

**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, July 17, 2024 at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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
Brad Foran <i>(via Zoom)</i>	District Engineer
Courtney Sears	WTS
Chris Berry <i>(via Zoom)</i>	LMP
Sergio Rodriguez	LMP
Harold Myers	Amenity Management
Isabel Moyer	Amenity Management
Scott Holiday	CES
Residents	

The following is a summary of the discussions and actions taken at the July 17, 2024 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Lansford called the meeting to order at 6:00 p.m. and called the roll. Four Supervisors were present constituting a quorum.

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 voiced concern that there was only one quote for the pergolas and fountains, there were no drawings, the faux columns were not included in the pergola quote and the fountain quote was to rip out all of the equipment and plumbing, without knowing what was functional. He questioned whether the Board was aware of the balance in the Reserve Fund and the fiscal year end Reserve Study target number. Supervisor Sabol was responsible for lake management and there was a large amount of erosion. In the 2025 Reserve Study, \$117,500 was allocated for erosion control.
- Mr. Glenn Raymond of 1509 Scarlett Avenue suggested that a survey be sent to residents with projected costs for each project, in order to prioritize them.
- Mr. Devon Poulos of 1255 Jonah Drive agreed with having a survey, to decide whether or not to spend money on the fountains and pergolas. The pond outside of the townhomes, needed to be addressed and should not be defined as a wetland or swamp, when there was only 2 inches of water. Grass was spreading on the edge of sidewalks and becoming a danger for people walking on the sidewalks. At the last CDD meeting, there was discussion about the lakes and paying Solitude \$150,000 to restore the ponds, but the District Engineer determined that the ponds were not going to deteriorate further. The work should be spread out over five years; however, they did not have the funds for these projects and hoped that the Board addressed this item tonight and there should be a survey and spending plan.

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

FOURTH ORDER OF BUSINESS**District Engineer**

Mr. Foran clarified that he never said the ponds were fine and the CDD did not need to do anything. His recommendation, which was to survey all of the ponds, identify the issues that needed to be addressed and create a priority list. A timeline and budget were provided to the

Board, to address the issues, but there was no further direction. Mr. Sabol recalled when he looked at the ponds, that Mr. Foran informed him that it would cost \$7,500 for Lighthouse Engineers to survey all of the ponds. At that time, three or four ponds had issues, but since it rained, they currently could not do anything and requested that Mr. Foran provide a cost to remediate the ponds. Ms. Lansford confirmed that Mr. Foran received a quote for \$7,500 in April or May, funds were budgeted for next year and the recommendation was that the Board wait closer to the time that they wanted to do the erosion restoration, to pay the \$7,500.

- **Consideration of Shoreline Plan from Solitude (*Item 6J2i*)**

Mr. Sabol reported that Solitude evaluated all of the retention ponds in the community that needed attention, six weeks ago. There were four retention ponds; one coming into the complex, the large one on the right, one by the Clubhouse and one at the end of Dixie Lane, which they cut the evasive species out of and sprayed everything else. However, they could not spray everything, because there was vegetation that had to remain. There was one other pond that had an algae problem, which was treated last week, but according to Mr. Foran, the retention ponds were doing what they were supposed to, but certain vegetation was not removed. Mr. Foran did not know of a law prohibiting from the removal of native vegetation from stormwater facilities, as the goal was to remove the exotics. However, his expertise was in the overall performance of the drainage system and not pond maintenance. There were some areas where there was erosion and some slope stabilization problems and their goal was to help the Board identify the most critical areas and provide potential costs and solutions, in order to budget it appropriately over the next several years. Solitude did a good job, but they were expensive and there may be other potential solutions that would quickly resolve the issues and still work within the CDD's budget, as this was a permanent long-term fix. Their proposal was to identify issues that needed to be resolved at this time, in one to three years and three to five years, to keep the ponds functioning adequately.

Mr. Sabol preferred to discuss the \$7,500 later on in the meeting, but their finances were not the best and they were at a point where they needed to be conservative and have a plan to repair the erosion over three to four years; however, he questioned whether the current erosion would worsen. Mr. Foran reported that the slopes would continue to de-stabilize over time and it depends on whether or not there were issues that caused problems within the community. If the

slopes eroded behind a homeowner’s property, it needed to be addressed, but if it was on the other side of the pond, it could wait until the future and they should identify currently issues and to provide several different alternatives and solutions to the problem, as well as a budget, based on their experience. There was an estimate of \$250,000 from Solitude, but Mr. Foran preferred to guide the Board on what they needed to do and not the vendor. Ms. Lansford pointed out that Solitude provided a proposal for areas that they deemed to be a priority in the amount of \$11,432, but Mr. Foran offered to provide a priority erosion repair assessment for \$7,500, with the anticipation that erosion funds would be budgeted for next fiscal year. Mr. Sabol preferred that the District Engineer provide the assessment for \$7,500. Mr. LaVoy questioned how long the assessment would take. Mr. Foran anticipated that it would take two weeks, as they had to review all of the property, prepare the report and an exhibit and provide it to the Board, but since it was Summer, he expected to complete it in six weeks.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor authorization for the District Engineer to draft a priority erosion repair assessment in a not-to-exceed amount of \$7,500 was approved.

Mr. Foran felt that this was the right direction to go in and left the meeting at this time.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the April 25, 2024 Meeting

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor the Minutes of the April 25, 2024 Meeting were approved as presented.

B. Acceptance of Minutes of the April 25, 2024 Audit Committee Meeting

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the Minutes of the April 25, 2024 Audit Committee Meeting were accepted.

C. Acceptance of Minutes of the May 15, 2024 Meeting

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor the Minutes of the May 15, 2024 Meeting were accepted.

• Consideration of Resolution 2024-09 Appointing Savannah Szozda & Alexandra Wolfe as Assistant Treasurers of the District (Item 8B2)

Ms. Lansford presented Resolution 2024-09, appointing Ms. Savannah Szozda and Ms. Alexandra Wolfe as Assistant Treasurers of the District. The current District Accountant, Ms. Hannah Henry, was on maternity leave and they needed access to the account to pay invoices.

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor Resolution 2024-09 Appointing Savannah Szozda & Alexandra Wolfe as Assistant Treasurers of the District was adopted.

- D. Approval of Check Register**
- E. Balance Sheet & Income Statement**

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the May 1, 2024 to June 30, 2024 Check Register in the amount of \$155,617.58 and Unaudited Financial Statements for June 30, 2024 were approved.

F. Special Assessment Receipts Schedule

Ms. Lansford presented the Special Assessment Receipts Schedule for Fiscal Year 2024.

SIXTH ORDER OF BUSINESS **New Business Items**

A. Ratification of Reimbursement to Mary Martin

Ms. Lansford presented a reimbursement request from Ms. Martin in the amount of \$249 for a sump pump.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor approval of the reimbursement of \$259 for Ms. Mary Martin was ratified.

B. Ratification of Reimbursement to Pat LaVoy

Ms. Lansford presented a reimbursement request from Mr. LaVoy in the amount of \$525, to relocate the pool table and replace the pool pump motor in the amount of \$1,397.89. Ms. Chichelli noted that taxes were being charged by Mikes Billiards Supply. Mr. LaVoy confirmed that he did not pay the taxes.

On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor the reimbursements totaling \$1,922.89 for Mr. Pat LaVoy was ratified.

C. Ratification of Reimbursement to John Whitman

Ms. Lansford presented a reimbursement request from Mr. John Whitman in the amount of \$153.05 for pool and tennis supplies.

Mr. LaVoy MOVED to ratify the approval of the reimbursement of \$153.05 for Mr. John Whitman and Mr. Sabol seconded the motion.

Ms. Chichelli questioned whether this was how the expenses were going to be handled. Ms. Lansford explained that during the transition, Truist closed the credit card for WTS and it takes two months to get another credit card.

On VOICE VOTE with all in favor the approval of the reimbursement of \$153.05 for Mr. John Whitman was ratified.

D. Consideration of Invoice from Innotech Construction Services \$3,120

Ms. Lansford presented an invoice from Innotech Construction Services for the repair of an air conditioner in the amount of \$3,120. Ms. Chichelli recalled that this was a new air conditioner. Mr. LaVoy explained that there was a failure in a solder joint by the suction line. These were high pressure gasses and one little pinhole could use it to lose the entire charge within minutes. It was unfortunate and he did not like the price, but it needed to be repaired.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the Invoice from Innotech Construction Services for a new air conditioner in the amount of \$3,120 was approved.

E. Consideration of Amenity Agreement with GMS

Ms. Lansford presented an Amenity Management Services Agreement with GMS, which started retroactively on June 1st.

Ms. Martin MOVED to approve the Amenity Management Services Agreement with GMS and Mr. LaVoy seconded the motion.

Ms. Chichelli asked if GMS did background checks. Ms. Lansford believed that their HR Department performed background checks but would confirm this. Ms. Sandy pointed out that because of how the dates fell, there was some overlap in terms of costs for the month of June. This was not previously discussed at the prior Board meeting.

On VOICE VOTE with all in favor the Amenity Management Services Agreement with GMS was approved.

F. Consideration of Updated Management Agreement with GMS

Ms. Lansford presented the updated District Management Agreement with GMS. It had not been updated since 2013 and included up to date statutory language.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the updated District Management Agreement with GMS was approved.

G. Consideration of Revenue Sharing Agreement for Dance Instructor

Ms. Sandy asked if the actual agreement was in the agenda package or if the Board had a proposal from the dance instructor. Ms. Lansford confirmed that there was no formal agreement and this was a discussion item for the Board was whether to have a Revenue Sharing Agreement with the dance instructor. Ms. Lansford questioned the proposed share. Mr. LaVoy confirmed that it was 90/10, which was consistent with other vendors. Ms. Sandy asked if it was 90/10 of the gross revenues. Ms. Lansford confirmed that it was gross revenues. Ms. Sandy asked the

Board to confirm if they wanted to move forward with having a revenue sharing agreement with the dance instructor and, if yes, requested the vendors information, so she could provide a License Agreement and have them work with the Amenity Manager, to set the times that work for them. Ms. Lansford would have the Amenity Manager provide that information to Ms. Sandy. The Board provided direction to move forward with a revenue sharing agreement with the dance instructor with a split of 90/10 gross revenues. Ms. Sandy would bring back the agreement at the next meeting.

H. Consideration of Resolution 2024-07 Declaring Surplus Tangible Property

Ms. Lansford presented Resolution 2024-07, Declaring Surplus Tangible Personal Property, to dispose of the Clubhouse furniture. Ms. Sandy confirmed that items could be added if they did not exceed \$5,000, if there was a sufficient description. Mr. LaVoy wanted to include the air conditioner units, which did not exceed \$5,000 and a refrigerator. Ms. Sandy would work with Ms. Lansford to update the resolution.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor Declaring Surplus Tangible Property was adopted as amended to include six additional air conditioner units and a refrigerator.

I. Consideration of Proposal from Nextwave Computers for Two New Office Computers

Ms. Lansford presented proposals from Nextwave Computers for two new office computers in the amount of \$2,341.78, as they were not compatible with the current software. The recommendation from the Computer Tech was to replace the computers. Mr. LaVoy agreed to replace them, as the computers did not communicate with each other, which was a challenge. Ms. Chichelli noted that sales tax was included. Ms. Lansford would have it removed.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor Proposal from Nextwave Computers for two new office computers in the amount of \$2,341.78 was approved as amended to remove sales tax.

Ms. Lansford asked if the Board wanted to include these computers to the Surplus Resolution. Mr. LaVoy confirmed that they could not be salvaged.

J. Liaison Reports

1. Supervisor Chichelli (Landscape)

Ms. Chichelli reported that she received complaints today, of a tree that was cut by the HOA and removed, as it was a hazard. She spoke to the HOA, to ensure that she was informed about it and wanted to understand what the CDD and HOA owned, what they were supposed to be doing and what should be done, as three trees were already removed. Mr. LaVoy suggested speaking to the CDD landscaper, to determine whether the tree was on CDD or HOA property. Ms. Chichelli pointed out the issue was that they never received a quote. A Resident was informed by Ms. Courtney Sears that the tree was on CDD property. Ms. Lansford pointed out that it should not matter as the tree was in the preserve and questioned why it was removed. Mr. Rodriguez of LMP, indicated that they received a request to flush cut the tree on Scarlett Avenue and put it in the preserve and did the work at no cost. He had no problem removing additional trees, if they were notified and would handle it in a timely manner. Mr. Berry confirmed that it was a small tree. Ms. Lansford clarified that there should not be an invoice from LMP, for a tree in the preserve area that was not approved by the Board. Mr. Rodriguez confirmed that no invoice would be sent. Ms. Chichelli requested that she be informed in the future, before any tree was removed from the preserve area. Ms. Chichelli questioned how they were managing the amount that they were receiving. Ms. Lansford would check with the accountant, as it was her understanding that it was amended in the contract, with the District and the HOA assuming that responsibility. It would be included in last month's Check Register. Mr. LaVoy noted that there was logging occurring in The Towns and a resident at 1655 Scarlett Avenue complained about a bulldozer in the preserve. He was informed that a fire break or an access road was being built behind the preserve, by the City of North Port.

2. Supervisor Sabol (Aquatics)

i. Consideration of Shoreline Plan from Solitude

This item was discussed.

- 3. Supervisor LaVoy (District Maintenance Items)**
 - i. Consideration of Pergola Quotes**
 - a. Florida Pergola**
 - ii. Consideration of Fountain Quotes**
 - a. Professional Fountain Services**

Mr. LaVoy reported that he received prices for the pergolas and fountains and they were going to have a survey sent to resident to see what they wanted. Ms. Lansford opened the floor to audience comments. Mr. Bob Sixt of 1274 Jonah Drive suggested that the Board ask residents if they were in favor of keeping the pergolas and fountains and have a backup plan. If the majority of residents say no, because it costs \$100,000, he suggested seeing what they could do for \$50,000 and provide different plans; one if the fountains were working and another with landscaping. Ms. Chichelli pointed out that they had some ideas, such as removing the fountains and replacing with plants. There being no further audience comments, Ms. Lansford closed the floor to audience comments and asked if the Board wanted to appoint a liaison to assist with the survey. Mr. LaVoy offered to serve as liaison, as they were almost completed with the survey. Ms. Chichelli asked if everything would be brand new. Mr. LaVoy planned to have everything removed in the fountains, as they were in various stages of decay. Ms. Martin did not want to attach new equipment to the old equipment and preferred to have all new equipment. There was Board consensus to appoint Mr. LaVoy as liaison to work with staff in providing a survey to the community.

- 4. Supervisor LaVoy (Pool & Courts)**
 - i. Consideration from CES for New Pool Equipment**

Mr. LaVoy presented a proposal from CES for new pool equipment. There was some old pool equipment and this proposal was to replace the sanitizing part of the pool equipment. Mr. Scott Holiday, the Territory Manager from CES discussed the proposal. When they were first contracted to maintain the pool, they were provided with a budget, which was an eighth of what it should have been and was not sufficient to maintain the system. Therefore, they wanted to replace the entire system, to bring everything up to date. They would remove everything and install a new system that would utilize clean water through salt lines. It would be a saline system. The cost was \$90,000 for all of the equipment but could be leased for five years for \$2,100 per month, which would include a five-year warranty. Mr. Sabol questioned the projected savings. Mr. Holiday confirmed that the savings would start in year four and would decrease. A return-

on-investment (ROI) was provided to Mr. LaVoy, showing significant savings. Mr. Sabol questioned if there would be corrosion issues in the future. Mr. Holiday pointed out that it would be a saline pool, which would save the surface. In the past, \$11,000 was budgeted for five years to resurface the pool, but with a saline pool, it would only cost \$3,000 per year to resurface the pool, because any sediment that was collected, would be flushed out, by an acid. Ms. Martin questioned what happens after five years. Mr. Holiday stated a quarterly Preventative Maintenance Plan could be purchased from CES, for a small charge.

Ms. Martin questioned the cost for the UV system and how long it would last. Mr. Holiday indicated with preventative maintenance, there would be a five-year warranty, but depending on the usage, they may have to replace the system every two years. He did not know the cost, as it fluctuated. Mr. LaVoy asked if the proposal was equipment only without the UV. Mr. Holiday stated without the UV, the cost was \$52,000 and with the UV, the cost was \$90,000, based on the proposal that was provided in March. Mr. LaVoy recommended doing the UV at a later date. They would recognize savings quickly on the equipment, because chlorine was \$7 to \$8 per gallon. Mr. Sabol asked if there was any possibility of converting their pool to a salt pool. Mr. Holiday confirmed that this equipment does both. Ms. Lansford opened the floor to audience comments. Mr. Ron Perry of 1663 Scarlett Avenue questioned the amount spent in chlorine. Mr. LaVoy stated all he knows was the amount spent per hour. Mr. Perry recalled that Howards Pools charged \$1,900 per month and did not want to hear the numbers, when they did not know the amount. Ms. Lisa Wells of 1050 Jonah Drive recalled discussion about the equipment sinking. Mr. LaVoy confirmed that the equipment was not sinking. A Resident on Scarlett was a licensed cosmetologist and was familiar with what chlorine does to skin, eyes, hair and clothing and asked if this option would help save their children's skin and keep their hair from cracking off. Mr. Holiday indicated that this method was safe. The person who invented this system, die it for drinking purposes.

Mr. Devon Poulos of 1255 Jonah Drive, was familiar with someone who worked for the city and was told that the city used CES for their pools and preventative maintenance and they were a good company. Regarding the cost, Mr. Poulos agreed with Mr. Perry, as chlorine was expensive. The city maintained a splash pad that used 2,000 gallons of city water and spent \$90 per month. There were requirements for different chlorine requirements. Spas were disgusting, as they were a breeder of bacteria. At the Aquatic Center, a kid had a loose stool in the lazy river

and they had to close it from Saturday afternoon until Monday morning at 10:00 a.m., due to cryptosporidium. When something goes wrong with the equipment, it would automatically correct itself and someone must monitor it. However, they had the best monitoring system, but it still required necessary adjustments throughout the day, as there were so many things other than just the equipment. If they were not watching their calcium hardness in their levels, it could eat the finish away. With the chlorine in the pool, Mr. Poulos would not allow his dog to swim in the pool, as it was unstable and questioned whether the Board had the funds to address it right now or if they needed to issue an assessment, because he was in favor of it, as CES was a good company and were responsive. Regarding the equipment sinking, Ms. Martin recalled a recent issue where the housing was flooding and the pool was closed for three weeks, due to a crushed drain, causing the pump to stop working. Mr. LaVoy indicated that they were in the process of replacing the drain. Mr. Sabol pointed out over the past 12 years; the pool was closed numerous times due to feces. Mr. Poulos explained that it depends on whether the stool was solid or loose and the chemical make-up of the pool. If it was solid, it could be scooped out, but with a loose stool, if the pool was not treated up to 14 days, people could get sick. The pool must be closed for five to six minutes, before people could be allowed back in. Therefore, the pool needed to be monitored, as they could not rely on a parent reporting that their kid defecated in the pool. As a result, many communities added lifeguards.

Mr. LaVoy pointed out that there were many changes with their staff, but they circulated the pool every 30 minutes. Three were Certified Pool Operators (CPOs). One staff member checked the chemicals every weekend. A Resident who lived on Scarlett Avenue felt that the Board should not permit the swim instructor to provide swimming lessons at this pool, as it was not a public pool. Ms. Karen Hoek felt that the swimming lessons were not necessary, if the person providing the lessons was not a resident. Mr. LaVoy pointed out that tennis and dance instructors were not residents. There being no further audience comments, Ms. Lansford closed the floor to audience comments and recalled at the beginning of the fiscal year, the Board authorized \$441,234 to be transferred to the Reserve Fund, which was scheduled for next month, of which \$150,000 was used to cover expenses over the past few months. If the Board did not spend any of these funds and utilized the Operating Budget, there would be \$632,585, pending the invoices from last month. However, \$971,257 was projected at the end of the fiscal year from

the Reserve Study. For Fiscal Year 2025, \$485,624 in reserve funds were budgeted to be transferred.

5. Supervisor Martin (Clubhouse & Facilities)

Ms. Martin introduced the new Clubhouse Office Manager, Mr. Harold Myers. A picnic and cookout were planned for July 4th, which had a great turnout and everyone had a good time. However, the pool had to be closed for almost three weeks and residents did not receive emails that were sent, because Constant Contact was down, due to the credit card being cancelled. Ms. Lansford confirmed that Constant Contact was now working. Mr. Myers and the office ladies were working on the New Years Eve party. Someone came into the office recently from the Carriage Homes, complaining about the storage unit that had been parked on the easement area for over a year, which should be removed shortly. A Resident questioned who was part-time in the office. Ms. Martin confirmed that Ms. Karen Hoek, Ms. Diane Raymond, Isabella and Mary were part-time, which she was not part of, as a resident worked in HR and had better credentials than Ms. Martin had. Everyone was pleased with the new staff.

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 was a proponent of having a survey, to have residents decide on the fountains; however, he was concerned that they were opening pandoras box, as residents purchased their homes with a functioning fountain and two pergolas at the front entrance. If they started offering alternatives, it would get out of control. He requested that the charges that were incurred every month on future charge cards, be included in each agenda package. Ms. Lansford confirmed that the credit card bill would be included in next month's agenda package.
- Mr. Devon Poulos of 1255 Jonah Drive requested that attachments be attached to the agenda and recommended that the Board not approve the Revenue Sharing Agreement with the instructor, if the District was only receiving 10% and the instructor was using their utilities and receiving \$180 per session. Most people do

70/30 or 60/40. If they were going to contract with an instructor for swimming lessons, in the State of Florida, they must have a certified swim instructor to teach lessons. They need to decide whether they want to be a private Country Club or a Country Club that had rentals. Heron Creek and Country Club would never be able to succeed, if their members were able to use the golf course or rent their Clubhouse. It must be opened up, to get the revenue or they must raise the CDD fee. The grass strip on Jonah Drive against the pond, needed to be addressed by LMP. Ms. Chichelli indicated that she spoke with LMP several times and was told that they could not apply anything, as it would go into the lake. Mr. Poulos was referring to the strip to the left of the sidewalk. Ms. Chichelli would speak to LMP.

- Ms. Patricia Ware of 1638 Scarlett Avenue suggested getting all of the information, if there was a survey, to provide to residents, to see what was in reserves and the cost for operating the District, so that residents could make an informed decision.
- Ms. Anna Shlossberg of 1539 Scarlett Avenue moved into the community when there were fountains and the pergolas and did not care about them now, nor did she care about the swimming pool. She liked how the community looked now, with beautiful flowers and the Palms on Scarlett Avenue and did not see why there should be a high expense. There should be a survey to residents.

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 over the last few months she had worked with GMS on the Amenity Management and District Management agreements and, at this time, had no other items to report.

B. District Manager

Ms. Lansford reported that the next Board meeting was scheduled for August 21, 2024 at 6:00 p.m. at the Clubhouse, which was the public hearing on the budget.

1. Consideration of Resolution 2024-08 Adopting the Annual Meeting Schedule for Fiscal Year 2025

Ms. Lansford presented Resolution 2024-08, Adopting the Annual Meeting Schedule for Fiscal Year 2025, which was the third Wednesday of each month at 6:00 p.m.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor Resolution 2024-08 Adopting the Annual Meeting Schedule for Fiscal Year 2025 was approved.

2. Consideration of Resolution 2024-09 Appointing Savannah Szozda & Alexander Wolfe as Assistant Treasurers of the District

On MOTION by Ms. Martin seconded by Ms. Chinchelli with all in favor Resoluion 2024-09 Adopting Savannah Szozda & Alexandra Wolfe as Assistant Treasurers of the District was approved.

C. Amenities Manager

1. Report (to be provided under separate cover)

Mr. Myers presented the Amenities Manager Report and introduced himself to the Board. The transition period was a little rough for a while, due to issues at the pool and the computer system, which he appreciated the Board approving. His team was energetic, had a positive attitude and were motivated to get the job done. As a manager and managing a couple resorts in Lakeside, three weeks was unacceptable for a pool of be closed and would continue to work with the Board on this. They had some ideas and would keep the Board posted. Many activities were planned and flyers would be distributed but requested that residents let people know and post the flyers on their bulletin boards. When he was here on July 4th, he heard that residents wanted the activities to be like they used to, which was his goal. However, events would not always be free, as they must charge for some events, but requested that the Board support what they have going on. There would be a back-to-school party, where there would be a water slide for the kids, as well as hot dogs, popsicles, popcorn and a few prizes for a charge of \$5. For a small charge, an adult could purchase a hot dog. He and his team were very excited about this adventure and felt

that residents would be extremely pleased. His door would always be open, if Board Members and residents wanted to speak with him.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

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

This item was discussed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the meeting was adjourned at 7:30 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair