

*Lakeside Plantation  
Community Development District*

*Agenda*

*January 16, 2019*

# AGENDA

# *Lakeside Plantation*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando, FL 32801

Phone: 407-841-5524 – Fax: 407-839-1526

January 9, 2019

Board of Supervisors  
Lakeside Plantation  
Community Development District

Dear Board Members:

The Regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held **Wednesday, January 16, 2019 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Blvd, North Port, FL. PLEASE NOTE THE TIME OF THE MEETING.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments on Specific Items on the Agenda (*Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)
- III. District Engineer's Report
  - A. Consideration of Proposal for Lake Bank Erosion Repair
- IV. Unfinished Business Items
- V. New Business Items
  - A. Discussion of Road Closure for Imagine School of North Port Parade
  - B. Discussion of Social Committee
- VI. Business Administration
  - A. Approval of Minutes of November 28, 2018 Meeting
  - B. Approval of Check Register
  - C. Balance Sheet and Income Statement
- VII. General Audience Comments
- VIII. Staff Reports
  - A. District Counsel
  - B. District Manager – Action Items
  - C. Amenities Manager – Monthly Report
- IX. Other Business
- X. Supervisors' Requests
- XI. Adjournment

The second order of business is the Audience Comments on Specific Items on the Agenda. Speakers must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is the District Engineer's Report. Section A is the consideration of the proposal for lake bank erosion repair. A copy of the proposal is enclosed for your review.

The fourth order of business is Unfinished Business. Any unfinished business items will be discussed under this item.

The fifth order of business is New Business Items. Any new business items will be discussed under this item. Section A is the consideration of the discussion of Road Closure for Imagine School of North Port Parade. Supporting documentation is enclosed for your review. Section B is the discussion of the social committee. There is no supporting documentation.

The sixth order of business is Business Administration. Section A is the approval of the minutes of the November 28, 2018 meeting. The minutes are enclosed for your review. Section B is approval of the check register enclosed for your review and Section C includes the balance sheet and income statement for your review.

The seventh order of business is General Audience Comments.

The eighth order of business is Staff Reports. Enclosed under Section B is the Manager's Actions Items List for your review. Enclosed under Section C is the Amenities Manager's report enclosed for your review.

Staff will provide any additional reports at the meeting. Additional support material may be provided under separate cover or distributed at the meeting, and the balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



George S. Flint  
District Manager

Cc: Michael Eckert, District Counsel  
Lindsay Whelan, District Counsel  
David Robson, District Engineer  
Nathan Trates, Amenities Manager  
Heather Alexandre, Vesta  
Darrin Mossing, GMS

Enclosures

## SECTION III

# SECTION A



TO: Lakeside Plantation CDD Board of Supervisors

DATE: 01/06/2019

FROM: Brent O. Burford, E.I.

RE: Lake Bank Inspection 2019 Draft

The results of the annual assessment of the Lakeside Plantation Community stormwater lake banks and community preserve areas, conducted on January 4, 2018 is documented itemized below. The predominant types of bank erosion are water movement caused by wind (surface waves lapping at the bank/water line), and rain runoff flowing from roofs and gutters through yards and down bank slopes to the water. Concentrated runoff by roof gutter downspouts form large gullies or "ruts" that are sometimes hard to see and can be a safety hazard. Ruts can also further de-stabilize the bank and allow further erosion to occur laterally along the lake bank.

There is a significantly higher public safety hazard to lake bank conditions adjacent to residential lots. Therefore, the level of allowable erosion along areas of lake bank adjacent to natural areas is slightly higher and less of an immediate concern. The recommendations below, prioritize lake banks adjacent to residential areas. Furthermore, almost all lake banks adjacent to natural areas in Lakeside Plantation were relatively stable due to the inherent stabilization provided by the natural vegetation and elevation, and limited traffic.

Included with this draft report is a summary of the findings of this year's inspection for each lake, pictures of recommended repair locations, and an attachment showing lake locations within the CDD.

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### Summary of Lake Bank Current Conditions and Recommendations

- Lake 1: Watch for future erosion. Ruts are beginning to form due to gutter downspouts from residences. Additional rip-rap maybe needed where the northeast swale enters the lake.
- Lake 2: Remains in good condition. No action necessary.
- Lake 3: West bank has been on the watch list for the past two years. Stormwater runoff from between lots is eroding the lake bank. The bank is stabilized by vegetation over a previous Geotube repair but should be watched in the future as the runoff will continue to damage the lake bank.
- Lake 4: Steep bank but, stabile. Continue to watch.
- Lake 5: South bank has been on the watch list for the past two years, continue to watch. Small rip-rap repair needed on east bank, caused by run-off from between lots.



**Figure 1: Lake 5 - Small rip-rap repair required along the east bank.**

- Lake 6: Remains in good condition. No action necessary.
- Lake 7: Soil is beginning to washout and the slope is steep along the south and east bank. Bank is relatively stable due to vegetation, but the steep slope poses a safety hazard. **It is recommended to repair with 400 lineal feet of Geotube.**



**Figure 2: Lake 7 - Erosion along the south and east bank.**

- Lake 8: Erosion at north culvert, filter fabric and rip-rap required. Northwest bank slope erosion needs to be repaired with 150 feet of Geotube.



**Figure 3: Lake 8 – Erosion at the north culvert.**



**Figure 4: Lake 8 – Erosion along the northwest bank.**

- Lake 9: West end was on the watch list last year. Looks stable, good littoral stabilization. In the southwest corner there are three small areas that need repair. One is caused by runoff from between lots, and two are from down spout drainage pipes that do not extend into the lake or they have been damaged by mowers. In the southeast there is erosion from runoff from between lots. Pictures will be provided.
- Lake 10: The northwest bank has a Geotube repair that is in good condition however, lake bank erosion is occurring at each end. Recommend placing additional 50 feet of Geotube north and 100 feet south of previous repair. There appears to be a previous Geotube repair on the west bank near the pickleball courts. It is recommended that this be extended to the south approximately 200 feet.



**Figure 5: Lake 10 – Erosion along the southwest bank at the clubhouse.**

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**Figure 6: Lake 10 - Northeast bank with 2 erosion sites needing repair.**

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Lake 11: North/Northwest bank has been on the watch list for the last two year. Two pipes have become exposed on north-east bank and require additional rip-rap. There are several other areas of erosion that need to be re-visited. An update and additional pictures will be provided.



**Figure 7: Lake 11 - Exposed mitered end.**



**Figure 8: Lake 11 - Exposed pipe.**

- Lake 12: The west bank was repaired in 2016 with Geotube. A 50 feet section at the inlet structure is now exposed. Approximately 100 square feet of sod needs to be added below the inlet structure to stabilize lank bank. The northwest west bank is eroding as was stated in the 2018 report. It is recommended to install 100 feet of Geotube to stabilize lake bank. The east bank is steep, but as it adjacent to natural areas, not a concern for immediate repair.



**Figure 9: Lake 12 – Area to be sodded.**

- Lake 13: West bank has been on watch list for the last two years. Recommend repairing the north and west bank with 100 feet of Geotube at each location. Recommend installing additional rip-rap at the three mitered end (MES) locations. There are some minor repairs along the east bank that could be addressed at this time as well.



**Figure 10: Lake 13 – Erosion along the north bank.**



**Figure 11: Lake 13 – Erosion along the west bank.**

- Lake 14: Recommend installing 50 feet of Geotube at each end of the existing Geotube along the west bank. Additional rip-rap needs to be placed at the north and southwest MES.



**Figure 12: Lake 14 - Exposed MES and erosion along north bank.**

- Lake 15: Remains in good condition. No action necessary.
- Lake 16: Minor erosion on the north and south bank. This is not a priority as it is not adjacent to residential lots.
- Lake 17: Additional rip-rap to be placed at previous rip-rap repair in the southwest corner. Runoff is creating a depression at this location. The lake bank behind the

townhomes at the end of Melrose Drive is eroding. There is no immediate concern for safety however, it may be a cost savings to address it during the next repair cycle.



**Figure 13: Lake 17 - Erosion and steepening banks at south end of townhomes.**

- Lake 18: Remains in good condition. No action necessary.
- Lake 19: Southeast bank previously repaired by Geotube and has formed lip along bank. Appears bags were too large and the soil in front eroded away, creating a steep drop-off. Recommend repairing with an additional 200 feet of Geotube.



**Figure 14: Lake 19 - Facing north along east bank.**

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**Figure 15: Lake 19 - Facing south along east bank.**

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The above evaluation of existing lake bank conditions in my opinion is a fair assessment and should provide the Lakeside Plantation CDD Board a means in which to move forward with addressing repairs. As stated earlier, the options for repairs that have been provided are what have had success in the past. I am currently researching other options that have been and are currently being used in similar situations within southwest Florida.

Should you have any questions, please do not hesitate to contact me.



# SECTION V

# SECTION A

From: **Jorgi Algard** jalgard@gmscfl.com  
Subject:  
Date: January 10, 2019 at 3:20 PM  
To:



Begin forwarded message:

**From:** "BOX, KATIE" <[KATIEBOX@ALLSTATE.COM](mailto:KATIEBOX@ALLSTATE.COM)>  
**Subject:** Imagine School of North Port Parade  
**Date:** January 8, 2019 at 11:26:00 AM EST  
**To:** "[gflint@gmscfl.com](mailto:gflint@gmscfl.com)" <[gflint@gmscfl.com](mailto:gflint@gmscfl.com)>  
**Cc:** "[kimberly.fernandez@imagineschools.org](mailto:kimberly.fernandez@imagineschools.org)" <[kimberly.fernandez@imagineschools.org](mailto:kimberly.fernandez@imagineschools.org)>

Mr. Flint,

I spoke to you few weeks ago closing down Sycamore St in North Port, FL for a parade in celebration of Imagine School of North Port 10th anniversary. Please see below for exact details of what we are asking for and the route we would like. Thank you for your time and let me know if any additional information is needed.

Regards,

## Katie Box

Hardin Insurance Group, LLC  
2559 North Toledo Blade  
North Port, FL34289  
(P) [941-240-8982](tel:941-240-8982)  
(F) [941-240-8983](tel:941-240-8983)

Remember we are always available for **Insurance Reviews**

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**From:** Kimberly Fernandez [[Kimberly.Fernandez@imagineschools.org](mailto:Kimberly.Fernandez@imagineschools.org)]  
**Sent:** Monday, January 07, 2019 4:38 PM  
**To:** BOX, KATIE  
**Subject:** [External] Parade Details

## Imagine 10th Anniversary Birthday Bash and Parade

Proposed Date: March 9, 2019

Proposed Scope of Day:

The Sycamore would need to close at approximately 1:00 p.m. Plantation Blvd. would need a traffic director during the parade. The parade would begin to stage at approximately 2:00 p.m. at the main part of the upper campus overflow can go into the field. The parade would commence at 4:00 p.m. ending in the cul-de-sac at the end of Sycamore St. utilizing the Achievia Parking lot ( see attached map)

There would be a proposed GRAND STAND set-up at the ISNP field off sycamore for float/club performances. A community expo/party will take place immediately following parade in the Shark Tank.



*Kim Fernandez*  
P.E. Coach  
Specials Team Leader  
Parent Choice Excellence Committee Leader

**George S. Flint**  
Vice-President  
Governmental Management Services -  
Central Florida, LLC  
135 West Central BLVD, Suite 320  
Orlando. Florida 32801

# SECTION VI

# SECTION A

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, November 28, 2018 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

|                  |                     |
|------------------|---------------------|
| Alan (Bud) Sabol | Chairman            |
| Camille Stephens | Vice Chair          |
| Joe Szewczyk     | Assistant Secretary |
| Pina Chichelli   | Assistant Secretary |
| Rena Koontz      | Assistant Secretary |

Also present were:

|                   |                            |
|-------------------|----------------------------|
| Jill Burns        | District Manager           |
| Michelle Rigoni   | District Counsel by phone  |
| Andy Tilton       | District Engineer by phone |
| Heather Alexandre | Vesta                      |
| Residents         |                            |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at approximately 6:00 p.m., called the roll, and led the pledge of allegiance. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Specific Items on the Agenda**

*(Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting)*

Ms. Burns: My name is Jill Burns. I am with GMS. George wasn't able to be here tonight. This is the public comment period for anybody who might have comments or questions on any agenda items. Everyone has three minutes to speak. If you have comments on items that are not on the agenda, we also have audience comments at the end. I don't have any speaker cards. Are there any audience comments? Hearing none,

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Appointed Supervisors**

Ms. Burns: Joe Szewczyk, Bud Sabol and Rena Koontz were elected on the County ballot on November 6, 2018. They all ran unopposed.

*Ms. Burns, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Szewczyk, Mr. Sabol and Ms. Koontz.*

Ms. Burns: Rena, I believe you spoke to Michelle to discuss the Sunshine and Public Records Law. Michelle, are you comfortable with us not going over that on the record?

Ms. Rigoni: I am. If she has any additional questions, I would be happy to answer them.

Ms. Koontz: I'm fine. Thank you.

Ms. Burns: Welcome to the Board, Rena and back to the Board, Joe and Bud. Congratulations!

**B. Election of Officers**

Ms. Burns: We need to elect a Chair, Vice Chair, Secretary, Assistant Secretaries, Treasurer and an Assistant Treasurer. We can go about these one of two ways if somebody wants to nominate a slate of officers and then the Board could accept that slate or we can vote on each office individually. Does any Board Member have a preference?

Ms. Stephens: Can we go office-by-office?

Ms. Burns: That's fine. Do we have any nominations for Chair?

Mr. Sabol: I would like to nominate Camille Stephens.

Ms. Stephens: I would like to nominate Bud Sabol.

Ms. Burns: We have two nominations. Are there any other nominations?

Ms. Chichelli: I would like to nominate Bud Sabol.

Ms. Burns: We will vote and the first person that gets the majority of votes would be elected Chair.

|   |
|---|
| Mr. Szewczyk MOVED to elect Camille Stephens as Chair. With Mr. Szewczyk in favor, Mr. Sabol, Ms. Chichelli and Ms. Koontz dissenting and Ms. Stephens abstaining, the motion died. (Motion Failed 1-4) |
|---|

Ms. Burns: We don't have a majority.

On MOTION by Ms. Chichelli seconded by Ms. Koontz with Mr. Mr. Sabol, Ms. Koontz and Ms. Chichelli in favor and Mr. Szewczyk and Ms. Stephens dissenting, Bud Sabol was elected Chair. (Motion Approved 3-2)

Ms. Burns: Now we will take nominations for Vice Chair.

Ms. Koontz: I nominate Pina Chichelli.

Ms. Stephens: I would like to nominate myself as Vice Chair, since I have been on this Board for six years. I am surprised at how it was just received, but I thank Joe for the vote of support.

Ms. Burns: We have two nominations. Are there any other nominations for Vice Chair?

Ms. Chichelli: I nominate Camille.

Ms. Koontz MOVED to elect Pina Chichelli as Vice Chair. With Ms. Koontz in favor and Mr. Sabol, Ms. Stephens, Mr. Szewczyk and Ms. Chichelli dissenting, the motion died. (Motion Failed 1-4)

On MOTION by Ms. Stephens seconded by Mr. Szewczyk with Mr. Sabol, Ms. Chichelli, Mr. Szewczyk and Ms. Stephens in favor and Ms. Koontz dissenting, Camille Stephens was elected Vice Chair. (Motion Approved 4-1)

Ms. Burns: I suggest Rena Koontz, Pina Chichelli and Joe Szewczyk serve as Assistant Secretaries. *There was Board consensus.*

Mr. Szewczyk: For the remaining officers, I nominate that the current slate of officers remains the same.

Ms. Burns: The current slate is George Flint as Secretary, Jason Showe as Assistant Secretary, Ariel Lovera as Treasurer and Teresa Viscarra as Assistant Treasurer. These are all GMS employees, and this allows them to sign checks and operate the District.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the current slate of officers; George Flint as Secretary, Jason Showe as Assistant Secretary, Ariel Lovera as Treasurer and Teresa Viscarra as Assistant Treasurer was approved.

**C. Consideration of Resolution 2019-01 Electing Officers**

Ms. Burns: We need a motion adopting Resolution 2019-01, electing the officers as stated.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor Resolution 2019-01 Electing Officers as stated was adopted.

**FOURTH ORDER OF BUSINESS**

**District Engineer's Report**

Ms. Burns: Andy Tilton is on the phone.

Mr. Tilton: Good evening. I didn't have anything in particular to report on, but if you have any questions or need me to be working on something, let me know.

Ms. Burns: Does anyone have any questions for Andy?

Mr. Szewczyk: Yes. When do you feel is a good time to be checking the lake banks for erosion? The rain stopped and I'm already seeing places that we need to consider doing repairs. I'm thinking that it should be done in the next two months. What is your feeling on that?

Mr. Tilton: It certainly can be done any time now going into the dry season. Obviously, the drier it is, the more of the lake bank we will see and now that the water levels are going down, we can probably do it anytime you want it. I can schedule somebody before the end of the year or in the middle of January to evaluate the lake banks.

Mr. Szewczyk: I'm fine with the middle of January.

Mr. Sabol: I am also.

Ms. Stephens: I am too.

Ms. Burns: Okay. Are there any other questions for Andy?

Mr. Tilton: I will make arrangements and coordinate that through George.

Mr. Sabol: Do we want Andy to attend the next meeting, which is in January?

Ms. Burns: Do you have a December meeting scheduled?

Mr. Szewczyk: There's no December meeting. Would Andy be able to coordinate the work before the meeting or are we looking at February?

Mr. Tilton: It depends when the January meeting is.

Ms. Burns: Your meetings are usually the third Wednesday of the month, which is January 19<sup>th</sup>.

Ms. Stephens: It's actually January 16<sup>th</sup>.

Mr. Tilton: I will schedule the evaluation the week before so we can present a quote at the January meeting. If you need it further ahead of time, I can do it the first week of January so that Jill or George can include it in your agenda package.

Mr. Szewczyk: Do we want it in the January agenda package?

Ms. Stephens: Yes.

Mr. Szewczyk: Let's shoot for early in January.

Mr. Tilton: I will schedule it for the first week of January.

Ms. Burns: Thanks Andy. Is there anything else for Andy?

Mr. Sabol: No.

Ms. Stephens: No.

## **FIFTH ORDER OF BUSINESS**

### **Unfinished Business Items**

#### **A. Discussion of Response to Playground Drainage Issue Letter**

Ms. Burns: The response letter is in your agenda package.

Ms. Rigoni: If you recall, on October 2<sup>nd</sup> we sent a letter to Dominica Recreation Projects/GameTime regarding the playground drainage issue. I received a reply shortly after the October meeting, which is included in your agenda package. They are claiming that the three-year warranty was only applicable to the equipment and did not cover labor. In our review of the form of agreement, we do not agree that is the case; however, as you know, they have been unresponsive to the Board's desire to be cooperative and work with the District. As a follow-up to the letter that we received from them, I would like further direction from the Board on how to proceed, whether to respond to this letter regarding the three-year labor warranty, which does not expire until 2019 or fix the drainage issue ourselves.

Mr. Szewczyk: It doesn't look like they are going to budge.

Ms. Stephens: No.

Mr. Szewczyk: That is something that needs to be fixed. George presented us with a quote a couple of meetings ago and it is my opinion that we should go ahead and proceed with the work, as far as putting a swale in between the tennis courts and playground.

Ms. Burns: The quote from Berry Construction was \$22,000.

Mr. Szewczyk: I don't remember all of the other particulars as far as the job itself, but it has to be done because there's a swamp out there during the rainy season.

Mr. Sabol: The pictures in the letter, Joe are fake.

Mr. Szewczyk: I know.

Mr. Sabol: They are not going to do anything, so I think we should go ahead and move on it. We have \$43,000 reserved and it will cost \$23,000 to fix it. In total, we spent \$55,000 on that playground.

Mr. Szewczyk: If I remember correctly that is not far off from the amount in the Reserve Study for the playground. I believe that we received a 40% discount.

Mr. Sabol: That's pretty close.

Mr. Szewczyk: Whatever savings we had is being lost in the repair.

Mr. Sabol: The only thing I would like to see is a better detailed map or blueprint as to what they are going to do.

Ms. Stephens: They are going to remove all of the playground equipment, as I understand it.

Mr. Sabol: That is correct.

Ms. Stephens: But we have to see exactly what they are going to do. We don't want to hear word-of-mouth. We want to see what they are doing.

Mr. Sabol: We don't want to get into the same predicament.

Ms. Stephens: Right.

Ms. Burns: Do you want me to go over what's outlined on the quote?

Mr. Szewczyk: Yes. Maybe we should vote on this now.

Ms. Burns: The quote from Berry Construction is \$22,307.50. In the scope, they will do the following:

- Remove the playset and reinstall it after the construction work is complete.
- Remove the existing mulch and store it in the parking lot for reuse.
- Bring in six loads of compactable fill dirt.
- Re-grade the swale around the outer edge of the new pad for drainage at the tennis courts to the storm drain.
- Install a 6-inch pipe under the bridge ramp leading to the play area and storm drain.
- Relocate the picnic table structure to a new location at Harvey Smith's request.
- Re-grade and re-sod the equipment entrance to the job site.
- Cleanup of the job site and parking lot (Included).
- Materials, equipment and labor (Included)

Ms. Burns: It will take six work days to complete weather permitting.

Ms. Stephens: It looks like it's a step-by-step process and I think maybe one of us should be there as they are doing the work. It is almost like building a house step-by-step to make sure that they are doing everything right. That is just my opinion because if you read the letter, it's ridiculous for them to say, "*You will note that the playground is completely dry*" because the rainy season is over and it's completely dry. It also says there are no drainage issues. That's because there's no rain. It is ridiculous. Do you notice the sarcasm? Then it says, "*Florida received unprecedented amounts of rain this past summer,*" but, that doesn't mean that it should have flooded. If it was installed properly, we wouldn't have a problem. Joe is right that we have to step up to the plate and make a decision that is going to cost us more money, but as Joe said, initially it was budgeted and we received discounts. Hopefully it will be done the way it should be done.

Mr. Sabol: If we spend the \$22,000 and something goes wrong again, what recourse do we have with the contractor to fix the problem?

Ms. Rigoni: If the Board wants to approve the quote subject to us preparing the agreement, we will make sure that we include provisions protecting the District's interest including a warranty provision. If something happens, under the agreement we will still be able to have them fix it or pay for a portion of whatever the cost is to get it repaired. Does that answer your question?

Mr. Sabol: It's the same as any other agreement we have.

Ms. Burns: If the Board wanted to proceed, we would be looking for a motion to approve the quote from Berry Construction in the amount of \$22,307.50, subject to District Counsel drafting an agreement outlining the scope of work and adding the provisions that were discussed.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with Ms. Stephens, Mr. Sabol, Mr. Szewczyk and Ms. Chichelli in favor and Ms. Koontz abstaining, the quote from Berry Construction in the amount of \$22,307.50, subject to District Counsel drafting an agreement outlining the scope of work and adding those provisions, as discussed and authorization for the Chair to execute the same was approved. (Motion Approved 4-1).

Ms. Koontz: I abstained since I wasn't privy to all of the background information.

## SIXTH ORDER OF BUSINESS

## New Business Items

### A. Ratification of Golf Cart Purchase

Ms. Burns: Nathan purchased a golf cart for maintenance, which unfortunately couldn't wait until the meeting. I believe he spoke to the Chair about it. Are there any questions or discussion from the Board? If not, we need a motion to ratify the golf cart purchase.

On MOTION by Ms. Stephens seconded by Mr. Sabol with all in favor ratifying the purchase of a replacement golf cart was approved.

Mr. Sabol: Was the amount \$3,500?

Ms. Burns: I think it was \$3,700. He also bought some new batteries. The cart was \$3,153 and the batteries were \$576.

**B. Discussions of Options for CDD Communications to Residents** (*requested by Supervisor Koontz*)

Ms. Koontz: I spoke to Michelle on the phone about the Board being a little more transparent by opening the lines of communication between this Board and the residents. I would like to A) Send an email to every resident introducing myself as a new CDD Board Member and giving them contact information specifically for me and not anyone else and B) Every month, send an update about what occurred at the CDD meeting.

Ms. Koontz: I would like to send something to keep residents apprised of what we are talking about, what we are doing and what's on the agenda. I need approval from the Board to do this, but it could not include the other Board Members because that would be a violation of the Sunshine Law. Right?

Ms. Burns: Correct.

Ms. Koontz: I would like to put more transparency on this Board.

Ms. Stephens: I'm trying to figure out what you mean by transparency because our meetings are open and if anyone wants to see what took place at any meeting, there is a minute book in the office. You can get the book at any time and read it from cover-to-cover. They will tell you exactly what is going on, where money is being spent and how it is being spent. If people aren't interested in coming to our meetings, then why is it our responsibility to make it any easier for them? The meeting is at 6:00 p.m. once a month on the third Wednesday. If they are interested, they should be here. That's just my feeling.

Mr. Sabol: I think Rena has a good idea and we should be more transparent than we have been, but I don't know if it should be in the form of a meeting summary.

Ms. Koontz: I was thinking more of a synopsis of what we did at last night's meeting and what we discussed. Camille, I am taking responsibility to inform residents rather than saying, "*You should go online to look at the agenda and read the minutes in a book.*"

Ms. Stephens: I understand what you are saying, but people don't need to be spoon fed. All of the information is available to them. I know what you do for the HOA and that's your choice, but the CDD is for the entire community, not just for 700 houses. That's just my opinion. If someone is interested in what's going on in the District, they should be here, but if for some reason, they cannot be here, minute books are in the office and they could read it and know exactly what's going on. You can't be any more transparent than that.

Mr. Sabol: That's true because a lot of residents live here six, seven or eight months out of the year and lack information.

Mr. Szewczyk: I'm going to take the position that from a legal standpoint, those minutes have not been approved.

Ms. Koontz: They wouldn't be in the minutes, Joe. It would be no different than me sitting here.

Mr. Szewczyk: Correct, but until we approve the minutes, should we be putting anything out there summarizing what we feel happened at this meeting?

Mr. Sabol: No we should not.

Ms. Stephens: No.

Ms. Rigoni: I can answer that question. I was told by Supervisor Koontz that she would like to send out a conversational letter to residents on matters that come before the Board at a duly noticed meeting. If any Board discussion regarding District business happens outside of a duly noticed meeting, it is technically a Sunshine Law violation. The reason why the type of mass emails and communications are difficult to implement without necessarily violating the Sunshine Law, is because it invites people to "*Reply All,*" potentially starting a conversation, especially given the complexities of the technology. It's difficult to monitor all of the conversations, but it shouldn't be happening outside of a duly noticed meeting. I believe the question that one of the Board Members just had was until the minutes are approved, can we send out any sort of state of the CDD type of communication? I believe this has been done in other Districts. In discussions with both George Flint and Mike Eckert, typically the Chair or Vice Chair is appointed to provide an overall summary of what happened at a meeting, sort of a state of the CDD type communication with bullet points. It is purely to keep residents informed

of what happened at the meeting, not a conversation. I believe what most of you are saying is that all of our records, whether agendas or minutes or contracts or anything else, are available for everybody and at times it is incumbent upon the residents to come and get the information themselves. We hold these regular meetings for the purpose of keeping communication lines in place. If residents have questions, they could direct them to staff. These are just points that I wanted to remind the Board regarding with this matter today.

Ms. Koontz: I just want to say one more thing and then the Board will have to decide. I attended almost every Board Meeting and you are terrible at telling people what's going on, which is why I am in this seat now. I would like to try to change things to be more personable to the residents. It would simply be a report of what we did and did not do at the meeting. For example, you guys are talking about shutting off the water fountains and turning them into planters and when you decide to do that, I think the entire community is going to be up in arms because hardly anyone knows why you are doing that. If we pave the road with better communication, I think we will have a response. It's up to the Board.

Mr. Sabol: I am good with having something in the form of a newsletter without encrypted information, but I don't know how Joe feels. You can't be releasing all kinds of information until those minutes are approved, but I agree with having some type of newsletter with general information.

Ms. Chichelli: I feel that the majority of residents can read the minutes. The minutes say everything so I'm confused with what you are saying, Rena, about us not giving out information, because if they are not at the meeting, they can read it in the minutes.

Ms. Koontz: I think that's short sided. As a public official, we have an obligation to keep everyone informed.

Ms. Stephens: For six years, I have been on this Board and for six years, the amount of people we have here now is surprising. It's only because half of the residents are snowbirds.

Ms. Koontz: What does that tell you?

Ms. Stephens: People don't have interest. I understand what Rena is saying, but the CDD is the umbrella over the entire community so if you want to know what happens, all you have to do is come to the office and ask. For six years, no one had any interest, so don't tell me that we need transparency. We are all good people. You can come and say, "*Why is this being done?*" or "*What's going on?*" Come to the office and say whatever is on your mind. Don't stop a Board Member in the middle of the street and ask them. Not that I have ever been asked,

but I heard stories. Come to the office and ask. I hate to say this, but it's that simple. If people were interested, they would be here. Where are they? I don't see them. Every month it's the same thing. When we have 10 people it's a crowd. That's it, people just aren't interested. You say there's no transparency. How many people are at the HOA meeting? Not many. It's the same thing. People just look around and say, "*Everything is okay so I don't need to go to a meeting.*" I'm not saying that you have to agree. That's just my feeling. If people were really interested and really wanted to know what was occurring, why aren't they here? You can shake your head all you want, but why aren't there any residents here?

Resident: You weren't at the HOA meeting last night, were you? Then you don't care. Right?

Mr. Szewczyk: Excuse me. This conversation is supposed to stay at the table. Residents have an opportunity to comment at a later time in the meeting. This is not going to get out of hand.

Ms. Stephens: Thank you.

Mr. Szewczyk: Now my personal belief is that the minutes from the meeting are posted a week before the meeting online, so if anyone was interested in what happened, they could review the minutes online. Now Rena, you bring up some comments that were made as far as the front entrance. Some of those comments were made in passing, but we are not going to just clog the pipes and fill in the dirt. There's going to be a lengthy discussion on what we do. That was just the frustration of what's going on with the maintenance. I know that's just one example, but I personally don't feel like I need to try to hide anything. Everything is in the minutes. If it's coming down to whether we are going to send out an additional bulletin, at this time, I don't feel the need for it because the information is available for anybody that wants it. Whether they are snowbirds, full time residents, whatever you want to call it, the information is available to them as quickly as it is to us. I don't feel the need for anything additional at this point.

Ms. Stephens: I agree.

Ms. Burns: Is there any further discussion or does anyone want to make a motion?

Ms. Koontz: Is there an objection to me sending out an email to residents introducing myself?

Mr. Szewczyk: I don't have an objection.

Mr. Sabol: No.

Ms. Burns: I would note for the record that you make sure you don't include the other Board Members so we don't have a Sunshine Law violation issue.

Ms. Koontz: For the purpose of the minutes, can we have consensus of who supports my proposition and who doesn't?

Ms. Burns: The best way to do it would be to make a motion that you be allowed to send out that correspondence.

Ms. Koontz MOVED to allow Ms. Koontz to send meeting summary correspondence to residents informing them about issues discussed at each CDD meeting and Mr. Sabol seconded the motion.

Ms. Chichelli: Regarding comments that the attorney made on whether this is legal or not, we have to be very careful with what information we provide, right?

Ms. Burns: I think what Michelle said is that staff and legal generally advise against such correspondence, based on the fact that it's likely to invite conversations and that could potentially be Sunshine Law violations as a result of people responding or discussing outside of a meeting. So, in an abundance of caution, they generally caution against it, but it can be done legally. Is that a fair representation, Michelle?

Ms. Rigoni: Yes, that is correct.

Mr. Sabol: Just so we understand, whatever Rena sends out is not necessarily the opinion of the Board.

Ms. Burns: Correct.

On VOICE VOTE with Ms. Chichelli, Mr. Sabol and Ms. Koontz in favor and Mr. Szewczyk and Ms. Stephens dissenting, allowing Ms. Koontz to send meeting summary correspondence to residents informing them about issues discussed at each CDD meeting were approved. (Motion Approved 3-2)

Ms. Koontz: Thank you.

Ms. Rigoni: I suggest having me review the first correspondence before you send it out.

Ms. Koontz: Michelle, I can send them all to you every month. I will call you tomorrow to work that out. I just need your email.

Ms. Burns: I can get that to you.

**SEVENTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of October 17, 2018 Meeting**

Ms. Burns: Does anyone have any questions, comments or corrections? If not, we need a motion to approve the minutes.

On MOTION by Ms. Stephens seconded by Mr. Sabol with Mr. Szewczyk, Ms. Stephens, Mr. Sabol and Ms. Chichelli in favor and Ms. Koontz abstaining, the minutes of the October 17, 2018 meeting were approved as presented. (Motion Approved 4-1).

Ms. Koontz: I'm abstaining since I wasn't on the Board last month.

**B. Approval of Check Register**

Ms. Burns: You have the Check Register for October. In your General Fund, we have checks totaling \$17,907.28, checks totaling \$19,179.30 for the Capital Reserve Fund and automatic drafts for utilities totaling \$3,394.69, for a total of \$40,481.27. Are there any questions on the check run summary?

Mr. Szewczyk: I have a question regarding the Dart Pool Solutions invoice for an emergency labor and service fee on September 10<sup>th</sup>. Heather, do you know what that emergency was?

Ms. Burns: We can find out for sure, but George mentioned that a piece of the pool equipment malfunctioned causing some water backup and flooding.

Mr. Szewczyk: Can we get some specifics?

Ms. Burns: Yes.

Mr. Szewczyk: I know that we pay \$12.77 per month to TECO for the gas. Do we know if the fireplace works?

Ms. Stephens: I think it does.

Mr. Szewczyk: I have one other question that I will hold off until Supervisor Requests.

Ms. Burns: Does anyone have any other questions on the invoices and check register? If not, we need a motion to approve them.

On MOTION by Ms. Stephens seconded by Mr. Sabol with all in favor, the October Check Register was approved.

**C. Balance Sheet and Income Statement**

Ms. Burns: No action needs to be taken by the Board. It is for informational purposes only, but if anyone has any questions, I would be happy to answer them.

Mr. Szewczyk: In the General Fund, we have a prorated amount for general liability insurance. The adopted budget is \$6,300 and the prorated budget is \$6,300 so I assume that's a payment we make in one lump sum.

Ms. Burns: It's due by October 1<sup>st</sup>. It's paid at the beginning of the fiscal year.

Mr. Szewczyk: The same thing with the property insurance?

Ms. Burns: Correct. Are there any other questions from the Supervisors?

Mr. Szewczyk: No.

## **EIGHTH ORDER OF BUSINESS**

### **General Audience Comments**

Ms. Burns: This is an opportunity for the public to provide any comments to the Board, for items not on the agenda. Please state your name and address and try to limit your comments to three minutes.

Deborah Johnson, 1505 Scarlett Avenue: I attend every Board Meeting and I would like to thank Rena for bringing up the idea of communication to residents. There are approximately 700 homes in this community so if there were two people in each home, there would be 1,400 people and only 20 people or less attend every meeting. That's because a lot of people feel they can't do anything about what's going on here. It's left up to the five Supervisors. I know that we can vote you in or out, but that's the general consensus. If you don't know that, I think that's sad. I appreciate Rena bringing that up because I know a lot of people in this community and have lived here a long time. The general consensus is that they cannot do anything so they say, *"I'm not going to go there and listen to that nonsense all the time."* That's not the main reason I'm here tonight. I heard you say that we have minute books that residents can look at. I'm quite sure that a lot of people didn't know that we even had books that they could look at. What I want to know is on the entertainment account that we have, I was told that there is an \$1,800 a month allotment and I would like to know how much was spent, if it will ever increase or if it's the same amount every year, if residents can view those expenditures and if they are audited or unaudited. Do we know how that money is spent? Can we have people gather together and come up with solutions on things to do because we haven't done anything around here for a couple of years, which is sad. I heard a lot of comments from residents that would like to have bands. Our neighbors play music sometimes and we love that, but we would like to have some other bands. We don't want to be stuck with just having doughnuts and coffee. We want to have some fun here. We put a lot of money into this community and I think we should get something

out of it that we like. Is there any way that we can find out how much is budgeted; how much is spent and if we can come up with some agreement that the residents can be involved?

Mr. Sabol: There were three seats on the Board that were unopposed. Anyone in this community could have run, if they chose to. Anyone who has real complaints could have run and make changes by serving on the Board. I didn't necessarily want to be on the Board this time, but I put my name in, ran unopposed and here I am. There are two others just like me. So, the general audience could have run for these seats if they want to change anything.

Ms. Stephens: I would be in favor of establishing a social committee and would be happy to work with you to try to set something up.

Ms. Burns: I have the budget in front of me. There is \$19,000 allocated in the budget for activities.

Ms. Johnson: \$19,000 a year?

Ms. Burns: \$19,000 is the annual amount. The amount projected to be spent last year was \$16,252. We could pull the actuals and I can send that information to you if you would like.

Monica Lewis, 1560 Scarlett Avenue: I've been here since 2003 and in the past couple of years the activities for this association have really decreased. Ms. Johnson is right. We want to know if that budgeted amount includes overtime for the staff. Why are you having a dinner on New Year's Eve instead of a celebration? It looks like we aren't even celebrating New Year's Eve anymore. Wine and cheese is from 6:30 p.m. to 8:30 p.m. Is that because we don't want to pay overtime? What is going on with the budget? Is it for the convenience of staff or is it something that needs to be addressed for residents who want to participate? I don't participate in everything and don't expect to participate in everything, but the clubhouse should be made available for those who want it. If it's a matter of providing a cost to cover those expenses, just say so. That's all there is to it, but we need an accounting of what that money is being used for, so we know if we should be charging additional money for the activity or budget more money for activities. Thank you.

Mr. Sabol: I believe that Vesta should be handling this because they work for us. Vesta should be coordinating more. I think that's a very good idea.

Ms. Stephens: In answer to Monica's question, if they state a certain time, it does involve money and there is only so much money in the budget. That's the reason why.

Ms. Johnson: Excuse me?

Ms. Stephens: Excuse me. I'm talking.

Ms. Johnson: Yes ma'am.

Ms. Stephens: I'm not being rude, but I didn't interrupt you when you were talking. The primary reason why they shut it down is because Vesta wants it over at 9:00 p.m. I'm not disagreeing with you, because I have lived here almost as long as you have. I don't disagree with you, but if something happens there is a liability issue. If you recall when Brenda was here, we did everything, but now that we have Vesta, they are accountable and we have to pay them extra for overtime. If we want to raise their fees, I'm sure that they will do what we want.

Ms. Lewis: Can I make an additional comment?

Ms. Stephens: Sure.

Ms. Lewis: That may be so, and I don't have any problem with that, but this budget has not been increased in probably six or seven years and we are paying the same assessment amount. It is unrealistic. What you are hearing is people are demanding more activities and are willing to pay for it.

Ms. Stephens: Okay.

Mr. Szewczyk: I agree with all of you. I think Vesta has to step up more and offer a better variety of activities. I honestly don't think it's so much a money issue, as the money for coffee and doughnuts could go towards something else. In that regard, I totally agree with you. Regarding Monica's comments about raising CDD fees, I think we had an increase two years ago, but that was the first one in 13 years. If you look at the minutes from the last meeting, I said, *"We are running a tight budget so people are going to have to expect a raise in assessments soon because we continue to pay everybody else's raises, but we haven't collected anything extra from the residents."*

Ms. Lewis: That's right.

Mr. Szewczyk: I'm all for having a better variety of entertainment opportunities up here. So, if we have "x" amount of dollars in the budget and this event is going to cost "x" amount, if we have to chip in an extra \$3 per person, I'm okay doing that. Then come budget-time in April, we are going to have to take a hard look at the budget and say, *"Look, we need to free some money up because people want to have some fun and a little variety."* We can take that all into consideration when we redo these numbers in April.

Ms. Stephens: I agree.

Wilma Sabol, 1528 Scarlett Avenue: Is the attorney going to charge extra for reviewing the correspondence that Rena is sending out?

Ms. Stephens: That is a good question.

Ms. Burns: The attorney is billed by the hour so any time spent reviewing will be an additional cost.

Ms. Koontz: Okay. I will work it out with Michelle some other way.

Ms. Sabol: That was just a thought. Regarding the playground, I heard somebody say that mulch was going to be put into the back end. What about putting in the rubberized mulch that we now have at the picnic area? It's fantastic. I have kids that play there and I can tell you that mulch is not good. As far as the dinners and events we have coming up, what happened to the idea we had a couple of months ago that people would pay towards the wine and cheese? People sign up and then they don't come so they have all of this extra food. If we charge residents a fee, they will they attend. That was discussed a couple of months ago, but that never happened.

Ms. Stephens: I totally agree.

Nancy Abel, 2423 Magnolia Circle: I wasn't at last month's meeting, but I would like the Board to re-address the light post on Tara Drive and Plantation Boulevard. In the past we have had problems on that corner. That is the only way that we can go in and out. It is simply too dark. In the past, we had problems with the plantings over there and it took a couple of accidents to have that addressed. That was finally addressed by simply removing the plants. I would like to know what is going to happen with that light. First of all, it's a safety item because emergency vehicles have to go down Magnolia Circle, which is very dark. I would like to know how we can re-address that issue because now it's a problem for the villas. The alternate route is to go by the school, which is ridiculous because now you are going outside and around.

Ms. Koontz: Was there a light there previously?

Ms. Abel: There was always a light there.

Ms. Koontz: What is the street coming out?

Ms. Abel: Tara Drive.

Mr. Szewczyk: I would like to direct staff to take a look at that intersection, the lighting and the plantings.

Ms. Abel: The plantings were removed.

Mr. Szewczyk: I would like to take a full view of it.

Ms. Abel: All we have is grass there, which is fine. It took three years to get that addressed. Now we are concerned about the light. I understand it's a money issue, but you can't put a dollar amount on somebody's life. We are having accidents there.

Ms. Koontz: You are right.

Ms. Abel: There is no other alternate route. I come home sometimes late at night and I barely make it in there. I have been living there since 2004. In addition, you have the traffic coming down Plantation Boulevard.

Ms. Burns: Staff will take a look at that. I just want to be clear. What do you mean by, "*light post?*"

Ms. Abel: A lamp post.

Ms. Burns: Not a traffic signal.

Ms. Abel: We never had any traffic signals there. A lamp post is the least that I ask you for. It is also for people that come to visit. We want them to get them safely in and out. Thank you.

Judson Vann, 1658 Scarlett Avenue: I have a couple of items. First of all, I think it was a great idea to get a brief synopsis like Rena suggested, like she does for the HOA, instead of going through 5,000 pages of minutes to read what happens at these meetings. Secondly, when did the Board change the format of when we are up here talking that they answer back at the same time? I think that's a great idea because that way you are getting more people involved and we get your ideas, which we haven't in the past because we have to wait for your comments at the end of the meeting. I think you guys should do that all the time. It's a really good idea.

Mr. Sabol: We changed that about a year ago.

Mr. Vann: I've never been here before. Again, I think it's a great idea. I heard about turning fountains into planters. I also heard that we are going to possibly spend \$55,000 for tennis court lights. Residents should know about this prior to the meeting so you get our opinion on changing the planters, instead of turning around and getting warranties and holding people's rear ends to the fire. You have your water fountains out here and electricity. If you get guaranteed warranties, it doesn't have to be for a year warranty. You could pay a little more for a two-year warranty and hold them to it. You have a great fella in here right now, Brad, who has great ideas on how to fix things. I think all of us should listen to him. He can probably find ways to do things inexpensively rather than paying all of the money that we are paying right now, especially \$22,000 to fix something that should've been caught by the Engineer who

designed the playground in the first place. I just want to complement the Board. This is the first meeting that I've been to. The place looks great. You guys did a fantastic job on the pool and the picnic area.

Ms. Stephens: I agree with you. Brad is excellent. He's doing a great job and like Whitney, is able to save us money. If there's something that he can address, he will do it. He's a hands-on person. Thank you for realizing that.

Charlotte Quam, 1962 Scarlett Avenue: The playground issue blows my mind. I just wondered if you took the cheapest bid without a guarantee. There are cracks on the bocce ball court and on the pickleball court. Will anyone guarantee any of that? In Minnesota, when you have work done, it's guaranteed. You might pay for the warranty, but you probably don't have to always get the lowest quote. There's a waste of money that we pay for. I think it's ridiculous.

Ann Tyler, 1835 Scarlett Avenue: I love the comments that we heard and the interaction with the Board. What I would really like is when all of us come up and make a comment and suggestion, the Board give some feedback. A lot of people came up with some good ideas over the years. I come to every meeting. What happened to the idea that the resident had? I think that's why, as Deborah said, you don't have a high attendance because they don't get feedback from the Board. That's all I wanted to say.

Mr. Sabol: If you look at everything this Board has done in the last four years, we made more improvements than the three previous Boards.

Ms. Tyler: Exactly and I complement you on that.

Mr. Sabol: That is why some of the attendance in the audience is probably down. Now I want to go back to what Jud was talking about because he was asking two questions that Joe brought up. Those fountains up front cost us \$35,000 in the last four years for repairs. That's why we are considering doing something different with it. It's something that we are going to talk about at future meetings.

Ms. Tyler: That's usually on the agenda, but there are other ideas that I'm talking about, for instance, having the New Year's Eve party from 6:00 p.m. to 8:00 p.m. Nobody asked the community what kind of party they would like for New Year's Eve. It should at least be until 10:00 p.m. Really, it's New Year's Eve. If we spent \$10, residents should pay \$15 or \$20. I believe in user fees. I don't think the 700 people in the community should pay for a party that they don't attend. The 100 people coming to the party should pay for it. The same thing with

the staff. If overtime is needed, include it into the cost of the ticket. We are here to have a good time and are paying for it.

Ms. Stephens: I agree with you because it's New Year's Eve and everything is always more expensive on New Year's Eve, but you would be surprised at how many people balk at paying an extra dollar. My husband and I have been at pretty much almost every New Year's Eve party and usually between 9:00 p.m. and 10:00 p.m., people start leaving. That doesn't mean it should be a dinner this year. All I'm saying is that usually between 9:00 p.m. and 10:00 p.m., you maybe have half of the amount of people that you initially started out with.

Ed Lewis, 1560 Scarlett Avenue: I agree with you completely, Camille. If people really cared, they would show up. I haven't been to a meeting in two years, but if you struck a vein, I showed up. On the other hand, Rena, I'm an HOA member and I appreciate that information and I think all of the seasonal residents appreciate that information, so it's a win-win on both sides. I get constant emails from Democrat and Republican elected officials, but that's just information. That is my first point. The second point is that since Monica and I have lived here and ever since there have been New Year's Eve parties, we have attended. We didn't go last year because it was a special anniversary for us and we were out of town. Scheduling 5:00 p.m. to 8:00 p.m. for dinner, is something that I will get when I move into assisted living. If it's a money issue, charge an additional \$10 per person. I know that we are a very frugal committee and we will self-exclude. I understand that people leave at 10:00 p.m., but at 10:30 p.m. I'm sitting out there partying, but it's MY decision whether to stay or go. It's disappointing and now you are ending the wine and cheese at 8:30 p.m. You are kicking our butts out at 9:10 p.m. because we are having a good time. The third point is the playground. How many people here have kids that go to the playground? I don't think there are that many people. I have been here since 2003 and we had committees asking parents to come to the clubhouse to say what they want to do for the kids. Not many parents showed up. My second year down here, our grandkids moved in with us for three months while their house was fixed. They loved the playground. My only concern was that they got splinters in their feet because of the mulch, but they are still walking and now are almost as tall as me. My question is, how many families do we have in this community that are going to use that playground? Let's be objective. When my 14-year-old grandson comes here, he does not use the playground. I'm a tennis player and last Saturday, all four courts were being used, plus seven people were waiting. It's going to be like that until March or maybe the end of April. In between May 1<sup>st</sup> and December 1<sup>st</sup>, you can plant corn there. Let's be honest. I've

never seen kids at the playground. So, I think you are trying to address a need that may exist, but it does not justify a \$20,000 or \$30,000 expenditure.

Ms. Stephens: Ed, are you suggesting that we just close the playground?

Mr. Lewis: When I was working, I never came up with a solution or proposed a solution, unless I had the information.

Ms. Stephens: I agree.

Mr. Lewis: How many children in this community use the playground? Does anyone on the Board know? Probably not.

Mr. Sabol: My grandchildren use it.

Mr. Lewis: Okay, so two kids are going to use it and so the cost to repair the playground is \$4,000 per kid. I'm not being facetious. How many children are going to use the tennis courts between November 1<sup>st</sup> and the end of April? I understand that we make \$12,000 to \$14,000 with dues. The point is that having pickleball courts was a wise decision and the bocce courts and swimming pool were wise decisions. I'm not anti-children.

Mr. Sabol: When the playground was installed, the purpose was for everyone in the community. That's why it was put in there. It was not put in correctly. If it was corrected with a rubber bottom and was elevated, it would be a lot finer and children would use it. That's my thought.

Mr. Lewis: When Monica and I came to look at this community, what attracted us was the infrastructure that was in place. We saw the playground and knew we had grandkids and we had a great time using the playground with our grandkids, but I never saw three or four kids on the playground at a time. Let's be honest. Has anyone checked out the playground to see how much use it gets? I'm not saying not to have a playground, but whose needs are you trying to meet when you have on the agenda a discussion about the playground and the people whose kids are going to use the playground, don't use it?

Ms. Sabol: I understand what you are saying, but I think we need to see if we are legally required to have a playground. Maybe the attorney could check into that. I worked with two municipalities and if you are setting up a community, there are legal things that you must have in a community. I think that is something that we should check into. When we looked into having a playground there was supposed to be a grant. I don't know what happened because they never followed through with the grant. I know that because I used to write grants. The issue before us is that we spent \$40,000 for the playground and the \$22,000 that they are talking about, is for the

bottom of the playground because it's in a drainage area. I think we need to check legally, if the community was required to have a playground.

Ms. Johnson: I just wanted to say one other thing. Why did we get a new golf cart? Was something wrong with the one we have?

Ms. Stephens: It's not brand new. It's a refurbished one.

Ms. Burns: It was needed for maintenance of the tennis courts and some other items. It was a necessary purchase. If those are all the public comments, we can move on to staff reports.

## **NINTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Ms. Burns: Michelle?

Ms. Rigoni: I don't have anything further to report, but I would be happy to answer any questions from the Board.

Ms. Burns: Are there any questions for Michelle? Hearing none,

#### **B. District Manager – Action Items**

Ms. Burns: We have our action items. The first item was the consideration of proposals for preserve maintenance. That was assigned to the engineer and was deferred. I don't know if there's any Board discussion on that item.

Mr. Szewczyk: Not at this time.

Ms. Burns: Item 2 was to develop a landscape design plan for front of the clubhouse and community entrance. That was also deferred.

Mr. Szewczyk: I asked that this item be removed, but I believe Bud asked that it stay on the action items list so we can discuss it with the new Board. I don't feel that there's a need for putting any kind of structure out front. I would favor removing that item. If it becomes an absolute need, we can always put it back on the action items list.

Ms. Stephens: I agree.

Ms. Burns: Does anyone have an issue with removing this item from the action items list? Hearing none, we will remove Item 2. Item 3 was for the playground, which I believe we discussed extensively already. If there are other comments, we can move to Item 4, which was for a four-way stop warranty study. It looks like that is in process and work is going to begin in January. Is there any discussion or additional information on that item? If not, that's all I had for action items.

#### **C. Amenities Manager – Monthly Report**

Ms. Burns: Nathan is not here, but Heather is.

Ms. Alexandre: Good evening everyone. My name is Heather Alexandre and I am a Vesta employee, representing Nathan tonight who has the flu. I am sorry that he is not here to hear some of your comments and I am surprised because I sat here many times and I never heard anything but very positive things about Nathan. I will definitely relay this information to him and items that you spoke about. I noticed that the wine and cheese was moved up 30 minutes, but it was still the two-hour timeframe that it was before. The only thing that I could think of is that New Year's Eve changed because of the low attendance. I also run my own community and it is true that by 9:00 p.m. or 10:00 p.m., people leave, but I will speak to him about that and see what he has to say about that. I'm assuming that the Board read all of the items in the report. Nathan did want me to speak to the Board about the pool chairs. He provided two different estimates. I have only been speaking to him by text, so I don't have a lot of information, so if you want to wait until he is available, we can do that. He told me that he preferred the strap chaise lounges, which are the same ones that you have now. They come with a one-year coating warranty and a three-year warranty for the straps. He provided two different options, one for 8 chairs to be replaced and another one for 34 chairs. I apologize for not having more information. That's all I have.

Mr. Szewczyk: Just rounding off, it's \$2,000 for 8 chairs and for another 34 chairs, we are in the \$8,000 range regardless of who we use. I know that you can't absolutely speak for Nathan, but was there was there a reason why he was preferring one company over the other?

Ms. Alexandre: I think it was more about the warranty that this company provides.

Mr. Szewczyk: So are we getting the same number of chairs for approximately the same price, but with a better warranty.

Ms. Alexandre: Correct.

Ms. Alexandre: At a prior meeting, you said that the lounges were starting to get worn. Brad can't clean them up anymore.

Mr. Szewczyk: We were also told that it's not just the straps that are wearing, but the metal is starting to rust and it's going to become a safety issue. Do we want to discuss and possibly move on that or wait until Nathan can give us more details?

Mr. Sabol: I think all of the information was there. The chairs are bad, so something does have to be done. If you want to defer it to the next meeting, I'm fine with that.

Ms. Stephens: I don't care. We can wait until January.

Mr. Sabol: What do you want to do, Joe?

Ms. Koontz: Is there money in the budget for this purchase?

Mr. Szewczyk: It would come out of reserves. We should probably provide you a copy of the Reserve Study so you can see what's coming up, based on life expectancy, so you can see what's due to be replaced in what year.

Ms. Burns: I will have George send it to you.

Mr. Szewczyk: I believe management said that replacing the lounge chairs was due in the next year or two anyway, so moving it up, especially if it's a safety issue, could just take the place of something else.

Ms. Burns: George checked the Reserve Study. The pool furniture is not included. There is an item for clubhouse furnishings for the interior of the clubhouse and the monies could come out of that line item. He did say that based on what's allocated this year for the Reserve Study, he thought that a lot of those items wouldn't need to be done and that we would have the money to pay for items that were in need of being replaced.

Mr. Sabol: Is that price just for the lounge chairs?

Ms. Alexandre: Just the lounge chairs. The reclining ones.

Mr. Szewczyk: I can't see just replacing some at a time. I think that would be strange. It's kind of an all or nothing type deal. Do we want to wait until we get more specific information?

Mr. Sabol: We should probably wait as this is the peak season for when all of our residents are here.

Mr. Szewczyk: Heather, do we know what the turnaround time is?

Ms. Alexandre: No. I can text Nathan and find out.

Ms. Koontz: Are we replacing all 34 chairs?

Mr. Szewczyk: I believe so.

Ms. Alexandre: Do you want to make a motion to designate a Board Member to speak to Nathan privately?

Mr. Szewczyk: With a not-to-exceed amount?

Ms. Alexandre: For a not-to-exceed amount.

Mr. Szewczyk: I like that suggestion.

Mr. Sabol: Joe, should we also replace the chairs because some chairs need to be repaired, so maybe we should defer this until we have further information.

Ms. Stephens: Are the chairs bad?

Mr. Sabol: Paint is coming off of them and a lot of them are rusted. We should look at all of the chairs before we make a decision.

Ms. Alexandre: Nathan did not provide me with any information on the actual chairs, just the loungers.

Mr. Sabol: Should we ask Nathan to get information on the chairs so we have one total or does the Board just want to get the lounge chairs?

Mr. Szewczyk: I'm fine with that.

Ms. Stephens: Do you want to wait until January?

Mr. Szewczyk: That's what I think.

Ms. Stephens: Okay, we will defer this matter until January.

Mr. Szewczyk: Nathan or Brad can direct us on whether they feel the chairs need to be replaced also.

Ms. Alexandre: The second item was for the lighting on the front signs. Nathan provided proposals for two different kinds of lights. His suggestion was the 70-watt knuckle-mounted lights. He felt they were the more commercialized of the two and provided more lumens. Brad can install the lights, which will save you money.

Mr. Szewczyk: Just for the audience's benefit, I am the one that went to Nathan about the lights and Brad happened to be in the office at the time. Most of the time in the dark, the letters on those fountains can no longer be seen because no lights are shining on them. Others have brighter lights than others. The amount we paid for repairing the lighting, especially because of the moisture in the area, we are constantly having to repair them. SIGNS R US wanted hundreds of dollars just to step foot onto the property, so that's why I suggested to Nathan removing the back lighting and get spotlights to shine on the sign, just to see how it looks. Brad would install them, versus having someone come out and do the electrical work. My only question is what kind of protection can those spotlights offer? Is it just a spotlight in the ground that anyone can come by and knock it over? I don't know enough about the installation and the protection of it to definitely say yes and would like to understand the process a little better. Does anyone have any comments?

Ms. Stephens: I agree.

Mr. Sabol: I agree with Joe because those lights served their purpose and we have to do something. Chances are, we will do something with the fountains, eventually, but for right now, let's fix the lights and see how it looks.

Ms. Alexandre: Nathan texted me that they would need two sets for a total of four lights that you would have to purchase and Brad would install them.

Mr. Szewczyk: Is the City going to come by and cite us for doing something that we don't have a permit for?

Ms. Alexandre: They are low voltage lights. It's kind of like landscape lighting. They are LEDs.

Mr. Sabol: Would they be secured in the ground so nobody can walk away with them?

Mr. Szewczyk: That was my question.

Ms. Alexandre: I understand. It will definitely be wired in.

Mr. Sabol: We should have them down into the ground in concrete because somebody will walk away with them.

Mr. Szewczyk: That's why I would like to see something happen, but it doesn't have to happen today. It could be done in-house with Brad. Chances are we can get the lights and Brad can install them quickly, once we give the okay, but I want to know that no one can walk away with them. If I have to wait until January to get that information and make sure that we are going to secure it in cement and it's going to be protected from the weather, I'm okay with waiting until then, but I would like that information we can move forward.

*Due to technical difficulties, the audio for this meeting ended abruptly and the remainder of the meeting was summarized.*

Discussion ensued by the Board and Ms. Alexandre would have Nathan provide a quote for the January meeting.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Szewczyk believed many of the promotions in the Frontier Communications bill were expiring soon and asked staff to shop around for other vendors. Ms. Alexandre would inform Mr. Trates.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION B

*This item will be provided under  
separate cover*

# SECTION C

*This item will be provided under  
separate cover*

# SECTION VIII

# SECTION B

## Lakeside Plantation CDD

ACTION ITEMS  
as of 01-09-19

| Item # | Meeting Assigned | Action Item  | Assigned To    | Date Due | Status     | Comments   |
|--------|------------------|--|----------------|----------|------------|--|
| 1      | 11/16/16         | Consideration of Proposals for Preserve Maintenance                                | Engineer       |          | Deferred   | Recommendations presented at 2/21/18 meeting.  |
| 2      | 10/18/17         | Evaluate Drainage in Playground Area   | Flint/Engineer |          | In Process | Board approved quote from Berry Construction. District Counsel drafted agreement.                |
| 3      | 9/19/18          | 4 way stop warrant study proposals for the Plantation Blvd & Scarlett intersection | Flint/Engineer |          | In Process | Board approved District Engineer to prepare warrant study. Work to commence in late January 2019 |

# SECTION C

**Lakeside Plantation CDD**  
**Community Development District**  
**Amenity Center Management Report**

Date of Meeting: January 16<sup>th</sup>, 2019

Submitted by: Nathan Trates

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➤ **Facility**

- *Picnic Gazebo painted by P&N Labor Force*
- *Pool palm tree's trimmed by Blooming's Landscape*
- *Electric repaired at front entrance gazebo*
- *Christmas decorations put up and taken down*
- *Grittier grip material added to pool deck sealing*
- *Clubhouse exterior pressure washed (Ongoing)*
- *Kings III emergency call box serviced*
- *GYM equipment repaired by Fitness Logic*
- *Wind screens rolled up*
- *Replaced 2 tennis court nets*
- *Hot tub filter replaced*
- *New bench on pickle ball court*
- *Additional chairs added to tennis court*
- *Around tennis courts, bocce court and picnic area treated for fire ants*
- *Bocce ball court pressure washed*
- *Clubhouse doors painted (Ongoing)*
- *Street light bulb replaced near Jonah intersection*

➤ **Activities- kids, adults, fitness, athletics, swim team**

- *Open Tennis – Monday-Wednesday-Saturday – 8:00 am – 10:00 am*
- *Water Aerobics – Monday through Friday - 9:05 AM*
- *Bocce Ball - Monday, Wednesday and Friday – 10:00 AM*
- *Mahjongg – Tuesdays - 1:00 pm & Wednesdays – 12:00 PM*
- *Mexican Train – Wednesday's & Friday's – 12:30 PM*
- *Zumba – Thursdays – 5:30 PM*
- *Bridge – Thursdays – 7:00 PM*
- *Swim Lessons – every Tuesday & Thursday at 4:00 PM*
- *Yogatology – Monday & Thursday - 10 AM*

➤ **Special Events:**

- *Coffee & Donuts X 2*
- *Pizza Night X 2*
- *Bingo*
- *Toys for Tots Ladies Lunch*
- *Wine & Cheese*
- *Santa Claus Meet & Greet*
- *New Year's Eve Dance*
- *Breakfast*
- *Game Night Potluck*

**Amenity Management:**

1. *Quote from Stone Bull Curbing for pickle ball curbing and drainage project.*
2. *Quote to replace 16 sling-back pool chairs (Will be added).*



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# ESTIMATE/INVOICE

## JOB SITE PLANS/NOTES

*PROBABLE:  
 Installation of approximately  
 250' (linear) gray noble curbs  
 at Tenny's court fence area  
 no driveway, quote includes  
 all labor/materials,  
 labor cost to be adjusted +/-  
 upon completion of job (voluntary)  
 Job cost estimate:  
 \$1125.00*

Your new extruded landscape border has just been installed today. It is an attractive, durable product that will last for years. Please follow guidelines on back for rest few days.

A 15% Non-Refundable Deposit may be required at time of signing

**Please pay from this invoice. No other statements will be sent!**

INTEREST WILL BE CHARGED AT 1.5% PER MONTH ON PAST DUE ACCOUNTS

ESTIMATE IS GOOD FOR 30 DAYS.

5 working days notice required for cancellation of this contract.

The customer agrees to provide the electricity (110 volts) and water for the term of the job.

I hereby authorize the commencement and completion of the above written job order. I have read and understood the terms and give permission for personnel to enter the property to perform the above mentioned work. I agree to the payment terms and I agree to pay an interest charge of 1.5% per month in addition to any legal fees associated in the collection of the balance due.

Acceptance Acknowledged by:

Signature \_\_\_\_\_ Date \_\_\_\_\_

|                |                              |                     |               |
|----------------|------------------------------|---------------------|---------------|
| Order Date:    | 01/20/19                     | Salesman:           | Mike          |
| Bill To:       | LAURENCE PLANTATION - VESTIA | Home Phone:         |               |
| Contact:       | ALAN AND TERESA              | Job Name:           | Tenny's court |
| Street:        | 3200 Plantation Blvd         | Scheduled Date:     |               |
| City:          | MURKES Pt.                   | Workcell:           | 941 433-5100  |
| Date Complete: |                              | Estimate Date/Time: |               |
| Contact Notes: | PAID 941 433-5101            |                     |               |
| Tracker:       |                              |                     |               |

| ORDER STYLE    | FOOTAGE | PRICE | EXTENDED |
|----------------|---------|-------|----------|
| 6x4 Decorative | 250'    |       |          |
| Angle          |         |       |          |
| 6x8            |         |       |          |
| Extras         |         |       |          |
| Pattern        |         |       |          |

Notes  
 ANY QUESTIONS, PLEASE CALL  
 MIKE AT ABOVE REFERENCES  
 ALAN AND TERESA