sabol would cover these items under Supervisor Requests. Ms. Lansford pointed out that the proposal for the resurfacing was \$400,000, but if approved, the District would pay a 5% deductible or \$5,035. Mr. Sabol recalled that CDD fees were raised \$50 in the last 10 years;

however, there was a maintenance fee from Sarasota County for law enforcement, which was included in the Tax Bill. It was not a CDD rate.

- A Resident suggested obtaining the address of the person using the restroom so they know who used it.

Mr. Sabol pointed out that the general public needed to be aware of the situation and act accordingly.

- Resident Maggie Obler suggested placing the spa closed sign on the timer because people did not know that the spa was closed.
- A Resident noted many kids in the pool at 10:30 p.m. to 11:00 p.m. without parents and felt that the pool attendants needed to talk to people when they noticed something. Ms. Gertsman requested that staff be informed when there were people in the pool after hours and asked what they could do to get it out to the community to identify them. Ms. Lansford suggested sending an email. Mr. Haber advised that security footage was exempt due to confidentiality and could not be distributed to the public; however, it could be viewed by staff, the Board and law enforcement.

Mr. Sabol stated that the rules were going to be changed based on input from the Board. Ms. Lansford pointed out if the Board wanted to revisit the Amenity Rules, each Board Member could review them and provide suggestions. There would not need to be a public hearing. She would include all changes in one document and present to the Board at the next meeting. *There was Board consensus for Ms. Gertsman to hire a part-time pool attendant/lifeguard for \$18 per hour to be posted on a job site.*

- Resident Bonnie Stantz asked if they could prohibit anyone from using the handicap seat unless they were handicapped as her daughter-in-law witnessed kids playing on it. Mr. LaVoy pointed out it all came down to enforcement. Ms. Gertsman did not confront anyone. The cameras were on all day long, but if someone notices anything, they should come into the office.
- Resident Ann Tyler of 1988 Scarlett Avenue suggested reinstating the use of passes. Mr. Sabol felt that an issue was parents not attending to their children.
- A Resident suggested rethinking about handing out keys to the restroom and calling the police when kids were at the pool after hours. Ms. Tyler recalled that

there was a fob system to prevent people from entering the pool after hours. Ms. Lansford pointed out that kids were climbing the fence and not using key fobs. Mr. Sabol noted that they had a brand-new fence.

- A Resident suggested having nighttime security. Mr. Sabol pointed out that it was expensive.

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

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

Ms. Lansford stated that the next meeting was on April 19, 2023 and the Proposed Budget would be presented at the May 17th meeting. The updated Reserve Study would be included in next month's agenda package.

1. Discussion of State Hurricane Grant

Ms. Lansford indicated that this item was added to the agenda before her phone call with EGIS and McClarens. The grant was only for storm and wastewater damage; however, she applied to get some funds, but getting disbursements from McClarens was easier than getting a grant.

C. Amenities Manager

1. Report

Ms. Gertsman presented the Monthly Summary Report, which was included in the agenda package. Events were picking up, which she was happy about. In February, there was a loss of \$67, which was good considering what they charge for functions.

2. Hurricane Recovery Update

This item was not discussed.

TENTH ORDER OF BUSINESS

Other Business

Ms. Lansford provided proposals for A/C units under separate cover as the proposals submitted at the last meeting were not apples-to-apples and according to the District Engineer, they did not have specifications for the A/C units. Mr. LaVoy, who was familiar with the A/C industry, prepared specifications, which Ms. Gertsmann would use to obtain proposals. Mr. LaVoy stated it was a great system and recommended replacing it with a Carrier unit, which was top of the line, had the same footprint and was easy to install. The scope was apples-to-apples and would be sent to five vendors.

On MOTION by Mr. Sabol seconded by Ms. Martin with all in favor the air conditioning specifications were approved.

ELEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Sabol requested a proposal from LMP for the area the A/C unit would go into for the next agenda package as it was unsightly. The brush should be removed and a concrete pad installed for bicycles. Mr. Sabol suggested using the \$400,000 that they would receive for the pool and spa area, which was sinking. Mr. LaVoy requested the amount spent for pool and spa repairs and revenue from tennis memberships. Ms. Lansford would have Ms. Hannah Henry provide this information. Mr. LaVoy suggested having a suggestion box, webpage or townhall meeting for resident input. Ms. Lansford pointed out that 28 to 31 days were necessary for advertising. Ms. Benjamin understood the need for resident input, but every Board Member was accessible to residents through their email addresses, which were published on the website and through Ms. Gertsmann. The Board agreed.

TWELFTH ORDER OF BUSINESS

Next Scheduled Board Meeting is April 19, 2023 at 6:00 p.m. at Lakeside Plantation Clubhouse

Ms. Lansford announced under her report that the next meeting was scheduled for April 19, 2023 at 6:00 p.m. at this location.

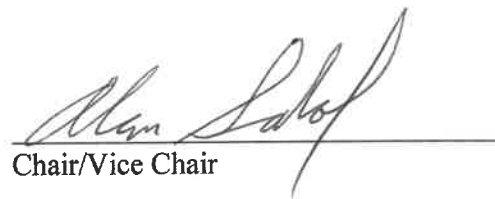
THIRTEENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chair/Vice Chair