

**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, **May 15, 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
Sarah Sandy <i>via Zoom</i>	Kutak Rock, LLP
Amy Palmer <i>via Zoom</i>	District Engineer
Courtney Sears	WTS
Residents	

The following is a summary of the discussions and actions taken at the May 15, 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. A quorum was 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. Bob Sixt of 1274 Jonah Drive questioned who was responsible for cleaning the walkway along the sidewalk to the clubhouse, as ivy was growing over everything and there were dead branches along the walkway. If it was the CDD's responsibility, why was it not being done?
- Mr. Ron Perry of 1663 Scarlett Avenue recalled bringing to the Board's attention earlier this year, that two checks bounced, due to insufficient funds and voiced concern that the Board did not question it. Recently a \$146.75 check bounced and he found it hard to believe that there were insufficient funds in the District's checking account to cover a check and felt that the GMS bookkeepers were incompetent. In the April financials, there was a payment of \$1,272 for chairlift repairs, but the violators were caught on video and their parents were supposed to pay for the repairs and asked if anyone was pursuing payment from the parents.

Ms. Lansford pointed out that GMS was not incompetent and it was actually a positive pay fraud from the bank, where they flag checks that were suspected of fraud. There was not an imbalance in the bank account. If the check was cashed, there would be a \$10 fee. It happened with Ms. Chichelli's check three times in a row. The bank reimbursed the District for a \$10 bounced check fee. It was enacted at the beginning of this year. Mr. LaVoy indicated that letters were sent to the parents and they were pursuing payment. Ms. Lansford confirmed that a check was received.

- Mr. Devon Poulos of 1255 Jonah Drive was happy to see that the Board was adopting a budget that was the same as the prior year and understood that not everyone was proportionately assessed the same fees. However, if they could get through the year keeping fees the same, the District would be in a better position and not lower fees, because it may have to be increased next year. When the bond was paid off, it would lower assessments, because they were no longer paying on the debt service, whereas for the townhomes, the debt service had already been paid. All they were paying were operation and maintenance (O&M) assessments.

Ten commercial units, including Subway and the gas station were paying CDD fees and the CDD should be demand that they replace signs that were on CDD property and if not, the CDD should assess a fee for not being compliant, as their signs looked terrible.

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

FOURTH ORDER OF BUSINESS**District Engineer**

Ms. Palmer reported that Mr. Brad Foran met with Mr. Sabol this week, to look at some of the ponds. Ms. Lansford asked if the Board wanted to discuss this matter and for Ms. Palmer to remain at the meeting, as there was an hourly rate charge for her to stay. Mr. LaVoy requested the report. Ms. Lansford stated at the last meeting, the Board requested that Solitude provide a breakdown of the pond erosion and the engineer met with Mr. Sabol onsite to look at the ponds. Mr. Sabol confirmed that he met with Mr. Foran, yesterday morning at 10:30 a.m. for an hour-and-a-half, driving through the entire community, looking at all of the ponds. The ponds that were having problems, were Ponds 10, 13 and 14. They also looked at all of the wetlands. Mr. Foran indicated Mr. Sable that the ponds were not going to deteriorate any more than they were deteriorating at this time and for \$5,000 to \$6,000, they could look at the ponds in further detail and make a restoration plan. Some ponds were unsightly, but noting needed to be done at this time, as money was tight. Regarding the wetlands, Mr. Foran informed him that if they fall under the Soil Conservation Act, they could not do anything, but Mr. Foran would confirm this and provide a report at the next meeting. The bottom line, as far as Mr. Foran was concerned, was the situation could be prolonged for a couple of years.

Ms. Palmer left the meeting.

FIFTH ORDER OF BUSINESS**Business Administration****A. Approval of Check Register**

Ms. Lansford presented the April Check Register in the amount of \$45,669.88, which was included in the agenda package.

On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor the April 2024 Check Register was approved.

B. Balance Sheet & Income Statement

Ms. Lansford presented the Unaudited Financial Statements for April 30, 2024, which were included in the agenda package.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor the Unaudited Financial Statements for April 30, 2024 were approved.

C. Special Assessment Receipts Schedule

Ms. Lansford presented the Special Assessment Receipts Schedule for Fiscal Year 2004, which was included in the agenda package.

SIXTH ORDER OF BUSINESS

New Business Items

A. Update of Landscape Agreement with Villas II

Ms. Lansford reported that the revised Landscape Agreement with Villas II was sent to the President of the Villas II HOA, but it was not executed in time for the agenda package. Since there was no rush and the agreement had already been executed as of May 1st, it would be provided to the Board at the next meeting. In addition, Ms. Chichelli reached out to LMP to confirm the price reduction for the District of \$230 per month, which was included in the Proposed Budget and LMP would provide an addendum as of May 1st. Ms. Chichelli questioned when they could start cutting the grass. Ms. Lansford stated that would start on May 1st.

B. Consideration of Resolution 2024-06 Approving the Proposed Budget for Fiscal Year 2025 & Setting a Public Hearing Date for Adoption *(to be provided under separate cover)*

Ms. Lansford presented Resolution 2024-06, approving the Proposed Budget for Fiscal Year (FY) 2025 and setting the public hearing for August 21, 2024 at 6:00 p.m. at this location, which was included in the agenda package. There was no increase in assessments, due to the reduction in the amenity contract, which was over six figures and this budget would set the high watermark. The final budget would be adopted at the August 21st meeting. The Board could potentially lower the budget, but not go higher than the number that the Board approved tonight. However, if the Board wanted to raise it, they must wait until next fiscal year. Therefore, any large improvement projects, needed to be accounted for in this budget. Mr. LaVoy did not see an issue with not proceeding, as they were meeting the amounts set last year and this was the higher

watermark and the Board had several months to fine tune it. A resident recommended that some funds be placed into reserves, in order to do additional projects, which was a good suggestion. Mr. Sabol felt that was a fair assessment, as there was no reason at this time, to raise the budget. Ms. Martin and Ms. Chichelli agreed.

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor Resolution 2024-06, approving the Proposed Budget for Fiscal Year 2025 and setting the public hearing for August 21, 2024 at 6:00 p.m. at this location was adopted.

C. Discussion of Capital Reserve Study *(to be provided under separate cover)*

Ms. Lansford received the updated Reserve Study from Reserve Advisors and forwarded it to the Board yesterday, as she did not receive it in time to make the agenda package. It would be included in the next agenda package for Board review and approval.

D. Acceptance of Engagement Letter with Grau & Associates to Perform the Audit for Fiscal Year 2024

Ms. Lansford recalled at the last meeting, that the Board accepted the recommendation of the Audit Committee to select Grau & Associates to complete the audit for this fiscal year.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor the engagement letter with Grau & Associates to perform the audit for Fiscal Year 2024 in the amount of \$4,200 was accepted.

E. Consideration of Reimbursement

1. Ron Perry - \$18.06

Ms. Lansford presented a reimbursement request from Mr. Ron Perry in the amount of \$18.06. These were being presented to the Board, because if an invoice was received and there was no motion approving it, it would be flagged in the system, so it was not paid. Ms. Chichelli asked if it was for electrical work. Mr. Perry explained when the new floodlights were installed, the existing work boxes were destroyed and they had to connect them into the new floodlights, but all of the electricity was turned off. Ms. Chichelli thought that they were not going to do any electrical work and would hire a certified and licensed electrician. Ms. Lansford recalled that Ms. Sandy mentioned at the March meeting, about residents and volunteers completing electrical

work, but there was no action from the Board. Ms. Chichelli asked if they were going to approve the reimbursement, even though they should not be doing that. Mr. LaVoy felt that it was good to inform their volunteers not to do any electrical work from now on.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the reimbursement of \$18.06 for Mr. Ron Perry was approved.

F. Liaison Reports

1. Supervisor Chichelli (Landscape)

Ms. Chichelli reported that the flower beds were all dead and LMP was in the process of replacing them. The rain season should help the flowers to grow. She received an email from Ms. Lisa Wells, who was in charge of the landscaping at the townhomes, regarding the preserve area having Virginia Creeper. LMP would check the preserve area tomorrow. Lastly, there was an area in Lakeside Plantation on Jonah, which according to a map, was the townhomes responsibility. Mr. LaVoy questioned Ms. Chichelli's thoughts on moving ahead with landscaping around the Clubhouse and along Plantation Boulevard. Ms. Chichelli would like to proceed, if money was available. Mr. LaVoy wanted to hear her ideas.

2. Supervisor Sabol (Aquatics)

This item was discussed.

3. Supervisor LaVoy (District Maintenance Items)

Mr. LaVoy reported that the sidewalk repairs were completed in the neighborhoods, and were finishing the sidewalks by the pickleball court, which took some time, as it was 150 square feet. Hopefully, it would be completed tomorrow and they would do their walkthrough inspection. Ms. Sears confirmed that the gates arrived. Mr. Sabol asked if the concrete was cut and roots were removed. Mr. LaVoy stated that the contractor cut the concrete and removed roots, some that were large and hopefully the trees would survive.

4. Supervisor Martin (Clubhouse & Facilities)

Ms. Martin reported that new flooring was being installed in the library and according to the installer, the library would be completed this weekend. Then they would install the flooring

in the big room all next week, then move on to the meeting room and the adjoining room in the office, but she did not know if they would have time next week to get it all done. The office may have to wait until after those areas were completed, but it depends on the installation of the flooring in the meeting room. The installer would know more next week. Mr. LaVoy spoke to the installer, who informed him that the slab throughout the building was perfect with no cracks. All they had to do was scrape the glue off and be able to complete the job within a week.

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 recommended native plants for the landscaping, as they survive in this environment without water and fertilizer, that the Board contact a landscape designer, nursery owner or native plant expert and have a long-range plan. Ms. Chichelli indicated that she would be working with the District's landscaping company, LMP, who would provide pictures of plants, which she would provide to the Board. LMP was familiar with the Florida climate and should be able to provide good recommendations. However, at this time, they did not have a long-range plan, because they did not have the money.
- Ms. Diane Raymond of 1509 Scarlett Avenue recalled that last year, the Board discussed installing perennials, such as Crotons, which looked pretty and would save the District money, they would not have to constantly change out the flowers. She also spoke to a few people about the fountains up front, as tiles were starting to fall off and suggested installing stones and new lettering, to provide a fresh look.
- Ms. Lisa Wells of 1050 Jonah Drive felt that the report from Mr. Sabol about the ponds, was good news and agreed that some could be delayed for a few years, although they were unsightly, due to overgrowth. However, some lakes were starting to become an eyesore, especially on Plantation Boulevard, behind homes

on Jonah Drive, which were encroaching other ponds and requested that the Board consider these ponds now, as it could become a marsh. Mr. Sabol reported that Solitude was in charge of the ponds and they were paid \$14,500 to spray the ponds every two weeks, but sometimes weeds would still grow. Ms. Wells pointed out that just because they paid someone, did not mean that they were doing a good job.

- Mr. Devon Poulos of 1255 Jonah Drive agreed to what Ms. Wells said about the lakes, as the lake on the right, coming down Plantation Boulevard, looked like a swamp. According to Solitude, it was supposed to look like a swamp, but when they moved in, it had natural vegetation, but did not have cattails and requested that Solitude spray this lake, like y the lake between the townhomes, because every month, there was a major fish kill. He also requested that the Board keep in mind that pythons were moving further north and this was a perfect habitat for them to be in. There was a report at the townhomes about a large snake wrestling with an alligator on the side of a pond. Secondly, when Mr. Poulos was reviewing the Proposed Budget, he noticed that District Counsel fees were high and felt that they should be reduced, as \$25,000 was budgeted for 2024 and \$39,000 was projected for 2025. He liked Ms. Sandy but felt that she did not provide much guidance. With their new flooring, they needed to figure out between now and the end of the fiscal year, whether they wanted to be rental association or a private community. Mr. Poulos suggested that the Board contact Heron Creek Golf and Country Club in Venice and Plantation in Venice, to see what they were generating in revenue, as he believed that this community could generate revenue of \$35,000 off of rentals.
- Mr. Ron Perry of 1663 Scarlett Avenue asked what happened with the snake and the alligator that were wrestling. Mr. Poulos stated that the snake retreated.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy reported that she was working with GMS on the amenity management contract and planned to bring an updated contract to the next meeting, as GMS made some updates to their general district management contract over the years, which were not reflected in the current version. In addition, GMS' Tampa office was now servicing the District rather than the GMS Central Florida office. Other than that, Ms. Sandy was working on the standard items that they provide. The Solitude Agreement that was approved at the last meeting, was sent out.

B. District Manager

Ms. Lansford reported that the next Board meeting was scheduled for June 19th at 6:00 p.m. at the Clubhouse and reminded the Board to complete their Form 1, Statement of Financial Interest by July 1 and file electronically with the Supervisor of Elections. If it was not filed by July 1st, they would impose a fine of \$25 per day. Ms. Sandy clarified that Form 1 was now electronically filed on a portal on the Florida Commission on Ethics website. Previously, a physical copy was filed with the Supervisor of Elections. Ms. Lansford reported that the ethics training was due to be completed by December 31st of this year. When a Supervisor completed their training, they would not receive a certificate of completion and was to be reported based on the honor system and on next year's Form 1, there would be a box to check off that the ethics training was completed.

C. Amenities Manager

1. Report (to be provided under separate cover)

Ms. Sears presented the Amenities Manager Report, under separate cover.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. LaVoy stated that since they now had good numbers from Class A contractors, versus two years ago, when they provided high numbers, he recommended sending out surveys for residents, electronically, to provide input, so that the Board would have a good idea of what residents wanted, before the budget was finalized on August 21st. If the residents were in favor of it, the money that the District saved from the amenity contract, could be reinvested in the pergolas and fountains.

Ms. Chichelli understood that Mr. LaVoy and Ms. Martin were interviewing people for the amenity positions and questioned what would happen if they did not have consensus. Mr. LaRue indicated that he would bring in a third member, such as Ms. Lansford. Ms. Lansford pointed out that she could not serve as a conduit to pass information between one Board Member and another, due to the for the Sunshine Law and a resident could not serve as a conduit, even for the interview process. The Board must wait until the next Board meeting. Ms. Chichelli questioned how the two Supervisors were selected to perform the interviews. Ms. Lansford recalled that the Request for Proposals (RFP) that the Board approved, relinquished all control to the Chair and the Vice Chair in the Chair's absence, but the Vice Chair could not provide an update to the Chair until the next meeting. Ms. Chichelli voiced concern that it would take a long time to get the right people. Mr. LaVoy indicated that they had some candidates to interview, which in his perspective, were highly suitable and once they did the personal interviews, they could narrow it down to one person. Ms. Lansford pointed out it was expected that there would be a full update to the Board at the June 19th meeting and the candidates would be announced, as the start date was July 1st and the training was scheduled to start in mid-June. Mr. LaVoy admitted that it was a long process, as he reviewed 147 resumes for the full-time position. There were seven outstanding individuals and three responded positively. Two interviews were scheduled for tomorrow. Mr. LaVoy felt comfortable hiring good, experienced people, with his experience and the amount of people that he hired in his career.

Ms. Martin recalled discussing at the last meeting, about getting rid of the big brown wooden chairs, but no decision was made, because Ms. Sandy had to provide a resolution. Ms. Lansford explained that a resolution was prepared, to designate the chairs as surplus property. Ms. Sandy reported that she prepared the resolution and provided it to District staff to provide a description and estimated value of the chairs. Ms. Lansford indicated that once the information was received, it would be included in the agenda package. Mr. Sabol wanted the Board to be aware that some tennis, bocce ball and pickleball players, were non-residents and recommended that the Board devise a pass for non-residents that they would pay for.

- **General Audience Comments**

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

- Ms. Anna Shlossberg of 1539 Scarlett Avenue noted that there was just one pickleball court and requested that non-residents not be allowed to play, because some people were waiting in line to play. If she allocated two hours to play, she could only play for one hour.
- Mr. Devon Poulos of 1255 Jonah Drive felt comfortable with Mr. LaVoy interviewing the candidates, but suggested inviting them to attend the June 19th meeting, so that residents could provide input on the candidates. Ms. Anna Shlossberg of 1539 Scarlett Avenue was totally against deciding publicly who should be hired and trusted the opinion of Mr. LaVoy and Ms. Martin and whoever they chose. Ms. Lansford pointed out that there was no time, with the start date of July 1st, to do a survey, because the Board must review the results at a regularly scheduled meeting at a public setting, which would not be until August for a September 1st start date, which would leave the Clubhouse without staff for two months.
- Mr. Ron Perry of 1663 Scarlett Avenue pointed out if non-residents were playing pickleball, tennis and bocce ball, someone was letting them in and reminded residents not to open the gate to allow non-residents to come in.
- Ms. Frances Dobler of 1707 Scarlett Avenue agreed with Mr. Perry, as no one from the outside should be coming in and utilize what residents had to pay for.

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

TENTH ORDER OF BUSINESS

Next Scheduled Board Meeting is June 19, 2024 at 6:00 p.m. at Lakeside Plantation Clubhouse


Ms. Lansford announced earlier that the next meeting was scheduled for June 19, 2024 at 6:00 p.m. at this location.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor the meeting was adjourned at 6:53 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair