

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JANUARY 28, 2010**

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
AGENDA
JANUARY 28, 2010 at 7:00 PM**

Lakeside Plantation Clubhouse
Located at 2200 Plantation Boulevard, North Port, Florida 34289

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Bill Capozzi Gwynne Balson Ronald Bock David Polk Bob Babik
District Manager	District Management Services, LLC	Brian Lamb
District Attorney	Shumaker, Loop & Kendrick, LLP	William Cox
District Engineer		

All cellular phones and pagers must be turned off while in the meeting room

AGENDA: The agenda is available from the District's Local Office, and soon to be on the District's. There shall be an official agenda for every meeting of the Board of Supervisors that will be created by the Chairman and District Manager and distributed seven (7) days in advance of the meeting, which shall determine the order of business conducted at the meeting. Any Supervisors or Staff that would like to add an item to the agenda must contact the District Manager at least 7 days prior to the meeting. The decision to list the item will be at the discretion of the Chair. Agenda will be split into allocated time frames for each section. If an agenda item can not be resolved or answered within the allocated time frame, the agenda item can be continued until the next meeting. Items not listed on the agenda raised at a meeting will not be considered until the next meeting unless deemed time sensitive.

CONSENT ITEMS: These are items which are not discussed individually and are voted on as a group. The consent items considers non-controversial, no policy implications, and is approved without discussion. A Board Member may remove an item from the consent items to be considered, which is followed by Board vote on the remainder of the consent items.

REGULAR AGENDA ITEMS: These are items which the Board will discuss individually in the order and time frame listed on the agenda.

WHO MAY SPEAK: The public is encouraged to offer comment to the Board at the meeting on an agenda item during the Audience Comments portion of the meeting. Please complete a public comment card and give it to the District Manager prior to the agenda item being discussed.

ADDRESSING THE BOARD: When your name is called, please stand and state, for the record, your name and address. All comments shall be directed to the Board, not to a particular member thereof or to the general public. Persons addressing the Board during general public comment shall limit their remarks to five (5) minutes. To conserve time, delegation speakers will be selected by the Chairman to address the board on behalf of groups containing more than 5 individuals who share a similar opinion and/or comment.

DECORUM: Any person making personal, impertinent or slanderous remarks or who becomes boisterous while addressing the Board or while attending the Board meeting will be asked to refrain and/or asked to leave from the room, if appropriate.

ADA COMPLIANCE: Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District's Local Office at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

APPEALING A DECISION: If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

January 20, 2010

Board of Supervisors
Lakeside Plantation
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Development District will be held on **Thursday, January 28, 2010 at 7:00 p.m., EST** at the Lakeside Plantation Clubhouse, located at 2200 Plantation Boulevard, North Port, Florida 34289. Included below is the agenda:

7:00 PM

- 1. Call to Order**
 - A. Roll Call
 - B. Overview of Meeting Guidelines
 - C. Pledge of Allegiance

7:05 PM

- 2. Audience Comments on Agenda Items**

7:35 PM

- 3. Business Administration**
 - A. Consideration of the Minutes of Board of Supervisors Meeting on November 19, 2009 Tab 1
 - B. Consideration of the Minutes of Board of Supervisors Continued Meeting on December 10, 2009 Tab 2

7:45 PM

- 4. Business Items**
 - A. Fire District Property Request..... Tab 3

8:15 PM

- B. Staffing Considerations..... Tab 4

8:45 PM

- C. Consideration of Paving Proposals Tab 5

9:00 PM

- 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. Activities/Clubhouse Coordinator
 - D. District Manager
 - i. Managers Report Tab 6

9:15 PM

- 6. Board Member Reports**

A. Bill Capozzi	Chairs Report
B. Gwynne Balson	Security Cameras & Passkey Cards
C. Ron Bock	Grounds and Pools
D. Gwynne Balson	Activities and Safety
E. David Polk	Tennis
F. Bill Capozzi	Finances

9:30 PM

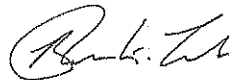
- 7. Supervisor Request and Audience Comments**

10:00 PM

- 8. Adjournment**

We look forward to seeing you at the meeting. In the meantime, if you have any questions please do not hesitate to call us at (813) 873-7300.

Sincerely,



Brian K. Lamb, Secretary

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**MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

14 A Regular Meeting of the Lakeside Plantation Community Development District's Board of
15 Supervisors was held on Thursday, November 19, 2009 at 7:00 p.m., at the Lakeside Plantation
16 Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289.

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1. PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

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2. CALL TO ORDER/ROLL CALL

Mr. Adams called the regular meeting of the Board of Supervisors of the Lakeside Plantation
Community Development District to order on Thursday, November 19, 2009 at 7:02 p.m.

Board Members present and constituting a quorum was:

Bill Capozzi	Chair
Gwynne Balson	Vice Chair
Ronald Bock	Assistant Secretary
David Polk	Assistant Secretary
Bob Babik	Assistant Secretary

Staff Members present were:

Chuck Adams	District Manager, Wrathell
William Cox	District Counsel
Carrie Greus	Activities Coordinator
Rick Terpstra	Property Manager

Also present was:

Cal Teague	Representative, Severn Trent Services
Bob Concar	Representative, Severn Trent Services
John McKay	Representative, Rizzetta & Company, Inc.
Molly Syvret	Representative, Rizzetta & Company, Inc.
Brian Lamb	Representative, District Management Services, LLC
Peter Altman	Representative, District Management Service, LLC
Residents	

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3. AUDIENCE COMMENTS

Mr. Capozzi read the Rules of Conduct as it relates to Audience comments. He opened up the
floor for audience comments and noted that each speaker will be limited to two (2) minutes and
asked that they stand up and state their name loudly so that everyone can hear.

47 Mr. Swihart, a resident, indicated he had an estimate related to the pavers from New View,
48 Incorporated. He stated that the pavers are in dire need of cleaning and he took it upon himself
49 to get an estimate. He stated Mr. Terpstra said he could rent a machine for \$75 and make an
50 attempt to clean it. He indicated New View uses a special steam cleaning machine and they are
51 charging \$300 to clean all of the pavers and all of the bands, and said this is a very good price.
52 They advised him that the paved areas were never sealed. He said the second price of \$1,895
53 includes the pressure washing and sealing of all paved areas around the Clubhouse. The third
54 price of \$2,100 is for concrete staining. He explained that with the staining, all of the bands
55 would be done with the stain; all of the outer bands, the apron and the steps. That includes the
56 ramp and they put a grit on it that makes it non-skid. He told the Board that they may be able to
57 do the sealing themselves. He said he wants the Board to consider this. He indicated the pavers
58 are going to have to be cleaned sooner or later and this is a very good price.
59

60 Ms. Pataggio, a resident, commented that the Audience Comments section is at the beginning of
61 the meeting and nowhere else and indicated those in the audience may have questions at some
62 other point, and she inquired about the purpose of having this section at the beginning. Mr.
63 Capozzi advised her point is taken.
64

65 Ms. Martin, a resident, asked a question about paragraph three of the resignation letter from
66 Wrathell, Hart, Hunt and Associates. She then referred to Chapter 190, Florida Statutes, as it
67 relates to "The District Manager may hire, or otherwise employ and terminate the employment of
68 such other persons, including without hesitation, professional, supervisory, clerical personnel as
69 may be necessary and authorized by the Board. Compensation and other conditions of
70 employment of the officers and employees of the District shall be as provided by the Board."
71

72 Ms. Martin stated, Chapter 190 states that the Board should be Manager operated; the
73 Management Company should be operating the CDD. Mr. Adams stated it essentially separates
74 the duties of the Board from that of the Manager and essentially those duties of the Board being
75 policy making. Ms. Martin asked if that is the way this Board is operating. Mr. Adams
76 answered it is operating in a hybrid scenario, as he feels they all know from previous discussions.
77 Ms. Martin asked if the answer is "no" and Mr. Adams responded affirmatively.
78

79 Ms. Martin asked legal counsel if that makes any of the actions taken by this Board legal. Mr.
80 Cox stated when the Board convenes as a Board should, in fully noticed meetings and the whole
81 Board takes actions, it is a legitimate Board; everyone was elected; there is nothing wrong with
82 that. He stated he believes her comments may go to certain actions of certain members of the
83 Board and that may be her issue. He advised everything that happens here, to the best of his
84 knowledge, is legal, consistent with the Statute, is approved by the Board.
85

86 Mr. Lewis, a resident, expressed his concern with Mr. Capozzi starting the meeting off by listing
87 criteria that the residents must abide by for public comments. He asked the other Board
88 members why they allow Mr. Capozzi to present these rules. Mr. Polk indicated that this was the
89 action of the Chairman, that this is the first time he saw these rules, and that he did not support it.
90 He stated that there have been times in the past when he didn't support an item. Mr. Lewis asked
91 if Mr. Polk supported it and he answered he did not, and asked what difference it makes. He
92 stated in the past, he has not supported action taken by the Chairman and was getting tired of it.

93 Mr. Capozzi explained that these rules are the same ones that the County and City of North Port
94 utilize for their public meetings. He stated that in the past there have been audience members
95 who have attacked him personally during the meetings. Mr. Capozzi stated that the Board is here
96 to conduct business of the District and the meeting should be conducted in an orderly fashion.
97

98 Mr. Lewis stated he thinks when they sit on a Board of Directors or you are a Commissioner on
99 any kind of Association, they open themselves up to praise and criticism.
100

101 Ms. Balson indicated she would have liked to have seen the Rules of Conduct be included in the
102 agenda for the Board's review, revision, and approval.
103

104 Mr. Waller, a resident, stated that the Board was elected to represent the community, handle their
105 financial matters, and act in the best interest of the residents.
106

107 Ms. Lewis asked for an update on the plans to reactivate the community website and who would
108 be in charge of it. She indicated this is an extremely important way to communicate with all of
109 the people in the community that only come down a few months of the year and cannot make
110 every meeting. Mr. Capozzi stated they will address this later in the meeting.
111

112 Mr. Martin expressed his concerns with the fact that the Board is operating and addressing
113 policies and then interpreting policy on their own and it is not working. He said they have had a
114 number of Management companies and they have gone another way. He called on one of the
115 Board Members to seize the opportunity to make a motion to instruct the Board to move back
116 towards the concepts designed in the Statutes, to let the Board make policy and let the
117 Management Company run the operation; that way, the community can address policy issues
118 when policy issues need to be made and they can address management issues where management
119 issues need to be decided.
120

121 Mr. Huddleson also expressed his concern with the way the CDD is being managed. He stated
122 the CDD is supposed to be managed, by law, with the District Manager and the management
123 company per the Florida Statutes. Mr. Martin also addressed the fact that based on the Florida
124 Sunshine Law there should be no communication of any kind between any of the Board
125 Members, on an individual basis, outside of a publicly noticed meetings.
126

127 4. SUPERVISOR REQUESTS 128

129 Mr. Polk asked if he is correct in the understanding that a motion to nominate a new Board
130 officer is in order at any time in the CDD meeting. Mr. Cox stated that was correct. Mr. Polk
131 made a nomination to appoint Bob Babik as the Chairman of the Board of Supervisors of the
132 Lakeside Plantation CDD. Discussion ensued regarding the issues with the conduct of the
133 existing Chairman Mr. Capozzi as well as the cost savings to the District secured by his hard
134 work. Mr. Polk advised he thinks Mr. Capozzi's leadership style is problematic and he thinks a
135 lot of people agree with him and he is offering the possibility that Mr. Babik's leadership style
136 might be better. After further discussion, Mr. Babik stated he is not addressing the
137 Chairmanship. Mr. Polk withdrew his motion.
138

139 **5. BUSINESS ITEMS**

140 A. Resignation of Wrathell, Hart, Hunt and Associates, LLC, and Transition Process

141
142 Mr. Capozzi stated they are in receipt of a letter of termination from Wrathell, Hart dated
143 October 30, 2009, giving them 60 days, which is basically until the end of the year to find a new
144 management firm. He indicated two (2) firms contacted him and he contacted one (1) other and
145 these three (3) firms were on the list three (3) years ago and they are all on this side of the state.
146 That is the only criteria used and they did not go out for RFP.

147
148 Mr. Cox indicated that he prepared the RFP, he and Mr. Capozzi worked with the previous RFP
149 provided to him from the last time that this District sought a new District Manager, they prepared
150 it, sent it out and then found out, after talking to all of the Board Members individual, that there
151 was not a clear consensus as to whether an RFP was to be issued and when he spoke to the
152 District Manager, he indicated that the minutes would not reflect specifically that an RFP was to
153 be issued, so they did not issue the RFP. In the meantime, several management companies had
154 been providing information to the District, even before this whole issue surfaced at the last
155 meeting. As Mr. Capozzi indicated, he contacted some others that were in the area to see if they
156 would be interested in putting a proposal before the Board.

157
158 Discussion ensued regarding the Board members finding out about Mr. Capozzi contacting
159 management companies when they received the packet of proposals and discussions held at
160 previous meetings regarding possibly going out for proposals for management services.

161
162 Mr. Capozzi reviewed the process he took in working with Mr. Cox on a Request for Proposal
163 package. He stated that Mr. Cox spoke to the other Board Members about the RFP package and
164 whether they wanted to keep the same parameters as utilized last time. Mr. Capozzi stated that
165 based on Mr. Cox's discussions with the Board members, he did not change the parameters.

166
167 B. Interview Prospective Management Companies

168
169 Ms. Balson stated that she did not think that the Board had accepted the resignation of Wrathell,
170 Hart, Hunt and Associates, LLC (WHHA) and now they have moved to the interview process.
171 She stated that she would like discuss the resignation. Ms. Balson stated, in looking at the notes
172 from the last meeting and a previous meeting in June, she wanted to ask each individual Board
173 Member, on an individual basis, why they were so intent on getting rid of WHHA who had
174 served them rather admirably. Discussion ensued regarding whether each individual Board
175 member wanted to accept the resignation. Mr. Polk noted that he was not in favor of terminating
176 Wrathell, Hart, Hunt and Associates, LLC. Ms. Balson expressed her concern with the fact that
177 two of the bidders were firms that the District had let go several years ago. She stated that her
178 vote is to keep WHHA in place.

179
180 Mr. Capozzi stated that while a management firm was presenting to the Board, it was requested
181 that the other two management firms were asked to leave the room.

182
183
184

185 Mr. Concar, General Manager of Severn Trent Services, introduced himself as well as Steven
186 Bloom, Accounting Manager and Cal Teague, one of their new District Managers to the Board
187 and stated that they are the most experienced company in the State of Florida at providing
188 community development services. He reviewed the different services his firm provided to
189 communities, their staffing abilities, and their specialty in customer service.

190
191 Mr. Bloom passed out some sample financials and discussed their newly installed automated
192 software that automatically generates the financials which are customized to what the Board
193 wants. Mr. Bloom reviewed the services he would provide for the District.

194
195 Mr. Teague reviewed the qualifications and experience of the key players that will be involved
196 with the District. Mr. Teague distributed copies of sample budgets and management summaries
197 that are done by Severn Trent for other similar communities.

198
199 Mr. Teague stated that typically they will charge for a Field Management component and the
200 Field Manager will come out on a monthly basis, do an inspection of all CDD property and then
201 prepare a report that will be presented to the Board. He stated they have included this service for
202 six (6) months in their proposal; then, if the District has an interest in continuing this service,
203 they can discuss price.

204
205 Discussion ensued regarding Mr. Teague's portfolio of Districts and the workload associated
206 with the Districts.

207
208 Mr. Polk stated their management fee includes six regular and two special Board meetings per
209 year and if attendance is required at more meetings, then an additional per meeting fee will be
210 negotiated. He indicated they have been meeting approximately 10 times a year. Mr. Polk
211 inquired about the fee on that additional cost. Mr. Concar stated that right now they have not
212 charged any Districts for additional meetings and would most likely not charge Lakeside
213 Plantation. Mr. Polk asked if the fee included the annual assessment notices and Mr. Concar
214 responded affirmatively. Mr. Capozzi asked for clarification of the fees. Mr. Teague stated for
215 an O & M account and a Debt Service account, \$4,850 is their standard fee. Discussion ensued
216 regarding the possibility of lowering the interest rates on their A Bonds.

217
218 Mr. Polk asked Mr. Teague what he would negotiate with this Board, in terms of employee or
219 management company relationships. Mr. Teague stated that he would perform the performance
220 reviews for all of the employees, work to set goals with the employees, and provide the
221 information to the Board members. Mr. Concar stated the most important thing is that the Board
222 sets the policy and the direction and the Manager implements and enforces the policy. Mr.
223 Balson asked if they will be available to run their workshops and Mr. Teague responded
224 affirmatively. He stated they do not prepare minutes for workshops, but they will record them.

225
226 John McKay from Rizzetta and Company, Inc. introduced Molly Syvret from their Fort Myers
227 office who would be their District Manager if their firm was selected and Kelly Evans, from their
228 Tampa office, and advised she is head of the Amenity Management Services practice of the
229 company. He briefly outlined their background and experience with CDD's. Mr. McKay
230 reviewed Rizzetta's experience with the District.

231 Mr. McKay addressed some of the concerns that came to their attention through discussions with
232 the Board Members. He stated that he agrees with Mr. Capozzi and the Board that
233 communication is important, from the Manager to the Board, from the Board to the Manager and
234 from the Management Company to the residents. He assured the Board that the line of
235 communication between his firm and them would be open at all times. Mr. McKay stated that
236 the District Office would be located 50 miles south, in Fort Myers, where they have a full staff to
237 serve them. He stated that they are proposing the complete scope of services, management,
238 financial consulting, assessment roll and accounting for \$30,000 a year, all inclusive. He
239 explained how they can offer that price and why.

240
241 Mr. McKay indicated their proposal is broken into two parts: District Management services and
242 Amenity Management Services. It was requested by the Board that they add that as an option,
243 where they would serve as the manager of the amenity functions. He stated that they would take
244 over the operation of the facility and the services, at the guidance of the Board.

245
246 Ms. Evans reviewed her role as the Operations Manager and stated that she does the day-to-day
247 operations of the Clubhouse, which includes recruiting, staffing, training, trouble shooting,
248 anything that it takes to manage the Clubhouse and all of the amenities. Ms. Evans reviewed
249 their portfolio of amenity centers that they currently manage. She stated they could take over the
250 Staff, amenity services, Risk Management for the employees, Workmen's Comp, General
251 Liability, safety training, payroll processing and fees; anything that is related to H.R. on a day-
252 to-day basis, which would free up the Board.

253
254 A Board Member asked if they would be willing to sign a multi-year contract for the fee of
255 \$30,000 a year. Mr. McKay indicated they could do that for two years. He stated that the
256 balance of this fiscal year, through September 30, 2010, would be at that reduced fee and they
257 could commit to that for Fiscal Year 2011 as well.

258
259 Mr. Capozzi asked how many meetings or visits that includes. Mr. McKay answered that would
260 include as many as 12 a year, plus budget workshops and public hearings for budgets every
261 summer. Discussion ensued regarding the fact that Rizzetta & Company, Inc. lowered their
262 price significantly from when the District spoke to them in November and what the normal cost
263 would be for a community of their size.

264
265 Mr. Babik asked questions about the cost of developing a District website and the monthly
266 maintenance fees.

267
268 Mr. Polk stated that page 9 under Proposed Scope of Services refers to, "maintain and update
269 current list of owners of property not assessed on the tax roll" and he stated that everyone is on
270 the tax roll so there would be no maintenance and updating required.

271
272 A Board Member asked if Rizzetta would work with the City of North Port on the overcharge of
273 annual taxes for things such as fire prevention. Mr. McKay explained when there is an
274 opportunity to file for an exemption from ad valorem property taxes, it is their job, as District
275 Manager, to do that. A Board Member asked if there would be an extra fee for that and Mr.
276 McKay indicated it is all inclusive.

277 Brian Lamb, from District Management Services, LLC, introduced himself, as well as Peter
278 Altman, who is the Regional Manager. Mr. Lamb stated they have been in business for over five
279 years and they have never lost a client. He indicated there is a very specific reason for that and
280 Mr. Altman will explain the way that they operate. Mr. Altman stated that on several occasions
281 DMS has transitioned Districts from other management companies, some of whom the Board
282 heard from tonight.

283
284 Mr. Altman briefly reviewed his background and his experience. He noted they do not believe
285 they can serve this community if they do not come there at least twice a month to work with the
286 staff, to look at their list of jobs, to provide assistance, to help provide vendor contacts, the
287 information and methods that might be helpful and then review them on a monthly basis. Mr.
288 Altman stated that their proposal includes those services. He indicated they are flexible to work
289 with each community, but they are strong in their commitment to make sure that they fulfill their
290 statutory responsibility and to provide competent service.

291
292 Mr. Altman explained the benefits of the way their agenda package is designed, indicating that
293 they try to give the Board all of the information before the meeting so that they are fully
294 informed and have the benefit of their recommendations when they make them. Mr. Altman
295 briefly reviewed Mr. Lamb's experience with Community Development Districts. He advised
296 that they have a regimented process to ensure things to do not slip through the cracks. He said
297 they appreciate and encourage the oversight of the Board of Supervisors, but at the end of the
298 day, they are the ones that will be held responsible for the management.

299
300 A Board Member asked how many meetings they normally have with a CDD per year. Mr.
301 Lamb answered typically, there are anywhere from eight to 12 meetings. In order to meet the
302 statutory requirements, they are only required to hold three a year.

303
304 A Board Member asked if Mr. Lamb could give a synopsis of his site visits twice per month to
305 each Board Member so that they can keep up with what is going on. Mr. Lamb stated he can
306 either include a Manager's Report in the agenda package and/or send an update of the finances,
307 operations, administration, etc. to all of the Board Members and it can be tailored to address
308 hotpoint items or routine items.

309
310 Discussion ensued regarding the growth of DMS since inception and the workload of the District
311 Managers. Mr. Altman stated that the proposal lists Mr. Lamb as the District Manager but they
312 would like to propose is that there could be a joint function where he would participate in some
313 of these meetings as well. He stated that they have different specialties and would both be
314 involved with the District at all times.

315
316 Mr. Polk asked, if they were to sign a contract, if they would have a guarantee that Mr. Lamb
317 would be their District Manager. Mr. Lamb answered with certain clients, he has signed a two or
318 three year period where he would personally be the representative for that District and he would
319 be willing to entertain that tonight. As to his business model, as long as he is active in
320 operations, he will also be involved in every district.

321

322 Mr. Polk asked about their schedule of fees, stating under Accounting Services, they include
 323 financial services and payroll. He asked if that includes sending out assessment notices. Mr.
 324 Lamb responded affirmatively. Mr. Polk asked if they were willing to commit to guarantee the
 325 price for a second year. Mr. Lamb responded affirmatively. He noted they have provided a one
 326 year price and they are willing to go out three years, if they would like. In response to a question
 327 from the audience, Mr. Altman stated their price, including the Management, the accounting and
 328 the additional services, is \$45,500 per year, \$48,000 per year if they do the payroll and \$45,500
 329 if they used a leasing company that generally provides some additional services that they would
 330 not have to provide.

331
 332 Mr. Lamb further discussed DMS' transition of over 20 District over the last few years and the
 333 transition process. He stated that they have good relationships with the majority of the
 334 management companies so there is a professional understanding and courtesy as they work
 335 through the process. Mr. Altman stated their firm has willingness for them to be able to honor
 336 the 60-day time frame, in terms of revenue, but they are ready to step in and become their
 337 District Manager tomorrow and not bill them for their services until the first of the year. Mr.
 338 Altman asked, if they operate without a fee until the first of the year, that the Board would
 339 consider allowing them to receive their monthly fee at the beginning of the month, rather than at
 340 the end of the month, and also to agree that if there was a termination, that they would withhold
 341 their last payment until after the transaction was completed, to ensure that all of the documents
 342 have been properly transferred.

343
 344 Mr. Polk asked if the date of the real transition is negotiable between the new company and
 345 Wrathell, Hart, Hunt and Associates. Mr. Capozzi asked if they are required to pay WHHA
 346 through the 31st since they gave 60 days notice. Mr. Cox answered they are obligated to pay
 347 them through their term. Discussion ensued regarding the transition process.

348
 349 The Board discussed establishing a two month Interim Contract until a contract with the new
 350 management firm has been finalized. The Board decided to continue this discussion and the
 351 meeting to December 10th.

353	MOTION TO:	Hire District Management Services, LLC, as their
354		Management Company, on the basis of the terms laid
355		out in their proposal and a contract to be negotiated
356		between the Chair and Brian Lamb and presented to
357		the Board at a continued meeting to be held on
358		December 10, 2009 (with a 3 year guarantee on the
359		cost as well as specify the term of Mr. Lamb's
360		participation as District Manager).
361	MADE BY:	Supervisor Polk
362	SECONDED BY:	Supervisor Balson
363	DISCUSSION:	Mr. Capozzi expressed his opinions regarding each of
364		the firms that presented proposals to the Board.
365	RESULT:	Called to Vote: motion PASSED
366		5/0 - Motion passed unanimously

367 The Board called in the three prospective Management Companies, as well as Mr. Adams, to
368 advise them of their decision to hire District Management Services, LLC. Mr. Capozzi thanked
369 all three firms for their presentations, on behalf of the Board.

370
371 The Board took a recess at 9:11 p.m.

372
373 The meeting reconvened at 9:21 p.m. with all Supervisors and Staff still present.

374
375 C. Rick Terpstra's payment for Sick and Vacation Hours

376
377 Mr. Adams stated he provided them a handout, which was updated this week, to show the
378 additional accrual since they began this discussion several months ago. He said what they have
379 is real time accruals through the beginning part of this week, and also reflects the fact that he has
380 recently taken three days of vacation time. He explained the handout to the Board. Under
381 Vacation, they are using his current hourly rate. Under Sick Time, he took the liberty to look at
382 an average hourly rate, from the time he started to the current, to give them an average, so they
383 have an hourly rate value to apply against the excess hours. In the Value column, it shows the
384 gross value, the taxes and the amount of the net value. In his discussions with Mr. Terpstra
385 several months ago, there was a desire to take whatever excess amounts the Board deemed to be
386 appropriate and take them in two separate checks; one prior to the end of the year and one at
387 some point after the first of the year, to help him, from a tax perspective.

388
389 Mr. Adams explained there is no requirement to pay either one of these; however, there is a
390 sentiment amongst the Board Members to consider paying for the excess amounts and this is to
391 start the discussion. He advised he has the spreadsheet on the computer so if they wish to
392 manipulate any of the values, he can let them know what it does to the actual values. He then
393 turned the discussion back over to the Board.

394
395 A Board Member asked if these figures are up until the end of this year. Mr. Adams stated these
396 amounts are accrued as of this week, and also taking into consideration the time sheets that came
397 through earlier this week, which reflect the use of 24 hours of vacation time. He stated once they
398 make the payments and they make this decision, he foresees that Mr. Terpstra will not accrue any
399 additional hours, at this point. The 160 ceiling for both of these categories will remain there
400 until such time as he uses his sick time or vacation time and depletes those hours down below
401 160, at which point, he will accrue those hours back over the following pay periods, until such
402 time as he hits the 160. Essentially, it will stop accruing any further. It is in his best interest to
403 make use of the vacation time almost immediately because he will start losing out on that accrual
404 on a pay period purpose.

405
406 Mr. Polk confirmed that they are doing this as a one time only payment and, henceforth, any
407 accumulation of sick time or vacation time above 160 hours.

408
409 Mr. Adams stated the question becomes what the variance values are; if they are in agreement
410 with paying those in total and the hourly rate application, particularly for the sick time, where he
411 tried to derive an average hourly rate as a multiplier against the excess hours. He asked if they

412 agree with the concept. He explained that sick time had accumulated over eight (8) years. Brief
 413 discussion ensued regarding the figures on the spreadsheet.
 414

415	MOTION TO:	Approve paying Mr. Terpstra for overages for sick
416		and vacation hours, in two (2) installments; one (1) to
417		be paid in the next payroll period and the other to be
418		paid during the first pay period in January, 2010,
419		concurrent with the figures used in the spreadsheet
420		generated by Mr. Adams.
421	MADE BY:	Supervisor Polk
422	SECONDED BY:	Supervisor Balson
423	DISCUSSION:	Mr. Capozzi expressed his opinions regarding each of
424		the firms that presented proposals to the Board.
425	RESULT:	Called to Vote: motion PASSED
426		5/0 - Motion passed unanimously

427
 428 D. Affidavit of Publication for November 19, 2009 Public Hearing on Rule Development
 429 and Making
 430

431 Mr. Adams referred to Tab 9, the final page, showing the rule that was recommended at the last
 432 meeting and advised it remains unchanged from that meeting, discussing the guidelines for
 433 communication with regards to email and if an email goes to two or more Board Members, and it
 434 shall go to all Board Members. That is essentially the effect of the rule. It was indicated the
 435 original motion is on page 13 of the September 24, 2009 minutes, which is the motion passed by
 436 the Board authorizing the preparation of this document.
 437

438 E. Public Hearing to Hear Public Comment and Objections to the Adoption of
 439 Amendment 1 to Section 1.2 of the Rules of Procedure Regarding Email Policy
 440

441 Mr. Adams advised that this is strictly administrative and has to do with communication to Board
 442 Members from Staff, that if it goes to more than one Board Member, it needs to go to all five.
 443

444 Mr. Adams opened up the Public Hearing.
 445

446 Mr. Adams asked if there was any public comment or testimony. There was none.
 447

448 Mr. Adams closed the Public Hearing.
 449

450 F. Consideration of Resolution 2010-02, Adopting Amendment 1 to Section 1.2 of the
 451 Rules of Procedure Regarding Email Policy
 452

453 Mr. Adams asked for any final comments from the Board with regard to Resolution 2010-02.
 454 There being none, he asked for a motion to approve.
 455

456	MOTION TO:	Approve Resolution 2010-02, Adopting Amendment
457		I to Section 1.2 of the Rules of Procedure Regarding
458		Email Policy.
459	MADE BY:	Supervisor Bock
460	SECONDED BY:	Supervisor Capozzi
461	DISCUSSION:	None further
462	RESULT:	Called to Vote: motion PASSED
463		5/0 - Motion passed unanimously

464
465 G. Approval of 10/10/2009 Publix Receipt for Sunshine Committee
466
467 Mr. Capozzi indicated this is a bill for cards given to them by Al Manville. He said Statute
468 286.27 says the use of state funds for greeting cards is prohibited. He did some research and
469 these sunshine cards do not pertain to it. He moved that they go ahead and pay it, but in the
470 future, he stated he would like to see the money come out of the 50/50 fund so there is no
471 question.

472
473 At the request of Mr. Bock, as a point of order, Mr. Capozzi explained that Al Manville is a
474 committee of one (1) that sends out cards to residents who are sick, have had an operation or if
475 someone has passed away. He stated it is called a Sunshine Committee. Mr. Manville gave him
476 a bill and he remembered reading that they cannot use government funds for greeting cards.
477 Mr. Polk suggested that they agree that sympathy cards are not holiday cards and authorize
478 payment of this receipt. The Board was in agreement.

479
480 H. Consideration of Standard Pacific Issues

- 481
482 • **Second Coat of Blacktop in Townes**
483 • **Turning Over Roads to CDD**

484 Mr. Capozzi explained that Standard Pacific has sold all their units. They are closing on the last
485 one sometime in the middle of December and will not be building the three to four units for at
486 least two to three years, if they build them at all. Mr. Babik indicated there are four buildings
487 and 26 units left. Mr. Capozzi stated they want to put the second coat down and turn the roads
488 over to the CDD. He spoke to Debra and indicated the only way he can conceive of the Board
489 doing this is if the Board asks her to put something in writing that whoever decides to develop
490 those four buildings will be responsible for any damages done to those roads.

491
492 Mr. Polk stated they are going to retain ownership of the property. Mr. Capozzi stated they may
493 or may not maintain ownership of those lots. Mr. Polk asked if they do not retain ownership of
494 those lots, if they will sell them to another Developer and Mr. Capozzi responded affirmatively.
495 Mr. Polk asked if they will deed them over to the CDD. Mr. Capozzi answered no, they will not.
496 Mr. Polk stated the assessments will still be paid on those 26 units. Mr. Capozzi stated as of
497 now, yes. Mr. Polk asked Mr. Cox what they need to have legally, in writing, to ensure that any
498 future development of those 26 units would not involve road damage, or that road damage would
499 be required to be paid by any Developer of those 26 units. Mr. Cox indicated he thought they

500 did some research not long ago. There was an existing Letter of Credit, with no expiration. Mr.
501 Capozzi stated if they sell the property, the Board asked them to put in writing that if they sell
502 the property, or whoever develops those last four buildings, they will be held liable for any
503 damage done to the road due to construction equipment.

504
505 Mr. Polk stated he wants this done and he wants the CDD protected and he wants their Engineer
506 to check, after the roadwork is done, before they take ownership. Mr. Capozzi stated he would
507 like to have Dorian go out now to see what they need to do to bring them up to spec prior to
508 putting on the second coat. Mr. Polk agreed that they need to get the roads surfaced properly,
509 but they need to get the legal proviso and asked the Attorney to provide the proper language.

510
511 Ms. Balson stated at one time, Centex, when utilizing Plantation Boulevard because the trucks
512 kept getting stuck, they went through with a camera and took pictures of the road in its entirety
513 and that might be something worth asking Dorian to do, both before and after it has been done.

514
515 Mr. Capozzi stated once they know someone is coming in, they can put up a sign on the second
516 Jonah and Plantation, indicating that is the construction entrance, so they don't have the
517 equipment going down all of Jonah. That way, it is a shorter distance and hopefully, less wear
518 and tear. Mr. Cox stated they can work with the Engineer to come up with an agreement that
519 protects the District.

520

521	MOTION TO:	Approving surfacing the streets with second coat of
522		blacktop in Townes and if approved, once completed,
523		to accept the roads, which will have to meet the
524		approval of the District Engineer and the Board and
525		with a stipulation in the Contract that they will hold
526		the future Developer responsible for any damage to
527		the roads.
528	MADE BY:	Supervisor Capozzi
529	SECONDED BY:	Supervisor Polk
530	DISCUSSION:	None further
531	RESULT:	Called to Vote: motion PASSED
532		5/0 - Motion passed unanimously

533
534 A brief discussion ensued regarding taking a boring sample.

535
536 Mr. Capozzi stated as soon as the last unit is closed, all of the signs that say Standard Pacific will
537 be removed. A resident asked, if they do sell the lots, if they are selling the plans for the
538 townhomes along with the lots so there is consistency in that development. A brief discussion
539 ensued.

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543

544 **6. STAFF REPORTS**

545 A. Activities/Clubhouse Coordinator

546 Ms. Greus indicated she has some coding issues to discuss for bills that were billed out to
547 Activities. She stated there is Home Depot bill that was billed out to Activities that is not a bill
548 for activities; there were three (3) payments made to a newspaper, which were for Clubhouse
549 amenities and not Activities amenities; also, BMI and ASCAP should be under Clubhouse and
550 not Activities and she asked the Board to return those.

551
552 Mr. Capozzi stated the first receipt, from Home Depot, calls for 2'x 4' studs or brackets which
553 are for the barricades that were made and used for Halloween. Ms. Greus stated she was told
554 they had existing barricades. Mr. Terpstra stated they had some barricades but he needed more
555 materials. Ms. Greus asked if that was an activity because it was for Halloween trick-or-treaters.
556 Mr. Capozzi answered trick-or-treating is an activity, but it could also go under Safety. The
557 suggestion was made to put it under Security. Mr. Polk stated that is what it is used for.

558
559 Mr. Capozzi stated with the newspapers, in following his predecessor's rule, that is what it has
560 always been charged to. The descriptions for all of these line items are vague and they need to
561 use their best judgment for most of them. They cannot throw everything under Clubhouse; there
562 is Clubhouse Maintenance and Clubhouse General Supply. Mr. Polk suggested that newspapers
563 probably are activities and they might want to look at subscriptions as a line item in the next
564 budget, just to clarify.

565
566 The License and Fees for the bands are an activity. Ms. Greus stated not both of them; BMI is
567 more along the lines of activities and the ASCAP is for the sound system being pumped out to
568 the water aerobics. Mr. Capozzi stated that is an activity. Mr. Polk indicated now they know
569 these are going to be annually recurring fees and ASCAP and BMI need to be a budgeted item in
570 the future and added he does not see any other place for them right now. Mr. Capozzi agreed.
571 He stated in the future, they can add it to Permits and Fees.

572
573 B. District Counsel

574 No report.

575
576 C. District Engineer

577 No report.

578
579 D. District Manager

580 i. Unaudited Financial Statements as of October 31, 2009

581 There were no questions or comments.

582 ii. Bank Statements & Check Registers, October 2009

583 There were no questions or comments.

584
585 E. Facilities Supervisor

586 Mr. Terpstra stated going back to the last meeting, he was asked about the library and being able
587 to accommodate more books in the library. He indicated he has three different proposals on
588 three different items to modify the library and that is something they can look at down the road
589 in the near future so they can get the capacity they need. He reported that he was sent to a Rehab

590 Center where he was shown different products that were used for accessing, such as shelves,
591 cabinets, etc., as well as examples of products you can step up on, such as step stools and
592 supports. He was able to get some catalogs and found a product that he showed to Mr. Bock and
593 they both agreed that that will be their next step, which he obtained locally and they have it in
594 there now. They now have three apparatuses: a two step folding ladder, a fixed step stool with
595 two rises and a new step stool with a supporting bar, so you can step up on it while holding on to
596 the bar and not worry about falling or slipping.

597
598 Mr. Polk asked Mr. Terpstra if he and Mr. Bock were going to prepare something for the Board
599 to look at the January meeting with regard to reconstruction of the library. Mr. Terpstra
600 answered they can, and they hope to have more information. He indicated he already has
601 something in writing from the gentleman who originally built the shelving and his modifications,
602 so he will take what he has and look at other builders to see if they will give him comparable
603 bids. He stated, as a follow-up, through the end of the rainy season, they had the new Boulevard
604 sod installed and floritam and Bahia grass in different areas put in. They installed 1,000 square
605 feet. It has all established well, they are mowing it all now and have fertilized twice and,
606 according to their lawn care person, he is very happy with the way it turned out.

607
608 Mr. Terpstra noted that today he received a comment from a tennis player who indicated they
609 were ecstatic about their tennis courts in Marina. In addition, on the Boulevard, the flowers were
610 installed and in a few weeks, they should be in full bloom.

611
612 Mr. Terpstra indicated the Christmas decorations should be in place sometime in early December
613 and they will be very similar to what they have had in previous years.

614
615 He noted, with regard to the earlier discussion about the townhouses, curb repair work to the
616 drain gutters needs to occur in a few places before they can do the final paving. He suggested
617 that the gravel parking should be paved as well and it would be a nice touch because the gravel is
618 messy.

619
620 Mr. Swihart asked for Mr. Terpstra's input with regard the cleaning the pavers. Mr. Terpstra
621 stated he talked to three (3) different companies related to equipment and what they could do out
622 there. He indicated he did not speak to them about staining. He looked at two different types of
623 machinery; one was a scrubbing devices and another was a scrubbing device that was pressurized
624 with water. He was warned that the one that is pressurized with water has a way of lifting out
625 the material from between the bricks, which will be a problem. The alternative is to use the one
626 that is not pressurized with water where you wet the surface with a cleaning agent or just water
627 and you scrub the surface. He stated the problem is, in the past, when he tried to clean with a
628 power washer is that it blasts the stuff out and that messes up the integrity of the pavers. He had
629 a quote from a local rental company who will rent him a machine that would have water pressure
630 with the cleaning unit and it will be \$85 for the day. If he does it, it will be on a stairwell basis.
631 If it does not cause the pavers to loosen, he will do the whole deck. If it does, he will stop and
632 take it back.

633
634
635

636 Mr. Swihart stated the company that he contacted assured him there would be no stability loss of
637 the pavers. They will bring them back to brand new, they will seal them, do the staining and
638 they have the estimate so it is in his court. He said it is getting to the point where things are
639 going downhill. In addition, the shutters on the south side of the building are coming off. Mr.
640 Terpstra stated they are coming off because the studs were pulled out by the painters. Mr.
641 Swihart stated even so, they need to be put back on. Mr. Terpstra stated he has to find a way to
642 anchor them back properly.

643
644 A Board Member asked if the sealing on the pavers will have to be done every year and Mr.
645 Swihart answered no; the builder did not seal them and, had they been sealed, all they would
646

647 Mr. Capozzi asked what the Board wished to do with the pavers; if they wanted to table it until
648 the January meeting and do more research, get another bid or to proceed. Mr. Polk stated
649 personally, he does not want to proceed right now. He stated this may be small enough to
650 incorporate in the present budget, but suggested that they entertain it in January. Mr. Capozzi
651 asked if they should try to get a few more bids in the meantime and Mr. Polk answered
652 affirmatively, as well as checking on the necessity of having to seal the pavers annually. Mr.
653 Terpstra will coordinate with Mr. Swihart.

654
655 Mr. Capozzi stated they talked about doing the trees on Memory Lane. The trees are up. He
656 believes there are two or three more families that have expressed an interest in purchasing trees.
657 They have been up there for awhile. Mr. Terpstra had to take the stop sign and the street sign
658 down at the entrance to Lakeside Plantation because of the working stop light to keep in code.
659

660 Mr. Capozzi stated they put in the new speed limit signs with the green poles and there are five
661 or six people who are not happy that they did not keep up with the quality of the rest of the poles.
662 He advised that may come before the Board, at some point. He indicated they were looking at
663 trying to save money, which is why they did not go with the decorative poles, but some people in
664 some of the communities felt slighted.

665
666 Mr. Polk asked if the traffic lights that are now operative on Toledo Glade are triggered by the
667 traffic coming to the red light or on a timer. He asked if that can be verified with the City so it
668 can be communicated to the community.

669
670 A resident stated, while they are discussing issues with the Boulevard, two palm trees have been
671 cut and she asked if they were going to be replaced. Mr. Terpstra stated actually three were cut
672 because they had been struck by lightning and they did not want them to die and fall over. They
673 will be replaced by the people who are building the gas station.

674 675 **7. BOARD MEMBER'S REPORTS**

676 **A. Bill Capozzi** Chair's Report

677 i. Health Insurance (*tabled from October 22, 2009 Regular Meeting*)

678
679 Mr. Capozzi stated he had nothing to report and advised they are still waiting for quotes on group
680 health insurance.

681

682 **B. Gwynne Balson**
683 i. Security Cameras & Passkey Cards
684
685 Ms. Balson advised they are holding off on the passkeys until after January, strictly because
686 there is no money coming in, per se, until after that. She reported they have two bids on video
687 surveillance systems. They were given \$3,500 and did not spend any of that money. One
688 company suggested having two monitors for better clarity, which brought their bid up a little.
689 They can get what they have up in operation with an adjustment for all of the cameras, an
690 upgrade with Option Number 2, storage option on a monitor and the grand total will be \$5,916.
691 She advised that this company gave them a discount, they are comfortable with this company.
692 She indicated they did not go for the \$5,300 model, but when they get ready to add the additional
693 cameras, the 8 camera DVR will slide on top on the 16. She noted they do not make a 24 DVR
694 system, so with the cost of the cameras and another \$2,500, it will allow them to add 8 additional
695 cameras down the line. She said she did not know if the Board wanted to “bump that money up”
696 and give the security company the go-ahead.
697
698 Ms. Balson advised the second bid they received was doing the 16 channel DVR and also four
699 high resolution cameras, two color monitors, UPS back-up and to inspect and adjust the existing
700 cameras and that total was \$8,400. She stated they are comfortable with them as well, but they
701 also feel that RSS is doing well by them. Mr. Capozzi asked if the \$5,916 price gives any
702 capacity to store the images for any length of time. Ms. Balson answered affirmatively and
703 advised that she has the specs. She briefly explained what the system does and stated it basically
704 has everything they need. Mr. Capozzi indicated they knew about the \$1,947; it is broken down.
705 He asked if the \$320 is just to adjust and remount the cameras. Ms. Balson responded the \$320
706 is an additional step and remounts and seals all of the outside cameras.
707
708 Mr. Capozzi asked what the \$2,749 is for. Ms. Balson advised it is for the new DVR, which will
709 give them the capability to capture the moment for the Police Department and not have a 7-day
710 loop. Mr. Capozzi confirmed that the big cost is for the new DVR. He then asked about the
711 \$415. Ms. Balson stated the \$485 is for the lock box storage option, which is on page 6, and
712 added that it offers a secure and clean method of storing and recording hardware. She advised
713 they have gone with a high resolution color LCD with wall-mount bracket and that is the \$415.
714 Mr. Babik inquired about the size of the monitor and Mr. Capozzi responded it is 19”, because
715 for two, 17” with mount was \$1,509 with the other company.
716
717 Mr. Polk asked where this comes out of the budget. Ms. Balson indicated she was not sure; it
718 might fall under Security. Mr. Polk asked what if they did accept the entire package and offered
719 a 5% discount. Ms. Balson stated in looking at the other proposal, when comparing apples to
720 apples with Defcon and RSS, they are getting a much better deal. Mr. Capozzi stated in answer
721 to the question of where the money would come from, they have \$2,000 for Security and the rest
722 would have to come from Contingency. Mr. Polk stated if they get the passkeys, they will come
723 out of Security as well. Mr. Capozzi stated that will come out of Contingency. He added they
724 are not going to get passkeys for \$2,000.
725
726 Mr. Polk indicated he would like to make a motion to approve the agreement with Rapid
727 Security Solutions, not to exceed \$5,841, but to also try to work out a larger discount.

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MOTION TO:	Approve the Agreement with Rapid Security Solutions for a Video Surveillance System, in an amount not to exceed \$5,841 and to try to work out a larger discount.
MADE BY:	Supervisor Polk
SECONDED BY:	Supervisor Babik
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

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Mr. Polk asked if they would be getting new passkey cards in January and Ms. Balson responded affirmatively.

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742

C. Ronald Bock

i. Grounds and Pools

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Mr. Bock reported he called the Red Cross today about their defibrillator. They do not know why it is running late, but it should be there by next week. In addition, he indicated he handed out two proposals for blacktop because as they know, the roads are starting to deteriorate and they need to get them fixed before they really get bad and it will be twice the cost to repair them. He stated he had a proposal faxed to him today and did not have a chance to look it over, but it was pointed out that the single family homes are not included on one of the proposals. That one is for \$199,000 to do a 1" inch blacktopping. The will bring in a grinder and grind off roughly an inch between the curb and the middle of the street and that is how the new blacktopping goes in; it is roughly an inch or an inch and a quarter. His understanding is that it when it is laid, it is about a quarter inch higher than the curbing, to allow for water runoff. He noted that Mr. Capozzi talked to Mr. Terpstra and Mr. Terpstra told him that they should talk to the people that are doing the road out there; they would not have to pay for them to bring the equipment in since it is already there. Another proposal was for \$175,705. They then discussed repairing the sewer covers. Mr. Polk concluded by saying it depends on how much the Board wants to spend because this is going to be a big ticket item. He advised he only has two bids and he will try to get more.

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Mr. Polk stated as a Board, they need to be respectful of the whole community so they need to find out what the price would be from Ajax for the whole community. The quote from APAC is for the whole community. He also stated four of the present Board Members had the opportunity to experience a different type of road resurfacing with a longer projected guaranteed time period and he would like to see where they come in now with a bid. He feels they all were impressed with their work.

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Mr. Capozzi stated they asked a question about the micro paving and APAC said if they are lucky, they will get four years life on micro paving. With the asphalt, they will get 10 to 15 years and his price is cheaper than what the micro paving was. That is not saying that the price for micro paving could not be reduced. Both of these companies said they will only get four or five years with micro paving and they will get 10 to 15 with asphalt. He asked Mr. Terpstra if APAC said they would guarantee for 10 to 15 years. Mr. Terpstra stated he heard that they made

772 statements that the longevity was longer than micro paving. It was stated that the company that
773 is doing Toledo Blade is giving them 36,000 square yards for \$175,000 and the other company is
774 giving them 35,000 square yards for \$199,000. They are getting more pavement from APAC.
775 Mr. Capozzi stated they need to table this item at least until January when they have taxes
776 coming in, if they are looking at that kind of money. Mr. Polk stated they need to get
777 confirmation from Ajax because Magnolia Walk cannot be \$104,000 out of \$199,000.

778

779 **D. Gwynne Balson**

780 i. Activities and Safety

781

782 Ms. Balson asked Ms. Greus if a signature was required from Mr. Capozzi on the Activities
783 Account. Mr. Capozzi asked if they are opening an account without any Management on it. Ms.
784 Balson responded affirmatively. Ms. Balson stated she would like to do a final balance on the
785 SunTrust checking account. Mr. Capozzi stated he just received the SunTrust statements by
786 email. Ms. Balson stated she is missing checks and only has the numbers that Ms. Greus has
787 written. Ms. Greus indicated she also needs two more checks for New Years Eve.

788

789 Ms. Balson asked if the Supervisors were to receive keys to the two locked cabinets in the CDD
790 office. Mr. Capozzi responded affirmatively, explaining that Mr. Terpstra tried to make keys and
791 they do not work well. Mr. Terpstra indicated he tried two different types and they bind heavily
792 and he is afraid of damaging the locks if he forces them, so he is going to have to find someone
793 else to make the keys. He has gone to Ace Hardware and Home Depot and has been
794 unsuccessful. Ms. Balson stated there were some things that she would have liked to have gotten
795 research papers on and she did not have access. Mr. Capozzi stated Mr. Terpstra has a set of
796 keys and she could have asked him.

797

798 Ms. Balson indicated she has done an evaluation of Ms. Greus for her year-end review. She
799 believed Mr. Capozzi had done them on Paige, John and Rick. Ms. Balson asked if any
800 provisions were made for salary increases for the year 2010. Mr. Capozzi responded he believes
801 there were some, but he would have to look at the notes from the Finance Committee. Ms.
802 Balson indicated she recommended that Ms. Greus be given a raise. Mr. Capozzi indicated he
803 believes they discussed an "across the board" raise, but he would have to look up the percentage.

804

805 **E. David Polk**

806 i. Tennis

807

808 Mr. Polk asked if Mr. Babik has been on the Board long enough to have a report assigned to him.
809 He noted all of the Board Members report except for Mr. Babik. Mr. Capozzi indicated he
810 would take care of that for the next meeting. Mr. Polk reported all of the teams have started
811 playing. There was a very successful social last Saturday attended by about 30 people.

812

813 Mr. Capozzi asked Mr. Babik to report on Personnel. Mr. Babik asked if they can get \$100 for
814 petty cash to do away with the smaller checks. He stated the only one that would have a key
815 would be Ms. Greus, who will balance it every month and be responsible for it. Mr. Capozzi
816 stated when they got the checking account that was one of the things they had to give up.

817 Ms. Balson stated cash is considered one item with BB&T. Mr. Adams advised they cannot track
818 cash and that was the reason for doing away with the Petty Cash account. It was about
819 protecting all parties. He indicated, as they move forward with their new management company,
820 if they wish to revisit the policy, they have the ability to do that.

821
822 This item was tabled until the new management company takes over.

823 F. **Bill Capozzi**

824 i. Finances

825 No report.

826
827 **8. OLD BUSINESS**

828 No old business items.

829
830 **9. SUPERVISOR REQUESTS**

831
832 Mr. Polk requested that they continue this meeting until 7:00 p.m. on December 10, 2009 for two
833 (2) purposes; to finalize the contract with the new management company and to approve these
834 minutes with no new material being prepared.

835
836 Discussion ensued regarding the preparation of minutes from the tonight's meeting as well as the
837 meeting to be held on December 10th. It was recommended that Mr. Adam's firm would
838 transcribe the minutes from tonight's meeting and Mr. Lamb will be in attendance at the
839 December 10th meeting and will transcribe them accordingly.

840
841 **10. CONTINUATION**

843	MOTION TO:	Continue the Lakeside Plantation Community
844		Development District Board of Supervisors meeting
845		to December 10, 2009 at 7:00 p.m.
846	MADE BY:	Supervisor Polk
847	SECONDED BY:	Supervisor Capozzi
848	DISCUSSION:	None further
849	RESULT:	Called to Vote: motion PASSED
850		5/0 - Motion passed unanimously

851
852 **These minutes were done in summary format.*

853 **Each person who decides to appeal any decision made by the Board with respect to any matter*
854 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
855 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
856 *based.*

860 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
861 noticed meeting held on _____.

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863

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865 _____
Signature

Signature

866

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868 _____
Printed Name

Printed Name

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Title:

Title:

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Secretary

Chairman

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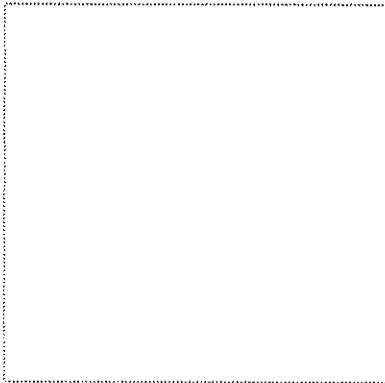
Assistant Secretary

Vice Chairman

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Recorded by Records Administrator

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Signature

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**MINUTES OF MEETING
LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The Continued Meeting of the Lakeside Plantation Community Development District was held on Thursday, December 10, 2009 at 7:00 p.m., at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida 34289.

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1. PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

2. CALL TO ORDER/ROLL CALL

Mr. Lamb called the continued meeting of the Board of Supervisors of the Lakeside Plantation Community Development District to order on Thursday, December 10, 2009 at 7:00 p.m.

Board Members Present and constituting a quorum:

Bill Capozzi	Chair
Gwynne Balson	Vice Chair
Ronald Bock	Assistant Secretary
David Polk	Assistant Secretary
Bob Babik	Assistant Secretary

Staff members present were:

Brian Lamb	District Manager, District Management Services, LLC
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3. BUSINESS ADMINISTRATION

A. Consideration of Resolution 2010-03, Re-Designating Officers (Tab 1)

Mr. Lamb stated that he has consulted with District Counsel and provided the resolutions for review. He stated that there were minor changes in nature provided by Counsel and forwarded to the Board for review. Mr. Lamb stated that Resolution 2010-05 re-designates the officers of the District. He stated that it would be appropriate to designate himself, Brian K. Lamb as Secretary, Steve Connolly as Treasurer, and Peter Altman as an Assistant Secretary along with any prior designation of the Chair, Vice Chair, and Assistant Secretaries.

MOTION TO:	Approve Resolution 2010-05, Re-Designating Bill Capozzi as Chair, Gwynne Balson as Vice Chair, Brian K. Lamb as Secretary, Steve Connolly as Treasurer, and Peter Altman, Ronald Bock, David Polk and Bob Babik as Assistant Secretaries.
MADE BY:	Supervisor Capozzi
SECONDED BY:	Supervisor Bock
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

48 B. Consideration of Resolution 2010-04, Appointing the District Manager (Tab 2)
49

50 Mr. Lamb stated that Resolution 2010-04 appoints and fixes the compensation of the District
51 Manager; appoints a Financial Advisor; and appoints an Investment Representative. He stated
52 that they recognize the fact that the District will probably not be going forward and looking at
53 doing an issuance of special assessment revenue bonds in the near future but it is an option that
54 the District does have and they should reserve for. Mr. Lamb stated that the resolution includes
55 an Exhibit A which is a form of the management contract. He stated that this contract was
56 reviewed by District Counsel and several changes were made. Mr. Lamb stated that pursuant to
57 the request of the Board at the last meeting, within Section 1 of the contract it assigns him for no
58 less than 36 months as the representative from DMS. He stated that they put a provision in the
59 contract to allow Peter Altman to substitute as the representative not to exceed three meetings
60 per year if needed. Mr. Lamb stated that he was serious about his commitment to the Board and
61 the District. He stated that the intent of the agreement is for DMS to begin immediately but
62 compensation will not begin as discussed until January 1, 2010. Mr. Lamb stated that
63 termination is allowed by either party for any reason or no reason upon 60 days written notice
64 provided.
65

66 Mr. Lamb stated that as it relates to pricing, they are going forward with the understanding that
67 the District reserves the right to receive a discount of \$2,500 if they choose to do payroll
68 independently which would be pro-rated. He stated that there is an optional service provided
69 regarding the creation and design of a District website. Mr. Lamb stated that there may be
70 efficiencies provided as a result of a District website and that is something that DMS is willing to
71 negotiate in an effort to help the District disseminate information and records to the public. He
72 asked if there were any questions regarding the resolution and/or agreement.
73

74 After a discussion, no decision was made regarding whether a District website was necessary at
75 this time and it was determined that the Board has the ability to discuss the creation of a website
76 in the future.
77

78 Ms. Balson stated that in DMS's original proposal to the District it mentioned in the
79 Management Model that "management understands that the individual Board members will have
80 interaction with the onsite staff and with DMS staff members from time to time. We consider
81 this interaction useful, however, direct orders of the staff must channel through the District
82 Manager." She stated that she does not see that strongly written in their agreement with the
83 District. Ms. Balson stated that the agreement mentions having meetings with Staff but does not
84 state that direct orders come from DMS. Mr. Lamb stated that it is his understanding that the
85 District has appointed individual Supervisors to certain employees. He stated that if the Board is
86 looking to change that, DMS is more than amenable to work in that direction.
87

88 Mr. Lamb stated that to accommodate that statement, the Supervisor that has been appointed to
89 the employees has been requested to be the Supervisor that is copied on any emails and
90 communications as to those operations. Ms. Balson stated that the statement in the proposal was
91 a strong reason for the Board to make the change to DMS as opposed to any of the other
92 management firms and now they have gone back to basic personnel management services as
93 described in the Scope of Services.

94 Mr. Lamb stated that as he understands it that is not the way the District operates currently but
95 may be a future consideration of the Board. He stated that DMS is willing to support the change
96 and can amend the contract if necessary to include certain statements and make any changes to
97 support the services that Ms. Balson is requesting. Mr. Lamb stated that there would be no
98 monetary change to support the services. He stated that DMS looks to be included in the
99 personnel management decisions either way.

100
101 Mr. Polk asked as to the proposed timeline of the annual review reflected in the Scope of
102 Services under Personnel Management Services reflecting "District Manager will conduct an
103 annual review of all supervisory personnel". Mr. Lamb stated that April or May would be a
104 good time to conduct the review as they are typically preparing for the next fiscal year budget
105 and it will give them a good idea where they are taking the program and the levels of services for
106 the upcoming year. He stated that his understanding is that they went through the review process
107 in October but he would look to commit to doing a review in the spring. Mr. Lamb stated that he
108 has met with Rick and Carrie and plans on being active with them and the operations. He stated
109 that he also plans on having an understanding of what it takes to provide the existing levels of
110 service. Mr. Lamb stated that the annual review will be reported to the Board. Mr. Lamb stated
111 that he will amend the scope of services to reflect that the annual review will take place in the
112 spring along with a report to the Board.

113
114 Mr. Bock stated that the scope of services reflects that DMS will "mediate employee disputes"
115 and asked if that will include disputes brought to DMS directly from employees themselves as
116 well as from Board members. Mr. Lamb replied affirmatively.

117
118 A question was raised regarding the statement that Mr. Lamb will "visit the CDD site and
119 facilities twice a month for operations and administration review" as to whether the Board will
120 receive a synopsis of the review done. Mr. Lamb stated that a Manager's Report will be
121 included in the meeting book that will summarize both visits and will give the Staff a chance to
122 discuss the items and/or make recommendations for upcoming meetings.

123
124 A request was made for Mr. Lamb or someone from DMS to scrutinize how the District's budget
125 is put together to red flag any items that the Board needs to look at sometime before the Board
126 and Staff starts looking at developing next years budget. Mr. Lamb asked if there were any
127 further comments regarding the resolution, contract, or scope of services. There were none.

128

129 MOTION TO: Approve Resolution 2010-04, Appointing District
130 Management Services, LLC as the District Manager
131 and Financial Advisor (as amended).
132 MADE BY: Supervisor Polk
133 SECONDED BY: Supervisor Balson
134 DISCUSSION: None further
135 RESULT: Called to Vote: motion PASSED
136 4/0 - Motion passed unanimously

137

138 C. Consideration of Resolution 2010-05, Re-Designating Registered Agent, Registered
139 Office, and Local Records Office (Tab 3)
140

141 Mr. Lamb stated that Resolution 2010-05 authorizes and approves the change of address of the
142 designated registered agent, registered office, and local records office. He recommended that the
143 Board appoint himself, Brian K. Lamb as the registered agent, designate 2002 N. Lois Avenue,
144 Suite 507, Tampa, FL 33607 as the registered office, and 2200 Plantation Boulevard, North Port,
145 FL 34289 as the local records office. Mr. Lamb stated that the resolution will become effective
146 on December 15, 2009.
147

148	MOTION TO:	Approve Resolution 2010-05, Re-Designating Brian
149		Lamb as the Registered Agent, 2002 North Lois
150		Avenue, Suite 507, Tampa, FL 33607 as the
151		Registered Office, and 2200 Plantation Boulevard,
152		North Port, FL 34289 as the Local Records Office.
153	MADE BY:	Supervisor Polk
154	SECONDED BY:	Supervisor Bock
155	DISCUSSION:	None further
156	RESULT:	Called to Vote: motion PASSED
157		4/0 - Motion passed unanimously

158
159 D. Consideration of Resolution 2010-06, Re-Designating Authorized Signatories (Tab 4)
160

161 Mr. Lamb stated that Resolution 2010-06 designates the authorized signatories for the District's
162 operating bank accounts. He stated that Section One pertains to the operational account to
163 include the money market account and states that "the Chairman, Vice Chairman, Secretary, and
164 Treasurer are hereby designated as authorized signatories for the operating bank accounts of the
165 Lakeside Community Development District".
166

167 Mr. Lamb stated that typically himself and Steve Connolly who serves as the District Treasurer
168 will be the two signatures on checks in order to disburse funds. He stated that if either Mr.
169 Connolly or he is in dispensed and there is a check that needs immediate signature they can
170 contact the Chairman as an ancillary signature.
171

172 Mr. Lamb stated that Section Two pertains to the activities account and they looked at the
173 resolution previously approved by the Board for the stipulations of who will preside over the
174 account. He stated that it does require two signatures and one of the signatures must be the
175 Chairman or Vice Chairman. Mr. Lamb stated that the effective date of the resolution would be
176 December 15, 2009 to allow for a smooth transition of management firms. He stated that
177 Wrathell, Hart, Hunt and Associates, LLC will be making the last payments on December 14,
178 2009 which will include the employee's paychecks and DMS will takeover processing payments
179 the following day. Discussion ensued regarding the current policy for the disbursement of funds
180 and how the new process will be better for the District.

181 Mr. Lamb stated that he has met with the Districts new service provider BB&T, they have moved
182 some accounts around and the introductory rate that the District has received is one of the best
183 rates in the State. He asked if there were any further questions regarding the resolution.
184

185 Ms. Balson stated that with all of the previous management firms, no representatives of Lakeside
186 Plantation had the capability to sign any checks with the operating and money market account.
187 She stated that only the management company should have the ability to sign those checks so the
188 accountability would remain with them. Mr. Lamb stated that the resolution gives the Chairman
189 the ability to still have the decision whether they want to sign the checks or not. Ms. Balson
190 recommended that Mr. Capozzi not take on that responsibility. Mr. Lamb stated that Peter
191 Altman of his office is the Assistant Secretary and they could appoint him as an additional
192 signature.
193

194 Ms. Balson stated that in Section Two she doesn't have any objection to the Chairman, Vice
195 Chairman, Secretary, Treasurer, and Activities Coordinator but does not see where if they have
196 three people on property, they need to have the Facilities Manager as a signer. Discussion
197 ensued regarding the existing policy and whether the Board wanted to change the authorized
198 signatories. Mr. Lamb stated that Section 2D clearly states that one of the signatures has to be
199 either the Chairman or Vice Chairman.
200

201 Ms. Balson asked where the District checkbook will be kept. She stated that the checkbook keeps
202 moving locations and she has been unable to balance the account. Ms. Balson stated that there
203 needs to be a 24 hour response to a request for a check to be issued. It was stated that the
204 checkbook is supposed to remain locked in a drawer in the office at the clubhouse. Ms. Balson
205 stated that she is in possession of a checkbook for an account that has \$37 in it that has not been
206 activated. She stated that she does not know the location of the checkbook for the SunTrust
207 account. It was stated that both checkbooks will be placed in the desk drawer that evening and
208 will remain in there going forward.
209

210 Mr. Lamb recommended adding as a policy within the resolution Section 2i that clearly
211 establishes where and how the checkbook is managed. He stated that he understands that it is the
212 wish of the Board that the checkbook associated with the activities account will remain locked
213 up in the middle drawer of the desk. Mr. Lamb stated that the second part of Section 2i will
214 establish who will have a key to the drawer. He stated that there needs to be only two keys and
215 they need to be in the possession of only the Chairman and Vice Chairman. Mr. Lamb stated
216 that the key issue is more of an operational management item and he will work on resolving that
217 issue only involving the Board if absolutely necessary.
218

219	MOTION TO:	Approve Resolution 2010-06, Re-Designating
220		Authorized Signatories (as amended).
221	MADE BY:	Supervisor Bock
222	SECONDED BY:	Supervisor Polk
223	DISCUSSION:	None further
224	RESULT:	Called to Vote: motion PASSED
225		4/0 - Motion passed unanimously

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4. ITEMS FOR CONSIDERATION

- A. Minutes of the Board of Supervisors Meeting on June 25, 2009
- B. Minutes of the Board of Supervisors Meeting on August 6, 2009
- C. Minutes of the Workshop on September 24, 2009
- D. Minutes of the Board of Supervisors Meeting on September 24, 2009
- E. Minutes of the Security Workshop on October 22, 2009
- F. Minutes of the Workshop on October 22, 2009

Mr. Lamb stated that the Board was previously provided the minutes from June 25, 2009 through October 22, 2009. He stated that a request was made to the Board members to provide their comments regarding the minutes in advance of today's meeting so that he can review the changes as efficiently as possible. Mr. Lamb stated that he received comments from several Supervisors. He stated that from a management standpoint, the minutes are very detailed and based on DMS' experience with seeing communities such Oakstead CDD in Pasco County being sued for some of the extra language contained within the minutes and some of the liberal statements that were indicated. Mr. Lamb stated that it may be wise to consider changing to a more summary type format. He stated that he would like to discuss this at the next meeting as a business item. Discussion ensued regarding the Board's concern with the sufficiency and accuracy of the minutes from previous management firms.

Mr. Lamb reviewed corrections to the minutes as provided by Mr. Bock and Mr. Capozzi and stated that the summary of corrections will be attached as Exhibit A to the minutes. Further corrections were noted by the Board and are also included on the summary of corrections.

Mr. Lamb asked if there were any further corrections to the June 25, 2009 minutes. There were none.

MOTION TO:	Approve the minutes of the Board of Supervisors meeting on June 25, 2009.
MADE BY:	Supervisor Polk
SECONDED BY:	Supervisor Capozzi
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 5/0 - Motion passed unanimously

Mr. Lamb reviewed the corrections as provided by Mr. Bock and Mr. Capozzi. Ms. Balson asked to further discuss the change requested for the motion on line 310. She stated that it was her recollection that all of the Board members were to have keys to the CDD office and the file cabinets. Ms. Balson stated that she made a request to see something recently and was told she couldn't. Mr. Polk stated that he feels no motion as recorded can be revised without going back to the recording to verify the motion. He stated that he is not comfortable with the language of an approved motion without documentation. Mr. Lamb asked Mr. Polk if the motion accurately reflects the intent of his motion. Mr. Polk stated that he would need to hear the recording to determine if it accurately reflects his motion.

270 Mr. Lamb stated that they will listen to the recording to determine if the motion exists as
271 reflected. He asked if there were any further comments regarding the August 6, 2009 minutes.
272 There were none.
273

274	MOTION TO:	Approve the minutes of the Board of Supervisors
275		meeting on August 6, 2009 (subject to the review of
276		the recording for the motion on line 310).
277	MADE BY:	Supervisor Polk
278	SECONDED BY:	Supervisor Bock
279	DISCUSSION:	None further
280	RESULT:	Called to Vote: motion PASSED
281		5/0 - Motion passed unanimously

282
283 Mr. Lamb stated that he did not receive any comments regarding the minutes from the workshop
284 on September 24, 2009 prior to the meeting. He asked if there were any comments from the
285 Board. There were none.
286

287	MOTION TO:	Approve the minutes of the workshop on September
288		24, 2009
289	MADE BY:	Supervisor Balson
290	SECONDED BY:	Supervisor Capozzi
291	DISCUSSION:	None further
292	RESULT:	5/0 - Motion passed unanimously

293 Mr. Lamb stated that he did not receive any comments regarding the minutes from the Board of
294 Supervisors meeting on September 24, 2009 prior to the meeting. He asked if there were any
295 comments from the Board. Ms. Balson noted several corrections to the minutes which will be
296 included as Exhibit A. Discussion ensued regarding the conversation that begins on line 224 and
297 whether it clearly reflects the discussion. It was determined that it did accurately reflect the
298 discussion. Mr. Lamb asked if there were any further comments regarding the September 24,
299 2009 minutes. There were none.
300

301	MOTION TO:	Approve the minutes of the Board of Supervisors
302		meeting on September 24, 2009
303	MADE BY:	Supervisor Capozzi
304	SECONDED BY:	Supervisor Babik
305	DISCUSSION:	None further
306	RESULT:	Called to Vote: motion PASSED
307		5/0 - Motion passed unanimously

308
309

310 Mr. Lamb asked if there were any comments regarding the minutes of the security workshop on
311 October 22, 2009. There were none.
312

313	MOTION TO:	Approve the minutes of the Security workshop on
314		October 22, 2009.
315	MADE BY:	Supervisor Capozzi
316	SECONDED BY:	Supervisor Babik
317	DISCUSSION:	None further
318	RESULT:	Called to Vote: motion PASSED
319		5/0 - Motion passed unanimously

320
321 Mr. Lamb reviewed the comments provided to him by Mr. Bock and Mr. Capozzi regarding the
322 minutes of the security workshop on October 22, 2009. Ms. Balson reviewed a change to the
323 minutes of the Board of Supervisors meeting on October 22, 2009. Mr. Lamb asked Mr. Bock
324 what kind of corrective action he was looking for on his comment regarding line 256 and 258.
325 He stated that the minutes reflect what was stated, accurate or not. Mr. Lamb asked Mr. Bock if
326 he wants the conversation removed completely, wants the recording reviewed, or state that the
327 matter of approval of these records with the indicated comments made were not accurate and
328 made in error. Mr. Bock stated that he would like the third option. Mr. Lamb asked if there
329 were any further comments. There were none.
330

331	MOTION TO:	Approve the minutes of the Board of Supervisors
332		meeting on October 22, 2009 (with revisions as noted
333		and clarification to indicate that line 256 and 258
334		contained an inaccuracy regarding a policy).
335	MADE BY:	Supervisor Polk
336	SECONDED BY:	Supervisor Capozzi
337	DISCUSSION:	None further
338	RESULT:	Called to Vote: motion PASSED
339		4/0 - Motion passed unanimously

340
341 A question was asked as to what format DMS would receive the November meeting minutes in.
342 Mr. Lamb stated that his understanding was that the previous management company would
343 transcribe the minutes and provide to DMS. He stated that he will include those minutes in the
344 next agenda for the Board's review. It was stated that tonight's meeting was a continuation of
345 the November meeting therefore tonight's minutes should be a part of the November minutes.
346 Mr. Lamb stated that the meetings are separate meetings and there will be separate minutes for
347 each of the meetings.
348
349
350

351 Mr. Lamb thanked the Board for their confidence in DMS. He stated that he appreciates the
352 business. Mr. Lamb stated that they have been working through the details of the District and
353 getting a feel for the character of the community and working with some of the key members.
354 He stated that they have touching base with the local agencies and met with the City of North
355 Port today. Mr. Lamb stated that in his meeting with the City, they discussed an issue as it
356 relates to the fire station site that has been glazed. He stated that it was indicated that the City
357 and/or adjacent landowner will be looking to do a special meeting with the District to provide a
358 presentation regarding the fire station site at no cost to the District. Mr. Lamb stated that an
359 individual Board member may participate outside of that meeting but his intent is to work with
360 the Chairman in coordinating the effort to come before the Board for a full presentation by those
361 entities. He stated that the purpose of the presentation would be to explain the intended use of
362 the site. Mr. Lamb stated that he spoke to the entities regarding the special assessments that
363 were levied on the District properties (lakes, wetlands, etc.) and he feels pretty confident that
364 they are going to work in a positive fashion to seek some type of relief. He stated that he looks
365 forward to wrapping up the balance of his meetings with the Supervisors on an individual basis
366 and start to identify some team goals to work on and provide recommendations to keep the
367 meetings more efficient, more on point, and allow for the public input. A Board member stated
368 that it was his preference that Mr. Lamb and the Chairman discuss prior to the Board meeting
369 whether the physical presence of the District Attorney would be helpful at the meeting. Mr.
370 Lamb stated that they will not likely need the attorney unless there is a specific item on the
371 agenda to be addressed. He stated that if the attorney is required to speak on the District's behalf
372 regarding the matter with the City of North Port and adjacent landowner, they will seek
373 reimbursement for that cost.

374
375 **5. ADJOURNMENT**
376

377	MOTION TO:	Adjourn the Lakeside Plantation Community
378		Development District Board of Supervisors meeting.
379	MADE BY:	Supervisor Capozzi
380	SECONDED BY:	Supervisor Polk
381	DISCUSSION:	None further
382	RESULT:	Called to Vote: motion PASSED
383		4/0 - Motion passed unanimously

384
385 **These minutes were done in summary format.*

386 **Each person who decides to appeal any decision made by the Board with respect to any matter*
387 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
388 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
389 *based.*

393 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
394 noticed meeting held on _____.

395
396
397

398 _____
Signature

_____ Signature

399
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401 _____
Printed Name

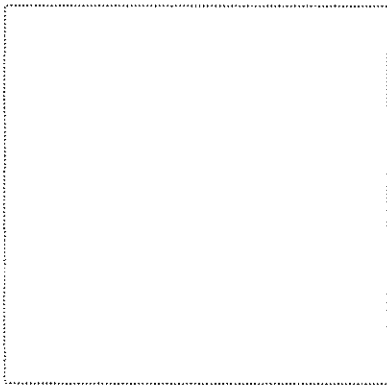
_____ Printed Name

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403 **Title:**
404 Secretary
405 Assistant Secretary

Title:
 Chairman
 Vice Chairman

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Recorded by Records Administrator

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Signature

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Date

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CORRECTIONS TO LAKESIDE PLANTATION CDD MINUTES

Sent prior to December meeting

Supervisor Ron Bock

June 25, 2009 Line 65 remove Ms Myers to Attorney
Line 276 remove Mr. Polk insert Mr. Bock
Line 282 remove Mr. Polk insert Mr. Bock
Line 365 correction to spelling Mr. Viskovich
Line 376 & 378 name correction Viskovich also please change the 1st page of minutes under Also present were: Viskovich

Aug 6, 2009 Line 303 Name correction from Gala to Gallo

Oct 22, 2009 Line 110 remove Bruce insert Chris
Line 256 & 258 False statement made by Mr. Adams.....should be responded in the corrected minutes because no such policy had been adopted.
(clarification to indicate that line 256 and 258 contained an inaccuracy regarding a policy)

Supervisor Bill Capozzi

June 25, 2009

Line 57-59 staff to add..
should be adding line item to budget AED 5,000.00 and reducing Cont. by same amount.

August 6, 2009

line 175 needs to be corrected to follow emails from Craig Wrathell, where invoices, receipts etc received on site at Lakeside would go to the Chair for review, coding and approval and sent to WHHA in the bi-weekly mailing.

line 188..the short payment to another employee . This was addressed by overnighting a corrected check.

271.. Gary ?

line 303..Tony Gallo

line 310 motion..there was much confusion over these two topics and keys were to go out to every board member and staff except John for the room with all personnel and private items placed in locked file cabinets. no approval on keys to file cabinets (need to listen to recording to verify)

Rebuttal to October minutes attached – letter from Carrie Greus

Corrections made during meeting

Supervisor Gwynne Balson

June 25, 2009

Line 310 Teel's should be Teal's

September 24, 2009 Board of Supervisors

Line 26 and 674 – change Swiheart to Swihart

Line 652 – change Wolfe to Wolf

October 22, 2009

Line 122 – unidentified speaker is Gary Wallers

Lakeside Plantation CDD

Request to Modify Use of Property to Include Storm Water Retention Pond

Benderson Development has secured an educational user for a portion of its Woodlands Office Park located at Toledo Blade Boulevard and Panacea Boulevard. In order to provide a protected athletic field with safe access for the students, Benderson has proposed filling a portion of the existing retention pond on Sycamore Street adjacent to the new facility while continuing to utilize the site for storm water drainage through an underground pipe system. To replace the section of the existing pond to be filled, Benderson has approached the City of North Port requesting to utilize a portion of the proposed fire station site on Sycamore Street (the "Fire District Property") for a new retention pond.

The Fire District Property is located within the Lakeside CDD and was given to the City with the condition that the site be used for a fire station. The City has no plans to construct a fire station on that site and supports location of the retention pond on the parcel. At this time, we are requesting that the Lakeside Plantation CDD, owner of a reverter interest in the property, consent to modify the deed to allow the property be used as a storm water retention pond in addition to a fire station.

Proposed Modification of Fire District Property

- Presently the Fire District for the City of North Port owns a 2.66 acre site on Sycamore Street.
- The permitted use for the site is limited to a fire station.
- The City does not have plans to build a fire station on the site. A new fire station is being proposed on Citizens Parkway near the intersection of Toledo Blade and Price Boulevard.
- The City has agreed to modify the current restrictions on the property to provide that in addition to a fire station, a storm water pond could be placed on the site.
- If approved by the Lakeside CDD, a storm water pond will be constructed on approximately 1 acre of the site by Benderson to redirect water from the existing storm water pond on Sycamore

Street. The pond on Sycamore Street is used for the treatment and attenuation of storm water for Sycamore Street, some of the lots that are within the Lakeside CDD boundary and some lots outside the CDD boundary.

Affects of Modification

- The ownership of the property will not change; the Fire District will still maintain ownership of the property.
- The proposed pond does not have any affect on the storm water system of Lakeside Plantation.
- The pond modifications will not affect the drainage of Sycamore Street or the commercial lots that are served by the existing pond.
- There will be an easement over the pond in favor of the Lakeside CDD and Benderson for storm water and maintenance.
- Benderson will assume responsibility for the maintenance of the pond either by turning over maintenance to the Lakeside CDD for a fee or hiring a qualified maintenance company.
- Benderson will defer all costs incurred by the Lakeside CDD associated with the modification including reasonable consultant, attorney and engineering fees, if necessary.

Benefits of Modification

- With the Fire District holding ownership of the property there will be no additional cost to the Lakeside CDD. If the CDD takes ownership of the property it will be obligated to pay the taxes on the property.
- As long as the Fire District holds ownership of the property there is no chance an obnoxious use could be placed on the property lowering property values since the only permitted uses would be for a fire station or a retention pond.
- The Fire District Property will be preserved to provide residents of Lakeside Plantation with a natural setting that will continue to serve as a buffer for the neighborhood.
- Benderson has made a strong commitment to the neighborhood and Lakeside CDD will provide assistance to an adjacent property

owner with the common goal of increasing property values in the area.

- An agreement will provide a show of good faith between Lakeside Plantation and the City of North Port as you work towards resolution of the fire assessment issue and establishing an agreement setting notification expectations for future development.
- An agreement will assist an important educational user at a local property providing neighborhood students with a safe and secure athletic field that could be made available for community use after school hours.
- The educational use at a neighborhood property will provide local jobs and will attract students, parents and teachers from all over North Port providing customers for area businesses and much needed economic stimulus for the area.
- The user will attract other new businesses to the area providing additional amenities in close proximity for the residents at Lakeside Plantation.

Benderson is committed to improving the Toledo Blade and Panacea area and will continue to make investments that build infrastructure and provide additional amenities improving the quality of life for area residents. We have tremendous respect for our residential neighbors and will continue to work in partnership with them to insure that our properties are developed in a way that fit well within the community.

We appreciate your consideration of our request to modify the permitted use of the Fire District Property and will plan on appearing at the January 28, 2010 Board meeting to discuss this request further and answer and questions you may have on the issue. Thank you.

**This instrument was Prepared by
and Return to:**

**Mark C. Hanewich, Esquire
Nelson-Hesse, LLP, Attorneys at Law
2070 Ringling Boulevard
Sarasota, Florida 34237
(941) 366-7558**

RELEASE OF REVERTER

**THIS RELEASE OF REVERTER (the "Release") is made this day of January, 2010,
by LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a political
subdivision of the State of Florida (hereinafter referred to as the "Releasor").**

**WHEREAS, Releasor conveyed to NORTH PORT FIRE RESCUE DISTRICT, a
dependent district within the State of Florida (hereinafter referred to as the "Releasee"), that
certain real property more particularly described in Exhibit "A" annexed hereto (hereinafter
referred to as the "Released Property"), by that certain Special Warranty Deed dated June 23,
2000 and recorded in Official Records Instrument # 2001189747, of the Public Records of
Sarasota County, Florida (hereinafter referred to as the "Deed");**

WHEREAS, the Deed contained the following restriction:

**TO HAVE AND TO HOLD the same unto the Grantee in fee simple for as
long as such premises is used as a fire station.**

(hereinafter referred to as the "Restriction");

WHEREAS, the Deed contained the following reverter:

**If the premises should cease to be used as a fire station, the ownership of the
subject premises shall revert to the Grantor.**

(hereinafter referred to as the "Reverter");

**NOW, THEREFORE, Releasor, in recognition of and in consideration for the continued
use and benefit of storm water drainage for that portion of Sycamore Street lying within the
confines of Lakeside Plantation Community Development District, the preservation of open
space, and potential for creation of additional park lands in the immediate vicinity of the
community development district, and other good and valuable consideration, the receipt of which
is hereby acknowledged, Releasor hereby cancels, terminates, releases, discharges and surrenders
for itself, its successors and assigns, the Reverter, with respect to the Released Property.**

**No cancellation, termination, release, discharge or surrender of the Reverter with respect
to the Released Property shall have any effect on the Restriction; provided, however, the
Restriction shall be amended from this date forward to read as follows:**

TO HAVE AND TO HOLD the same unto the Grantee in fee simple for as long as such premises is used as a fire station, as park land or open space, or for storm water drainage, retention, and/or management purposes.

The restriction regarding the Released Property is no longer necessary for the benefit of Releasor or the residents owning property within the confines of Lakeside Plantation Community Development District, as Releasee is in the process of constructing a fire station on nearby property which will provide fire rescue services to the community at a level commensurate with fire rescue services that would be provided by a fire station located on the Released Property.

This Release shall be binding upon and run to the benefit of Releasee its respective heirs, legal representatives, successors, and assigns forever.

IN WITNESS WHEREOF, said Releasor has caused this instrument to be executed in its name by its duly authorized officer, the day and year first above written.

Signed, sealed and delivered
in presence of:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT, a political
subdivision of the State of Florida**

Print Name: _____

By: _____
**WILLIAM J. CAPOZZI, Chairman,
Board of Supervisors**

Print Name: _____

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing was acknowledged before me this _____ day of January, 2010, by William J. Capozzi, Chairman, Board of Supervisors of Lakeside Plantation Community Development District, a political subdivision of the State of Florida, who is personally known to me; or produced a driver's license issued by the Florida Department of Motor Vehicles as identification; or produced the following identification: _____.

Signature:

NOTARY PUBLIC, State of Florida at Large
Typed name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (DOT) AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°42'41" EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD AND CAP (DOT) ON THE MONUMENTED EAST RIGHT-OF-WAY LINE OF TOLEDO BLADE BOULEVARD; THENCE N 00°31'54"E, A DISTANCE OF 2302.50 FEET; THENCE S 89°78'06" E, A DISTANCE OF 299.11 FEET AND TO THE POINT OF BEGINNING;

THENCE S 89°28'06"E, A DISTANCE OF 456.69 FEET; THENCE S 27°57'13"W, A DISTANCE OF 12.74 FEET; THENCE N 89°47'31"W, A DISTANCE OF 42.95 FEET; THENCE S 15°56'14"W, A DISTANCE OF 87.35 FEET; THENCE N 73°38'47"W, A DISTANCE OF 56.87 FEET; THENCE S 50°27'26"E, A DISTANCE OF 52.17 FEET; THENCE S 10°44'10"W, A DISTANCE OF 30.76 FEET; THENCE S 75°10'34"W, A DISTANCE OF 37.88 FEET; THENCE S 27°05'22"E, A DISTANCE OF 41.39 FEET; THENCE S 21°42'42"W, A DISTANCE OF 49.61 FEET; THENCE S 31°46'41"W, A DISTANCE OF 59.19 FEET; THENCE S 50°12'26"W, A DISTANCE OF 35.64 FEET; THENCE S 85°42'58"W, A DISTANCE OF 24.37 FEET; THENCE N 76°38'13"W, A DISTANCE OF 25.09 FEET; THENCE N 37°06'05"W, A DISTANCE OF 29.47 FEET; THENCE N 51°57'59"E, A DISTANCE OF 38.82 FEET; THENCE N 71°24'39"W, A DISTANCE OF 33.13 FEET; THENCE S 68°37'04"W, A DISTANCE OF 49.84 FEET; THENCE N 59°36'17"W, A DISTANCE OF 34.66 FEET; THENCE S 26°07'24"W, A DISTANCE OF 40.85 FEET; THENCE S 69°52'31"W, A DISTANCE OF 33.11 FEET; THENCE S 10°54'08"W, A DISTANCE OF 16.46 FEET; THENCE S 46°33'10"E, A DISTANCE OF 48.98 FEET; THENCE S 31°26'32"E, A DISTANCE OF 22.97 FEET; THENCE S 27°44'34"W, A DISTANCE OF 55.01 FEET; THENCE S 43°37'05"W, A DISTANCE OF 51.99 FEET; THENCE S 20°22'34"W, A DISTANCE OF 31.01 FEET; THENCE N 21°48'57"W, A DISTANCE OF 72.04 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 22°20'50", A CHORD BEARING OF N 10°38'32"W, AND A CHORD LENGTH OF 124.02 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 124.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 00°31'54"E, TO THE POINT OF BEGINNING, A DISTANCE OF 296.55 FEET.

PARCEL CONTAINS 116,169 SQUARE FEET OR 2.67 ACRES, MORE OR LESS, SAID LAND SITUATE, LYING AND BEING IN THE CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2002 North Lois Avenue ♦ Suite 507 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian K. Lamb
Date: January 20, 2010
Re: Staffing Considerations

In review of the site operations, we are recommending that the Board allow the District Manager to be the responsible entity and point of contact to administer policy, programs, employees and services. We recognize the intent of good will by the Board and Supervisors to engage in an active role in programs. However, the end responsibility and oversight needs to come from the professional manager.

In order to effectuate the transfer of this oversight and to restoring the effectiveness and efficiencies of operations, we would propose that you would consider the following:

- Appoint DMS to provide staffing and program administration for both the recreation and facility operations with current staffing levels
 - Facility Maintenance Services – 80 hours a week (current)
 - Event and Recreation Services – 73 hours a week (current hours of operation)
- We will evaluate, provide, administer and train all staffing necessary to cover current levels of service.
- We will provide and present standard operating procedures, policy recommendations, monthly reports and educational materials.
- We will provide a website, administration and newsletter as a condition of the offer.
- Evaluate service level needs and propose adjustments to current program.
- The fee for service would be payable in semi-monthly installments and within your current budgeted allotments for staffing.
 - FY 2010 Allotments for Staffing – \$144,598
 - DMS - Semi-Monthly Service Fee Proposal - \$12,050

We are prepared to commence immediately and would offer this in a 90 day trial period to evaluate if this is a program that the Board would like to install long term or other alternatives. In any event and in review the current program needs to be addressed as it is not efficient nor at the level it can be for the funding that is available.

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2002 North Lois Avenue ♦ Suite 507 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian K. Lamb
Date: January 20, 2010
Re: Paving Proposals

Please find attached a proposal regarding paving services to address maintenance concerns on District owned assets. Should this be a service the Board would like to commence, the overall project can be spread over a 3- 4 year period within the current budget and non appropriated funds held by the District.

The additional proposals for the paving contract bids will be available under separate cover for additional comparison prior to Friday, January 22, 2010 at the clubhouse for the Board of Supervisors and public inspection as part of the meeting package.

Should this be a project that is desired, then a full detail timeline, budget and source of funds will be made available.

PROPOSAL
SUNLAND PAVING CO., INC.
1012 LAS PALMAS COURT
PORT CHARLOTTE, FL 33980
PHONE 941-625-5888/ FAX 941-625-3914

SUBMIT TO: BILL	DATE: 1-8-2010
PHONE:	FAX:
JOB NAME: LAKESIDE PLANTATION	EMAIL: BILLCAPCDD@YAHOO.COM

PROPOSAL : 32,464 SY (TOTAL SY)

- MAGNOLIA WALK
 - SCARLETT AVE – 14,140 SY
 - BOXWOOD ST – 2722 SY
 - DIXIE LANE – 1794 SY
 - SAVANNAH DR – 951 SY
 - PECAN DR – 942 SY
- THE PARRIAGE HOMES
 - SCARLETT AVE – 4753 SY
 - COTTONWOOD LANE – 1458 SY
- THE VILLAS
 - TARA DR – 324 SY
 - MAGNOLI CIR – 4338 SY
 - PEACH CT – 1042 SY

THIS INCLUDES:

- MILL NEXT TO EXISTING CURBING 6' WIDE ¾" TO 0 DEPTH
- CLEAN UP LOOSE MATERIAL
- APPLY TACK
- LAY 1" S-3 ASPHALT
- RE STRIPE EXISTING STOP BAR 10' X 24"
- INSTALL 1" RING RISER AT EXISTING MANHOLE AS NEEDED (60)
- INSTALL 1" TO 2" RING RISER AT WATER VALVES (20)
- BLUE RPM AT EACH FIRE HYDRANTS (20)
- 32,464 SY @ \$5.95/ SY

TOTAL: \$193,160.00

PROPOSAL: ASPHALT PAVING (2887 SY) LAKESIDE PLANTATION CLUBHOUSE PARKING

THIS INCLUDES:

- MILLING AT HANDICAP SIDEWALK. DROPP OFF, & CATCH BASIN
- CLEAN ALL LOOSE MATERIAL
- APPLY TACK COAT
- 1" S-3 ASPHALT
- PARKING STRIPING – 6" WHITE
- 5 HANDICAP LOGOS AND BLUE AND WHITE STRIPE – 6" WIDE
- REMOVE AND RESET EXISTING PARKING BLOCKS (52)
- 2 STOP BARS 12' X 24" WHITE
- REPAIR ALL EXISTING POT HOLES

- RE STRIPE (4) 18' X 5' WALKS

TOTAL: \$16,593.00

PROPOSAL: LAKESIDE PLANTATION

THIS INCLUDES:

THE EXISTING ROADWAYS ARE IN GOOD CONDITION. THERE ARE SOME AREAS THAT NEED ATTENTION. THERE ARE 8 LOCATIONS AT EXISTING MANHOLES THAT REQUIRE WORK. THE WORK WOULD INCLUDE:

- MILL AT EACH END
- MILL AT CURBING
- APPLY TACK
- LEVEL
- INSTALL ¾" OVERLAY (20' X 20')

THERE ARE ALSO SOME DIPS IN ABOUT 10 LOCATIONS:

- MILL EACH SIDE
- INSTALL LEVELING COURSE
- OVERLAY

TOTAL: \$14,470.00

NOTE: PRICE GOOD FOR 30 DAYS

NOTE: THE PRESENT PRICE FOR ASPHALT IS \$ 55.00 PER TON. ANY INCREASE IN PRICE BETWEEN NOW AND TIME OF INSTALLATION WILL BE AN ADDITIONAL CHARGE FOR MATERIAL ONLY.

THE FOLLOWING ITEMS ARE NOT INCLUDED IN THIS PROPOSAL, UNLESS STATED ABOVE.:

- \$ TESTING
- \$ SURVEYING AND LAYOUT
- \$ SODDING
- \$ AS-BUILT DRAWINGS
- \$ PERMITTING
- \$ MOT

SUNLAND PAVING IS NOT RESPONSIBLE FOR THE FOLLOWING:

- \$ ANY UNDERGROUND UTILITIES THAT ARE WITHIN THE SUB GRADE AREA
- \$ PRE-EXISTING BASE MATERIAL
- \$ GRASS OR OTHER FOREIGN OBJECTS IN BASE MATERIAL
- \$ WATER PONDING OR LOW AREAS THAT ARE PRE-EXISTING IN PARKING LOT

GENERAL NOTES AND CONDITIONS:

- \$ THE PROPOSAL PRICE IS GOOD FOR **30** DAY FROM DATE ABOVE.
- \$ THE PRESENT PRICE FOR ASPHALT IS \$ 55.00 PER TON. ANY INCREASE IN PRICE BETWEEN NOW AND TIME OF INSTALLATION WILL BE AN ADDITIONAL CHARGE.
- \$ IF THERE IS A MATERIAL INCREASE OF 2% OR MORE FROM THE QUOTED PRICE, THE ADDITIONAL CHARGES WILL BE ADDED TO THE CONTRACT AMOUNT.
- \$ IN THE EVENT OF LITIGATION ARISING OUT OF THIS AGREEMENT, THE PREVAILING PARTY WILL RECOVER ALL COST AND REASONABLE ATTORNEY FEES.
- \$ PAYMENT IS DUE UPON COMPLETION. ANY PAYMENT NOT PAID WITHIN THE AGREEMENT WILL BEAR INTEREST AT THE RATE OF 1.5% MONTHLY, 18% ANNUALLY.

ACCEPTANCE OF THE PROPOSAL BY CONTRACTOR OR OWNER:

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

ACCEPTED DATE: _____ SIGNATURE: _____

ACCEPTANCE OF THE PROPOSAL BY SUNLAND PAVING CO., INC.

ACCEPTED DATE: _____ SIGNATURE: _____

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2002 North Lois Avenue ♦ Suite 507 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

To: Board of Supervisors
From: Brian K. Lamb
Date: January 20, 2010
Re: Managers Report

We are in review of the administrative and financial conditions of the District in an effort to provide recommendations on all aspects in a workshop type setting to allow the Board to review current conditions, recommendations and discussions on short term and long term planning.

As to the transition process, we have received electronic and hard copies of the District's Administrative and Financial Records. In addition, we have notified the appropriate entities as to the change. Our priority this quarter will be to review efficiency in operations so that we can work towards the next phase of analysis of existing rules, policies and procedures to minimize any exposures we may identify. Providing we are complete with the operational review at the end of the first quarter, we are reserving the second quarter of 2010 to review financial data and provide recommendations as we move along our budget process. The third and fourth quarters of 2010 will be reserved for the financial and future planning for the community.