

**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, **May 8, 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
Mary (Sue) Martin

Chair
Vice Chair
Assistant Secretary

Also present:

Residents

The following is a summary of the discussions and actions taken at the May 8, 2023 Townhall meeting. A copy of the proceedings can be obtained by contacting the District Manager. Due to audio issues, portions of the meeting could not be transcribed.

FIRST ORDER OF BUSINESS

Roll Call

Mr. LaVoy 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.

Mr. LaVoy explained that the purpose of the Townhall Meeting was to present the vision for the community for 2024 and whether there should be a phased in approach for repairs and replacements or completion at one time. No decisions would be made at this meeting. The following items were addressed:

- **Pergolas**

Mr. LaVoy recalled that the original estimate to repair the pergolas was \$250,000 and there was a shortfall of \$130,000. Resident Marla LaFlam of 1439 Dixie Lane pointed out that

there were people who were in favor of the pergolas and others that wanted something else and they needed to think about the most important thing and whether to spend \$200,000 for the pergolas. Resident Deborah Johnson of Scarlett Avenue recalled that the main attraction when they moved into Lakeside Plantation 13 years ago, was the beauty of the community, not only the pergolas and flowers, but the fountains. If they did not do anything else, they should keep the fountains. Putting a monument or statute in place of the fountains, was asinine. Resident Diane Raymond of 1509 Scarlett Avenue suggested that maintenance power wash and paint the existing pergolas, plant new flowers and put in benches for \$5,000 versus spending \$130,000. Resident Brett LaFlam of 1439 Dixie Lane agreed that the community should look nice, but they should spend within the limits of the insurance amount that they received. A Resident who lived in the community for 17 years, suggested trimming the Bougainvilleas so they did not get overgrown and leaving the arbors and the fountains alone. Resident Rick Holson of 1572 Scarlett Avenue was in favor of repairing/replacing the fountains as it attracted wildlife. Resident Marsha Yanick of Scarlett Avenue did not understand why the pergolas were torn down. Although one was heavily damaged, the others were in good shape. Mr. LaVoy was told that there was structural damage. Ms. Yanick felt that the amount to rebuild the pergolas was exorbitant and suggested building a trellis around the Bougainvilleas. A Resident suggested having a budget of \$100,000 to \$125,000, repairing the hot tub and replacing equipment in the Fitness Room on a case by case basis.

- **Entrance Fountains**

Mr. LaVoy recalled that the Board spent a significant amount of money fixing the fountains, but they were working lately. The cost to maintain the fountains was \$500, which did not include parts and labor. They could keep the fountains and invest the money to modernize them. Many residents wanted to keep the fountains, but others wanted to replace them with trees and landscaping, especially at the front entrance. A Resident who used to be a Board Member, did not recall there being any paperwork for the fountains and the installer not being contacted.

- **Monuments in place of Water Fountains**

Residents were not in favor of this.

- **Landscaping, Plantation to Clubhouse**

Mr. LaVoy recalled how beautiful the landscaping was when he purchased his house. However, trees were an investment, due to the cost and they needed to be planted soon as they

were approaching the rainy season. The last time a tree was purchased it cost \$300 and the last time funds were spent to clean up the landscaping, the cost was \$165,000, which was paid out of reserves. A Resident suggested replacing the landscaping every three months.

- **Clubhouse Flooring**
- **Clubhouse Interior**

Mr. LaVoy reported that the Clubhouse was in good shape overall. They received another purchase order for the new air conditioning system, which would be installed in a month. Ms. Martin pointed out that they did not have to do everything at once, but the floor was disgusting and should be replaced in the next fiscal year. Mr. Sabol indicated that the facility was under insured for years and was meeting with two or three property insurance companies tomorrow. There were some good ideas, but they did not have the money and must raise assessments by \$500 to \$600 or consider a bond to get the facility back to where it was. An Aquatic Engineer was hired to assess the pool. Mr. LaVoy suggested having a list of priorities.

- **Tennis Court Clay Resurfacing**
- **Tennis Court Asphalt Surfacing**
- **Tennis Courts Repurpose Pickleball**

Mr. LaVoy recalled that there were proposals for the tennis court resurfacing in the amount of \$100,700. A Resident felt that there should be knowledgeable vendors who were familiar with the tennis and pickleball courts. Mr. LaVoy pointed out that there were new Board Members who were knowledgeable. A Resident suggested putting out a specification for comparison purposes. Mr. LaVoy agreed as the air conditioner was purchased through a specification that he prepared. A Resident who represented tennis teams in Lakeside Plantation, indicated that players wanted to have the tennis courts resurfaced and having pickleball courts, but preferred having a basketball court converted to a pickleball court as the tennis players could not have obstructions and a pickleball court could not be adjacent to a tennis court during a match.

Resident John Civitella of 1415 Dixie Lane suggested increasing the cost for outside memberships and guest fees to cover the cost of maintaining the courts. Mr. Civitella was responsible for court maintenance at Heron Creek and was willing to assist the Board. To resurface the courts with new material was \$700 per court or \$2,800 for four courts and another

\$350 for a pallet of court material. No other community had clay courts and it was the only amenity in Lakeside Plantation that made money.

- **Pool Resurfacing/Rehab**
- **Hot Tub Resurfacing/Rehab**
- **Bubblers/Lake Aerators**
- **Fountain in Lake behind Clubhouse**

A Resident recalled they closed down the pool to drain it and replaced the pump in the hot tub and now they were spending additional money to repair it. They wanted the Board to spend that money on the pickleball courts. A Resident who used to be a financial consultant, felt that now was a bad time to be doing a bond issue due to the high degree of economic uncertainty, as management recommended at the last meeting, that there to be no non-emergency spending until the reserve situation was stabilized. Resident Robert Renaud of 2383 Savannah Drive recommended prioritizing safety first such as redoing the lines on the tennis courts. Mr. Sabol noted that the responsibility of the Board was to make decisions on behalf of residents, which included hiring the right people such as amenity management, which in his opinion, was the best the District ever had. The issue with the pool was that it was 20 years old and in his opinion, the current pool vendor was doing a good job. Resident Brett LaFlam of 1439 Dixie Lane felt that the Board needed to be more conscientious about how money was spent, questioning why \$9,000 was spent for an expert to look at the pool even though they had the best pool vendor. Residents wanted to know who held the Amenity Manager and office staff accountable, why \$250,000 was spent on the roof, if the courts could be repaired for \$3,000 versus \$100,000, if the Amenity Manager was doing her job properly and if the Board was overseeing her properly and if residents had time repay the money back. Mr. LeVoy pointed out the roof was covered by insurance and the Board would give the residents several years to pay the money back.

Ms. Martin understood all of the comments and felt comfortable that the Amenity Manager knew what she was doing. She did not want residents to be criticizing her when she was not here to defend herself. In Ms. Martin's opinion, Ms. Gertsman was doing what was best for the community by gathering the information necessary and providing the information to the Board and items needed to be prioritized. Mr. LaVoy felt that there was good discussion and good ideas. The Board understood that residents did not want to pay higher assessments, but

fees were increasing anyway due to inflation. The Board would be wise and welcomed resident input.

THIRD ORDER OF BUSINESS

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

This item was not discussed.

FOURTH ORDER OF BUSINESS

Supervisor's Requests

A. Supervisor Sabol

B. Supervisor LaVoy

- Pergolas
- Entrance Fountains
- Monuments in place of Water Fountains
- Clubhouse Flooring
- Clubhouse Interior
- Tennis Court Clay Resurfacing
- Tennis Court Asphalt Surfacing
- Tennis Courts Repurpose Pickleball
- Pool Resurfacing/Rehab
- Hot Tub Resurfacing/Rehab
- Bubblers/Lake Aerators
- Fountain in Lake behind Clubhouse

C. Supervisor Chichelli

D. Supervisor Martin

E. Supervisor Benjamin

This item was discussed.

FIFTH ORDER OF BUSINESS

Adjournment