

**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, **September 18, 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

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Jordan Lansford
Sarah Sandy (*via Zoom*)
Harold Myers
Residents

GMS – District Management
Kutak Rock, LLP
Clubhouse Office Manager

The following is a summary of the discussions and actions taken at the September 18, 2024 regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

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

Ms. Lansford opened the audience comments period on agenda items. The following residents addressed the Board:

- Mr. Bob Sixt of 1274 Jonah Drive noted that the Clubhouse looked nice, but the landscaping did not look good, as bushes and trees around the pool needed to be trimmed. There were also low hanging branches along the sidewalk and flowers around the island needed to be pulled out, as there were overgrown weeds.
- Mr. Devon Poulos of 1255 Jonah Drive recommended not involving any landscaping, if the Board decided to proceed with the fountains and pergolas, as he preferred to have a concrete wall that looked nice. He also suggested keeping the equipment in the Fitness Center that was functional, to keep costs low, thanked Mr. Ron Perry for sending out the email regarding CDD matters and questioned why they were replacing pool heaters, as they were still under the warranty. The clubhouse rental rates should be increased, in order to keep assessments down, as it could generate \$25,000 to \$30,000.
- Mr. Gary Ronald of 2608 Peach Circle felt that the community wasted thousands of dollars on the pool, because years ago, when the pool was sinking, he advised that the pool equipment was actually sinking and he and Mr. Ron Perry submitted a proposal to repair it. In addition, the drain was plugged. If this was not addressed, they would continue to waste money. The heater was failing because the equipment was not secured and causing a vibration. Everything in that enclosure needed to be raised because equipment was getting wet.

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

FOURTH ORDER OF BUSINESS

District Engineer

A. Pond Erosion Report

Ms. Lansford reported that Mr. Brad Foran inspected the erosion on the 16 ponds within Lakeside Plantation and did not find any areas that were severe in nature or required immediate attention for erosion repair. He would like to revisit them in the dry season when water levels were low. His report was provided to the Board. Ms. Martin noted on the pond at the Clubhouse,

part of the erosion problem was due to the clay entering the pond from the tennis courts when it rained and questioned whether there was a way to prevent the clay from running from the tennis courts. Ms. Lansford would confer with Mr. Foran. Mr. Sabol pointed out that Mr. Foran’s report was excellent and valuable, as it answered many of their questions.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the August 21, 2024 Meeting

Ms. Martin stated on Page 7, she did not ask about refurbishing the Clubhouse. Mr. Lavoy did.

On MOTION by Ms. Martin seconded by Mr. Lavoy with all in favor the Minutes of the August 21, 2024 Meeting were approved as amended.

B Approval of Check Register

C Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

Ms. Lansford presented the August Check Register in the amount of \$24,637.66, unaudited Financial Statements for August 31, 2024 and Special Assessment Receipts Schedule.

On MOTION by Mr. Lavoy seconded by Mr. Sabol with all in favor the August 2024 Check Register was approved.

SIXTH ORDER OF BUSINESS

New Business Items

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

Ms. Lansford presented a License Agreement with Vending Group for the soda and snack machine. Mr. Harold Myers recommended not proceeding with the approval of this agreement, as he would like to see if there were any other options.

B. Liaison Reports

1. Supervisor Chichelli (Landscape)

Ms. Chichelli received several complaints, regarding the landscaping, as whomever was doing the landscaping, was not addressing it. The CDD was only responsible for CDD property and not the preserve. Sometimes the landscaper would address the preserve, but at times it was

too wet, which could damage those areas. Anything close to a home, was the responsibility of the HOA. They were in the process of changing the flowers. The trimming of the Palms would be completed in the Fall, but if there were low hanging branches, the landscaper would take care of it.

2. Supervisor Sabol (Aquatics)

i. Consideration of Shoreline Plan from Solitude

Mr. Sabol recalled that the Board received a proposal from Solitude, several months ago, to repair shorelines for \$14,000, but it was no longer valid. However, the District Engineer, did not find any areas that were severe or required immediate attention.

3. Supervisor Lavoy (District Maintenance Items)

i. Revised Proposal from Florida Pergola

Mr. Lavoy received a proposal from Zinga's Pergola, but it was for a different design, versus Florida Pergola, which provided exactly what they had. In his opinion, the pergolas were part of the Lakeside Plantation look and felt that they had a good quote from Florida Pergola. Ms. Martin agreed that the pergolas defined Lakeside Plantation and felt that the centerpiece and two side pieces, needed to be re-erected. It may be more money, but it was a great design that met the Miami-Dade code. Mr. Sabol questioned the cost. Mr. Lavoy stated that Florida Pergola quoted \$73,855 in total and Zinga's quoted \$87,105 per side or \$160,000. Ms. Chichelli questioned whether they were taking residents' concerns into consideration. Mr. Sabol recalled when a survey was sent out, half were in favor of it and half were not. Mr. Lavoy was in favor of the Board approving the proposal from Florida Pergola, as it was exactly what they had with 4x4 steel columns, welded plates, angle flanges and PVC columns, had confidence with them and other contractors were charging a higher cost. It would make the community look good, once the Bougainvilles grow over them in a year. Ms. Martin agreed, as in the past, brides took pictures in front of them and they made the community look good.

Ms. Lansford opened the floor to audience comments. Ms. Theresa Mahoney of 1520 Scarlett Avenue was happy to not have any further discussion, especially on the pros and cons and to move forward, but voiced concern about the timeframe for the implementation. Mr. LaVoy indicated that once the contract was issued, it would take 10 to 30 days to obtain the permit and engineering and then it would take two weeks for construction. The painting would

be completed, once the wood was dry. Mr. Ron Perry of 1663 Scarlett Avenue recalled an original quote of \$42,000 and questioned why it increased by \$30,000. Mr. Lavoy stated that it was due to the PVC columns. Mr. Perry did not believe this was a good deal. Mr. Ron Jursch of 2226 Boxwood Street questioned the Board's priorities, since they would be spending a great deal of money and recommended that these funds be spent to repair the pool. Mr. Devon Poulos of 1255 Jonah Drive recalled on the survey, when residents being asked if they were in favor of rebuilding the front entrance pergolas back to the original design for \$75,000, 141 residents were not in favor it and 122 residents were in favor of it. This was irresponsible and a waste of residents' funds and would campaign for these Board Members to no longer serve on the Board at the next election. There being no further comments, Ms. Lansford closed the audience comments period.

On MOTION by Ms. Martin seconded by Mr. Lavoy with all in favor the proposal from Florida Pergola in the amount of \$73,855 was approved.

ii. Fountain Repurpose

Mr. Lavoy recalled that the Board was in favor of repurposing the fountain and obtained prices, one to remove everything. In the next couple of weeks, he planned to receive additional proposals and requested that this item be tabled to the October meeting. Ms. Martin was not in favor of keeping the fountains, as they were down as much as they were working and due to the maintenance cost, as over five years, the total cost to maintain them was \$60,000. Other communities did not have fountains for this reason and felt that the fountains should be removed or repurposed. Ms. Chichelli was in favor of removing the fountains and installing landscaping. Mr. Sabol agreed, as last year, when they first started discussing it, there were already maintenance costs of \$46,000. Mr. Lavoy would provide additional proposals at the next meeting.

4. Supervisor Lavoy (Pool & Courts)

Mr. Lavoy reported that three additional pool designers were involved with the pool project. One was onsite this week, another one was coming on Friday, a third one coming on Tuesday and he expected a proposal from another one. By the next meeting, he expected to

present three bids to the Board to replace the entire filtration system and bring it up to standards with new drain lines and electrical components.

5. Supervisor Martin (Clubhouse & Facilities)

Ms. Martin reported that they were busy with the Clubhouse. The painters did a terrific job and Mr. Myers should be praised for finding this vendor, as the work was completed in four days. She obtained quotes several months ago, to replace the window blinds, because the existing ones were wood and some of slats were rotting and breaking. The blinds in the pool room were stained so badly that they had to be thrown away. There were four quotes for faux wood, which was the material that they were using at this time. They did not have tapes or pull strings and were light and clean. The plan was to have new blinds on all windows at the Clubhouse. The highest quote was \$8,016 and the lowest was \$6,370. Mr. Lavoy agreed that they needed to have blinds and questioned who Ms. Martin would recommend. Ms. Martin recommended the proposals from Budget Blinds and ShadeNStyle.

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor the proposal from Budget Blinds for blinds in the Clubhouse in the amount of \$6,370.92 was approved.

- **Proposal from Tamiami Painting, Inc. for Exterior Painting of Clubhouse (Item8C5)**

Mr. Myers spoke with the painters regarding the Clubhouse, as paint was chipping on the pillars, the gazebo by the lake and 21 Clubhouse doors. There was a proposal with Tamiami Painting for the gazebo, all of the pillars in the front and back of the Clubhouse and 21 doors in the amount of \$5,389, which was an excellent price. Once the inside and outside of the Clubhouse looked good, they could rent it out and promote it for wedding receptions. A wedding reception was already booked for January 12, 2025. The gazebo would be a beautiful spot for bride and grooms to take pictures. He has been emailing LMP every day for the past two weeks, as the equipment that the company that they provided to trim the Palm trees, broke down, but he just received confirmation that the equipment was repaired and he should find out tomorrow morning, when they would return. Before a motion was made, Mr. Sabol questioned the total finances of the District. Ms. Lansford confirmed that the transfer was made to the Reserve Fund last month and before the pergolas were approved for \$73,000, the balance in the Reserve Fund

was \$622,013, as of the end of August and the District was \$57,938 underspent in the Operation and Maintenance (O&M) Budget.

On MOTION by Mr. Sabol seconded by Ms. Martin with all in favor the proposal from Tamiami Painting for exterior painting of the Clubhouse in the amount of \$5,589 was approved.

SEVENTH ORDER OF BUSINESS

General Audience Comments

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

- Mr. Bob Sixt of 1274 Jonah Drive questioned whether their maintenance person could do the painting.
- Ms. Louise White of 1596 Scarlett Avenue lived next to a cement drain where water was being pumped out and questioned the last time someone inspected it, to ensure that it was functioning properly. She made a formal complaint to the North Port Water Department about water that was not draining and they were going to come out to investigate.
- Mr. Paul Fazzina of 1627 Scarlett Avenue requested that the swale behind his house be inspected, as it filled completely with water after it rained and drained slowly.
- Ms. Patricia Ware of 1638 Scarlett Avenue voiced concern about the amount of money being spent by the Board and asked if there were upcoming expenditures.
- Mr. Ron Perry of 1663 Scarlett Avenue pointed out that water for the fountains cost money, as well as electricity, which was necessary to run the pumps for the fountains. The maintenance costs were high, as going back to 2018, \$18,000 was spent on maintenance and if one motor breaks down, it would cost a great deal of money to repair it. He estimated that \$17,700 equated to \$5.27 per household per year.
- Mr. Devon Poulos of 1255 Jonah Drive praised Mr. Myers and his team, as there was now a different vibe in the Clubhouse and appreciated that Mr. Foran mentioned in his report, that Pond 7 was overgrown, as Solitude used the excuse that it was natural vegetation. He requested that the Board keep in mind that on

the survey, 65% of residents did not want the fountains and they should be removed. The Board should not be basing their decisions off of people capitalizing off of money that the CDD spent, because if there was a hurricane, they would not have any money to make repairs. With Hurricane Ian, the landscaping cost \$151,000 to replace and the cost would be double now. Residents were questioning the type of system that was being installed at the pool and whether it would be a saltwater pool. In actuality, there would be a salt generator that makes chlorine. The pool equipment needed to be raised, which would cost \$150,000. A UV filter was not necessary.

- Mr. Ron Jursch of 2226 Boxwood Street appreciated the effort of the Board to provide a survey to residents and suggested generating another survey on what residents felt were priorities.
- Ms. Carolyn O'Neil of 2432 Magnolia Circle voiced concern that the pond behind Plantation Boulevard looked black. There used to be birds and fish and now they are gone and questioned whether aeration was being considered. Mr. Sabol indicated that it was caused by the 30 inches of rain in the last month and excessive heat, which they did not control. The water is not going to back up, as it was filtering fine.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. District Manager

Ms. Lansford pointed out if the Board wanted to accept Mr. Myers recommendation to increase the Clubhouse rental rates, they must advertise for a public hearing, 29 days in advance. In addition, there was a potential quorum issue for the October 16th meeting and suggested moving it to October 23rd. There was Board consensus to move the October meeting to October 23, 2024.

C. Amenities Manager**1. Report**

Mr. Myers presented the Amenities Manager Report.

2. Request to Increase Clubhouse Rental Rates

Ms. Lansford requested the maximum rate to be approved by the Board, in order to advertise for it. Similar to the budget, the Board could not approve anything higher than this amount. Mr. Lavoy wanted to set a maximum ceiling of \$1,000. Ms. Sandy indicated that they must have the maximum amounts and rate categories in order to publish the rates. Mr. Lavoy requested that Mr. Myers provide the rates for day rentals, night rentals, set up and clean up fees. Ms. Sandy noted that it must include the number of hours and if it was for specific rooms, non-residents and homeowners.

On MOTION by Mr. Lavoy seconded by Ms. Chichelli with all in favor setting a public rulemaking hearing on the amenity facility rental rates for October 23, 2024 at 6:00 p.m. at this location with authority to Mr. Myers to provide the rate categories and rental amounts for publication was approved.

3. Fitness Center Quotes & Lease Options

Mr. Myers noted that there was some equipment in the Fitness Center that did not need to be replaced. All of the free weights were new, but quotes were requested, so they would know what it would cost to purchase, lease or rent the equipment. The cost for replacing most of the equipment was \$36,000, which was a good price for all new equipment, but since some equipment could be removed from the proposals, Mr. Myers would obtain a new proposal. Mr. Lavoy requested input from people that use the equipment and coming up with a plan. Mr. Myers agreed, as in July, 2,000 people use the Fitness Center, which was impressive. Ms. Chichelli felt that they needed to know the demographics of the people that use the Fitness Center. Ms. Lansford would include this item on the next agenda.

4. Pool Heater Repair vs Replacement

Mr. Myers indicated that two pool heaters were 17 years ago and felt that they served their purpose. There was a quote for repairing the one heater that was broken, which would cost \$4,500 to repair. However, before he started, there was a quote to replace two heaters for

\$22,000, but if they wanted to replace the one that was completely down, it would cost \$11,000. However, if they repaired it for \$4,500, they would not receive a warranty and recommended replacing it. In 2021, three pool heaters were replaced for \$9,000 each and would find out if there was an existing warranty. Mr. Lavoy recalled that three pool heaters were replaced and there was a warranty. These were two that needed to be replaced and should be replaced, as they were 17 years old. Mr. Sabol asked if any pool parts could be used towards the new ones. Mr. Lavoy confirmed that the parts could be used. Mr. Devon Poulos of 1255 Jonah Drive recalled that there were four heaters for the pool and one for the spa, three of which were replaced in 2021. The one in the spa was also replaced and questioned whether the one for repair was replaced in 2021. Mr. Myers would verify this. Mr. Lavoy believed that there needed to be a new quote for both heaters. Mr. Myers would obtain revised quotes. Ms. Lansford would include the revised proposals on next month's agenda.

5. Proposal from Tamiami Painting, Inc. for Exterior Painting of Clubhouse

This item was discussed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Next Regularly Scheduled Board Meeting is October 16, 2024 at 6:00 p.m. at Lakeside Plantation Clubhouse

Ms. Lansford stated the next meeting was rescheduled for October 23, 2024 at 6:00 p.m. at this location.

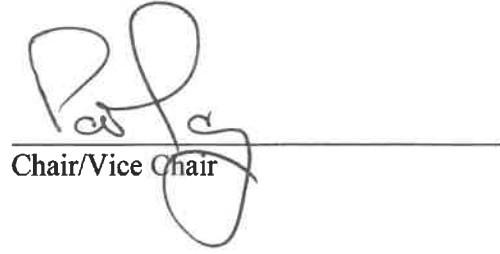
ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Lavoy seconded by Ms. Martin with all in favor the meeting was adjourned at 7:08 p.m.



Secretary Assistant Secretary



Chair/Vice Chair