

**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, **January 17, 2024** 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 (Until Item 6E)
Pat LaVoy	Chair (After Item 6E)
Pat LaVoy	Vice Chair (Until Item 6E)
Mary (Sue) Martin	Vice Chair (After Item 6E)
Alan (Bud) Sabol	Assistant Secretary (After Item 6E)
Pina Chichelli	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Sarah Sandy <i>via Zoom</i>	Kutak Rock, LLP
Alex Murphy	WTS Operations Manager
Courtney Sears	WTS
Chris Berry	Landscape Maintenance Professionals
Residents	

The following is a summary of the discussions and actions taken at the January 17, 2024 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.

**Due to a technical issue with the audio, the beginning of the meeting was summarized based on District Manager notes.*

- **Modifications to the Agenda**

Ms. Lansford reported that the agenda was modified to include Resolution 2024-03 Re-designating the Officers of the District.

THIRD ORDER OF BUSINESS

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

**Recording commenced at this time.*

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

- Mr. Ron Perry of 1663 Scarlett Avenue questioned the cost for a police officer for three months. *Mr. Sabol recalled that it cost \$140 per session, of which there were three sessions.* Mr. Perry stated according to the financials, there was a large influx of tax assessment money of \$925,000, but \$441,000 was budgeted for the capital reserve and there were some proposals that were not needs, but wants such as the tree removal, which was considerable and not budgeted or reimbursable by the insurance. There was also a proposal to stabilize the trees and for Clubhouse renovations. Until the Capital Reserve Study was completed, the Board did not know what shape the District was in financially.
- Mr. Devon Poulos of 1255 Jonah Drive thanked Mr. Perry for keeping everyone informed and Mr. LaVoy for reaching out to him. The District needed a different amenities contract, as they were not skilled enough to maintain the level of service that they needed. Howard's Pools was charging a large amount of money yet were not maintaining the correct chemical compound. The Board had no plan on how they were bringing in revenue and needed to focus on the aesthetics of the community. LMP was great to start with, but the grass was brown. The townhome grass looked better with fertilization and irrigation.
- A Resident (Nancy) felt that the office needed to offer a tutorial for people who wanted to learn how to use the system.

- Mr. Don Peacock of Magnolia Circle Villas was promised by the Board at the November meeting, that residents would receive responses to their questions. When he pulled into the front of the community after being out of town for December, the lights were out and there was a sign for the gas station. That should not be the first impression for the community and the Board should hear what the residents are saying to get the community back to what everyone was proud of.
- Ms. Christine Perry of 2607 Peach Circle suggested that the facility be more cognizant of the wasteful spending, for example, turning off fans and A/C when it was cooler. Electrical boxes on Plantation Boulevard were rusted and needed to be painted, but they should be maintained by the utilities. Vegetation was encroaching close to buildings and homes. If there was a wildfire, it could get out of control.
- Mr. Alan Irvine of 2026 Scarlett Avenue thanked Mr. Sabol for the time that he spent on the Board and for Mr. LaVoy involving him and Mr. Perry on the sidewalk and tennis court fences and Mr. Poulos with the pools.
- Ms. Louise White of 1596 Scarlett Avenue voiced concern about dead trees that were leaning close to her home and other residents' homes.
- Mr. Gary Ronald of 2608 Peach Circle thanked Mr. Perry for doing what the Board should be doing and Mr. LaVoy for accepting it and communicating with residents who volunteered to help. However, he was disappointed about the front entrance, as numerous homes in the community were for sale, but no one was buying them, because they did not like what they see. It was the Board's responsibility to manage their funds properly. Thousands of dollars could be saved by listening to the residents. There were numerous times when residents were volunteering to help the Board and the Board turned them down.
- Mr. Ryan Hughes of 2397 Pecan Drive requested a greater variety of votes by the Board in their decision-making process and obtaining additional proposals for the treadmill and landscape services. When the HOA looked for a new landscaper, they collected four proposals. The front entrance was a want versus a need at this point in time and it was important to consider how much higher mortgage rates

were than in the past. It did not make sense to strategically compete with new construction to try to build up and restore the front entrance to what it looked like 20 years ago. They should offer prospective buyers with a community that was well managed, takes care of itself and controls costs.

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

- **Landscape Maintenance Professionals**

Mr. Chris Berry, Sarasota Branch Manager for Landscape Maintenance Professionals (LMP), addressed comments made by residents. They started maintaining the community last September, taking over \$15,000 in irrigation repairs that were left behind. There were also Palm trees that had not been trimmed for over two years. They corrected all of these issues. There were also failing pumps, which their team looked at and repaired and Ms. Margie Gertsman ensured was completed. At that point, it was already too late. The grass in the front of the community had declined far beyond the time that they had arrived on the property. Several proposals were provided to the Board to redo these areas and get Lakeside Plantation to the property that they wanted it to look like and were invested in. When LMP started, the medians and plants were over 12 feet tall and they cut all of those back at their expense, in order to make the property look as good as it possibly could. The day after the community was hit by a hurricane, they cleaned the roads and did not stop until it was completed. They also rebuilt the irrigation system, which was damaged due to trees and roots ripping pipes out of the ground. LMP worked directly with Ms. Chichelli to get the project completed, but more work needed to be done and plans were in the works. Digital images were provided at no cost and would continue to be provided at no cost, so that everyone was on the same page. They wanted to be a vendor that the Board wanted to work directly with, that would warranty the plant material and stand by it. They provided proposals to save the Palms, but they were \$20,000 each. LMP would work with the District all the way through and when monies became available, they would provide the most competitive bid possible.

FOURTH ORDER OF BUSINESS

District Engineer

Mr. Sabol requested a Request for Proposal (RFP) for another engineering firm as Mr. Brent Burford informed him, five months ago, that he was going to reduce his time to half a day with Johnson Engineering. Another engineer from his firm was assigned to the District, but he resigned to work as a hockey coach. Ms. Sandy explained that there was a public procurement process under Statute that the District must follow and would provide a Request for Qualifications (RFQ) to the Board at the next meeting with evaluation criteria, for the Board to approve. Ms. Lansford indicated that she spoke with Mr. Christopher Beers last month and if he departed, she was not notified. Mr. LaVoy asked if Johnson Engineering provided notice. Ms. Lansford did not receive one and would request one.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes

1. November 15, 2023 Meeting

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

2. November 27, 2023 Special Meeting

On MOTION by Ms. Benjamin seconded by Mr. Sabol with all in favor the Minutes of the November 27, 2023 Special Meeting were approved as presented.

B. Approval of Check Register

Ms. Lansford presented the November and December Check Registers. Mr. LaVoy recalled that the fountains were turned off, but there was a \$581.08 charge from North Port Utilities. Ms. Murphy explained that they shut off the pumps the day of the directive but did not shut off the water. Ms. Sears spoke to North Port Utilities as well as the previous fountain service provider. Usually, they could file for forgiveness and would provide an update as soon as a response was received. Mr. LaVoy questioned why there was no process to check the invoices. Ms. Lansford explained that the utilities and electric were set up on ACH auto draft, but if the Board did not want it, she would inform the District's Accountant, Ms. Hannah Henry and the

District would receive an invoice or have the invoices drafted monthly online. However, since the Board did not have meetings every 30 days, Ms. Lansford did not recommend this as they might be running behind. Mr. LaVoy did not think it was necessary as it would be discussed by the Board. Ms. Martin pointed out that they were paying \$16 per month for gas for the fireplace and requested that they turn off the gas since the fireplace was never used. Ms. Chichelli requested a quote from Frontier, due to issues that they were having with their internet and noted tax charges on the Marlin Business Bank invoice for the copier lease. Ms. Lansford recalled that the accountant spoke to Marlin and they were supposed to send a refund check for all of the taxes charged.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor the November and December 2023 Check Register was approved as presented.

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

Ms. Lansford presented the Unaudited Financial Statements for December 31, 2023 and the Special Assessment Receipts Schedule. The District was 77% collected on their assessments, which should be 100% before April 15th. Ms. Chichelli asked if the District was receiving any credit from WTS, since they no longer had Ms. Gertsman. Ms. Murphy stated there was no credit because Ms. Sears was taking the place of Ms. Gertsman and there was no lapse in any of the staffing hours but could speak to her team about it. A Resident questioned the monthly cost that the District was paying for WTS to provide three or four staff members. Mr. LaVoy recalled that the District was paying \$23,000 per month or \$300,000 per year.

SIXTH ORDER OF BUSINESS

New Business Items

A. Consideration of Proposal from Community XS for Website Hosting Services

Ms. Lansford reported that the Board approved their current website vendor one year ago, but they were continuing to receive complaints from residents about broken links and missing items and presented a proposal from Community XS. Currently, the District paid \$864 annually or \$40 per month for website hosting and Community XS charged \$40 per month or \$480 per year, which was a savings of \$364. Ms. Martin asked if Community XS would provide the same service that they received in the past. Ms. Lansford confirmed that it was the exact same service,

which was to have an ADA compliant website, with no emails or site evaluations. Ms. Chichelli asked if GMS worked with Community XS. Ms. Lansford stated that GMS worked with Community XS in many of their Districts and highly recommended them.

On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor terminating the contract with the current website vendor and proceeding with the proposal from Community XS in the amount of \$480 for website services was approved.

B. Discussion of Welch Contract & Change Order

Ms. Lansford recalled at the last meeting, the Board approved the Welch Tennis contract for removal of the tennis court lighting and a Change Order was signed. However, it was put on hold, after concerns were raised from a few Supervisors. Mr. LaVoy asked if there was a reason that they could not cancel the contract. Ms. Benjamin did not want to cancel it, as the Board already discussed it, voted on it and time, money and resources were wasted for the past two months. Ms. Sandy indicated that they could be sent a notice of termination but did not know if they would provide an invoice for time spent during the permitting process. Ms. Murphy confirmed that she received an email from Welch stating that if it was cancelled, they would credit all but \$1,397.01 for engineering time associated with the permitting. Mr. LaVoy had issues with this proposal, as it included fencing, but half of the fence was in great shape and preferred to write the scope and provide it to three or four reputable fencing contractors.

On MOTION by Mr. LaVoy seconded by Ms. Martin with Mr. Sabol, Mr. LaVoy and Ms. Martin in favor and Ms. Benjamin and Ms. Chichelli dissenting, terminating the Welsh contract, with the District paying \$1,397.01 was approved. (Motion Passed 3-2)

Ms. Martin nominated Mr. LaVoy as liaison to prepare the scope and bring it back to the Board at the February meeting.

On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor appointing Supervisor LaVoy as liaison to prepare the scope for the fencing project bid and bringing back to the Board at the February meeting was approved.

C. Discussion of Amenity Rules: Hot Tub Age

Ms. Lansford received comments from the Supervisors regarding the age in the Amenity Rule for the hot tub that was approved last August, increasing that age to 15 years old. Ms. Chichelli recalled that this item was on the agenda because a resident wanted to have his kids in the hot tub, some of which were under the age of five and complained about it. Ms. Benjamin felt that there was no reason to change it. Mr. Sabol pointed out that the resident who called in the complaint owned three houses. Ms. Chichelli felt that kids did not belong in the hot tub. Ms. Murphy pointed out that they received more complaints about young children in the hot tub, when people were trying to utilize it for relaxation and therapy. The gentleman that complained, was only in the community a couple of weeks out of the year and this was the first time that they heard of the rule change and did not like it. *There was Board consensus to leave the hot tub age at 15.*

D. Discussion of Alpha Foundation Contract

Ms. Lansford recalled that this item was in response to direction from the Board at the November meeting, to appoint Mr. LaVoy as liaison to work with Alpha Foundation (Alpha) on the proposal that was presented. Mr. LaVoy reported that he worked with Alpha and an Advisory Group, comprising of Mr. Ronald Perry and Mr. Alan Irvine. They walked the community three times, noting every defect and including it on a spreadsheet. Mr. LaVoy then walked around again with Alpha, created a new list and met with Mr. Perry and Mr. Irvine one more time to validate everything, providing a list of the trip hazards that needed to be repaired this year. It was their recommendation to proceed with a contract that was substantially less. Ms. Lansford confirmed that the total amount of the contract was \$98,125.88. Mr. Sabol agreed as their first priority was the sidewalks. Ms. Sandy pointed out that the Board approved a higher amount at the prior meeting and this was just a refined Scope of Services.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the revised proposal with Alpha Foundation for sidewalk repairs in the amount of \$98,125.88 was approved.
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E. Resolution 2024-03 Re-designating Officers of the District

Ms. Lansford recalled that the agenda was amended at the beginning of the meeting to include the adoption of Resolution 2024-03, Re-designating Officers of the District and directed

the Board to nominate a Chair and Vice Chair and the remainder of the Board, Ms. Lansford, Ms. Hannah Henry and GMS staff as Assistant Secretaries. Mr. Sabol nominated Mr. LaVoy as Chair and Ms. Martin as Vice Chair. Ms. Benjamin nominated Ms. Chichelli as Chair and Ms. Martin as Vice Chair.

On MOTION by Mr. Sabol seconded by Ms. Martin with Mr. LaVoy, Ms. Martin and Mr. Sabol in favor and Ms. Benjamin and Ms. Chichelli dissenting, electing Mr. Pat LaVoy as Chair, Ms. Mary (Sue) Martin as Vice Chair, Mr. Alan (Bud) Sabol, Ms. Pina Chichelli, Ms. Bonnie Benjamin, Ms. Jordan Lansford, Ms. Hannah Henry and GMS staff as Assistant Secretaries as evidenced by Resolution 2024-03 was adopted. (Motion Passed 3-2)

SEVENTH ORDER OF BUSINESS

General Audience Comments

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

- Mr. Ron Perry of 1663 Scarlett Avenue questioned why the Board Chair did not approve the spa air blower pump, as the expenditure was only \$3,300 and it was within his spending authority. In the past, the Chair approved \$5,000 to repair the air conditioner. Mr. Perry requested that the Board not approve the treadmill until a repair quote was provided and felt that Mr. LaVoy was too kind to Welch, as the original contract was \$259,000, which included the fencing for the entire tennis court; however, the entire fence did not need to be replaced. For the tennis court lighting, Welch quoted \$135,500, but they only deducted \$110,000 from the contract and quoted a canopy for \$124,000 without the Board seeing what it looked like.
- Mr. Devon Poulos of 1255 Jonah Drive indicated that he was not planning on speaking again, but a Supervisor asked whether the District was still paying for Ms. Gertsmann. Last year, he was promoted in his job and did not have a Supervisor for three months and ended up performing two jobs. Mr. Poulos felt that there was no oversight over WTS, because if Ms. Sears was serving as Interim Manager, the District should be paying for an Interim Manager. In addition, they were not balancing receipts that were provided to show what the

District spent money on, but appreciated the representative from LMP speaking, as this was the first time that he heard there was \$15,000 in irrigation repairs. LMP may have performed a great deal of debris work, but the District paid them \$150,000 to do it and LMP should not have a card on file that was being paid for by the District. It should be retained by the District Manager.

Ms. Lansford clarified that anything associated with the District when it comes to receipts, was a public record. If there was a public records request, bank account numbers must be redacted. It was not a charge to the resident, but a charge of the custodian.

- Mr. Ryan Hughes of 2397 Pecan Drive felt that Ms. Martin's request for the gas hookup for the fireplace, was a good one, due to the fireplace not being used as well as providing a significant safety issue, with overgrown branches and trees over the gas line. Mr. Perry's comments regarding the various issues with Welch's contract, was a good one, as it underscored the importance of securing quotes from multiple vendors. Mr. Hughes felt that they should have things done well and inexpensively, versus quickly and even though there was discontent with sprucing the community, particularly around the entrance, the only way to do so was to raise assessments.
- Diane Raymond of 1509 Scarlett Avenue recalled that a few weeks ago, kids broke the handicapped seat at the pool. The responsible party was identified, but the management company let it go because it was their first defense, which was unacceptable. Several weeks ago, when her and her husband were taking their dog for a walk at night, kids were in the pool after 9:00 p.m. They called the City of North Port Police Department, but they were told if they were residents, there was nothing that they could do. In the past, Ms. Raymond suggested establishing a community watch instead of paying \$125 for a weekend security guard that was not doing anything. In order for property values to go up, residents needed to start putting their foot down and pushing the HOA to start fining people.
- Ms. Barbara Wende of 1197 Jonah Drive felt that the entrance was their first impression and recommended power washing and a paint job on a pergola.

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

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being none, the next item followed.

B. District Manager**1. Consideration of FY24 Endorsement for Property Insurance Schedule**

Ms. Lansford presented an updated Fiscal Year 2024 endorsement for the property insurance as of October 1st. It was revised to include the median gazebo, which was omitted and to divide the tennis court line item. Once the Board received the proposals on the tennis court fencing, the total insured value would be updated to reflect the real value cost to replace the fence.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the endorsed property schedule as presented was approved.

2. Discussion of Impact Statement (State of Florida)

Ms. Lansford presented a letter that was received from the State of Florida, regarding an accident that occurred in the community, which damaged CDD property. The total amount of damage was \$753.75; however, after it was submitted, another proposal was received from LMP in the amount of \$269.75. Staff contacted the State to request an extension, in order to have the full total of \$1,023 remitted to the Board. Ms. Chichelli noted that it was for the removal but questioned the replacement. Ms. Lansford clarified that the replacement cost was the additional \$269.75, which would be submitted and reported that next Board Meeting was scheduled for February 21, 2024 at 6:00 p.m. at Lakeside Plantation Clubhouse.

C. Amenities Manager**1. Report**

Ms. Murphy distributed the Amenities Manager Report to the Board. There were four incidences that occurred within a couple of weeks of each other by teenage residents. Two different incidents resulted in damage of the spa chairlifts. They were issued warnings, as stated under the Disciplinary Policy in the Amenity Policy and were sent letters with an invoice for damages, as there was a cost to the District. The incident that Ms. Raymond referenced regarding kids swimming after hours, occurred just after 9:00 p.m. Staff reviewed the cameras to see how

they entered the pool. They did not hop the fence; however, the fob access did not work at the gates and staff presumed that the gate was not latched all the way. The police did speak to the kid's parent, who was still in their vehicle in the parking lot. They were asked to leave and they did.

2. Consideration of Proposal from Galaxy Chemical Corp. for a Spa Jet Pump

Ms. Murphy reported that the spa jet pump needed to be replaced and the spa would be reopened tomorrow. Galaxy Pools did a temporary repair, which was still holding, as the current pool vendor did not have this expertise and they were asked to provide a price for the replacement. Ms. Chichelli questioned if Galaxy speculated how long the pump would last. Ms. Murphy stated they did not know.

**• Consideration of Proposal from Fitness Logic for a New Treadmill
(Item 8C4)**

Ms. Murphy provided a proposal from Fitness Logic for the treadmill. Their existing preventative maintenance vendor recommended replacing it, as it was at the end of its useful life and the cost to repair the treadmill was \$1,444.55, which included replacing the belts, console, display, overlay, keypad, membrane, deck springs and walking belt. At the Board's direction, Ms. Murphy could obtain three repair quotes. Ms. Chichelli recalled that the Board wanted to try a different vendor. Ms. Murphy indicated that she had two quotes for new preventative maintenance vendors, which she would provide to the Board at the February meeting. Ms. Martin requested a different quote for a new treadmill. Ms. Murphy pointed out that one preventative maintenance vendor, was a supplier of fitness equipment.

1. Consideration of Proposals for Magnolia Removal & Replacement

Ms. Murphy distributed proposals from Joshua Tree, MSF Tree & Landscaping, LLC. and LMP for Magnolia removal and replacement. Mr. LaVoy questioned why the proposals were for eight trees. Ms. Sears explained that it was the direction of the Board. Ms. Martin asked if the trees were in the median. Ms. Sears confirmed that the trees were in the median on Plantation Boulevard. Mr. Sabol suggested straightening and trimming the Magnolia trees versus replacing them. Mr. Berry confirmed that the original quote was to straighten and trim the trees, but the

biggest issue was the continuity of the Boulevard and the loss of many trees. In order to keep the same continuity down the Boulevard, putting in new trees seemed like the best option. Ms. Murphy pointed out that they could not guarantee the trees survival. Mr. Berry explained that whenever the root structure of the tree was being moved, the chances of survival were 50/50. Mr. LaVoy preferred to keep the look of the main Boulevard. Mr. Sabol questioned why they could not have flowering trees that had a canopy of 10 to 12 feet versus Magnolias. Mr. Berry indicated that Magnolias were flowering trees that did not require much maintenance. Most trees in Florida had shallow root systems and Royal Poincianas and Jacarandas had the same durability as a Magnolia, but a Magnolia was more structurally sound, due to growing from the top to the bottom versus being top heavy with a single trunk. Ms. Chichelli preferred to speak to Mr. Berry and bring something back to the next meeting. *There was Board consensus.*

2. Consideration of Proposal from Fitness Logic for a New Treadmill

This item was discussed.

3. Consideration of Proposals for Electric Panels on Plantation Blvd.

Ms. Murphy distributed proposals from Sergeant's Electric, Cool Today, Plumbing Today and Energy Today and JCORR for electric panels on Plantation Boulevard. The large boxes that the resident referenced, across the street and at the front entrance, were owned by Florida, Power & Light (FPL). The one at the front entrance was strapped and needed to be removed. It was brought to FPL's attention. The one across the street was an eyesore and was also reported to FPL. They said that it could be painted at the CDD's cost, but since there was no damage, they would not replace it; however, staff could not paint it because the District did not own it. Ms. Lansford stated they needed to reach out to owner of the box and have them enter into an agreement or contract to allow the District to paint it. Ms. Sandy preferred asking FPL for a form of agreement, as asking them to approve an agreement that the District prepared, would take a long time, but an email granting them approval would suffice. Ms. Murphy indicated that the electrical panels in the proposals were for panels that the District owned, two of which needed replacement immediately, as they were rusted on the bottom. Most of the proposers would not commit to a timeline, but had worked with FPL to do the repairs, which would take eight to ten weeks. The panels were for some irrigation and lighting on Plantation Boulevard. Mr. LaVoy agreed that the exterior of the panels was bad but questioned why everything on the

inside needed to be replaced. Ms. Murphy explained that Sergeant's recommended replacing the inside. Mr. LaVoy preferred to look at the inside of the panels and discuss with his friends who were electricians and would work with Sergeant's to open the box.

A Resident asked if the two kids that damaged the chair lifts were reported to the North Port Police Department. Ms. Murphy confirmed that she did not report it to the Police Department. The Resident requested that a letter be sent to the parents, as the kids broke the law by swimming at 9:00 p.m. and breaking property that was now going to cost the District money. Mr. Sabol felt that WTS was not protecting the District's assets properly, as security was in their agreement and that they were paying WTS too much for what they were getting, as the District was scheduled to pay WTS \$313,000 next year. He met with Ms. Murphy a couple of weeks ago and requested a reconciliation of all monies spent and suggested that WTS work part-time. Ms. Murphy confirmed that security was not in their scope, but it was something that they could explore. Mr. Sabol did not want to hear any excuses. Ms. Murphy stated the number of hours staffed was in their agreement, but they could not provide a penny for penny accounting, as the Board agreed to a fee, which included a scope of service. Mr. Sabol would work with Mr. LaVoy further on this matter.

NINTH ORDER OF BUSINESS

Supervisor's Requests

A. Supervisor Chichelli

1. Discussion of Bloomings Landscape

Ms. Lansford reminded the Board that they had not formally taken action to go out for bids for landscape maintenance services and no notice was provided to LMP. A Resident asked if it was proper to have the LMP representative dismissed for this conversation. Ms. Lansford pointed out that it was up to the Board as they could not formally ask anyone to leave a public meeting. Ms. Chichelli indicated that she received a quote from Bloomings Landscape, who expressed interest in doing business with the Board. Ms. Martin was reluctant to entertain any bids from Bloomings as she recalled that they decided to leave and the Board did not terminate them.

B. Supervisor LaVoy**1. Discussion of Revised Scope of Services for Welch Tennis & Canopy Proposal**

Mr. LaVoy recalled that this matter was discussed and he would work on this issue with the Advisory Group.

2. Discussion of Amenity Services Contract

Mr. LaVoy requested going back out for bids for amenity services with a new RFP of what they wanted to see. If there was Board interest, Ms. Lansford suggested that the current scope be provided to all five Board Members to make changes and bring it back at the February meeting for the Board to approve. Ms. Martin asked if they have to terminate the contract with LMP in order to go out for RFP. Ms. Lansford explained that releasing an RFP, was not an automatic termination of the current contract; however, the risk for going out for RFP, was receiving bids that were higher than the current contract and the current vendor submitting a resignation. Once the Board approved the scope, they would most likely receive bids back in April. Ms. Benjamin questioned when the current contract expired. Ms. Sandy confirmed that the agreement expired on December 1, 2025, but WTS had a 90-day termination in their agreement. Mr. LaVoy felt strongly about going out for RFP as the community needed a Facility and Grounds Manager that had experience with buildings, grounds maintenance and was certified for pools.

On MOTION by Mr. Martin seconded by Mr. Sabol with all in favor authorization for staff to send out the scope for the amenity services to each Supervisor for input and returning to the District Manager by February 12, 2024 at the end of the day was approved.

Ms. Lansford would provide the current to all Board Members scope tomorrow. Mr. LaVoy requested examples of scopes that were used in other Districts. Ms. Chichelli questioned how many companies were interviewed the last time that they went out for RFP. Ms. Lansford would pull the bids submitted last time. Mr. Sabol asked if they were required to have an amenity company. Ms. Lansford noted no formal or statutory requirement for the District have an amenity services contract; however, it was important to have someone monitoring the facilities and to have a formal Field Manager obtain proposals as well as an Amenity Manager.

Ms. Benjamin asked if they could change the way that they staff the Clubhouse with an Amenity or Field Manager. Ms. Sandy explained that a Field Manager oversees landscape and aquatic maintenance contractors and provided tasks such as sidewalk maintenance, but there would not be any onsite amenity services. However, the Field Manager would not provide any pool cleaning, programming or put chairs out on the pool deck. Ms. Lansford explained that the District's contract with WTS included a blend of field and amenities and strongly encouraged the Board to have someone at the Amenity Center. Ms. Martin received complaints from residents about the ground's maintenance and the Clubhouse and that there was a maintenance person whose son was working with him, who was challenged. If the District was paying for two maintenance people, they should have two fully functional maintenance people on staff, not one who followed his father around and could not function on his own. Ms. Murphy indicated that they were aware of certain issues that they were addressing from an HR standpoint.

3. Discussion of Quarterly Town Hall Meetings

Mr. LaVoy suggested having quarterly Town Hall meetings with residents and scheduling the next one tonight. Ms. Lansford explained that Town Hall meetings were more of an informal discussion period between the Supervisors and the residents, but no formal Board action or direction could be taken. The earliest that the Board could have a Town Hall meeting was on February 6th. Ms. Martin asked if minutes needed to be taken. Ms. Lansford confirmed that there needed to be minutes and could provide a Zoom link for recording purposes. It must also be advertised. Ms. Martin was in favor of having one as the last Town Hall was successful. Ms. Chichelli pointed out that she was not available on February 6th. Ms. Lansford suggested including the Town Hall meetings on the yearly meeting schedule. Mr. LaVoy appointed Ms. Martin to take minutes.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with Ms. Martin, Ms. Chichelli, Mr. LaVoy and Mr. Sabol in favor and Ms. Benjamin dissenting, scheduling a Town Hall Meeting for February 6, 2024 at 6:00 p.m. and the appointment of Supervisor Martin to provide minutes was approved. (Motion Passed 4-1)

4. Discussion of Liaisons

Mr. LaVoy requested appointing liaisons to work with residents and their Advisory Group. Ms. Lansford explained that the liaison would serve for a specific area in the community, would be responsible to work with the respective vendors and obtaining proposals and quotes to bring to the meeting for the Board to review. Ms. Martin agreed. *There was Board consensus for Ms. Lansford to provide a scope to the Board and include on the next agenda for the Board to assign the liaisons.*

5. Discussion of Landscape Contract

Mr. LaVoy recommended the Board look at every dollar spent and the value of each contract for the services provided, including the landscaping contract and asking LMP to rebid. Ms. Lansford asked if the Board wanted to go out for a formal RFP. *There was Board consensus to go out for RFP and for Ms. Lansford to provide the previous scope.* Ms. Lansford indicated that because it was not over \$195,000, it did not need to be advertised.

C. Supervisor Martin

1. Discussion of Community Club Language

Ms. Martin received a request from a resident to schedule an event at the Clubhouse and create a community group or community club, but according to the Amenity Policy, a group was two or more self-organized residents, renters and/or nonresident members with a common hobby or recreational social service and/or cultural interest, that applied for and received designation from the District's Board. Ms. Sandy explained that the Amenity Policy was referring to an interest group such as a mahjong, canasta or fishing club and the resident was planning to form a Social Committee and staff was planning the event and were taking suggestions from them. They were not opposed to it, but certain requirements needed to be met. Ms. Martin questioned the requirements and if there was a restriction on a group of residents who wanted to form a committee, group or club, suggesting that the Amenity Policy be amended to say, "*CDD Community Club.*" Ms. Sandy indicated that there were clubs that they had an approval process for, but the resident wanted to have a Social Committee to put on social events. Ms. Martin recalled that they did that in the past and asked if the group planned it and it was covered financially, whether they be subject to paying a fee to use the Clubhouse. Ms. Sandy believed so but would look into it. Ms. Lansford pointed out that anyone could form any type of club outside

of the CDD and as long as it was not under the umbrella of the CDD, it did not need Board approval. However, any club formed under the umbrella of the CDD, was subject to being advertised with the county, there must be a line item in the CDD budget dedicated to the members of that club, meetings must be noticed, minutes taken and it must be subject to public record. If residents wanted to form a committee for a certain event, put the event together and then send the information to a Board Supervisor, who would then put it on the agenda for discussion, there was no issue, as long as it's not formally formed under the CDD umbrella. Ms. Martin recalled that this particular group wanted to use CDD lifestyle funds for the program. Ms. Lansford pointed out that it would need Board approval.

Mr. Sabol asked if the tennis ball machine was beyond repair. A Resident confirmed that it was beyond repair. Two or three people fixed it three times, but now it did not work anymore. Mr. Sabol requested that staff look into purchasing a new machine. A Resident pointed out that the tennis court lights was \$46,000 and it was \$60,000 for the sidewalks. Since they already cut the fence cost by \$40,000, they should be able to purchase a new ball machine for \$2,200 or repair it for \$800. Mr. LaVoy indicated that they would obtain quotes.

TENTH ORDER OF BUSINESS

**Next Scheduled Board Meeting is
February 21, 2024 at 6:00 p.m. at
Lakeside Plantation Clubhouse**

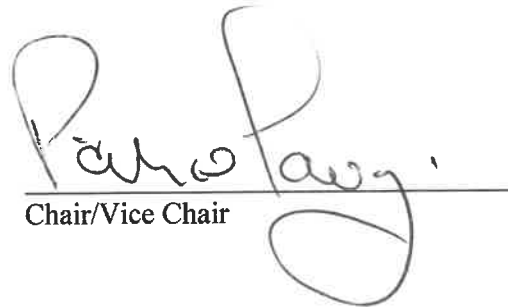
This item was discussed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor the meeting was adjourned at 8:08 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair