

**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, **March 20, 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:

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| Pat LaVoy | Chair |
| Mary (Sue) Martin | Vice Chair |
| Alan (Bud) Sabol | Assistant Secretary |
| Pina Chichelli | Assistant Secretary |

Also present:

| | |
|-----------------------------|---------------------------|
| Jordan Lansford | GMS – District Management |
| Jason Greenwood | GMS |
| Sarah Sandy <i>via Zoom</i> | Kutak Rock, LLP |
| Alex Murphy | WTS Operations Manager |
| Courtney Sears | WTS |
| Roy Deary | Vesta |
| Brenda Grochowski | Vesta |
| Julie Cortina | Vesta |
| Heather Alexandre | Vesta |
| Residents | |

The following is a summary of the discussions and actions taken at the March 20, 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 6:01 p.m. and called the roll. All Supervisors were present.

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)*

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

- Mr. Ron Perry of 1663 Scarlett Avenue stated that a list of items was removed from the Reserve Study. The arbors should be removed and the concrete curves and gutters should reflect that they were partially done in 2024 and the money was scheduled for 2026. The fountains should also be removed, until they were running again and it should reflect that there were two gazebos, one at the front entrance and one behind the pools. The light poles and fixtures for the entire pool and around the Clubhouse, should not be removed, as the poles were completed in 2023 and were phased on a five-year interval. Pond erosion control for \$117,400, was moved to 2027. It was presumptuous to assume that the tennis court awning was going to be completed in 2024, but the tennis court fence should be moved up to this year. The tennis court light poles and fixtures should be removed, but questioned why the tennis court circuit replacement was moved to 2028. Regarding the three items on the Asset List; floor coverings and carpet, furnishings and interior renovations, there was no vote by the Board to spend money for floor coverings, but \$89,000 was reserved for interior renovations, but it was not scheduled until 2030 and should be changed to \$10,000 for 2025.
- Mr. Don Viscusi of 2015 Scarlett Avenue, a physician and a tennis player felt that the awning was a necessity for tennis courts, as it was a tennis community, with eight teams based out of Lakeside Plantation and 30 people at a time playing tennis three days per week. Adequate shade and hydration was a necessity, especially in July, when it was extremely hot, to prevent heat stroke. The hurricane damaged the prior tennis court canopy, but it was covered by insurance; however, the cost to replace it was \$28,000, which seemed like a great deal of money, but the Board did their due diligence, by looking at other options. There were less expensive options, but they were of lower quality and it would have to be replaced again in three to four years. There was an excess of \$17,000 in

- revenue that was generated from tennis court memberships, ball machine rentals, Golf Pro lessons and guest fees, which should be used to help defray costs. The fountains and pool did not contribute to this community like the tennis courts and hoped that the Board voted tonight for the tennis court awning.
- Ms. Marlene Walters of 1432 Dixie Lane was a tennis player, representing five female tennis teams that were champion teams throughout the years, including this year. Their final Friday match was on Sunday at 11:00 a.m. and they were tied for first place. There was a requirement under their league rules, to provide adequate shelter and water for every tennis match and she appreciated anything that the Board could do, to ensure that the tennis players get adequate shelter.
 - Mr. Devon Poulos of 1255 Jonah Drive pointed out since moving into the community in 2020, this was the first holiday that the pool had been open and was in favor of pressure washing and painting the pergola. However, when he questioned why their maintenance person was not doing the pressure washing, he was told that it was too dangerous for them. There should be a professional painter, but residents could pressure wash for free. When entering the community, the lights in the first two islands were not working. There was a Facebook post warning about alligators in the community and in the first pond by the townhomes, there were baby alligators. An effective maintenance vendor should be hired to service the pool and then purchase the equipment.
 - Mr. Theresa Parady of 2022 Scarlett Avenue hoped that the tennis canopy was approved tonight, to provide a safe environment for residents to play tennis. The cost for repair of the fence was reduced, but the tennis courts themselves should be restored, as many residents purchased their homes because of tennis and if their courts were not safe, they would leave. The cost to replace the canopy was \$28,000, which would pay for itself in two years.
 - Mr. Bob Sixt of 1274 Jonah Drive voiced concern about the amount of money spent on repairing lights, as some were still out, especially lights on Scarlett Avenue, which have been out for two months. There were dead trees coming down the Boulevard, after the first lake on the right, which should be removed, as

half of them were uprooted. The solar lights on the first fountain should also be removed.

- Mr. Edward Lewis of 1560 Scarlett Avenue, who was a full-time resident for 21 years, recalled when there were no awnings on the tennis courts and what a difference it made, when awnings were installed on Courts 1 and 4. He hoped that the Board replaced the awnings as soon as possible.
- Mr. Leon Shlossberg of 607 Pinckney Drive, a resident as well as a professional engineer and a consultant to the City of North Port, questioned why they were hiring people from hundreds of miles away to provide services, instead of locals and requested solar lights.
- Mr. Ryan Hughes of 2397 Pecan Drive cautioned the Board, as an Economist, given the financial state of the District, against undertaking any large capital expenditure. Although excellent points were made regarding the tennis awnings, they did not provide safety, to the degree of having level sidewalks or fencing around the CDD facilities, which were priorities. The District was spending money as quickly as it appears. It was good to have a community with a focus on tennis, but the community must come first. The Board should not undertake a large capital expenditure, at this time and should consider postponing the awnings and the flooring, until there was a surplus. The Board could brainstorm on what to spend the money on, with awnings being at the top of the list, versus finding themselves in a position where they must increase assessments, because money was spent on something that was a luxury and not a necessity.
- Mr. Jim Flood, the new Tennis Pro, introduced himself. He was a second-generation tennis pro, as his family owned a tennis club in Miami for 20 years and he built every tennis court from the time he was in high school, until he was 21 years old. His family sold the tennis club for \$1.3 million and it sold again three months ago, for \$26 million. He was also a licensed tennis court contractor in Dade County, building tennis courts all over the world and volunteering to help members build their tennis courts. Mr. Flood noticed that volunteers signed waivers to work on the tennis courts, but 60- to 70-year-olds paying dues, should not get on their hands and knees, to fix the courts. Regarding the awning, there

was no facility anywhere that did not have some type of cover for people to get out of the shade in the Summertime. He wanted to bring in non-members for lessons for a guest fee that would be more than what was being charged to members and using the money to maintain the courts. If he provided five lessons per week to non-members, the club would receive \$20 or \$5,000 per year. If the Board took care of the place, they would have more members.

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

FOURTH ORDER OF BUSINESS

District Engineer

A. Review & Ranking of Engineering Proposals

Ms. Lansford recalled at the last meeting, the Board approved a Request for Qualification (RFQ) for engineering services and one proposal was received from Lighthouse Engineering (Lighthouse), which was included in the agenda package, along with a ranking sheet. Ms. Sandy explained that since only one response was received, the only way to not consider the proposal, was if it was found that they did not qualify or meet the requirements in the RFQ. Unless could find such, the Board should consider the proposal with Lighthouse and authorize staff to enter into negotiations. Mr. Sabol pointed out that it was put out for bid, because he had an issue with the engineer that Johnson Engineering provided, being unresponsive and being located 100 miles away. However, if the Board chose to remain with Johnson Engineering, the next time that they had a problem, they should notify the President, Vice President or someone in the company who had some authority. Ms. Sandy advised that because Johnson Engineering did not submit a response, they could not be considered as part of this evaluation process. Mr. LaVoy asked if Lighthouse provided a price. Ms. Lansford explained that an RFQ was for qualifications only, but once they started negotiating with Lighthouse, the price would become apparent, and it would be brought back to the Board for approval.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor deeming the proposal from Lighthouse Engineering responsive and authorization for staff to negotiate an agreement with Lighthouse Engineering for engineering services was approved.

- **Consideration of Proposal from Vesta Property Services for Amenity Management Services**

Ms. Lansford received a proposal from Vesta for amenity management services, in response to the termination of WTS and the informal Request for Proposals (RFP). Ms. Chichelli recalled Vesta being their provider three years ago and questioned the difference was between then and now. Mr. Roy Deary, of Vesta Property Services, head of Business Development, who had been with Vesta for 30 years, confirmed that Vesta served the District for 10 years and left two-and-a-half years ago. They provided their notice and the District received responses from three companies. They loved serving the community and had a great relationship with the Board and the residents, never receiving an increase, but attracting quality staff became increasingly challenging under those conditions and the community management industry was impacted by COVID. Prior to COVID, the average salary for a licensed Property Manager and Clubhouse Amenity Manager, was in the range of \$40,000 to \$45,000, but within two years, in the midst of COVID, the salary range jumped by 50% to \$60,000 to \$65,000 and did not decrease, nor did their contract. They were in a position that was untenable and it seemed like the right time, to consider stepping away and giving the Board and the community an opportunity to see something different, by engaging a different provider. In addition, one Supervisor, who was no longer on the Board, was challenging to deal with, which was the reason for the Property Manager providing their resignation.

Mr. Deary introduced Ms. Brenda Grochowski (Director of Business Development), Ms. Julie Cortina (Regional Vice President) and Ms. Heather Alexandre (Regional Lifestyle Director). Ms. Grochowski reported that Vesta was founded in 1992 by J. Frank Surface and since then, grew to about 1,200 employees, over 600 contracts and 16 offices throughout the State, with the closest one in Ft. Myers. Their amenity management experience, started in 1992 with Kings Point Delray, which was still their client today. Based on their experience and longevity of the contracts that they serve throughout the State, based on CDD and amenity management, they offered layers of support, with their regional, local and corporate support for their onsite team members. Ms. Cortina and Ms. Alexandre would provide the oversight for this community. They were responsible for three communities in the Wellen Park area in Venice, as well as the River Club at the Venetian, which had tennis and pickleball courts, similar to this community. They had strong operational staff, with managers undergoing continuous training. Ms. Cortina was currently obtaining her Community Association Manager (CAM) license and

many of their managers were licensed CAMs, as well as CPO certified for pool operations. She was also experienced in food and beverage and events. Ms. Alexandre stated that since she graduated from college, she managed clubhouses and specialized in lifestyle, coordinating events and activities. Her plan was to spice up their events and provide some new events and ideas. Mr. Deary stated in their 50-page proposal, they devoted about 25% to transparency, accountability and quality assurance. They are transparent with all of their Boards, so they know what their money was being spent, by providing reports to the District Manager in time to be included in the agenda package. With accountability, when transparency was in place, it was easier for the Board to hold their vendor accountable and with quality assurance, they provide resident directories, design mobile Apps for each community, provide contingency procedures when there were staffing issues and a Transition Plan.

Mr. LaVoy asked if Vesta approached the Board to re-negotiate their contract two years ago. Mr. Deary recalled that it was re-negotiated; however, it was not well received by staff at the time. When they left, they were accommodating with the incoming amenity management company, in order for there to be a smooth transition. Ms. Martin pointed out that there were a group of ladies in the community that wanted to plan activities and asked if Vesta would have a problem working with them. Mr. Deary stated they work with groups and Board liaisons for specific areas. Mr. Sabol requested that Vesta review their figures again and provide another proposal, because the District could not afford to pay the amount that was in the proposal and wanted to see if their volunteers worked out. Ms. Lansford confirmed that the District was currently paying WTS, \$298,980 per year and Vesta provided one option for \$287,890 for Year 1, with a 3% increase the following year and a second option for \$296,415. Ms. Chichelli asked if Vesta had the staff, if they were awarded the contract today. Mr. Deary stated there was normally a 45-to-60-day transition and the anticipation was to be ready to go by early to mid-May. Mr. LaVoy preferred that this matter be tabled until the next meeting, as they did not have time to review the proposal. Ms. Lansford pointed out that WTS was serving until November 1st, with a 90-day termination notice. *There was Board consensus to table this item until the next meeting.* The Board and staff thanked Vesta representatives for attending this meeting.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the February 21, 2024 Meeting

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the Minutes of the February 21, 2024 Meeting were approved as presented.

B Approval of Check Register

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

Ms. Lansford presented the February Check Register in the amount of \$77,718.95, Unaudited Financial Statements for February 28, 2024 and Special Assessment Receipts Schedule.

On MOTION by Ms. Chichelli seconded by Mr. LaVoy with all in favor the February 2024 Check Register was approved.

SIXTH ORDER OF BUSINESS

New Business Items

A. Consideration of Proposal from Vesta Property Services for Amenity Management Services

This item was discussed.

B. Consideration of Reimbursement

- 1. Vicky Hunt - \$14.96**
- 2. Karen Hoek - \$15.24**
- 3. Pat LaVoy - \$20.80**

Ms. Lansford was asked to sign these checks; however, they were not approved expenses to be paid by the District. Ms. Murphy explained that the first two checks were reimbursements for items that were purchased and used for the Evening in Paris event. Ms. Chichelli asked if the CDD was involved in this event, as her understanding was that it was solely for the Carriage Homes. Ms. Murphy stated that it was open to anyone in the community and 114 residents attended. Ms. Sears provided an additional check for Ms. Janice Lesniak in the amount of \$43. Ms. Chichelli questioned what Mr. LaVoy purchased. Mr. LaVoy explained that it was for the sidewalk surveys.

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor the reimbursement checks as stated above were approved.

C. Consideration of Reserve Study

1. Supervisor Changes to Reserve Study

- a. Sue Martin**
- b. Pat LaVoy**

Ms. Lansford stated that the changes were submitted for the Reserve Study by Ms. Martin and Mr. LaVoy, to address concerns raised during audience comments, but they could not be incorporated without Board authorization. There was no charge for one review and \$200 for additional changes. Ms. Lansford requested that the Board hold off on approving the Reserve Study, until she met with Reserve Advisors to make these changes.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor incorporating the Reserve Study changes was approved.

Ms. Lansford reported that she was meeting with Reserve Advisors on March 27th and anticipated having the revisions incorporated by the next meeting.

D. Volunteer Waivers – Ron Perry

Ms. Lansford recalled discussion at the last meeting, regarding the use of volunteers and two volunteer waivers were submitted from Mr. Perry, with a description of the work that was completed. Ms. Sandy requested this item for this agenda, after speaking with Mr. LaVoy over the past month, regarding the volunteer waivers that were submitted. Upon her review of the waivers submitted by Mr. Perry, Ms. Sandy voiced concern about the type of activities that volunteers were used for, specifically higher risk activities, such as electrical work or tasks that required the use of ladders or a license/permit. According to the waiver and emails that were received, Ms. Sandy believed that there was electrical work, checking electrical panels and disconnections, including one incident where Mr. Perry and another found that Florida, Power & Light (FPL) left some breakers off and determined they should turn the breakers back on without notifying FPL. Ms. Sandy requested that this item be brought back to the Board, to ensure the Board was aware of the types of activities being handled by volunteers to ensure it complied with what the Board authorized, determine if there should be changes to the types of activities that

could be handled by volunteers moving forward and how to handle the waivers. Ms. Chichelli agreed that it needed to be discussed by the Board, because at the last meeting, the Board discussed that it could not be for something that a license was needed for, for electrical or climbing on ladders, but there would be waivers. Ms. Lansford opened the floor to audience comments. Mr. Ron Perry of 1663 Scarlett Avenue stated that he had a better understanding of and experience with electricity. With the fountains, there was no live electricity and they were working with a power stick, a non-contact device showing whether or not power was going to a particular device. A gentleman that Mr. Perry worked with, who had electrical experience, determined that there was no power at any of the fountains, lights on the south fountain, irrigation pump, sprinklers and streetlights, because FPL forgot to turn them back on, when they worked on the panel the prior Friday. The gentleman did not work did nothing more than turning on a light switch. None of the volunteers would be doing any of the work, if they did not know what they were doing. There being no further comments, Ms. Lansford closed the floor to audience comments.

Ms. Sandy cautioned the Board on the type of work that they were allowing people to be doing on behalf of the District, because even though the volunteers were signing waivers, they were not a licensed vendor engaged through a contractor hired by the District. A CDD contractor would have parameters and insurance policies in place, ensuring that both parties were protected. The type of work discussed being done by volunteers at the prior meeting under the waivers, was painting, cleaning around the Clubhouse, versus work that was more intensive and specialized under a vendor agreement with the District. Ms. Lansford recalled that the insurance company wanted the Board to review the waivers at the Board meeting for approval on the work being completed, to ensure that none of these issues were occurring or that the work was not taking place on property that the CDD did not own, as the implication was if something happened, the insurance company may potentially not defend the District, because the process was not being followed. Ms. Chichelli was in favor of bringing it before the Board to review and having someone supervise the job, as her concern was that someone who was not certified in electricity was turning on and off breakers. Mr. LaVoy stated that he had been onsite when Mr. Perry was completing his volunteer work. Mr. LaVoy stated that there was no live electricity and asked Sergeants Electricity to come onsite to provide troubleshooting and ensure that there was electricity and was speaking with a fountain repair company, to get a price to repair the

fountains, but there needed to be power first. Ms. Chichelli recalled that it was unanimous at the September meeting, that no funds be spent on the fountains. Mr. LaVoy stated that it was discussed at the Townhall Meeting. Ms. Chichelli pointed out that she did not attend the Townhall Meeting. Ms. Martin clarified when the fountains were discussed in September, the Board voted to turn the fountains off to save money. Ms. Chichelli recalled that there was agreement to remove the fountains and replace with plants. Mr. Sabol appreciated the job that Mr. Perry did, as he was working on his own time. The Board ultimately did not take action on the waivers or the activities being performed.

E. Report of Audit Committee

Ms. Lansford recalled that prior to this meeting, the Audit Committee met and recommended soliciting audit proposals inclusive of price.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor issuing a Request for Proposals for auditing services inclusive of the price was approved.

F. Consideration of Resolution 2024-04 Announcement of Board Seats Up for the November General Election

Ms. Lansford presented Resolution 2024-04, certifying that Seat 4, held by Ms. Benjamin and Seat 5, held by Ms. Chichelli, were up for election in November of 2024.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor Resolution 2024-04 Announcing the Board Seats Up for the November General Election was adopted.

G. Discussion of Disposing of Old Tennis Ball Machine

Ms. Lansford reported that WTS received a request from a resident to purchase the old tennis ball machine and asked if the Board wanted to sell it, as a resolution must be adopted by the Board, certifying the value of the machine and the procedure to dispose of it. Ms. Chichelli asked if the District could sell it. Ms. Sandy confirmed that the District could sell it, by declaring the item as surplus property and asked if there was an estimated price. Ms. Murphy indicated that someone offered \$100. Ms. Martin pointed out that Mr. Roumy wanted to purchase it and asked if it could be donated to him, since he was a former Board Member. Ms. Sandy stated she would

need to review if it could be donated to an individual under the surplus statutes and would prepare a resolution and provide it to the Board at the next meeting.

H. Liaison Reports

1. Supervisor Chichelli (Landscape)

Ms. Chichelli reported that the flower beds were changed using COMAND soil, which helped the flowers to grow. The grass would be cut every week as of April 1st by LMP.

2. Supervisor Sabol (Aquatics)

Mr. Sabol reported that Solitude was maintaining the ponds, every two weeks. Someone who had experience with lakes and ponds, offered to assist Mr. Sabol and they spoke to the Maintenance Operator, who explained what was wrong with all of the lakes and ponds. The District pays Solitude, \$60,500 per year for pond maintenance. At this time, the ponds were in good shape; however, there was an erosion problem with the pond in back of the community. When the lake level was down and there was silt at the bottom, plant growth occurred, which caused the erosion. Mr. Sabol requested that Solitude's Operations Manager attend the Townhall Meeting, to discuss the issues, as they wanted \$120,000 to control the erosion and another \$60,000 to control the growth, for a total of \$180,000. *There was Board consensus for the Solitude Operations Manager to attend the next Townhall Meeting.*

3. Supervisor LaVoy (District Maintenance Items)

Mr. LaVoy stated that he was trying to find a solution to the fountains and lights and requested that Sergeants Electric come onsite and provide a price, verify the circuits and turn the lights back on. A proposal was also requested from Professional Fountain Services, to check all of the fountain equipment, including pumps the motors, which he hoped to have by the next Townhall Meeting. The fence project starts on April 8th and the tennis courts would be closed for at least two weeks, depending on the weather and should be completed at the end of the month. He was informed by their sidewalk repair company, Alpha, that they were running into issues with the City of North Port Permitting Office; however, this should be rectified and they should receive a start date to start the sidewalk repairs. A proposal was received from CES, one of the top pool vendors in the State, to change out the chlorine.

4. Supervisor Martin (Clubhouse & Facilities)

Ms. Martin reported that she met three times with the Lakeside Plantation Social Planning Group, to develop an Operating Plan going forward and were meeting with office staff, to set dates and times for use of the Clubhouse for events, which would be open to all residents of Lakeside Plantation. They planned to have a budget for each event and sell tickets to avoid collecting funds from the CDD Activities Budget. The plan was still a work in progress and should be finalized by the end of this month; however, office staff needed to be amenable to sending email blasts announcing future events and including the dates and times on the community calendar. She contacted TECO gas concerning the capping and removal of the meter and they advised that the gas would be turned off on February 7th but would not be able to cap and remove it, until they received a signed document, which they would email to her for signature. Ms. Martin also contacted North Port Utilities, to inquire about the huge water bill that the District received last June and requested copies of the original invoices, which they did not receive have, due to the automatic payments. After she received the bills and reviewed them, she would request a refund. Lastly, she met with three ladies from the Women's Tennis Club, last week, to discuss their concerns over the tennis court repairs. Their main concern was the canopy, as one of the requirements of a sanctioned league, was to have shade from the sun, to have it installed and have the new fence installed by the time that play picked up again in the Fall.

5. Supervisor LaVoy (Pool & Courts)

The pool and courts were discussed by Mr. LaVoy. Ms. Chichelli requested alligator warning signs, as some were missing and questioned the status of the chair lift repair. Ms. Murphy confirmed that they were working on the chairlift repair and would look into purchasing the signs.

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 confirmed that neither fountain pit was shut down properly, as water was still flowing. The north pit had 3 feet of water and generated a \$2,500 bill from the city. They had to pump out the water and shut it off, to see where the leak was. Arch Amenities provided a quote for

\$25,000, to replace all of the electric equipment on the Boulevard. Their group took a look at it and determined that the equipment did not need to be replaced. They did some exterior maintenance, which provided potential savings of \$25,000. Arch Amenities also provided a quote to replace both ADA lifts for \$18,000, but the lifts were no longer available, but was informed by the manufacturer was told that it would cost \$1,200 to replace them. They were working on a cost to rip out the equipment behind the north fountain and install new equipment; however, there was some superficial rust and some items that they wanted an electrical contractor to fix. It could be less than \$15,000. He suggested installing three 10x12 canopies, on a temporary basis, anchored into the concrete, to provide shade at a cost of \$200 to \$300 each and requested that the Board provide them with the debit card charges by the amenities company.

- Mr. Ryan Hughes of 2397 Pecan Drive agreed with Mr. Perry's suggestion for a temporary awning for the tennis courts and noted that the analysis of using revenue projections to determine future revenue projections, did not necessarily hold up with long term development, as there were many new places to play tennis. He fully supported installing a new high-quality awning, like they had before and felt that the Board should be making decisions in terms of what would serve the community for decades to come and not making impulsive, quick decisions. Regarding Supervisor Sable's comments about possible aquatics expenses running up to \$180,000, Mr. Hughes did not think the Board should be rushing to spend \$50,000 or \$60,000 and felt that the community would be best served by waiting a few months, to get through this fiscal year, so they did not overextend themselves.
- Mr. Devon Poulos of 1255 Jonah Drive spoke with Mr. Scheerer last week regarding the shade structure, as it was his recollection that the awning cost \$28,000, which was a good price for what he had seen for shade structures. At the company he works for, they were replacing three larger shade structures for \$42,000. The problem was that there was no roadmap. At one time they had the money, but it was used to repair sidewalks, which were a safety issue and suggested taking tennis out of the general revenue and including it as pay to play,

so that the funds would be spent primarily for tennis. If tennis generated \$10,000 per year for the last 19 years, \$190,000 would have been available to replace the shade. Mr. Poulos was in favor of having the July 4th cookouts and Labor Day parties, but not activities that had small numbers and large expenses and recommended that the Board look at a cost recovery model. It was good that 114 residents were attend the Evening in Paris event but questioned the revenue and expenses. Regarding the water bills, the water level in the pool should be just high enough to let the water skim into the gutter line, as the 4-foot depth markers were supposed to be visible and not underwater. The pool provider should be checking chemicals once a day.

- Mr. Alan Irvine, 2036 Scarlett Avenue reported that two volunteers installed a temporary cover, which lasted eight days. There was another one that cost \$50, but the posts were not in the right spot and they tried their best to install it. They were looking for a more permanent solution. A quote was obtained for \$3,000 for new lines, as players were tripping over the current ones, but if they did it themselves, it would provide savings of \$12,000.
- Ms. Patricia Ware of 1638 Scarlett Avenue requested that the Board look at the cost to repair the awnings on a yearly basis.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. District Manager

Ms. Lansford recalled at the last meeting, the Board approved Option B of the Community XS proposal for website maintenance in the amount of \$120 per month, but after further discussion between Ms. Sandy and the vendor, the fee was decreased to the \$980 per year that the Board originally approved. Because of the financial hardship that Lakeside Plantation was under, the vendor offered a 50% discount for the first year and the cost would be \$480 next year. Prior to the meeting, Ms. Lansford spoke to Mr. LaVoy about whether the Board wanted to

schedule a Townhall Meeting for April 8th at 6:00 p.m., as discussed at the last Townhall Meeting, as it needed to be advertised as soon as possible. In addition, there was also a request to change the date of the next meeting from April 17th to April 25th at 6:00 p.m. and Ms. Lansford asked if there would be a quorum. *There was Board consensus to schedule a Townhall Meeting for Monday, April 8, 2024 at 6:00 p.m. and changing the date of the next Regular Meeting from April 17th to April 25, 2024 at 6:00 p.m.*

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor scheduling a Townhall Meeting for April 8, 2024 at 6:00 p.m. and changing the Regular Meeting date from April 17, 2024 to April 25, 2024 at 6:00 p.m. was approved.

Ms. Lansford spoke to Mr. LaVoy prior to the meeting, regarding hiring District employees to provide amenity management services, whether residents in the community would set their salary and have them work directly with the Board and whether it would go under the umbrella of GMS. Ms. Lansford introduced Mr. Jason Greenwood of GMS, who was present to discuss this process. Mr. LaVoy suggested doing this on their own, as the District could not afford to pay \$300,000 per year, but if they cut it in half and paid \$150,000, they could try it for a year. They had good people on staff, with a vested interest and if it did not work in a year, they could go back out for proposals. Their goal was to reduce taxes for the next budget and they were doing this, by looking at every bill, every proposal and negotiating.

Ms. Lansford opened the floor to audience comments. Ms. Ann Tyler of 1988 Scarlett Avenue lived in the community for over 20 years and recalled having this type of organization. It worked, but by having their own employees, the Board assumed a great deal of responsibility. Mr. Devon Poulos of 1255 Jonah Drive pointed out if the Board entertained this, they must think about benefits and the best model, was to have one employee to be at the Clubhouse and hire a volunteer to assist the District through the lean years, with the goal of figuring out how to move forward. In addition, they needed to have adequately funded reserves, because if there was another hurricane, they may have to sell the golf course. Mr. Poulos agreed with hiring staff, but only if they were looking at quality, not cost. Mr. Ron Perry of 1663 Scarlett Avenue agreed with Mr. LaVoy that they could not afford it and suggested listing every function of that employee. Mr. Ryan Hughes of 2397 Pecan Drive agreed with Mr. LaVoy but questioned how it was

reflected in terms of the level of service that the community was receiving for what it pays. If they had a good track record of community organized events, recently and there were promising events going forward, but for a fraction of the cost, \$200,000, they could have two employees. Ms. Diane Raymond of 1509 Scarlett Avenue agreed with Mr. LaVoy's suggestion, as it would save money, but there were days where there were two or three people in the office, which were not necessary and suggested hiring residents that were interested in working part-time or volunteers. There being no further comments, Ms. Lansford closed the floor to audience comments.

Mr. Jason Greenwood of GMS introduced himself, noting that he had been coming down to Lakeside Plantation since 2017 and was happy to see an uptake in the District, since the tragic event of the hurricane. It was admirable to see how motivated the Board Members were and how much they cared. In the RFP, the scope had the Amenity Manager reporting to the Board. In other communities, this model would not work, but with this Board, Mr. Greenwood agreed with Mr. LaVoy on trying this model on a trial basis for a year to see if it worked. GMS was the largest CDD management company in the State of Florida and they had a successful Amenity Management Program. If the Board selected an individual that they wanted to hire, GMS would hire and pay them. They would be following the GMS handbook but would be reporting directly to the Board. However, any employee that worked full-time at GMS, received a benefits package that covered them 100%. If the Board hired a part-time employee, GMS would use a multiplier of 20% to 25%, in order for GMS to cover any administrative and operating costs. If the Board wanted to go in this direction, GMS would offer this opportunity to the District. Mr. LaVoy preferred to have a full-time person and volunteers, in order to have adequate staffing in the office, felt that GMS offered a good benefit package and recommended that this matter be discussed further at the April 8th Townhall Meeting. Mr. Sabol felt it was a great idea for the District to hire someone on their own and have someone come in and do the payroll. Ms. Martin agreed with Mr. LaVoy and Mr. Sabol and felt that they should at least try it. *There was Board consensus to discuss this matter further at the April 8, 2024 Townhall Meeting.*

Ms. Lansford provided iPads to the Board Members and questioned whether the Board wanted to utilize them. Mr. Greenwood explained that each Board Member would receive their agenda packages on an iPad, versus a paper copy that had 336 pages. Under the current contract, the District was paying postage to send out agenda packages and printing charges and there

would be cost savings by utilizing an iPad and the Board receiving their agenda packages electronically. There was no cost to the District for GMS to provide an iPad to each Board Member at each meeting. Another option was for Board Members to use their own personal laptops. Ms. Benjamin felt that it was a great idea, due to the size of their agenda packages. Mr. LaVoy would rather see their agenda package on an iPad or laptop and questioned the cost savings per year. Mr. Greenwood estimated \$1,200 in cost savings. *There was Board consensus for GMS to provide agenda packages electronically going forward and provide iPads to the Board at each meeting.* Ms. Lansford announced that the next meeting was on April 25, 2024 at 6:00 p.m.

C. Amenities Manager

1. Report

Ms. Murphy presented the Amenities Manager Report, which was included in the agenda package.

2. Consideration of Proposal from Frontier for Phone & Internet

Ms. Murphy recalled at the last meeting, the Board requested that staff look into other options for cable, phone and internet, reached out to several companies and found that other than Comcast, Frontier was the only option, as Verizon did not have a large enough data package and Spectrum was not available in this area. However, Frontier would only provide phone and internet, as cable was not available and they would have to look into additional options. With Comcast, they were currently paying \$430 for phone, internet and cable and Frontier would charge \$200 for phone and internet. For cable, they could use DIRECTV® in addition to the \$200 for phone and internet or they could look into streaming services such as a fire stick, Hulu Live TV or YouTube Premium, which offered live TV events. The bottom line was there would be cost savings by switching to Frontier. Ms. Chichelli was in favor of switching to Frontier, as she used Frontier for her phone and internet services and was happy with them. Ms. Murphy was in favor of making the switch and then consider Hulu Live TV or YouTube Premium, which were comparable and provided live sporting events. Ms. Chichelli questioned whether the \$437 was for 1 gigabyte. Ms. Murphy indicated that Option C for \$200, was for 2 gigabytes per second, which was the fastest option and what Ms. Murphy recommended for the cameras and

Wi-Fi. Mr. LaVoy used Frontier in his home and it worked perfectly and was in favor of switching to Frontier, as they would be saving over \$2,000.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor switching from Comcast to Frontier for phone and internet in the amount of \$200 per month was approved.

NINTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Sabol pointed out that by next January, there should be approximately \$440,000 in reserves, when assessments were received and questioned the current amount of money in the capital reserve. Ms. Lansford confirmed that there was \$290,000 in reserves and \$441,000 committed to the Reserve Fund; however, if the Board overspends the Operating Budget, the \$440,000 must be used and the transfer would not be made until August. Mr. Sabol recalled this item coming up when he was on the Board eight or nine years ago and they went to city and asked if they would annex the highways in the District. However, they refused and suggested that Mr. LaVoy approach the city to request annexation of Plantation Boulevard down to Scarlett Avenue, crossing to the Carriage Homes and back onto Plantation Boulevard for repairs, as the District would be responsible for making those repairs. Ms. Lansford stated that the District must petition the city in order to take ownership of the roads. Ms. Sandy did not know how open the City of North Port would be to accepting roads, as it was not something that local governments were usually open to exploring, especially if it was negotiated when the roads were originally developed. In this case, there were specific acknowledgements about what the city of taking, versus what the District was keeping and the new District Engineer could contact the city. Mr. LaVoy offered to speak to the City Council and their commissioners, as a spokesperson for the Board, as he was familiar with may city employees.

On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor authorization for Mr. LaVoy to represent the Board in discussing the roads with the City of North Port was approved.

- A. **Supervisor LaVoy**
 - 1. **Flooring Proposals for Clubhouse**

Ms. Lansford received five flooring proposals from Mr. LaVoy, which were in the agenda package, one of which was received under separate cover, from CES. Mr. LaVoy pointed out that the Board had many discussions about first impressions. Their landscaping looked good, thanks to LMP, but when potential new homeowners walked through the Clubhouse, they would run out, due to the condition of the flooring and the smell. He received a good price for wood, which Ms. Martin provided the proposal for. Since they had the funds, Mr. LaVoy wanted to authorize the replacement of the flooring. Ms. Lansford questioned which proposal Mr. LaVoy approved of, as there were four different proposals, ranging from \$27,000 to \$30,000. Ms. Martin spoke with a representative from Cheetah Flooring and felt that they would do a good job. For \$27,186.21, they would install 20 mil layer of new luxury vinyl plank flooring and remove all of the furniture except for the pool table. Happy Home would be willing to do the same for \$32,086 for 22 mil layer flooring. Both offer a 10-year warranty on the flooring and one year warranty on installation. This product was waterproof glue down flooring, which was virtually indestructible and much better than carpet. In 2011, when the carpet was installed, some type of wood laminate flooring was considered, but it was not approved by the Board. Carpet was not good for all of the traffic that the Clubhouse received. Right before Christmas the carpet was cleaned, but it was still bad.

Mr. LaVoy obtained bids from Empire Today, which was not a glued down floor, which any facility managers preferred, due to the size of this floor and suggested a glue down product from a local supplier, like Cheetah. Ms. Lansford noted that sales tax was included in the Cheetah proposal, which lowered the total amount to \$25,557 and was the lowest proposal. Ms. Chichelli asked if the proposal included the dancing room and if there were extra pieces to remove and replace the damaged ones. Mr. LaVoy confirmed that it included the dancing room, because it was a clay floor and it would not look good to replace the damaged ones. Ms. Martin explained that the entire floor was already showing wear and if they were going to spend \$25,000, it did not make sense to save \$2,000 to do the dancing room five years later, as it was a vinyl floor. If they were going to do this, they needed to do it right and not piecemeal it. Ms. Chichelli did not feel comfortable spending the money, because it was just replaced and they would have to spend \$2,000 to replace a couple of pieces that were broken.

On MOTION by Mr. Sabol seconded by Mr. LaVoy with all in favor the proposal from Cheetah for flooring for the Clubhouse in the amount of \$25,557.49 was approved.

2. Proposal for Awning for Center Tennis Court

Mr. LaVoy presented a proposal from Discount Awning in the amount of \$28,150, which was included in the agenda package. It was a good price, to improve the look of the facility and provide shade for the tennis players. Therefore, in order to proceed with this project, Mr. LaVoy requested that the Board authorize him as liaison to work with the vendor, in order to save 10%. Ms. Chichelli asked if it was only for the walkway. Mr. LaVoy indicated that it was just for the center court and it would be budgeted for next year.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the proposal from Cheetah for an awning for the tennis court in the amount of \$28,150 was approved.

3. ADT Security Proposal for Pool & Spa Area After Hours

Ms. Lansford presented a proposal from ADT security for a monitoring system for the pool and spa after hours, which was included in the agenda package. Mr. LaVoy pointed out it was huge security issue and ADT could install a system for under \$5,000. If anyone enters the property after the pool closes, it will notify ADT and they would notify the police. Since he lived right next to the Clubhouse, Mr. LaVoy had no problem coming out on a Friday night to open the gate for the police.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the ADT proposal a monitoring system for the pool and spa after hours in the amount of \$4,178.64 for installation and \$250 per month for monitoring was approved.

4. Proposals for Power Washing & Painting of Front Entrance Center Pergola

Ms. Lansford presented proposals from Innotech Construction Services for power washing of the front entrance pergola in the amount of \$2,550 and from Precise Painting for power washing and painting in the amount of \$2,040, which were included in the agenda

package. Mr. LaVoy was in favor of the painting proposal, as he wanted a professional painter to paint the pergola.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the proposal from Precise Painting for power washing and painting of the front entrance pergola in the amount of \$2,040 was approved.

Ms. Lansford presented a proposal from CES for a saline modernization system in the amount of \$50,883.77, which was provided to the Board under separate cover. Mr. LaVoy reported that he was working with CES, which was recommended by a resident to replace all chlorine systems at the pool and included a five-year warranty. There was another option to lease it for two, three, four or five years with a \$1 buyout at the end of the lease. They would provide an Energy Study to offset the cost, by providing savings on energy. *There was Board consensus to discuss this matter at the Townhall Meeting.*

Ms. Lansford presented a proposal from LMP, which was provided to the Board under separate cover, to remove some of the earth, so there would be a way for the court to drain. Mr. LaVoy explained that when it rains, the first court by the lake floods and washes all of the clay away. A LMP Representative pointed out that the proposal was changed to include irrigation modifications and if they damaged any irrigation, they would immediately fix it. Mr. LaVoy was in favor of proceeding with the proposal, which was in the amount of \$4,977.50, to remove the grass, cut it back, scrape away 4 to 6 inches of dirt and replace the grass in the corner of the tennis court. The LMP Representative clarified that it was for two areas.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the proposal from LMP in the amount of \$4,977.50 as stated above was approved.

B. Supervisor Martin

1. Discussion of Hiring a Professional Window Cleaning Company

Ms. Martin recommended hiring a professional window cleaning company to clean the outside of the windows at the front doors at least once a quarter and the inside of the windows once a year, to improve the look of the Clubhouse. In addition, she proposed having an employee

or volunteer, clean the front doors weekly, as having dirty windows, showed that the community did not care. Ms. Chichelli suggested that maintenance do it. Ms. Sears indicated that maintenance staff cleaned what was within reach. Ms. Chichelli pointed out that there were spider webs. Ms. Sears would address this with maintenance staff. Mr. LaVoy preferred to monitor it for now.

TENTH ORDER OF BUSINESS

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

Ms. Lansford announced earlier that the next regular meeting was moved from April 17, 2024 to April 25, 2024 at 6:00 p.m. at this location.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the meeting was adjourned at 8:49 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair