

**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 Thursday, **April 25, 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:

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

Also present:

Jordan Lansford	GMS – District Management
Mike Eckert ( <i>via Zoom</i> )	Kutak Rock, LLP
Brad Foran	District Engineer
Alex Murphy	WTS Operations Manager
Courtney Sears	WTS
Liz Rocque	Solitude
Residents	

*The following is a summary of the discussions and actions taken at the April 25, 2024 Board of Supervisors meeting of the Lakeside Plantation Community Development District. \*Due to a technical issue with the audio, the beginning of the meeting was summarized using District Manager notes. The recording commenced during the Third Order of Business.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Lansford called the meeting to order at 6:02 p.m. and called the roll. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

- **Modifications to the Agenda (ADDED)**

There was a request to amend the agenda to include discussion of the Traffic Enforcement Agreement renewal and insurance waiver.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor amending the agenda to include the discussion of Traffic Enforcement Agreement renewal and insurance waiver was approved.

*\*Recording commenced at this time.*

**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:

- A Resident voiced concern about having four Board Members for the past two meetings and questioned where the fifth one was, as if there was a vote, there would be a tie. He could not stand WTS and requested that be allowed to ride out their contract until November, but that the Board figure out how to staff it, pay the employees and put together a Policy Manual. WTS should receive notice in July or August that their contract was going to be terminated with cause, but there was no reason at this meeting, for the Board to terminate them.
- A Resident thanked Ms. Courtney Sears of WTS for coordinating the Sock Hop and Breakfast with the Easter Bunny, as she and her daughter decorated everything herself, served a tremendous breakfast, all of the kids were happy and everyone had a wonderful time. She did a great job.
- Ms. Diane Raymond of 1509 Scarlett Avenue recalled discussion about asking Cypress Falls to repair signage and asked if anyone approached them to make it look more presentable. She asked if the camera equipment for the present security system was still being used or if it was at Ms. Margie Gertsman’s house. *Ms. Chichelli stated that the system was a phone system.* Finally, Ms. Raymond questioned why the CDD was planning to hire a full-time maintenance man, as they have not had one for a year.

- Mr. James Vredevoogd of 2422 Magnolia Circle noticed that the sidewalk repairs were underway and understood that they were going to cut the roots, but the roots were not cut under the sidewalk in front of his house, when they removed the concrete and questioned whether the work was being done in phases. Also, there used to be a matter of pride when they drove through the community, but now it looked like a third-rate mobile home park.

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

**FOURTH ORDER OF BUSINESS**

**District Engineer**

**A. Consideration of Agreement with Lighthouse Engineering for District Engineering Services**

Ms. Lansford recalled at the last meeting; the Board issued a Request for Qualifications (RFP) for District engineering services. Lighthouse Engineering (Lighthouse) was selected by the Board and authorized staff to negotiate a contract with Lighthouse, between the last meeting and this meeting. Mr. Brad Foran with Lighthouse was present to answer any questions. Mr. Brad Foran, the owner of Lighthouse, introduced himself to the Board. He worked with Ms. Lansford and Mr. Eckert for the past number of years in another CDD and was there to serve the Board on engineering matters, answer technical questions and be an extension of staff. They could also be used as a resource for information, comments or questions or just general knowledge. He been in the engineering field for 35 years, living in Safety Harbor and spending a great deal of time in Fort Myers, but they travel all over. Mr. Sabol pointed out that the District was in the middle of an erosion problem with Solitude and there may be some questions about the project later on. Mr. Foran confirmed that his firm handled erosion issues. Ms. Lansford presented an agreement with Lighthouse Engineering for engineering services, which was included in the agenda package.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the Agreement with Lighthouse Engineering for engineering services was approved.

Ms. Lansford provided Mr. Foran and Ms. Amy Palmer, who also worked at Lighthouse, a list of the current items that the Lakeside CDD Board was working on. Mr. Foran asked if the

Board wished for him to remain at the meeting. Mr. Sabol requested that Mr. Foran stay for the Solitude report.

- **Liaison Reports (6G)**
  - **Supervisor Sabol (Aquatics) – Solitude Erosion Repair Proposal**

Ms. Lansford reported that Mr. Sabol reached out to Solitude regarding the erosion repair around the lakes. Mr. Sabol recalled at the last meeting, the Board approved liaisons between the vendors and the Board and he was selected to handle aquatics. The District was under contract with Solitude for \$14,500 per year to maintain the ponds and lakes. A Resident, Mr. Dennis Madeiras, assisted him with his matter and they spoke with Solitude two months ago, about the ponds. Ms. Liz Rocque of Solitude was present to discuss the erosion problems.

Ms. Liz Rocque, Business Development Consultant, recalled that last year, she was asked by Ms. Gertsmann to come out and take a look at the ponds, which had erosion issues. She took pictures, which she showed to the Board, showing previous erosion that was repaired with riprap, but the cause of the erosion was not addressed, which now caused a washout on the other side of the riprap, making craters and gouging out the pond bank. As it started to erode, it would get worse over and over and when it started to rain, it would wash it out even further. In her opinion, the longer they waited, the more of a fix it was going to be and the more money it would cost. The washouts occurred from downspout gutters that caused water to flow into swales in between houses and the water rushing through, would pull sediment. To remediate this, Solitude recommended installing a 12x12 catch basin drainage box that was connected to a 4-inch corrugated pipe that would go underground and out into the pond, to capture the water that was flowing through, instead of the water rolling over the surface and creating washouts. Along with that, in many of the areas, they would incorporate filter socks, which was a geotextile mesh that would be staked to the solid ground and the fabric would fold over on itself, be staked again and filled with material. This would be applied to the washout area and the sediment would be brought back in to fill in those holes, to encapsulate it, so it did not washout again.

Ms. Rocque presented a proposal, which included that cross section. After the sock was installed, sod would be placed on top of it and the root structure would grow into the material, creating millions of acre points, to prevent the sediment from going anywhere. In some sections, they felt that it was best to not only address the major washout area, for example, on Pond 14, by the Clubhouse, they propose shoring up the entire pond bank, because of the drop down, as it

would look strange just to do one small section, making it look pristine and then doing nothing to the rest of the pond bank. There was also another washout area to the south of the pond, which they would shore up with the socks and include any drainage boxes that were needed, so the water would have a place to go. They also looked at an area on Pond 10, which had geotubes, but the geotubes were failing, causing a washout, because once geotubes become exposed, nothing grows in them. That is why the socks that are staked to solid ground, were a benefit, because when the geotubes were installed, they stake it back, but once they were done filling those tubes, the stakes were removed, versus the socks, which always had stakes. In addition, the sod grows right in the material, so whenever there was a fluctuation of water, like when lake levels were low last August, the bags were exposed. If the socks were exposed and the water washes out any sod that was in the sock and was not stabilized, they could add more sod back onto it or weeds could grow into material. Therefore, if it becomes exposed, they could always add more sod, but as far as the geotubes, that would never be the case. Their recommendation was to install socks over the geotubes on Ponds 10, 13 and 14 and bring the grass back down to the water's edge or to the shelf.

Ms. Lansford asked if there was a cost for the socks project. Ms. Rocque stated that the cost was \$122,000, but it would be a permanent fix, due to the riprap and geotubes failing. Mr. Sabol asked if any one pond needed attention immediately. Ms. Rocque recommended repairing the washout areas on Ponds 13 and 14, because trenches were being made, which would not fix themselves and would continue to worsen, causing issues with the homeowner's property. Mr. Sabol pointed out that they had lakes and ponds and some areas that were not ponds and had a bunch of weeds with a small amount of water and questioned how to treat those. Ms. Rocque indicated that all of the ponds were stormwater retention ponds, but the areas that Mr. Sabol was referring to were littoral areas, which were actually shallow ponds where vegetation grew. On the main road driving into the community, there was a pond full of vegetation, which on their map, was identified as a wetland, but technically, it was a littoral pond or a floodplain compensation area. It could be called a number of different things, depending on their set plans for the community, but the purpose was to allow the native vegetation to grow and filter out the water. It was basically a cleaning system for the stormwater that goes into the ponds. Mr. Sabol asked if Solitude treated them separately. Ms. Rocque confirmed that Solitude treated them when they were onsite, but an additional contract was provided to add two additional areas, which

were currently not being maintained, which she referred to as Ponds 18 and 19. Ms. Lansford asked if the Board was interested in the socks project and if so, recommended phasing it out, like a District in Lee County was doing, so it did not deplete their budget.

Mr. Sabol agreed that they were short on money and asked if by mistake, someone caught a fish and ate it, whether the fish would be full of insecticides. Ms. Rocque did not recommend eating any fish out of the ponds, as they were stormwater retention ponds that were filled with fertilizer runoff, oil and pet waste. At a meeting that she attended earlier today, Ms. Rocque was asked if a pond could be tested for fecal chloroform and suggested that the Board think about what the ponds were used for, as their purpose was for stormwater, to prevent flooding during heavy rains, for wildlife and cleaning the water before it ends up in the gulf. Therefore, the ponds should not be using for swimming or eating anything out of them. However, if someone ate a fish out of the pond, Ms. Rocque could not say what would happen. Mr. LaVoy was in favor of having a phased approach of three to five years for the socks program and requested a proposal. Ms. Rocque would provide a breakdown of each pond, 13 for one year and 13 in another year. Ms. Lansford preferred that Ms. Rocque provide a breakdown in order of priority and phase it through the years. Mr. Eckert recommended that Mr. Foran look at piping directly from gutters into the pond, as many communities were designed to drain back to front and wanted to ensure whatever proposal the Board approved, did not violate their existing permits. Mr. Sabol suggested that the floor be open to audience questions or comments on the erosion repair.

Ms. Lansford opened the floor to audience comments. A Resident felt that it did not make sense to make repairs on Pond 13, because it only had two houses on it and no one even knew it was there. Ms. Monica Lewis of 1560 Scarlett Avenue noticed that the landscaper for the CDD property, cut the grass all the way to the pond bank and asked if it caused the erosion. Ms. Rocque explained if the grass was scalped, it would contribute to erosion over time and recommended implementing a no mow zone. There being no further comments, Ms. Lansford closed the floor to audience comments. *There was Board consensus for Ms. Rocque to provide a five-year plan for the filter socks, noting the priority areas.* Ms. Lansford asked if the Board wanted to add Ponds 18 and 19 to the Solitude contract, as it would increase the current contract amount by \$333 per month, bringing the total from \$11,592 to \$15,588. Mr. Sabol questioned what the Board would receive for an additional \$3,000. Ms. Rocque confirmed that it was for

four additional visits on Ponds 18 and 19. Mr. LaVoy felt that it made sense to include the additional ponds, as they had no choice. Ms. Martin agreed.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the proposal with Solitude with the addition of Ponds 18 and 19 in the amount of an additional \$333 per month \$15,588 per year was approved.

*Ms. Rocque and Mr. Foran left the meeting at this time.*

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the March 20, 2024 Meeting**

Ms. Martin stated on Page 18, "*Ms. Benjamin*" should be "*Ms. Martin*" and on Page 21, the motion for the awning should be "*Discount Awning*" and not "*Cheetah*."

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the Minutes of the March 20, 2024 Meeting were approved as amended.

- **Approval of Minutes of the March 20, 2024 Audit Committee Meeting (ADDED)**

Ms. Lansford stated that the Audit Committee did not have any changes to the March 20, 2024 Audit Committee minutes and requested that the CDD Board formally approve the minutes.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the Minutes of the March 20, 2024 Audit Committee Meeting were approved as presented.

**B Approval of Check Register**

**C Balance Sheet & Income Statement**

**D Special Assessment Receipts Schedule**

Ms. Lansford presented the March Check Register in the amount of \$214,622.37, Unaudited Financial Statements for March 31, 2024 and Special Assessment Receipts Schedule.

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

**SIXTH ORDER OF BUSINESS****New Business Items****A. Discussion of RFP for Amenity Services****1. Vesta Proposal****2. Review of GMS Administrative Oversight Proposal**

Ms. Lansford recalled that at the last meeting, the Board decided to table the Vesta proposal and discussion of the Request for Proposals (RFP) for amenity services. At that meeting, Mr. Jason Greenwood discussed about the amenity employees being GMS employees, GMS taking on the liability and processing payroll and the Board taking on management responsibilities. Along with the Vesta proposal, the Board received the oversight proposal from GMS. Mr. LaVoy noted that the Board only had a few choices. They could hold off and wait, do nothing, sign a new amenity management contract with Vesta or have GMS take over the payroll and the Board take over the management and day to day operations, providing the same services and a substantial amount of savings to the community. Ms. Lansford pointed out that the savings was over \$100,000. Mr. LaVoy felt that they had nothing to lose by trying and if there was an issue in six or seven months, they could put it back out for bid. Ms. Lansford confirmed that all GMS would be doing was adding on a service of 25% to whatever salary and benefits the employees had, just to take on the additional liability, HR and payroll processing, but not providing the management. However, in order to proceed, the Board would need to discuss the WTS contract. Ms. Murphy committed to either a 30 day or 60-day termination, as opposed to the 90-day termination that was in their contract. With the timing of either hiring new employees and transitioning, Ms. Lansford recommended the 60-day termination.

Mr. LaVoy reiterated his recommendation to proceed with GMS taking over the payroll and the Board taking over the management and day to day operations, as well as terminating the WTS contract with 60 days' notice, effective on July 1<sup>st</sup>. Ms. Martin agreed with the 60 days, in order to do it right, because if they did not try, they would always wonder. Ms. Chichelli would say no to Vesta, because if they did not do it right two years ago, they were not going to do it right again, but 60 days was tight, because they were going to be tied to hire someone and train them. However, if they had the right employees, 60 days would be fine and suggested seeing what happens. Mr. Sabol felt that 60 days was a good number, there were no personality

problems and the District was saving \$100,000. Ms. Lansford requested a motion to termination the services with WTS, with their last day being on June 30, 2024, due to the budget meeting next month, so that they could incorporate the savings in the budget.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the termination of services with WTS on June 30, 2024 was approved.

Mr. Eckert reminded the Board, if they were going to be actively managing the employees, they would potentially lose some of the protections of hiring an independent contractor. Mr. LaVoy confirmed that the Board was aware of this.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the GMS administrative oversight proposal effective July 1, 2024 was approved.

Ms. Lansford pointed out that GMS would start the off-site work with the Chairman and discuss the hiring details, the termination and getting everything on board in the next 60 days.

**B. Discussion of Agreement with WTS for Amenity Services**

This item was discussed.

**C. Consideration of Reimbursement**

- 1. Pat LaVoy - \$500
- 2. John Whitman - \$196.78

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

**D. Report of Audit Committee**

Ms. Lansford recalled that prior to this meeting, the Audit Committee met and selected Grau & Associates to serve as auditor and requested that the Board formalize this action.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor accepting the recommendation of the Audit Committee to select Grau & Associates as auditor was approved.

**E. Consideration of Resolution 2024-05 Authorizing the Disposition of Surplus Tangible Personal Property**

Ms. Lansford presented Resolution 2024-05, Authorizing the Disposition of Surplus Tangible Personal Property, which was included in the agenda package. This was in response to a resident request to purchase the tennis ball machine, which the CDD must declare as surplus property, in order to collect the funds, if it was under \$5,000. Ms. Murphy pointed out that originally, this model sold for \$2,300, but it was at least five or six years old and was not working. The resident offered \$100, as it would cost \$900 to repair it.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor Resolution 2024-05 Authorizing the Disposition of Surplus Tangible Personal Property was adopted.

**F. Discussion of Landscape Agreement with Villas II – Supervisor LaVoy**

Ms. Lansford recalled that the Landscape Agreement was previously brought before the Board a year and a half ago, for the CDD to relinquish mowing the area within Villas II and for Villas II to take responsibility. At the time, Villas II did not want to agree to this agreement; however, Mr. LaVoy met with the HOA President. Mr. LaVoy confirmed that he asked the HOA President what it would take to get an agreement and all it took was removing two clauses out of the agreement, which District Counsel agreed with. Therefore, in order to proceed and get this agreement on paper, the agreement must be changed. Mr. LaVoy recommended proceeding, as they were the only ones who agreed to do this. Ms. Chichelli pointed out that the other HOAs were not on CDD property, but in the townhouses, no one had any problems with it and the only one who had an issue was Villas II and questioned which provisions Villas II had an issue with. Mr. LaVoy confirmed that the issue was with Paragraphs F and G. Ms. Lansford indicated that Mr. LaVoy provided the changes to Ms. Sarah Sandy and she agreed with them. Ms. Chichelli voiced concern about removing one paragraph, as there was an issue with the landscapers for the HOA, cutting too close to the water, which was why she questioned Solitude about it and questioned who would pay for any damage that Villas II caused. Mr. LaVoy pointed out that they

were maintaining the property since 2008. Ms. Chichelli recalled that they were maintaining it, but no one said anything about the erosion; however, if the attorney did not have a problem with it, she had no issue with it. Mr. LaVoy confirmed that District Counsel had no issues.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor removing Paragraphs F and G from the Villas II Landscape Agreement was approved.

Ms. Lansford reported that the landscape liaison would coordinate with LMP to get a reduced contract price for the District and removing that area from the District’s contract, since the CDD was no longer maintaining it. In addition, Ms. Sandy would redact those paragraphs from the agreement and either she or Ms. Chichelli would provide it to Villas II for signature.

**G. Liaison Reports**

**1. Supervisor Chichelli (Landscape)**

Ms. Chichelli reported receiving several phone calls regarding the preserve areas and met with LMP. Some flowers were removed from the front area and believed that LMP would provide some quotes, but had not received them. Mr. LaVoy pointed out that there were some areas where it was not so bad.

**2. Supervisor Sabol (Aquatics)**

**i. Solitude Erosion Repair Proposal**

This item was discussed.

**3. Supervisor LaVoy (District Maintenance Items)**

Mr. LaVoy reported that the tennis court and pickleball fence projects were completed. The volunteers did a wonderful job on the clay and the tennis courts looked great. The awning should be installed by the end of the day or maybe earlier and would provide much needed shade for the players. As of tomorrow, the courts would be open. The sidewalk repairs were progressing very nicely. Regarding the resident’s comment about tree roots, Mr. LaVoy pointed out that they were cut in front of his house. First they removed the concrete and then another crew came in and cut all of the roots, spray along the side, before they put back the concrete with rebar, which was a much better product. They were doing a great job. It was an extensive project,

but they were going to get through it. They should be completed in a couple of weeks, at a minimum. The power washing of the pergola in the front, would be completed tomorrow and the painting on Monday. The flooring should be installed by the first week in May. Ms. Martin noted that was the target date, as it depends on when they received the product. Mr. LaVoy reported that it was tentatively scheduled for May 1<sup>st</sup> and should take about 10 days. The pool was running great, but there were some issues with the hot tub, which were resolved today. They were exploring moving ahead with salt and UV lights for the sanitizing of the pool and as soon as he received financial data, from CES, on the return on investment, to change out the chlorine, it would be brought back to the Board; hopefully, by the next meeting, in order to get it into the budget.

#### **4. Supervisor Martin (Clubhouse & Facilities)**

Ms. Martin reported that the floor installation should be starting the first week in May, but as soon as she received a firm date, she would inform the Board. The gas meter was totally removed and no more gas was coming into the Clubhouse. The Event Group had a wonderful luncheon, last Monday and made a profit, which would go towards their next event. They had some great ideas, but if anyone had any ideas, should contact them or Ms. Sears

#### **5. Supervisor LaVoy (Pool & Courts)**

This item was discussed.

### **SEVENTH ORDER OF BUSINESS**

#### **General Audience Comments**

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

- Ms. Donna Keller of 2395 Savannah Drive felt that the furniture was crammed in the card room and requested that it be reconfigured. In addition, the temperature in the room for the last wine and cheese was 87 degrees. The air conditioner was less than a year old and was told that the freon needed to be refilled. No one refilled the wine and cheese or the ice when it melted.
- Mr. Devon Poulos of 1255 Jonah Drive agreed with the A/C issue, because at the last HOA meeting, the room was hot. Also, Pond 7 was designed to have a jungle in the middle of it, to help filter the lake. He wanted to terminate WTS, but

wanted to know how they were handling conflicts, discipline and managing WTS and requested documentation, as there were many new policies. Mr. Poulos was not a tennis player but suggested taking the tennis revenue and setting it aside for the tennis players and placed into a special fund, in order to start funding projects through their tennis dues, which could be used for repairs. They could not wait for things to break down and not set up a Capital Project Funding Plan. If something had a six-year lifespan, the Board should budget and replace it in Year 4. This pool was moving in the right direction, as the pool equipment was 20 years old. Whoever was maintaining it, was doing a good job, as in four years, the pool had not been closed down. However, it would eventually need to be replaced. The money would have some return on investment, but the maintenance and upkeep were important. Although everyone wanted assessments to be lower, this was not the year to lower it. They should keep it the same and move forward.

- Mr. James Vredevoogd of 2422 Magnolia Circle applauded the direction that the Board was taking by maintaining the property. The list was ginormous of what needed to be done, as the property was not maintained for several years.

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 reported that she and Ms. Sandy reached out to the insurance company regarding the request of an individual in the community, that contacted Mr. LaVoy to ask about the waiver language. The insurance company did not recommend changing the waiver; however, they recommended that every volunteer review a Safety Manual prior to doing any volunteer work, which District Council agreed with and requested that whoever was in the office, provide it to them, in order to protect the District. *There was Board consensus to provide the Safety Manual to volunteers.* The Discussion on the Traffic Enforcement Agreement was actually regarding the Trespassing Affidavit, which she would provide to Ms. Sears and Ms. Murphy to

provide their contact information on and forward to the North Port Police Department. *There was Board consensus.*

**1. Report on the Number of Registered Voters - 832**

Ms. Lansford presented a letter from the Sarasota County Supervisor of Elections, which was included in the agenda package, reporting 832 registered voters in the District. It was for informational purposes.

**2. Filing of Form 1 – <https://disclosure.floridaethics.gov>**

Ms. Lansford reported that the link for filing Form 1 electronically, was listed on the agenda and on the Florida Commission on Ethics website. It was due on July 1<sup>st</sup>, but if it were not provided by September, the fine was \$25 per day.

**3. Mandatory Training Course in Ethics Law, Sunshine Law & Public Records Law for Board Members**

Ms. Lansford reminded Board Members to complete their mandatory training in ethics, Sunshine and Public Records Law by December 31<sup>st</sup>. An email was sent to the Board by District Counsel, earlier this morning. She was informed that Board Members were receiving spam emails and flyers offering courses for \$250, but there were free online courses, one of which was on the county website, for \$80. Board Members would not receive a certificate, as it was based on the honor system. The Proposed Budget would be presented at the May 15<sup>th</sup> meeting, which was at 6:00 p.m. Any questions should be provided to her or Ms. Murphy as soon as possible.

**C. Amenities Manager**

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

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

**2. Consideration of Proposal from Sergeant's Electric for Electric Panels**

Ms. Murphy presented a proposal from Sergeant's Electric for electric panels. Mr. LaVoy pointed out that Sergeant's provided two prices, but they decided not to proceed with either of them and was going to obtain an additional proposal, to ensure that they received the right value.

### 3. Consideration of Proposal from Fast Signs - ADDED

Ms. Murphy provided a proposal from Fast Signs in the amount of \$2,847.38, which was requested for the ponds and chairlift. Ms. Sears confirmed that the signage was for the two chairlift signs to say, *"Please See the Office to Unlock the Chairlift."* There were also six umbrella signs saying, *"Please Close Your Umbrella at The End of the Day"* and 15 alligator signs. Ms. Martin noted on the other side of Lake Wilson by Cypress Falls, the sign was gone, but the pole remained. Ms. Sears stated that sign was included in the proposal.

#### NINTH ORDER OF BUSINESS

#### Supervisor's Requests

Mr. Sabol requested all of the invoices for the last five years for the pool for the next meeting, to be compared to the proposal from CES, as the pool was 22 to 23 years old and would need repairs. They did not have the money to repair it at this time and were spending too much money on chemicals, but CES had a program. At this time, Mr. Sabol recommended running the pool the way that it was currently being operated and discussing at the next meeting. Ms. Martin agreed with Ms. Keller about the furniture in the card room, as there were four huge chairs and questioned why they were keeping them. Ms. Murphy recalled that the last time this matter was brought up, there was a request to hold off on disposing of them until they were replaced. Ms. Martin pointed out when the flooring was replaced, the chairs had to be moved from room to room and was in favor of disposing of them. Ms. Lansford would provide a resolution at the next meeting to dispose of the chairs. Mr. LaVoy estimated approximately \$185,000 in reserves, taking into account the concrete, flooring, awning and painting, but not counting the tax receipts of \$441,000 that would be received in the Fall and requested that Ms. Chichelli start looking at the landscaping, such as improving the avenue around the Clubhouse. He felt that the District was in good shape and they would keep making investments, but they should monitor the budget.

#### TENTH ORDER OF BUSINESS

**Next Scheduled Board Meeting is May 15,  
2024 at 6:00 p.m. at Lakeside Plantation  
Clubhouse**

Ms. Lansford announced earlier that the next meeting was scheduled for May 15, 2024 at 6:00 p.m. at this location and the Proposed Budget would be presented.

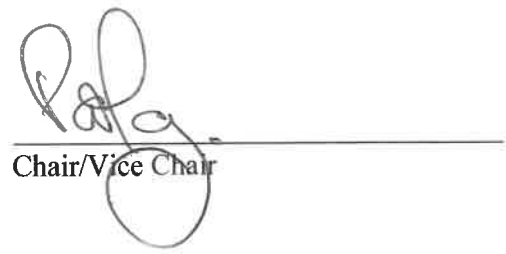
**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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



Secretary/Assistant Secretary



Chair/Vice Chair