

**MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Monday, **November 27, 2023** at 12:00 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

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Jordan Lansford *by Zoom*
Richard McGrath *by Zoom*
Sarah Sandy *by Zoom*
Courtney Sears

GMS – District Management
GMS
Kutak Rock, LLP
WTS

The following is a summary of the discussions and actions taken at the November 27, 2023 Special Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Mr. LaVoy called the meeting to order at 12:02 p.m. and called the roll. All Supervisors were present with the exception of Ms. Benjamin.

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*)

There being no comments, this item followed.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Amended Amenity Facilities Policies & Rates, Deposits & Fees, Resolution 2024-02

Ms. Lansford reported that Ms. Murphy distributed a document to the Board with references to the rates and Ms. Sandy provided a Memorandum with a chart showing the currently and maximum rates, deposits and fees, including the rental fees and deposits for residents and non-residents, which the Board requested. Attached to the Memorandum was a redlined version of the Amenity Facilities Policies with suggested updates reflective of the Board's requested changes to the rental rates and policies. There was an explanation on the rental rates for both resident and non-resident use. Non-residents renting the amenity facilities would not be required to pay the non-resident annual user fee, but if they did, they would become a patron and treated the same as a resident under the District's policies. It also provided that deposits would be paid in advance and the renter would have to coordinate with the Facility Manager for pre and post event inspection of the facility, in order to receive a refund of the deposit. All fees would be non-refundable except when notice of cancellation was received at least one month in advance, which the Board could change and the Facility Manager would have discretion of, even if after a month, to return those fees or amounts paid. It would also allow the Board to adjust, by resolution, the adopted rental rates by 10% of each year to reflect actual cost of operations as well as other factors.

Ms. Sandy explained that the other item that was added was in regard to rental events with alcoholic beverages, which was requested by the Board. As further provided in the policies provided to the Board, the District was not licensed to serve alcohol, but the renter would be permitted to hire someone who had an alcoholic beverage license, as long as they complied with all Federal, State Laws, and Local Laws and regulations, acknowledged the risks associated with serving alcohol, and provided a certain level of insurance in an amount no less than \$1 million. Additionally, anyone being served alcohol must be 21 years of age and the District could reserve the right to request any intoxicated person to leave the District's property. If the District was going to allow events with alcoholic beverages, Ms. Sandy suggested that the renter sign an

Access or Rental Agreement with the District and was also asked to look into whether the District could require renters to pay District and amenity staff to be at the facility after hours for cleaning or security, but the District did not need to have someone under contract to provide those services and could require that they use District vendors and pay the cost plus an additional 20%.

Ms. Lansford suggested setting the non-resident rate for the various categories by multiplying the non-resident rate by one and a half, unless the Board had a different suggestion. Ms. Sandy recalled that the current non-resident annual user fee was 1.5 times the highest operation and maintenance (O&M) and debt assessment. Ms. Lansford pointed out the only actual fee to be set for residents and non-residents, would be a 1.5 multiplier to the non-resident rate for the standard rental of the great room and multipurpose room. Mr. Sabol confirmed that all Board Members were in agreement with the 1.5 multiplier. Ms. Lansford indicated that the non-resident fee for the rental of the great room was \$450, with a \$450 deposit, using the 1.5 multiplier; the rental fee of the multipurpose room / library was \$45 per hour, with a \$75 deposit; and the additional closing charge for non-residents was \$75 per half hour with no deposit. Mr. Sabol asked if they were asking someone who had an alcoholic beverage license, to carry \$1 million/\$2 million liability insurance or if there would be a waiver for the renter to sign, if their caterer did not carry the policy. Ms. Sandy pointed out that language was included that either a Liquor Liability Policy or Event Insurance would be acceptable in \$1 million or their licensed server would provide insurance, which would probably be the most likely scenario. This would be in addition to getting the renter to sign a Rental Agreement with the District that acknowledges the assumption of liability. Ms. Chichelli questioned the amount to charge for rental of the room. Ms. Lansford explained that typically amenity centers charged the highest rate, which in this case was the maximum rate of \$300. Ms. Chichelli questioned the capacity of the room. Ms. Lansford believed it was 88 people. Ms. Chichelli pointed out that alcohol would be served at weddings and proposed charging \$500. Mr. LaVoy was in favor of having a round number. Ms. Martin felt that \$500 was reasonable. *There was Board consensus to charge an additional fee for rental events with alcoholic beverages a fee of \$500 for residents, with a deposit of \$500 for residents and \$750 for non-residents.*

Ms. Lansford reported that the additional staffing and services fee was \$175 per hour for staff and recommended having it dependent on the amount of additional staff that was needed.

Ms. Sandy recalled it was advertised at the District cost, up to an additional 20% and questioned whether the Board wanted to include any additional percentage as it was a straight cost previously. Ms. Chichelli believed that 20% fair. Mr. LaVoy preferred to charge a fee per person versus a percentage. Ms. Sandy advised that the District's cost could change over time and could have it as a cost plus a certain percentage. The final dollar amount could be given to the renter by staff, but it provided the District more flexibility to not have to reset the fee each year. Mr. LaVoy questioned whether they were setting fees for every year and this was just one more category, because if it was \$150 per person, next year the Board may want to increase the base rate for residents up to \$500. Ms. Lansford proposed \$175 per hour plus 20% or \$210 for a resident and \$315 for a non-resident. Mr. LaVoy recommended revisiting it again in a year. Ms. Sandy pointed out that it was advertised as the District's cost plus up to 20% and noted it would be applied to things like cleaning or security. Ms. Sandy noted that since it was advertised as cost plus a percentage that the Board would need to stick to that method of for setting the fee, unless it wanted to readvertise. The Board agreed to leave it as cost plus up to an additional 20%.

Ms. Lansford reported that based on the 1.5 multiplier the Amended Amenity Facilities Policies and Rates, Deposits and Fees would be amended to reflect that the standard charge of the great room for a resident would be \$300 and \$450 for a non-resident; the rental fee of the multipurpose room / library would be \$30 per hour for a resident, with a deposit of \$50, and \$45 per hour for a non-resident, with a \$75 deposit; the additional closing charge would be \$50 per half hour for residents and \$75 per half hour for non-residents; the additional fee for rental events with alcohol would be \$500 for a resident and \$750 for non-residents with a deposit of \$500 for a resident and \$750 for non-residents; additional staffing for residents and non-residents would be cost plus up at 20% and the fee for early access would be \$30 per hour for residents and \$45 per hour for non-residents. Ms. Chichelli pointed out that someone had a party at the facility and were using the pool and felt that renters should not be using the pool if they had a party. Ms. Sandy confirmed that the policy provided that no amenity facilities were available to be rented unless identified and the pool was not included as for rent. Ms. Lansford would remind Ms. Alex Murphy that the pool was not to be used for rentals.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor the Public Hearing on Adopting the Amended Amenity Facilities Policies and Rates, Deposits and Fees was opened.

Public comments were requested. It was noted for the record that no members of the public were present or called in via Zoom. Ms. Chichelli recalled that they were going to increase the tennis membership rates. Ms. Lansford confirmed that it was still 10% and the only change was to the rental fees. Ms. Sandy explained for Fiscal Year 2023/2024, the current rates were in the policy, but did not know the exact percentage of the increase. Ms. Chichelli pointed out that the rates for Fiscal Year 2024/2025 increased. Ms. Lansford stated they were already approved.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor Public Hearing on Adopting the Amended Amenity Facilities Policies and Rates, Deposits and Fees was closed.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor Resolution 2024-02 Adopting the Amended Amenity Facilities Policies and Rates, Deposits and Fees as amended was adopted.

- **Next Regularly Scheduled Board Meeting is January 17, 2024 at 6:00 p.m. at Lakeside Plantation Clubhouse (Item 5)**

Ms. Lansford announced that the next meeting was scheduled for January 17, 2024 at 6:00 p.m. at this location.

- **District Manager’s Report (Added)**

Ms. Lansford reported that Mr. LaVoy sent a copy of the resident questions from the last meeting to her and she conferred with Ms. Murphy at WTS to try and answer some of the procedural questions that were asked by the audience. Ms. Lansford questioned whether the Board wanted, subject to staff approval, to forward it to the community via an email blast, on the procedural questions that were asked, essentially how the Board meeting operated and other matters. Mr. LaVoy pointed out that he condensed the questions from the meeting to remove the repetitive ones and agreed that they should be sent to residents and included in the January meeting minutes. Ms. Chichelli recalled that there were questions and answers on the website. Ms. Lansford confirmed that there were questions and answers on the website, but some of the questions that were asked, were not incorporated into the procedural document and were more

specific to the insurance related questions that were previously answered. There was no new information, but if the Board wanted to make changes, they would have to wait until the January meeting for approval. Mr. Sabol pointed out that everything on the website was available to everyone and they could go onto the website for more information instead of waiting until the General Audience Comments Period. Ms. Chichelli requested that the questions provided by Mr. LaVoy be included on the website. Ms. Lansford would include them, subject to staff approval and send an email to the Board once it was posted. Ms. Martin suggested sending out an email to residents informing them that answers to their questions would be on the website. *There was Board consensus.*

- **Supervisor’s Requests** *(Added)*

Mr. Sabol pointed out that they could not charge people on the pickleball court the same fees that they charge those that play tennis as the provisions were different. However, since pickleball was going to be more popular than tennis, if the Board did not approve something now, in the future, it would get worse as there would be more pickleball players than non-residents. Mr. LaVoy noted that most players go down the road where there were 12 free courts. They only had one court, but if they had 14 courts, then they needed to look at it. Ms. Chichelli suggested talking to people to find out how many were coming from outside the community and if it was a large amount, they could have another special meeting. When Mr. LaVoy walked in the morning, he did not see many people playing pickleball, but if they had proper courts with lights, it would change everything. *There was Board consensus to discuss this matter at the January meeting.*

FIFTH ORDER OF BUSINESS

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

This item was discussed.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the meeting was adjourned at 12:34 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair