

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

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **August 21, 2024** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

Pat LaVoy  
Mary (Sue) Martin  
Alan (Bud) Sabol  
Pina Chichelli *via Zoom*

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

Also present:

Amanda Ferguson  
Jordan Lansford *via Zoom*  
Wes Haber *via Zoom*  
Brad Foran *via Zoom*  
Harold Myers  
Residents

GMS – District Management  
GMS – District Management  
Kutak Rock, LLP  
District Engineer  
Clubhouse Office Manager

*The following is a summary of the discussions and actions taken at the August 21, 2024 regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Ferguson called the meeting to order at 6:00 p.m. and called the roll. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

- **Review of Community Survey Results (Item 6F3c)**

Mr. LaVoy discussed the purpose of the survey, which was to obtain input from residents on what they wanted. There was a huge response, with 285 residents participating out of 849, which was a 35% response rate, which was significant. He appreciated the residents that participated in the survey and were present today at the meeting. From the responses, it was interesting to see how many people utilized the Gym, as for the months of May, June and July, there was close to 2,000 entries, which on average was 20 per day.

**THIRD ORDER OF BUSINESS****Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)**

Ms. Ferguson opened the general audience comments period on agenda items. Ms. Lansford requested that any budget comments be held for the public hearing later in the meeting. The following residents addressed the Board:

- Mr. Ron Perry of 1663 Scarlett Avenue thanked Ms. Lansford for including debit card receipts in the agenda package, as residents had a right to know what their money was being spent on and thanked Mr. Myers for keeping records that matched with the debit card statement and that there were handwritten notes on receipts on what the money was used for.
- Mr. Devon Poulos of 1255 Jonah Drive requested that the Board hear his comments on the budget now, as he had to leave the meeting. At the last meeting, he requested that the Board not approve the Revenue Sharing Agreement with the dance instructor and hoped that the District was collecting a base rent on top of the revenue share. He lived in the townhomes and his assessment was \$1,352 and was the same for next year, which was \$500 less than what he paid in ad-valorem taxes to the county, city and School Board and recommended that it be decreased by 10%.
- Mr. Joe Picataggio of 1554 Scarlett Avenue asked if the District was maintaining the overflow system of the pond and cleaning drains, as his pond was going to overflow and requested that three bids be obtained for any project, the price be negotiated, performance clauses be included in the contract and that the contractor

inspect their work on a periodic basis. He did not feel that the fountains or the pools and spa needed to be repaired at this time.

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

#### **FOURTH ORDER OF BUSINESS**

#### **District Engineer**

Regarding Mr. Picataggio's question about the ponds, Mr. Foran pointed out that there were control structures inside of the ponds to control the drainage and they were designed to allow water from the pond to flow into the control structure, so it did not overflow. They were also designed to last for a long time without any maintenance or little maintenance. A full inspection of the 16 CDD ponds, was performed and a report was forthcoming and would be provided to the Board at the next meeting. The system was functioning well and there were no issues. There was some minor erosion on some slopes between houses, as well as some soft spots, due to lawn mowers being trapped near the edge of the ponds, but not anything that would require an immediate repair and recommended that the landscaper use a weed whacker instead of a lawn mower close to the shore. None of the existing systems were close to being breached or in danger of overflowing, as the system was designed for a 25-year, 24-hour storm event, but if there was a 1,000-year storm event such as a hurricane or tropical storm, where there was 30 inches of rain, there would be localized flooding. Mr. Sabol thanked Mr. Foran for this report, as it explained the entire situation. Mr. LaVoy asked if the ponds were flowing water down to the next pond. Mr. Foran confirmed that it was an interconnected system that was designed for the ponds to work together. Water levels in the ponds were high, but everything was functioning as designed.

#### **FIFTH ORDER OF BUSINESS**

#### **Business Administration**

- A. Approval of Minutes of the July 17, 2024 Meeting**
- B. Approval of Check Register**
- C. Balance Sheet & Income Statement**
- D. Special Assessment Receipts Schedule**

Ms. Ferguson presented the minutes of the July 17, 2023 meeting, the July Check Register, Balance Sheet and Income Statement and Special Assessment Receipts Schedule, which were included in the agenda package. Ms. Lansford pointed out that the remainder of the contribution for the final payment in the reserve, the \$441,234 that the Board earmarked at the

beginning of the year, was made, but was not reflected in the July financials and would be reflected in the next set of financials.

On MOTION by Mr. Sabol seconded by Ms. Martin with all in favor the Minutes of the July 17, 2024 Meeting were approved as presented.

- **District Engineer (Con't)**

Mr. Foran reported that he received an email from Mr. Steve Krzynski, from Morris Engineering, requesting a connection to the District's drainage system, for a commercial site that they were building, which was required by the Water Management District, as part of the overall Master Site Plan for the community. Since the pond review was completed, Mr. Foran recommended that the Board allow the connection, as it was stopping Mr. Kaczynski from proceeding. It was only a small one-acre site, there would only be a minuscule amount of water draining into the CDD and it was already included in the master stormwater design for the project. There was Board consensus to allow for the connection.

Mr. Haber suggested having an easement or access agreement, for the contractor to provide their insurance information, agree to repair any damage, if they were impacting CDD property and return the property to the prior condition. Mr. Foran did not believe that they needed access to the property, as it was already designed in the system when the community was built.

*\*Mr. Foran left the meeting at this time.*

## **SIXTH ORDER OF BUSINESS**

### **New Business Items**

#### **A. Consideration of Suspension of Amenity Privileges (*Russell Behe*)**

Mr. Haber understood that there was a violation of certain provisions of the Amenity Policies at the tennis courts and as a result, a letter of suspension was sent to the person who violated the policies. Ms. Ferguson confirmed that the individual was present at this meeting. Mr. Haber indicated that the suspension was in place until this meeting and the purpose of today's hearing, was to give the Board an opportunity to speak with one another and decide what to do with the existing suspension. The suspended person also had the opportunity to provide input. Mr. Myers reported that on July 24, 2024, two gentlemen had a confrontation at a tennis court and last year had the same confrontation and both were suspended from the Amenity Center.

With this incident, there was a great deal of cursing and shouting and after it occurred, Mr. Myers spoke with both individuals and informed them that if this type of kind of activity continued on the property, he did not want them at the Amenity Center.

Mr. Russell Behe explained that he was on the tennis courts on July 24<sup>th</sup> and had words with a gentleman who was waiting for a court and did not live in the community. Mr. Behe felt that he apologized enough and it would not happen again. He lived in the community for 20 years with his wife of 50 years and they wanted to come to the Amenity Center to enjoy themselves and did not want confrontations. Every time something happened, Mr. Behe was the one that his neighbors called and gets along with everybody, except for this one gentleman. Mr. LaVoy appreciated Mr. Behe's comments. Mr. Sabol asked when this incident took place, whether Mr. Behe went over to a tennis court to said something to the gentleman. Mr. Behe confirmed that certain words were said and the guy wanted to fight him. Mr. Sabol questioned how long Mr. Behe was suspended for. Ms. Ferguson believed that it was approximately a one-month suspension and the other guy was suspended for one-day. Mr. Sabol was in favor of suspending Mr. Behe for another week. Mr. LaVoy pointed out that the Board was not going to put up with these issues and if it happened again, Mr. Behe would not like the results, because it would be a third time offense, but in this case, Mr. LaVoy recommended time served and hoped that the individuals stayed away from each other.

On MOTION by Mr. Sabol seconded by Ms. Chichelli with all in favor dismissing suspension of amenity privileges for Mr. Russell Behe was approved.

**B. Consideration of Revenue Sharing Agreement for Dance Instructor**

Ms. Lansford recalled that the Board approved a Revenue Sharing Agreement for the dance instructor at last month's meeting, but Mr. LaVoy preferred a different cost share split of 75/25 versus 90/10 and requested that the Board approve the new terms, in order for District Counsel to prepare the agreement.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor amending the Revenue Sharing Agreement for the Dance Instructor to provide for a 75/25 cost share was approved.

**C. Consideration of License Agreement with Vending Group for Soda & Snack Machine**

Ms. Lansford reported that Mr. Myers received an agreement from The Vending Group for a 36-month placement and the District receiving 40% of the gross sales. If the Board approved it, District Counsel would draft a formal vending agreement. Mr. Myers indicated that he discussed this matter with Mr. LaVoy yesterday and the plan was to bring in some revenue by having a soda machine and snack machine, even though people bring their own drinks and snacks to the pool, but the purpose was for people who get thirsty and did not want to go back home. Mr. Myers requested that this matter be tabled, in order for him to do more research and obtain proposals from other vendors. Mr. Sabol felt that this was a good idea and something that they should have done years ago. Ms. Martin agreed with the idea and doing more research and suggested having ice machines. Mr. Myers would look into it. Mr. LaVoy liked the idea for convenience as well as the split. This item was tabled to the next meeting.

**D. Discussion of Damage to Pool ADA Chair Lifts**

Ms. Lansford reported that letters were sent to three different residents for damage that totaled \$318.03. Reimbursement was received from two of the three residents, but one resident, Ms. Tina Powell, did not want to pay the fine, as she felt that she did not cause the damage. Mr. LaVoy questioned what options they had. Ms. Lansford pointed out if District Counsel was involved, the amount of their fees would supersede the amount that was owed and asked Mr. Haber to explain the collection process. Mr. Haber was not familiar with the collection process and would look into it; however, the collections when someone was delinquent on a payment, would not apply in this case. It was his understanding that to date, no formal letter was sent to Ms. Powell, but Ms. Sandy could prepare it quickly and it would not exceed the amount owed. The other option that the Board had, was to take them to small claims court; however, in order to be entitled to attorney's fees, there needed to be a contractual provision or statutory right to it, neither of which existed. Ms. Lansford pointed out that the Board could also suspend the amenity privileges of the resident. Mr. LaVoy preferred to suspend their amenity privileges. There was Board consensus for District Counsel to suspend the amenity privileges of a resident and for District Counsel to draft a letter to the resident.

**E. Consideration of Proposals****1. Precise Painting for Wallpaper Removal & Painting Services**

Mr. Myers presented a proposal from Precise Painting for wallpaper removal and painting services in the amount of \$10,250, for the removal of the wallpaper and two coats of paint, a light gray on the top and a darker gray on the bottom with a white trim. However, it did not include the painting of any footboards, drywall sections on the ceiling, fireplace or bookcases. Mr. Myers met with Tamiami Painting yesterday and was impressed with their presentation. They would remove the wallpaper, glue and residue and apply an orange peel texture over the walls, which would take care of any imperfections and paint all doors, trim, drywall on the ceiling, repaint the fireplace and install shelves for \$12,750. With all of the extras that they were going to do and their professionalism, Mr. Myers recommended that the Board approve the \$12,750 proposal. Ms. Martin questioned whether the existing furniture would be replaced. Mr. Myers confirmed that they would look at getting new furniture later on, as they wanted to handle the major items first, so they could start renting the Clubhouse out and make a great deal of money. One of his employees, who was a Real Estate Agent, had many people that wanted a place to hold meetings, but with the way that the Clubhouse currently looked, Mr. Myers did not want to recommend this facility. A Resident indicated that did not like the proposal from Precise Painting.

Ms. Lansford recommended tabling this item, since there were other items on the agenda for Board consideration and this item must be paid out of the reserve. Ms. Chichelli agreed, as there were many quotes and the Board was not paying attention to the smaller ones that could make a big impact and suggested placing all items on a list, so that the Board could make a decision. Mr. LaVoy questioned the current amount of reserve funds. Ms. Lansford stated that the reserve balance as of August 21<sup>st</sup> was \$632,547. Mr. LaVoy asked if all expenses were paid, especially for the tennis court. Ms. Lansford was not aware of any major additional invoices and the Reserve Study was projecting an end balance \$845,823 for Fiscal Year (FY) 2024; however, there were big savings in the Amenity Services Management line item, which could be transferred into reserves after October 1<sup>st</sup>. Ms. Chichelli questioned the current projects. Mr. LaVoy indicated that there were the pergolas, fountains, pool and painting. Ms. Chichelli preferred to table this matter until the pergolas were discussed. There was Board consensus to table this matter.

## **2. Everon for Fob Unit at Tennis Gate**

Mr. LaVoy discussed with Mr. Myers, having a fob unit for the tennis gate, to control access, but preferred to table it at this time, as there were alternatives such as Mr. Myers and his staff checking passes. Mr. Myers pointed out that they started doing spot checks on the tennis courts, asking for names and checking it with the system, to see if they paid their fees. During a two-day period, they had \$1,600 worth of payments made to tennis memberships, which he felt good about. He spoke with staff to get a better understanding of how the program worked and had a meeting tomorrow at 10:00 a.m., with the instructors and Captains, who would be responsible for the memberships. A survey was conducted on the Fitness Room through their key fob system and in May, 583 people utilized the fitness room, which equated to 19 to 20 people per day. There were 626 people in June and 594 in July, but later in the year, Mr. Myers anticipated, the amount would be at least double. They were planning to get quotes on new equipment and leasing equipment and would provide to the Board at the next meeting. There were currently four to five pieces of equipment that were in bad shape and would cost \$1,664 to repair, which Mr. LaVoy approved, to keep things functioning. Mr. Perry provided him videos of the equipment and what was wrong with it, which he appreciated and would be part of his presentation for next month. The Clubhouse, Fitness Room and pool were used the most by residents every day. The billiards room was recently repainted and looked good. They were planning to install blinds for the windows and a 55-inch TV. The amount spent in total for the billiards room was \$1,600.

## **3. Recycled Plastic Factory for Park Benches**

Mr. LaVoy asked about the plastic benches. Mr. Myers reported that plastic bench was missing from the tennis court, from Hurricane Ian and when he managed Harbor Lakes, he received a quote from a local company out of Englewood, Recycled Plastics for \$547 per bench. Ms. Chichelli thanked Mr. Myers for doing a good job. Ms. Martin appreciated Mr. Myers hard work, as the billiards room looked fantastic. Ms. Ferguson noted there was tax included on the key fob proposal. Mr. LaVoy would obtain a revised proposal.

**F. Liaison Reports****1. Supervisor Chichelli (Landscape)**

Ms. Chichelli reported receiving several complaints, but they were resolved. There was a request from LNP for flowers in the fountains but did not know the actual amount. The Board needed to look at it before making a decision. Mr. LaVoy reported that there were drawings with the proposal and it was something to think about. Ms. Chichelli suggested presenting the quote and drawings to residents. She met with the lake maintenance company yesterday, at the Clubhouse and mentioned that the landscaper who maintained CDD property, caused damage when their equipment went into the water, because the grass was very wet. Ms. Chichelli wanted someone at the HOA to be aware of it, as it would cost money if it continued and they should be responsible for any damages. In addition, the HOA was not treating the edging of the lakes. Mr. LaVoy would inform the President of the HOA.

**2. Supervisor Sabol (Aquatics)****a. Consideration of Shoreline Plan from Solitude**

Mr. LaVoy was waiting for a report from Solitude.

**3. Supervisor LaVoy (District Maintenance Items)****a. Consideration of Pergola Quotes****i. Florida Pergola**

Mr. LaVoy introduced a representative from the pergola manufacturer. The representative indicated that they were manufacturing pergolas for over 20 years throughout the State from the Keys to Jacksonville and were involved in a large variety of projects, such as Publix, Target, Fresh Market, Walgreens, Dunkin Donuts, many restaurants and HOAs. They had over 3,000 residential projects. Mr. LaVoy pointed out that their design was shared with everyone and what they were proposing was similar to the existing pergolas. They were planning to use pergolas that sit on steel pedestals with wrapping around it. Mr. LaVoy asked if it was an engineered product. The representative confirmed that they were State certified and everything that they did, must have a permit and signed and sealed engineering drawings that meet the hurricane requirements of the State. Mr. LaVoy questioned what the pergolas were rated. The representative indicated they were designed for 185 miles-per-hour (mph) winds. The State standard for being on the coast was 175 mph. Mr. LaVoy noted that the pergolas were quite large, 35 feet by 8 feet. The representative pointed out that once they received approval by the

Board, the submittal to the City of North Port for permitting, would take four to six weeks and the actual construction time, one to three weeks.

Mr. LaVoy asked if they could come back at a later date to paint them and if there was a warranty. The representative preferred that the wood be dry enough to paint them, because the wood was treated. The columns had a lifetime warranty, the steel would last many years, the wood would have 20-year warranty and there was a two-year labor warranty. Mr. LaVoy questioned the amount of the proposal. The representative indicated it was \$73,855 for 24 columns, 24 steel pedestals and pergolas. Ms. Martin recalled that their existing pergolas had Bougainvillea vines growing around them and in the past, the vines get heavy and asked if the structure of the pergolas could handle them. The representative confirmed that it could handle the weight of the vines, as they included a metal purlin, which was a lightweight horizontal beam /bar that would be placed every 16 inches, to distribute the extra weight evenly among the pergolas. Mr. Sabol felt that they should wait, as this was a great deal of money.

**b. Consideration of Fountain Quotes**

**i. Professional Fountain Services**

Mr. LaVoy requested that the Board not take action on the fountains at this time, as 65% of residents were in favor of removing them, based on the survey. The plan was to try to rebuild them, but if they could not be rebuilt, they would try to repurpose them and if they could not be repurposed, they would remove them. As liaison for this project, Mr. LaVoy would be talking to other contractors about what they could do to repurpose them, as he did not want to spend a great deal of money to make them look pretty, by using what they had, minus the water feature. According to the survey, residents wanted efficiency and reduced maintenance costs and with a dry fountain, they could make something happen. What attracted him first to Lakeside Plantation, were the Bougainvilleas, as the fountains were not working, but the fountains were part of their identity and would fight for them.

**c. Review of Community Survey Results**

Mr. LaVoy reported that the Board Members received the survey results and reiterated that out of the 849 residents that responded to the survey, 65% or 285 residents, were not favor of repairing the fountains. For re-building the front pergolas, the result was 50/50 and no one was in favor of dismantling the concrete path.

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

Mr. LaVoy evaluated the pool for the last three weeks and felt that they were headed for a catastrophe, as the issue was not just with the filtration. The entire system was 25 years old and the PVC pipes were structurally unsound. The filter cage, which was fiberglass, was delaminating and when it failed, the pool would be shut down, because there was no way to repair it. Last week, a valve on the pumps was stuck and staff could not lift it. The vendor was called and had to make another repair. It was expensive to replace it, as it was a 6-foot tube with a 6-inch valve and asked CES to provide a price for the filtration system, but now a decision was made to remove the entire system, raise the pad and install a whole new system. Mr. Sabol pointed out that the pool had been a problem for the last 15 years and voiced concern about water borne diseases and someone getting sick. Mr. LaVoy confirmed that the issue was with the pool equipment, not with the pool, as it was already inspected by an engineer and it passed. Ms. Chichelli questioned the cost. Mr. LaVoy planned to provide the proposal at the next meeting.

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

Ms. Martin reported that the plan was to get the Clubhouse repainted before the snowbirds returned. Mr. Myers pointed out if they did not hire the painters soon, they would be pushed down their schedule. Ms. Martin felt that the new office staff was doing a great job and was impressed with Mr. Myers. However, since the Clubhouse was now open until 9:00 p.m., there was a noticeable change in the schedule. Mr. Myers pointed out that a log was retained in the office for six weeks now and were monitoring how many people were at the pool in the evenings, as they were questioning whether they actually needed to keep the Clubhouse open until 9:00 p.m., Monday through Wednesday. On Wednesday night, 14 people were at the pool and normally they had six people. One option was having the pool open from 9:00 a.m. to 9:00 p.m. for a couple of months, but many days, he needed someone else in the in the office, mainly in the mornings, as there was a line of residents. In August, he started bringing in employees from 9:00 a.m. to 1:00 p.m. or 9:00 a.m. to 12:00 p.m. but did not need them in the afternoons.

Mr. LaVoy felt it was unnecessary to spend money to have someone in the office from 5:00 p.m. to 9:00 p.m., when there were only three or four people in the pool and proposed having someone in the office from 9:00 a.m. to 1:00 p.m., Monday through Thursday and closing the office at 5:00 p.m. Mr. Myers pointed out if the Board wanted staff from 9:00 a.m. to 9:00

p.m., they needed to allocate additional funds. Mr. LaVoy questioned whether there was value in having staff until 9:00 p.m., Monday through Thursday. Ms. Martin did not think so, as there were cameras at the pool. Resident Ms. Karen Hoek suggested having someone in the office from 7:00 a.m. until 11:00 a.m. Mr. LaVoy asked if there would be a savings. Ms. Lansford indicated that the District under budget for operation and maintenance (O&M), according to the financials for this month, but there was a saving for the amenity contract of almost \$100,000. Ms. Martin felt that they had better coverage and staff since it was changed to GMS. Mr. LaVoy agreed. Mr. Sabol was at the pool last night and there were five-year-olds swimming and suggested changing their rules. Ms. Chichelli asked if the pool was closed if there was an event. Mr. LaVoy replied affirmatively, as the person having the event, paid for an employee to be present. Ms. Chichelli pointed out that she liked the people working in the office now, as there was a huge difference in the energy, the amount of ideas that they had and everything working well.

## **SEVENTH ORDER OF BUSINESS**

### **General Audience Comments**

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

- Mr. Gary Feldman of 1130 Jonah Drive liked the new management team, as more effort was being put out. In the three years that he has lived in the community, he was fed up with the condition of the pool, as it was not what he had been paying for. When he noticed on the survey that the Board was going to spend \$100,000 to convert the salt water in the pool, he questioned the financial priorities of the Board.
- Ms. Carol Greer of 1804 Scarlett Avenue asked about the entrance, as for 15 years, they were putting good money into bad at the entrance. The pergolas were beautiful, depending on the landscaper, but many times when people walked under the pergolas, they were hit by vines. If they did not have a good landscaper, it was a waste of money. Flowers should be planted around it and there should be benches.
- Ms. Donald Keller of 2395 Savannah Drive disagreed with changing the color of walls in the Clubhouse to Light Gray and pointed out that the individual that

accosted Mr. Russell Behe, was not a resident and questioned why the CDD was allowing this to happen.

- Mr. Ron Perry of 1663 Scarlett Avenue recalled at the start of this meeting, when Mr. LaVoy presented the results of the survey, he said it was to get a feel for what the residents wanted and that the Board already made a decision. Mr. LaVoy clarified that he actually said that a Board Member may already have made a decision in their mind. Mr. Perry pointed out if this was the case, it violated the Sunshine Law.
- Ms. Louise White of 1596 Scarlett Avenue voiced concern about the height of the grasses in the pond behind her house and kids fishing, as alligators could be hiding in the grasses.

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

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Sandy had no further report.

**B. District Manager**

**1. FY25 Insurance Package**

Ms. Lansford presented the Property Schedule from the District's insurance company, AEGIS, as the District's insurance policy was up for renewal. Insurance costs increased significantly.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the insurance renewal for Fiscal Year 2025 was approved.

**2. Adoption of Goals and Objectives**

Ms. Lansford reported that next year, every CDD was required to adopt goals and objectives by October 1<sup>st</sup> and at the end of each fiscal year, the Board would grade themselves on how well they followed them. This was standard procedure. There were goals for public meeting compliance, having a clean audit and publishing it to the website and in the agenda financial report.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor the District's goals and objectives were approved.

- **General Audience Comments** *(Item 7)*

Mr. Gary Ronald of 2608 Peach Circle felt that the survey was misleading, as the prices were not accurate. In addition, he, Mr. Perry, Mr. Alan Scheerer and Mr. Richard McGrath performed numerous work throughout the community, in order to save money, which he was happy to do, but the fountains did not need to be replaced and if the cost was shared, the vote would possibly be changed. If the fountains had a preventative maintenance system, which was a low cost, they would not have failed. He felt that the pool did not need a saltwater system and needed to be refurbished to be operational or it would continue to fail. Mr. Ronald was unsure whether he wanted to continue to volunteer, because he felt like he was taken advantage of, as the money was now being spent uselessly elsewhere.

### **3. Update on Restitution Case for Andrew Johnson**

Ms. Lansford reported a week and a half ago, the formal restitution case for Mr. Andrew Johnson, the gentleman that drove into the landscaping at the front entrance, was held, which she attended. The judge granted the District the full reimbursement amount of \$1,083 and required Mr. Johnson to make monthly payments to the District as restitution. Ms. Chichelli asked if the District received reimbursement for the tree. Ms. Lansford stated there were proposals from LMP for the removal and cleaning of the area, in the amount of \$785 and another proposal for the replacement of the tree, which was \$239. Ms. Chichelli asked if Mr. Johnson's insurance paid for it. Ms. Lansford indicated that Mr. Johnson did not have insurance, which was why the case was in court.

#### **C. Amenities Manager**

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

Mr. Myers presented the Amenities Manager Report and recalled that at the last meeting, the Board voted to sell the air conditioners that were in storage. They sold five units for a total of \$975. One was retained in the storage area, in case there was an emergency and they needed to utilize one. The antique broken furniture was listed on Facebook Marketplace for seven days, but they did not receive any inquiries and it was subsequently donated to St. Nathaniel's Church.

They decided to pay the full amount of \$680 for Constant Contact, their email computer system, as there was a savings of \$291.60. Ms. Chichelli thanked Mr. Myers for doing this, as it made sense.

#### **NINTH ORDER OF BUSINESS**

#### **Public Hearing on the Adoption of the Fiscal Year 2025 Budget**

Ms. Lansford reported that the FY 2025 Proposed Budget, that was presented at the May meeting, was the same version as what was being presented today, with no increase in assessments. The transfer to the Capital Reserve Fund of \$485,626, matched the Reserve Study and was the full 100% contribution. There was an earlier comment about decreasing the assessment by 20%, but the recommendation from accounting, was not lower assessments at this time. However, this was something that the Board could look at next year, depending on the spending, but there would only be a 6% cushion, after the 100% reserve contribution was made. She was not aware of any 20% overage and neither was anyone in the Accounting Department.

#### **A. Public Comments**

On MOTION by Mr. LaVoy seconded by Ms. Chichelli with all in favor the Public Hearing on the Adoption of the Fiscal Year 2025 Budget was opened.

Mr. Ron Perry of 1663 Scarlett Avenue felt that it was a bad decision to put the budget hearing at the very end of the meeting, as many residents left. When the Board approved the budget in May, it was identical to the 2024 budget and he did not like the Board bragging about savings, as it was not reflected in the FY 2025 Budget. No one asked any questions at the May meeting, other than whether they could decrease it, but not increase it. There was no June meeting and it was not discussed at the July meeting. Now they were at the 11<sup>th</sup> hour, stuck with this budget, because it must be submitted to the county by the end of the month. In May, the minutes stated, "*Mr. LaVoy did not see an issue with not proceeding, as they were meeting the amounts set last year and this was the higher watermark and the Board had several months to fine tune it,*" but obviously this did not occur. The \$441,000 that went into the Capital Reserve Fund, was now the normal standard and any thought about reducing the assessment, was a moot point. In 2020, \$130,000 was transferred into the Capital Reserve Fund, \$130,550 was

transferred in 2022 and it increased to \$177,200 in 2023, but it was not transferred because of the dire financial condition that the CDD was in. In 2024, \$441,000 was transferred and they understood the condition that the CDD was in and that they must put that money back into the Capital Reserve Fund. Today, they were transferring \$485,600 in the Capital Reserve Fund and questioned what they would spend this money on, as residents were told that the District was paying back what it borrowed, but this did not occur. There were no further audience comments.

On MOTION by Ms. Chichelli seconded by Mr. LaVoy with all in favor the Public Hearing on the Adoption of the Fiscal Year 2025 Budget was closed.

**B. Consideration of Resolution 2024-10 Adopting the Budget for Fiscal Year 2025**

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor Resolution 2024-10 Adopting the Budget for Fiscal Year 2025 Budget was adopted.

**C. Consideration of Resolution 2024-11 Imposing Special Assessments & Certifying an Assessment Roll**

On MOTION by Ms. Chichelli seconded by Mr. LaVoy with all in favor the Public Hearing on the Imposition of Special Assessments and Certifying an Assessment Roll was opened.

There were no public comments.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the Public Hearing on the Imposition of Special Assessments and Certifying an Assessment Roll was closed.

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor Resolution 2024-11 Imposing Special Assessments and Certifying an Assessment Roll was adopted.

- **Approval of Check Register (Item 5B)**
- **Balance Sheet & Income Statement (Item 5C)**
- **Special Assessment Receipts Schedule (Item 5D)**

Ms. Ferguson pointed out when the Board approved the Consent Agenda, the Board only approved the minutes of the July 17<sup>th</sup> meeting and not the Check Register. Ms. Martin questioned the Supervisor Fee from December 16, 2020 for Mr. Roumy. Ms. Lansford would check with Truist Bank, but over the past three to five months, there were a number of voided checks that were either not cashed or bounced and the accountant re-issued them. Ms. Chichelli noticed that on some bills, taxes were being charged. Ms. Lansford confirmed that the District should not be paying taxes, but on some recurring invoices, it was not caught and staff would provide them with a Tax-Exempt Form. Ms. Chichelli noted on the lease for the copier, taxes were being included and requested that Mr. Myers check those invoices.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the July 1, 2024 to July 31, 2024 Check Register in the amount of \$69,962.49 and Unaudited Financial Statements for July 31, 2024 were approved as presented.

- **Precise Painting for Wallpaper Removal & Painting Services (Item 6E1)**  
Mr. LaVoy requested that the Board approve the proposal from Tamiami Painting.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the proposal with Tamiami Painting for wallpaper removal and painting in the amount of \$12,720 was approved.

Ms. Chichelli asked if this was the quote that Mr. Myers obtained and recommended. Mr. Myers felt that it was better than the Precise Painting proposal. Ms. Chichelli questioned whether the Board approved of any color. Mr. LaVoy indicated that they were going to revisit the color before telling the contractor to proceed. His wife was an Interior Decorator and his son was a manager for Sherwin Williams for several years and they would be happy to provide their input.

#### **TENTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

There being no comments, the next item followed.

August 21, 2024

Lakeside Plantation CDD

**ELEVENTH ORDER OF BUSINESS**

**Next Regularly Scheduled Board Meeting  
is September 18, 2024 at 6:00 p.m. at  
Lakeside Plantation Clubhouse**

Ms. Ferguson stated the next meeting was scheduled for September 18, 2024 at 6:00 p.m. at this location.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the meeting was adjourned at 8:20 p.m.



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Secretary/Assistant Secretary



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Chair/Vice Chair