



**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, **September 20, 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 <i>(via Zoom)</i>	Vice Chair
Pina Chichelli	Assistant Secretary
Mary (Sue) Martin	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Sarah Sandy <i>(via Zoom)</i>	Kutak Rock, LLP
Brent Burford <i>(via Zoom)</i>	District Engineer
Margie Gertsmann	WTS Amenity Manager
LMP Representative	
Residents	

*The following is a summary of the discussions and actions taken at the September 20, 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.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

- **District Manager**
  1. **Rules of Meeting Procedure**

Ms. Lansford provided a document on meeting decorum, at the request of the Board at the last meeting. Each speaker would be required to state their name and have three minutes to speak during the public comment period. All remarks were to be addressed to the Board, not to any individual Board Member or staff. The public had a right to be heard, but there was not a public right to receive a response. Mr. Sabol noted that this item was before the Board because at the last meeting, residents were loud and talking during the audience comments period.

**THIRD ORDER OF BUSINESS**

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

Ms. Lansford opened the audience comments period. Ms. Anna Shlossberg of 1539 Scarlett Avenue did not receive a response at the last meeting about the incompetent behavior and abuse by the manager. Mr. Gary Ronald of 2608 Peach Circle recalled that the meeting ended last month without any audience comments and questioned why a night watchman was hired when there were cameras around the pool area. Anyone could call 911 at no charge. Last year, Mr. Ronald offered his assistance, but it was denied by the Board. \$9,000 was spent to see if the pool was sinking, but by looking out the window, someone could see if the water was level in the pool. The pump system was sinking because water was being discharged right at the pool area. All residents were disappointed in how the Board was managing their money. 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**

Mr. Burford obtained a proposal for the sidewalk replacement near the pickleball courts, which was approximately \$9,200, but was not received in time to be included on the agenda. He would obtain additional proposals for comparison purposes. Ms. Gertsman was having difficulty obtaining proposals; however, she obtained proposals to repair three lakes. Mr. Burford

asked that Ms. Gertsmann obtain unit costs. Two other vendors were providing prices. Mr. Sabol questioned why it was taking a long time to obtain prices. Mr. Burford explained that he had to handle several issues, such as the hurricane in North Florida and it was not a good time to make lake bank repairs and suggested waiting until they were past the rainy season. Mr. Sabol was tired of this excuse and would like for Mr. Burford to quickly obtain proposals.

## **SIXTH ORDER OF BUSINESS**

## **Business Administration**

### **A. Approval of Minutes**

#### **1. June 21, 2023 Meeting**

Ms. Lansford presented the minutes of the June 21, 2023 meeting. On Page 12 under the Eleventh Order of Business, “*beam*” should be “*tree.*” On Page 5, *Mr. Sabol* questioned if he was liable for any decision that the Board made, not *Mr. LaVoy*. On Page 6, Mr. Shlossberg’s address was *1539 Scarlett Avenue*, not *Pinckney Drive*. On Page 5, *Mr. Franzin* did not speak and *Mr. Sabol* questioned liability, not *Mr. LaVoy*. On Page 12, Ms. Chichelli requested *pictures*, not a *paint sample*. On Page 10, in the second paragraph, “*curb*” should be “*tree.*”

#### **2. August 16, 2023 Meeting**

Ms. Lansford presented the minutes of the August 16, 2023 Meeting. On the bottom of Page 14, Mr. LaVoy did not agree with Mr. Sabol, but agreed with Ms. Martin that Mr. Shlossberg should be reinstated and was treated unfairly.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the Minutes of the June 21, 2023 and August 16, 2023 Meetings were approved as amended.

### **B. Approval of Check Registers**

#### **1. June 2023**

#### **2. July 2023**

#### **3. August 2023**

### **C. Balance Sheet & Income Statement**

### **D. Special Assessment Receipts Schedule**

Ms. Lansford recalled that the Check Registers for June and July were not approved at the last meeting.

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor the June, July and August 2023 Check Registers were approved as presented.

Ms. Lansford would present a budget amendment at the next meeting, due to the hurricane expenses, assuming that all invoices were provided by September 30<sup>th</sup>.

## **SEVENTH ORDER OF BUSINESS**

### **New Business Items**

#### **B. Consideration of Proposal from Reserve Advisors to Perform a Reserve Study Update**

Ms. Lansford presented a proposal from Reserve Advisors for a Reserve Study update in the amount of \$5,300. The last Reserve Study was completed in 2017 and this proposal was for a Level 2 Reserve Study. Mr. Sabol requested that Ms. Lansford obtain additional proposals. Ms. Lansford pointed out that the proposals from other companies would be for a Level 1 Reserve Study, which would include an initial site visit. There was Board consensus for Ms. Lansford to present proposals at the October meeting.

## **EIGHTH ORDER OF BUSINESS**

### **General Audience Comments**

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

- Mr. Ronald Perry of 1663 Scarlett Avenue pointed out that residents wanted their \$9,000 to be returned for the Board hiring Martin Aquatics (Martin) to investigate the sinking of the pool, as Martin found nothing wrong. The only Supervisor that did not vote on the contract was Ms. Benjamin. The \$9,000 was for a few hours of visual inspection. Mr. Sabol recalled that Martin Engineering discovered issues with the pool and parts were on order as the feeders did not work properly. It was beyond the expertise of their current aquatic vendor. Mr. Perry felt if the current vendor could not handle it, they should get a new pool maintenance company versus spending \$9,000.
- Mr. Leon Shlossberg felt that the Board suspending him for eight months was unfair and unjust. Ms. Anna Shlossberg of 1539 Scarlett Avenue pointed out that her husband did not do what he was accused of and when asked by Mr. Sabol if he ever had an offense, Mr. Sabol's answer was no, yet her husband was

suspended for eight months. According to the District rules, for a first-time offense, there was only a one-day suspension. Mr. Sabol confirmed that they had proof that Mr. Shlossberg harassed the employee and the employee was willing to go to court and testify that Mr. Shlossberg took her by the arm and pushed her against the wall. Ms. Sandy pointed out Mr. Shlossberg's three minutes were over. Ms. Lansford requested that Mr. Shlossberg leave the meeting as he was being disruptive.

- Mr. Peter Gardner of 2186 Boxwood Street thanked the Board for serving the community and requested that the Board discuss what was a priority as things that people loved were not getting repaired.
- Ms. Lisa Wells of 1050 Jonah Drive requested that the lake bank behind Jonah should be included on the list of lake banks to be repaired.
- Mr. Devon Poulos of 1255 Jonah Drive called Ms. Lansford after the last meeting regarding the operation and maintenance (O&M) assessment. He was in favor of it increasing, as long as the District Board was comprised of a representative from the townhomes, one from the single-family homes, one from the villas, one from the carriage homes and one member at large, but was informed by Ms. Lansford that the District was not set up this way. In the future, the Board should look at changing it as four residents from the single-family homes were making a decision that benefit the single-family homeowners. Mr. Poulos was happy that there were rules on meeting decorum, but disagreed with there being a night watchman, as the Board was pointing fingers and inciting people to get worked up. During the public comment period, the Board should hear comments, respond and make a decision. There were no fountains out front and grass in an island that was missed by LMP. In his opinion, the Board was not doing a good job of keeping residents' money safe as residents lost trust in the Board.
- Mr. Gary Ronald of 2608 Peach Circle questioned how Martin conducted their investigation to determine that the pool was not sinking. For \$300, a surveying company could survey the depth of the pool and determine why the pump was failing and why the hot tub did not work. The hot tub was breaking because young kids were jumping in and out of the hot tub, playing with the switch and shorting

it out. Mr. Ronald questioned what they were paying for the night watchman and what they did when witnessing suspicious activity.

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

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Sandy contacted EGIS regarding the District’s insurance policy on the entranceway pergolas. They were reviewing it and hoped to provide a response by the end of the week. The Board of Supervisor seats were at-large under Chapter 190 of the Florida Statutes and could not be changed. Any qualified elector was able to serve on the Board. Some changes were made in the past Legislative session, requiring the Board to undergo four hours of ethics training per year. The Commission on Ethics was still working on rulemaking in order to determine how it would be reported, but Board Members could complete it online free of charge. Additional information would be provided prior to the requirement going into effect starting on January 1, 2024.

**B. District Engineer**

There being none, the next item followed.

**C. District Manager**

Ms. Lansford recalled that a document was requested on the general differences between a CDD and HOA, which was posted to the website.

**1. Rules of Meeting Procedure**

Ms. Lansford presented the document on meeting decorum earlier in the meeting. Ms. Sandy reviewed it and there were changes to the version included in the agenda package.

**2. Hurricane Analysis**

This item was discussed.

**D. Amenities Manager****1. Report**

Ms. Gertsmann presented the Monthly Summary Report. Welsh Tennis (Welsh) received the site plan for the electrical. It was in permitting. As soon as she heard from Welsh, the work would be scheduled. Some signs were still down, such as a speed limit sign on Scarlett Avenue and a twisted golf course sign up at the front. Ms. Gertsmann was waiting for a proposal. Light bulbs for the street lights were pending. Regarding the sidewalk repairs, the \$9,200 proposal that Mr. Burford obtained, was just for the sidewalk behind the pickleball court. Another company quoted \$10,000 for the same area. It was estimated to cost \$100,000 to repair all sidewalks in the community. Another company could install a small ramp instead of grinding them, which was less costly, but they would only go to a certain size. They did not repair any lifted or raised sidewalks or ones that needed to be cut. They could be repaired in phases versus all at once. Ms. Gertsmann would provide proposals to the Board in October. The chemical feeder for the pool and spa was ordered. They were looking for a new fitness equipment maintenance provider and Ms. Gertsmann would provide a proposal at the October meeting. Regarding the air conditioner, the guy from Innotech was on vacation. As of last week, it was still being built. She would send out an email, once she received an update. The electrical panel on Plantation Boulevard, by the exit fountain, was in bad shape. Ms. Gertsmann had a proposal from Sergeant's Electric and was waiting for Aqua Plumbing and Electrical to come out. To replace it could exceed over \$20,000. The treadmill was looked at today and a part was ordered. The exit fountain was not working. It would be drained and diagnosed. Solitude Lake Management estimated \$113,000 for the lake erosion repairs.

Mr. Sabol asked if the electrical panel that cost \$20,000 to replace, controlled the fountain. Ms. Gertsmann explained that it controlled the irrigation and boulevard lighting and was a priority. They needed to request that Florida, Power & Light (FPL) turn off the electricity, due to the high voltage. Ms. Gertsmann would look into it, once all of the poles were in place and the light bulbs were replaced. At this time, she could not turn on any more lights. Ms. Martin questioned why yellow tape was placed around equipment from North Port Water. Ms. Gertsmann last spoke to the county six or seven months ago and this was not a high priority and would speak to them again.

**TENTH ORDER OF BUSINESS****Other Business**

A representative from LMP reported that the flowers should be installed on Friday. The Palm pruning was completed on Wednesday afternoon and the mulch installation was scheduled for November 27<sup>th</sup>. At the end of each month, a report and schedule would be emailed to Ms. Chichelli. There were some issues with the weeds the last couple of weeks. It was difficult to spray them on their mowing days, due to the heavy rains. An additional crew was in place for any tasks that needed to be completed. An online service request form could be filled out on LMPpro.com. Ms. Martin asked if their contract covered Palm tree fertilization. The LMP representative explained that they were still in the blackout period, which expired at the end of the month and would provide an information booklet on the type of fungus that killed the Medjool Palms. Ms. Martin questioned whether the Palms could have been fertilized so they did not get to this point. The LMP representative stated that injections were a way to protect the Palms and bring them to their upmost health.

**ELEVENTH ORDER OF BUSINESS****Supervisor's Requests****A. Supervisor LaVoy****1. Discussion of Spreadsheet of O&M Fees**

Mr. LaVoy provided a spreadsheet of O&M fees to illustrate the history of the taxes. He only had the records of the single-family homes. It was evident that CDD fees were fairly stagnant since inception, with no increase in 15 years, which was unfortunate as current residents were now paying for it. It should have increased slightly every year.

*Mr. LaVoy temporarily left the meeting.*

Mr. Sabol agreed that the fountains were a problem and asked if the \$5,000 pump that broke down was insured. Ms. Lansford stated according to EGIS, insurance only covered it if it was due to structural damage or a lightning strike. They believed that the issue was due to wear and tear. EGIS contacted the fountain vendor, Professional Fountain Services, to determine whether there was structural damage, but they could not determine that it was caused by structural damage and EGIS therefore, denied the claim. The District could file an appeal. Since fountain parts were on backorder, Ms. Lansford recommended that the Board order the parts after October 1<sup>st</sup> and deal with the insurance company in the meantime. Mr. Sabol indicated that no matter how much money was put into the fountain, they would have the same issue in a

couple of months, due to the components for the motor and pump being located in a pit filled with water. Mr. Sabol questioned whether the Board wanted to repair or remove the fountains.

*Mr. LaVoy returned to the meeting.*

Mr. LaVoy wanted to remove them as it was a waste of energy, water and chemicals. Once they had the money, the area could be cleaned up properly. Ms. Martin was in favor of removing the fountains, as \$62,242 was spent on them from 2019 until August of this year. Ms. Chichelli preferred to remove them as the fountains were 22 years old. Ms. Benjamin agreed, as she never cared about them. *There was Board consensus to obtain separate proposals to remove the fountains or remove the equipment for the fountains and leaving the actual structures in place.* Mr. Sabol recommended building up reserves as it would cost \$100,000 to resurface the tennis courts and \$100,000 for lake bank repairs. Ms. Chichelli recommended that the Board take action to terminate the contract for fountain services.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor terminating Professional Fountain Services was approved.

Ms. Lansford would remove Professional Fountain Services from the District's property insurance schedule.

## **TWELFTH ORDER OF BUSINESS**

### **Closed Security Session (Closed to the Public)**

*In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system plan. The closed session is scheduled to occur at the end of the Regular Meeting, but may be held at any time during the Regular Meeting, and is expected to last approximately thirty (30) minutes, but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.*

Ms. Lansford requested that members of the audience leave the room in order for the District to hold a Shade Session on security, which was called to order at 7:05 p.m. At the conclusion, the regular meeting was called to order.

**THIRTEENTH ORDER OF BUSINESS**

**Next Scheduled Board Meeting is October 18, 2023 at 6:00 p.m. at Lakeside Plantation Clubhouse**

Ms. Lansford announced that the next meeting was scheduled for October 18, 2023 at 6:00 p.m. at this location.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Sabol seconded by Ms. Benjamin with all in favor the meeting was adjourned at 7:14 p.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair