

**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 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	Assistant Secretary
Bonnie Benjamin <i>by Zoom</i>	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Sarah Sandy <i>by Zoom</i>	Kutak Rock, LLP
Alex Murphy	WTS Operations Manager
Courtney Sears	WTS
Scott Carlson	LMP
LMP Representatives	
Residents	

*The following is a summary of the discussions and actions taken at the November 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.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

- **Chairman's Comments**

Mr. Sabol received 17 pages of comments from Mr. Ron Perry, who resided at 1663 Scarlett Avenue and wanted them to get along. Mr. Perry felt that their personal relationship had nothing to do with this Board. Mr. Sabol recalled that Mr. Perry said something about the Gestapo being in attendance at meetings when a police officer was present, which Mr. Sabol did not request. Mr. Perry recalled under the Chairman's comments, Mr. Sabol noted problems at meetings for the last two or three months with people getting out of hand and requesting that an officer be on duty. In the future, if there was a problem at a meeting, Mr. Sabol would call recess until the issue was resolved and then the meeting would proceed. Mr. Perry pointed out if Mr. Sabol did not like what someone was telling him, the police officer could remove them from the room. Ms. Lansford understood that there was hostility and requested proceeding with the meeting.

**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. The following residents addressed the Board:

- Mr. Ron Perry of 1663 Scarlett Avenue felt that the meeting minutes were glossed over. At the last meeting, residents requested a Residents Advisory Committee, but Mr. Sabol did not want one and directed residents to apply at the Supervisor of Elections to serve on the Board. However, there were no elections for another year. If the meeting was unruly, Mr. Sabol needed to have a thicker skin.
- Mr. Devon Poulos of 1255 Jonah Drive was present to defend Ms. Margie Gertsmann; however, she resigned as the Amenities Manager, which he was shocked to hear about. Ms. Gertsmann was doing this type of work for 25 years, but for HOAs and this was the first time she managed a CDD. The next Amenity Manager needed to understand the complexity of a Facilities Manager, pool operator and renter. Mr. Poulos requested documentation on how to recall Board Members as this was the second time a meeting started off as hostile. At the last meeting, residents were told if they did not like what was said or done, they should go to the Supervisor of Elections and Mr. Perry was called up by Mr.

Sabol in front of everyone to have a personal conversation and to embarrass him, which was uncalled for and hoped that Mr. Perry filed a complaint.

- Mr. Joe Michaels of 2644 Peach Circle noted there was a Tennis Pro who had a tennis league twice a week with 10 to 15 members. Most were residents. On Monday, Tuesday and Thursday, there were six to eight teams regularly between eight and 14 people. Three courts were full and two people were waiting to get on in an alternating fashion. He questioned there was a bond issue stating whether or not they had to keep the Clubhouse and the entire community intact as they had 10 to 15 members paying \$600 per year or \$9,000 per year.
- Mr. Judson Vann of 1658 Scarlett Avenue agreed with Mr. Perry serving on an Advisory Committee, but it would not do any good because certain people did not listen to them. When they looked at the pool with a vendor, the committee was advised on what to do and how to save money, which they forwarded to the Board; however, the Board did not take that advice. If they took the advice of a committee, which would be comprised of members that were experienced be engineers and carpenters, they would be under budget on the fountains and the fountains would work. A police officer should be at their meetings, instead of the National Guard.
- Mr. Ryan Hughes of 2397 Pecan Drive thanked Mr. LaVoy for working with the public adjuster to cover additional insurance money related to the tennis court lighting. He did not want the additional lights on the tennis courts as the Clubhouse was in his backyard. The Board and the community would be far better served by leaving the insurance money as cash in reserves to further the District's financial health.
- Ms. Louise White of 1596 Scarlett Avenue only lived in the community for two years and in other communities that she lived in, lights, streets and sidewalks were the responsibility of the city or village and questioned why they were paying for street lights, when they were all paying CDD fees as the City of Northport could pay for them since it was a public safety issue.
- Mr. Mike Iman, a non-resident and an active tennis player for 10 years, suggested lighting the two courts in the middle as a compromise.

- A Resident on Jonah Drive questioned two months ago why the floodlights were not working and still had not received an answer. The other day, the electric company came out and fixed a streetlight, but not the floodlights on one fountain out front. A golf cart sign had been bent over a sidewalk for a year and should be easy for maintenance to fix.
- Mr. Don Peacock of Magnolia Circle Villas applauded the Board for handling many items since Hurricane Ian, which was a year-and-a-half ago, but was not happy with his Tax Bill, as his assessment was \$1,918, which was 50% of his total Tax Bill, based on the quality of the community. When he moved into the community 10 years ago, it was attractive, especially turning off of Toledo Blade onto Plantation Boulevard and asked if the Board was happy with the current condition, as it was now an eyesore. There was a busted down Circle-K sign and not the beautiful waterfalls and lighted fountains and flowers that residents were accustomed to seeing. The initial impression was not good as it could be, which was the first thing that potential buyers see and suggested the Board find out what residents wanted to see at the entrance. In front of his home, there was a damaged sidewalk, which created a trip hazard. Lastly, there needed to be better supervision at the pool as someone was eating pizza in the spa and people were drinking in the pool.
- Mr. Clinton Woods of 1726 Scarlett Avenue was unhappy with the way the community looked. It used to be beautiful coming into the community and they purchased here with the assumption that it would remain beautiful. He was in favor of having lights on the tennis courts, but suggested having them on a timer. Someone was rollerblading on the sidewalks today and he wanted to stop them, due to its poor condition.
- A Resident who lived on Scarlett Avenue voiced concern that they were losing tennis members every year. They used to have 30,000 members and now they had 10,000 members. If they had lights, it would bring more people in. The resident used to be a contractor and wanted there to be a committee to provide their expertise.

- Ms. Jeanne Osborn of 2619 Peach Circle and 1321 Jonah Drive pointed out there were 600 to 700 residents in the community who were complaining or concerned about how this development looked when they purchased it. There being no further comments, Ms. Lansford closed the general audience comments period.

#### **FOURTH ORDER OF BUSINESS**

#### **District Engineer**

There being no comments, the next item followed.

#### **FIFTH ORDER OF BUSINESS**

#### **Business Administration**

##### **1. Approval of Minutes of the October 18, 2023 Meeting**

Ms. Lansford presented the minutes of the October 18, 2023 meeting. Ms. Chichelli provided administrative updates on Page 9. Ms. Martin stated on the bottom of Page 4, the cost of the Reserve Study was \$5,300, not \$2,300. Ms. Sandy pointed out throughout the minutes, “*Welsh Tennis*” should be “*Welch Tennis*.” On Page 8, there was a reference to a statement made by Mr. Wes Haber who was her partner but was not involved with this District. On Page 9, the statement made by Ms. Jordan that everything above the \$346,000 should be, “*Would not be reimbursed*.” The motion for scheduling the hearing on the non-user rate, should be amended to include the location, which was the Lakeside Plantation Clubhouse.

On MOTION by Ms. Chichelli seconded by Mr. Martin with all in favor the Minutes of the October 18, 2023 Meeting were approved as amended.

##### **B. Approval of Check Register**

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

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

Ms. Lansford presented the October Check Register, Unaudited Financial Statements and Special Assessment Receipts Schedule, which were included in the agenda package. This was the first month of the new Fiscal Year and there was no collection on the special assessment receipts, meaning that no tax money was received from the county, but it would start to flow in starting at the end of December and first week in January.

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor the October 2023 Check Register, Unaudited Financial Statements and Special Assessment Receipts Schedule were approved as presented.

**SIXTH ORDER OF BUSINESS**

**New Business Items**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**General Audience Comments**

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

- Mr. Clinton Woods of 1726 Scarlett Avenue pointed out if it was a major holiday, the pool and spa were broken.
- Mr. Joe Michaels of 2644 Peach Circle noted that many fences were down.
- A Resident recalled when he moved into the community in July of 2004, assessments were \$1,440 per year and it was now \$1,000 more, of which \$500 was from last year, which was outrageous. Many of the expenses were from Hurricane Ian, but many fences were still down and questioned where the money was going. At the last meeting, many motions were made and were passed unanimously and requested that the Board listen to the motion and if they approved of it, vote in favor of it, but if they did not approve of it, vote nay.
- Mr. Judson Vann of 1658 Scarlett Avenue pointed out when he moved into the community 15 years ago, it looked like gold mine and was a dump now and questioned why the Board invested money for flowers when they died in a week and suggested planting perennials. If the pool and spa were repaired correctly the first time, they would be working now. If the Board approved an Advisory Committee and have a maintenance person tending to the flowers, wiping down the pool and covers and replacing filters, they would save \$7,000.
- Mr. Ronald Perry of 1663 Scarlett Avenue recalled at one time there was over \$409,000 in the Capital Reserve Fund, but now there was only \$100,000, which was the reason for the assessment increase. If a bill was due at year end, an

accrual should be created to cover it. One month into the new fiscal year, they were already \$8,700 over budget.

- Ms. Lisa Wells of 1050 Jonah Drive pointed out that there were five members on the Board and there should be five voices at every meeting. The lighting should be viewed as a means of security and their first line of defense, but questioned why they were discussing it when Ms. Lansford stated in August that the lighting was covered by insurance and was going to be replaced. Two months ago, the Board voted to remove the pergolas and fountains from the insurance for this year, but there were pergolas in the median. *Ms. Lansford noted that the fountains were running or not, they were still structures and should still be insured.*
- Mr. Devon Poulos of 1255 Jonah Drive felt that the chemicals were not being properly maintained. The District was paying Howards Pool World an exuberant amount of money to check the water and all they were doing was looking at the chlorine and pH and were not checking the alkalinity, dissolved solids or the filters. According to Ms. Gertsman, their chlorine canister was a “garbage can” that was not covered by a lid and rain was getting inside of it, diluting the chlorine. Yesterday, the pool had to be shocked, but no reason was provided. If someone had an accident in the pool, residents should be informed. This year’s Halloween event had less participation than prior years. A committee should be formed of electricians, builders and plumbers. According to the city, no permit was required for damaged fences due to the hurricane and questioned why. Finally, their meetings were becoming hostile and there were times when the Board liked what residents were saying and other times when they didn’t.
- Ms. Donna Keller of 2395 Savannah Drive participated in water aerobics five days per week and she arrived in the morning, all of the chairs were straightened and everything was wiped down, but last week, one of the round tables was in front of the gate. Their maintenance person, Frank, walked past every past tables where they not where it was supposed to be and they were only wiped down when she asked. The second maintenance person, Frank’s son, was disabled and did very little.

- Mr. Don Peacock of Magnolia Circle Villas hoped that the Board absorbed the feedback from residents and questioned whether the Board had the same needs and expectations and requested the Board provide some feedback to residents. *Mr. Sabol pointed out that the Board was operating on the Right to be Heard Act and were not required to answer questions and residents should not expect the community to look perfect after a loss of \$823,000 from the hurricane. Mr. Peacock questioned why residents did not have a voice in how their money was spent. Mr. Sabol noted they had a little over \$400,000 in the Capital Reserve Fund and when assessments were received in eight or nine months, it would be transferred to the Capital Reserve Fund. Later on in the meeting, the Board would consider whether to spend \$100,000 to repair the sidewalks. New feeders were placed in the pool, which cost \$9,000 and solved part of the problem. The remaining problem was the pool was 25 years old and components were breaking. They were told to expect more breakdowns until there was a major overhaul. Floors and walls in the meeting room needed to be re-painted. Mr. Peacock pointed out the front entrance looked deplorable.*

Ms. Lansford confirmed that there was \$409,593 in the Capital Reserve Fund, the majority of which was in the State Board Account and collecting interest. There was currently \$307,918.30 in additional hurricane repairs, which included the tennis court lighting and the street lighting on the Inland Marine Schedule for the Boulevard as well as pending items. Ms. Chichelli requested clarification on the increase. Ms. Lansford explained that it was under the assumption that that \$310,000 would be spent. District staff received a letter from the State of Florida about how depleted the Capital Reserve Fund was and that the Board needed to do something in the event there was another disaster and repairs needed to be made. Assessments were increased to replenish the Capital Reserve Fund.

- Mr. Ryan Hughes of 2397 Pecan Drive was unaware of the letter from the State of Florida and agreed that the community could use some improvement in terms of aesthetics, but a hurricane hit the area last year and things needed to stabilize. The priority was to build back reserves, in case there was another storm or large capital item.

- Ms. Jeanne Osborn of 2619 Peach Circle and 1321 Jonah Drive asked if residents were paying a one-time assessment or an assessment to be paid every year. *Ms. Lansford confirmed that the Board had the ability to raise or lower assessments and it was raised in order to replenish the Capital Reserve Fund.* Ms. Osborn questioned whether they would be adding another \$400,000. *Ms. Chichelli pointed out the Board did not know at this point and they were working hard to ensure that the community was nice.* Ms. Osborn noted there were at less houses and townhomes for sale in Lakeside Plantation due to the increase and was informed by a real estate agent because that they would not come into the Clubhouse to take pictures due to its condition and were using old pictures. *Ms. Chichelli noted that the Board wanted to make changes but did not have the funds and they were doing what needed to be done at this time.*

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

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

##### **1. Update on Tennis Court Lighting and Insurance Reimbursement**

Ms. Sandy reported asking EGIS, if the District decided not to move forward with any of the repair proposals that were provided to the Claims Adjuster, whether it would affect the claim that the District made under the insurance policy, whether they would have to update them on how the funds were used, if Egis would have to revise the claim and if it would affect the payout. EGIS confirmed that under the District's insurance policy, if a repair was not made at the time that the claim was made, the policy states it would only pay out the actual cost value which is essentially the repair cost, less depreciation. If the District decided to proceed with the repair, the policy provides EGIS would pay the difference between the actual cost value and the repair cost, up to the limit of the insurance policy. However, because of all the claims that they received in connection with Hurricane Ian, EGIS instead decided to go ahead and pay the District's claims based on the full repair cost rather than paying just the actual cost value for items not repaired within 2 years and waiting to see if the District made the repair at a later time. Therefore, EGIS stated the District would not have to be update them on how the funds were being used or revise the claim if the District decided not to make the repair. Egis further provided that once the

District made the claim and the insurance company provided the funds, the District could make the decision on the use of funds. Egis also stated though that should the District wait to make the repair and the repair costs go up in a subsequent year, that Egis would not pay for the increased costs. Regarding the tennis court lighting, Ms. Sandy explained if the District decided not to proceed, the claim would not change and no funds would need to be repaid to EGIS.

## **2. Update on Landscape Coverage from EGIS**

Ms. Sandy reported that Ms. Chichelli identified two extensions of coverage items under the policy and questioned whether those items would allow the District to make additional claims. The first was a debris removal expense, which only applied to debris that caused physical damage to a covered property listed on the property schedule such as the pergolas, tennis courts and Clubhouse – the coverage would apply only if some debris physically caused damage to it. The same insurance limits on the property schedule still applied. The District already reached their limit on the tennis court, pickleball court fence and entranceway pergolas and therefore, must find some other type of debris that caused damage in order to make a claim under this extension. Ms. Murphy from WTS reviewed all of the debris that was removed with the District's landscape provider and, outside of the items where the limits had been met, did not find any payments that were made for debris removal for items on the property schedule. The second category for debris removal expenses, was debris from a neighboring non-CDD property that falls onto a covered location listed on the District's property schedule. No debris removal expenses were identified under this category by Ms. Murphy and the District's landscape provider. The last extension of coverage was for lawns, plants, trees or shrubs from a specified peril, which was a specifically defined term under the policy that did not include named storms like hurricanes. The Board had no questions.

### **B. District Engineer**

There being no comments, the next item followed.

### **C. District Manager**

#### **1. Approval of Supplemental Proof of Loss**

Ms. Lansford recalled from the last meeting, with the pergola payout, a supplemental Proof of Loss was presented to the Board. The street light invoices were also incorporated to

bring the total reimbursement amount from Egis still owed to \$72,858.68, which was in addition to all of the funds that the District already received.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the Supplemental Proof of Loss from the insurance company with an additional reimbursement in the amount of \$72,858.68 was approved.

## **2. Consideration of FY24 Property Insurance Schedule**

Ms. Lansford was informed by Supervisors LaVoy and Martin that the median pergola was missing from the Property Insurance Schedule. It was added as of September 1<sup>st</sup> and once the insurance company provided the actual policy, it would be provided to the Board. Regarding the tennis court lighting, the District contracts with Welch and Sergeant's Electric were on hold until the Board made a decision on the tennis court lighting. The Welch contract was in the amount of \$148,780 and the contract with Sergeant's Electric was in the amount of \$10,391, for a total amount of \$159,171. Of that, \$103,430 would have to be paid out of pocket, if the Board chose to proceed, but if the Board chose not to move forward with the tennis court lighting, the District would receive \$45,350 in unrestricted funds. Ms. Chichelli was in favor of proceeding with the tennis court lighting, as it would cost more in the future. Residents suggested lighting one or two courts, installing LED lights, which were less expensive than the current \$3,000 monofilament light bulb and questioned if it was \$59,000 for just the lighting. Ms. Lansford clarified it was \$159,171 for just the tennis court lighting and requested no further audience comments at this time. Ms. Sandy indicated that the proposal was for LED lights. Ms. Martin asked what would happen if the Board wanted to put the tennis court lighting on hold. Ms. Lansford stated they would request that Welch remove it from their contract, but they could still put in the request for reimbursement as the insurance would have to pay it out either way.

*This item was taken out of order.* Mr. Sabol was not in favor of paying the \$103,430 out of pocket, as it would be half of their reserve and they could not do anything else and proposed removing it completely. Mr. LaVoy agreed as they only had so much money to work with and the sidewalks were a priority as there were safety issues and repairs needed to be made to the pool. Ms. Chichelli asked about the fencing. Ms. Lansford reported that the fencing was on hold until the Board decided on the tennis court lighting. Ms. Chichelli proposed discussing the tennis

court lighting in January or February, when they started receiving assessments. Mr. LaVoy felt that their first priority was to build reserves. A Resident recalled that there was \$400,000 in reserves and the District was receiving another \$300,000. Ms. Lansford clarified that the District did not have \$409,000 in reserves as the District was under contract for \$307,000. Once this was revised, there would be more up to date numbers. Ms. Benjamin pointed out that the \$159,171 was just for the tennis court lighting, which was separate from the other street lighting in the proposal. Ms. Sandy recalled under the revised Welch proposal, \$135,500 was for the tennis court lighting; however, per Welch the contract would only be reduced by \$110,800 if lighting was removed, for a difference of \$20,000 due to a loss in the cost efficiencies of doing it all at one time. Ms. Benjamin proposed taking the \$45,350 in unrestricted funds and applying it to another priority item.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor removing the tennis court lighting from the Welch's current contracts was approved.

### **3. Discussion of Settling Meeting for Amenity Fee Schedule**

Ms. Lansford recalled at the last meeting, the Board scheduled a public hearing on the non-user rate for November 20<sup>th</sup>; however, due to advertising requirements, it was pushed to November 27<sup>th</sup> at Noon. A quorum was confirmed.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor scheduling a meeting for the Amenity Fee Schedule for November 27, 2023 at Noon at this location was approved.

### **4. Consideration of Updated Agreement with GMS *(to be provided under separate cover)***

Ms. Lansford pointed out that the Agreement with GMS had not been updated in 10 years and statutory language was missing; however, it was still being worked on.

#### **D. Amenities Manager**

##### **1. Report *(to be provided under separate cover)***

Ms. Murphy distributed the Amenities Manager Report to the Board.

## 2. Update from WTS on Amenity Manager Transition

Ms. Murphy reported that Ms. Gertsman left WTS and they were working with their internal recruiting team to hire her replacement and in the interim, Ms. Courtney Sears was acting as Interim Manager. Ms. Murphy was onsite once a week but communicating with Ms. Sears almost daily on all of the projects.

## 3. Consideration of Sidewalk Proposals *(to be provided under separate cover)*

Ms. Murphy distributed sidewalk proposals to the Board this evening, as the final one was received an hour before the meeting. There were three different proposals with the same scope of work, but there were small differences in terms of the actual repair. All of the locations were the same. Alpha Foundation (Alpha) provided two proposals, which combined; equaled the same scope that was in the other proposals, but they broke out the section around the pond because it required a second site visit. The two Alpha proposals equaled the Onyx and Bradley Ray Concrete (Bradley Ray) quotes. Bradley Ray was the contractor that completed all of the previous repairs over the last several years and were the lowest; however, when they originally provided their proposal, they refused to sign a District agreement, which the Board needed to take into consideration. There were no issues with their work. Mr. LaVoy pointed out that Bradley Ray was \$95,000 lower than Onyx. A Resident asked if it included removing roots around the sidewalk. Ms. Murphy explained there was a long list of locations throughout the community and different approaches to bigger areas and a long scope of work. Some were raised trip hazards that would just be shaved down, but for others, they would have to cut out the concrete and replace it. Onyx was sent out by Johnson Engineering. Ms. Sears walked on site with all three vendors.

Mr. Sabol asked if they cut the roots, whether they could grow back in five to ten years. Ms. Chichelli did not know if they would guarantee it. Mr. LaVoy pointed out they could install a root barrier. Mr. Sabol noted a large variation in price. Ms. Chichelli asked if Onyx reviewed the same locations. Ms. Murphy pointed out all three vendors received the same list. Ms. Sears noted that Onyx came out on multiple occasions because the first time they were out, they did not review the entire list. The proposals were apples to apples with the same locations. Ms. Martin questioned what they used as a guideline for the repair. Ms. Murphy explained that they typically did a visual and it was considered a trip hazard if it was raised by rubbing a foot over it. Ones that had cracks and were not considered trip hazards, were not included. Mr. LaVoy

requested time to review the proposals, but noted that Alpha used a polyfoam injection, lift and stabilize, which made sense, but the other two vendors did not use that method. Ms. Sears pointed out that Bradley Ray and Onyx included grinding and some re-pouring. Alpha intended to remove a larger section and cut the roots, but if the tree died, they did not cover it. Ms. Lansford pointed out with the Board's decision earlier decision to put the tennis court lighting on hold as well as receiving the reimbursement for the \$72,000, the District had the funds to start making these repairs, if the Board chose to do so. Ms. Sears indicated that all three vendors agreed to do the work in phases. Ms. Chichelli questioned how soon they could start doing the work. Ms. Sears stated in the past, there was a three to five start time, from the time an agreement was signed, but it depends on their workload.

Mr. Sabol believed that the Onyx proposal was the best at \$95,000. Ms. Benjamin agreed, but Alpha provided a five-year warranty and questioned whether the other two vendors provided any type of warranty. Mr. LaVoy did not see one and requested that the three vendors come to the January meeting. Although Onyx was a reputable company, Mr. LaVoy did not like that they would only be doing grinding and replacing. Mr. Sabol pointed out that grinding did not look good all the time. Ms. Martin felt they should either choose the middle of the road price or the lowest and preferred the proposals from Alpha as they provided a guarantee of five years. Mr. Sabol felt Alpha was the best company. Mr. LaVoy preferred the Alpha proposal as they would do grinding and lifting, remove the failed concrete, base cut and remove tree roots as needed and offered a five-year Annual Service Plan. Ms. Benjamin questioned whether there was a warranty or Service Plan. Ms. Lansford recommended that the Board appoint a liaison to work with District Counsel, the vendor of their choice and District staff, if they wanted to proceed and not prolong it until the January meeting.

Ms. Martin MOVED to approve the Alpha Foundation proposals in the amount of \$155,000 and appointing Mr. LaVoy as liaison to work with District staff and Alpha and Ms. Chichelli seconded the motion.

Ms. Benjamin noted that the Alpha agreement had a quantity of one next to the five-year Annual Service Plan, but no actual cost listed and believed that it was included. Mr. LaVoy pointed out that they would get the details.

On VOICE VOTE with all in favor the Alpha Foundation proposals in the amount of \$155,000 and appointing Mr. LaVoy as liaison to work with District staff and Alpha was approved.

**4. Discussion Regarding Tennis Court Lighting – AAG Providing Utilization & Expense vs. Revenue Report**

This item was discussed.

**5. Discussion of Clubhouse Interior Remodel**

Ms. Murphy reported that prior to the budget adoption for this year, a proposal was submitted to the Board to provide an idea of what to budget as a placeholder, if the Board wanted to remodel the Clubhouse and if the Board wanted to proceed, she would obtain additional quotes. Ms. Chichelli was in favor of obtaining a proposal. Mr. LaVoy was in favor of obtaining a proposal, including the removal of wallpaper from all five walls and a new sound system. Ms. Murphy pointed out that the sound system would be dealt with separately and the remodel would include carpet replacement, removing wallpaper and painting. The office flooring was not in great shape, but the one in the meeting room was new. Mr. Sabol requested that Ms. Murphy obtain as many proposals as she could. Ms. Martin asked if there was any mold. Ms. Murphy indicated a full remediation was included because there was major room damage. Mr. LaVoy agreed with Mr. Perry's earlier comments that they needed a Facility Manager and grounds person. Ms. Murphy preferred someone with management, project management and facilities experience as well as someone who had experience working with vendors and components of the building, but not necessarily a handyman. The position for Amenity Manager was posted. They went back and forth earlier today with their recruiter on key words that they could use. Mr. Sabol questioned who would cover the office, if Ms. Sears had a problem. Ms. Murphy would support Ms. Sears on a daily basis and they had front desk coverage, if Ms. Sears needed to step out for a project., but if they did not have enough coverage, Ms. Murphy would be assisting or someone from another site would come in. The A/C project was completed last night and it was working. The spa and pool were mentioned many times. The spa was close to being opened. The lid to the housing of the filter was replaced and they were waiting on a gasket. The repair was expected to be done by Friday. The street lighting was almost complete. All they were waiting for was installation of the bulbs and the top piece. All of the bulbs were replaced.

**NINTH ORDER OF BUSINESS****Supervisor's Requests**

Mr. LaVoy heard many of the comments expressed by residents tonight and agreed that the Board needed to respond to them, whether by email or another method. Many of the questions were simple to answer and they would find a way to answer them.

Ms. Chichelli checked with Florida, Power & Light (FPL) about the lights along Plantation Boulevard. It would not be done right away and would probably take 10 to 12 months, but they needed to start looking into it. Currently, FPL was installing lights on the sides of the roads, but not in the middle, which would be the CDD's responsibility, because if there was an accident, they did not want to be responsible. Information was provided to the Board. A Resident asked if FPL would add more lights to the street. Ms. Chichelli pointed out there were currently 52 lights on Plantation Boulevard and seven in the parking lot. They suggested only 36, which was why she was checking into it; however, Ms. Martin also contacted FPL and received a response. Ms. Martin stated that FPL would scatter the lights so that they were not across from each other by placing conduits on either side of the Boulevard but would not put lights in the median. There would be an upfront cost for the post and the lights, but FPL would maintain and replace them. FPL was also willing to bore under the easement area and take the conduit at a cost of \$13 per lineal foot; however, since Plantation Boulevard was one mile long, it would equate to \$137,000 that the CDD would have to pay. FPL could dig a trench at no cost, but there were irrigation and gas lines; however, they must bury the conduit and cover the trench and there would be a cost to redo the sod and all of the landscaping. After the lights were installed, the electric cost would be \$20 to \$21 per light per month. For 40 lights, the cost would be \$820 per month. Ms. Chichelli spoke to someone at FPL who worked on the Carriage Homes and the Villas and were familiar with Lakeside Plantation. They provided and different prices, charging \$20,000 for the wiring only and \$1,300 per month to maintain the lights on the Boulevard. For the parking lot lights, the cost would be \$103 per month. Since this was different than what Ms. Martin was provided with, it needed to be clarified with FPL.

Ms. Benjamin wanted different quotes for different materials for the Clubhouse interior remodel, recalled that they would replace the carpet with a hard surface floor, but replacing the wallpaper with new wallpaper was not discussed. Ms. Murphy asked if the Board wanted different options for carpet replacement, hardwood replacement, painting and wallpaper or if

there was a specific direction that the Board wanted to go in. Mr. Sabol requested as many proposals as she could get. Ms. Benjamin wanted to see different options.

• **General Audience Comments (Con't)**

A Resident recalled that the Board just spent \$150,000 and asked if anyone walked the sidewalks to determine if some of the work could be delayed for another six months to a year and included in next year's budget and if the contractors were selecting the sites that needed to be repaired. Mr. LaVoy pointed out there was no contract and as a contractor, he walked the neighborhood more than anyone else and his goal was to get the best product at the best price.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Board Meeting is  
January 17, 2024 at 6:00 p.m. at Lakeside  
Plantation Clubhouse**

The next meeting was scheduled for January 17, 2024 at 6:00 p.m. at this location.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the meeting was adjourned at 7:58 p.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair