

**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, **October 23, 2024** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

Pat LaVoy	Chair
Mary (Sue) Martin	Vice Chair
Alan (Bud) Sabol	Assistant Secretary
Pina Chichelli	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Sarah Sandy <i>by Zoom</i>	Kutak Rock, LLP
Harold Myers	Clubhouse Office Manager
Chris Berry	LMP
Residents	

The following is a summary of the discussions and actions taken at the October 23, 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 questioned what the Board was doing with the flowers in the islands on Plantation Boulevard. The palms in the front looked good, but the palms around the pool were not trimmed and there was no weed whacking around the large marsh on Plantation Boulevard.
- Mr. Ron Perry of 1663 Scarlett Avenue was in favor of having the fitness equipment replaced, but not the weight equipment, as this was a private club and not Planet Fitness. However, the existing equipment should be painted with touch up paint, parts should be replaced and low maintenance such as the treadmills, ellipticals and steppers, should be considered.
- Ms. Louise White of 1596 Scarlett Avenue questioned when LMP would be cutting the grass on the side of her house, as the water had now receded.
- Mr. Devon Poulos of 1255 Jonah Drive noted the following: 1) Residents of Jonah Drive were paying for two officers to block their entrance for Halloween and when looking at the budget for next year, the Board should have the communities that wanted to participate in Trick or Treat, pay for it; 2) Widowmakers were hanging from trees on Plantation Boulevard, which could fall and hurt someone and should be removed by a tree company and 3) LMP should cut back the preserve area.

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

FOURTH ORDER OF BUSINESS**District Engineer**

Ms. Lansford reported that Ms. Palmer or Mr. Foran were not in attendance, in order to save costs and did not have anything to report. Mr. LaVoy requested a report from LMP, since most of the requests from residents were for them. Mr. Chris Berry of LMP reported that the palms in back of the community, would be trimmed the first week of November. Annuals would be removed at the end of this week but would not be replanted due to the high temperatures and would be replaced with Begonias. Irrigation repairs were approved, but until it was working, the

flowers would not be replanted. Ponds were not maintained, due to the hurricane that hit 10 days ago. Some trees fell into the preserve area. If it was minor, they would remove them, but if it was an entire tree, they would speak to Ms. Chichelli about it. The piles of debris on Plantation Boulevard, would be picked up by the City for free service. Thankfully, the South did not get hit as bad as the North did. There are some broken branches in trees, that would be removed, but the large broken branches would remain. If the residents informed Ms. Chichelli about issues, they would follow up.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the September 18, 2024 Meeting

There were no corrections.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the Minutes of the September 18, 2024 Meeting were approved as presented.

B Approval of Check Register

C Balance Sheet & Income Statement

D Special Assessment Receipts Schedule

Ms. Lansford presented the September Check Register in the amount of \$118,134.70, Unaudited Financial Statements for September 30, 2024 and Special Assessment Receipts Schedule. In the Operating Fund, the District ended the fiscal year with \$5,943 over the budgeted amount, due to pool cleaning and property insurance. The District ended the fiscal year with \$590,291, in the Reserve Fund, t.

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

E. Consideration of Resolution 2025-02 Budget Amendment FY24

Ms. Lansford reported that since the District ended the fiscal year with \$5,943 over the budgeted amount, the District was required to adopt a budget amendment resolution and submit it to the State within 60 days of the end of the fiscal year.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor Resolution 2025-02, Amending the Budget for Fiscal Year 2024 was adopted.

SIXTH ORDER OF BUSINESS

New Business Items

A. Ratification of Reimbursement to Pat LaVoy

Ms. Lansford presented a reimbursement request from Mr. LaVoy in the amount of \$42.79, for the purchase of a leaf skimmer.

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor approval of the reimbursement of \$42.79 for Mr. Pat LaVoy was ratified.

B. Consideration of Resolution 2025-01 Resetting the Date of the Public Hearing Date for the Purpose of Adopting Amended Amenity Facilities Policies

Ms. Lansford presented Resolution 2025-01, Resetting the Date of the Public Hearing Date for the November Meeting, for the Purpose of Adopting Amended Amenity Facilities Policies. Ms. Sandy reported that there were some timing constraints, that caused a delay in getting the publication into the newspaper, by the date approved by the Board, therefore staff had to push the hearing to the District’s next meeting. In addition, the resolution included the rate categories that the Board requested that Mr. Myers include in the publication, as well as proposed rate ranges, and requested if there were any Board input or adjustments needed.. These were maximum amounts that could always be decreased but could not increase.

On MOTION by Ms. Martin seconded by Ms. Chichelli with all in favor Resolution 2025-01 Resetting the Date of the Public Hearing Date for the Purpose of Adopting Amended Amenity Facilities Policies for November 20, 2024 at 6:00 p.m. at this location was adopted.

C. Consideration of Suspension of Amenity Privileges (*Christina Powell*)

Ms. Lansford reported that Ms. Christina Powell’s suspension was due to non-payment; however, the District received her check prior to this meeting and there was no further discussion.

D. Approval of Annual Audit Report for Fiscal Year 2023

Ms. Lansford presented the Annual Audit Report for Fiscal Year 2023. It was a clean audit.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the Fiscal Year 2023 Annual Audit Report was approved.

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

Ms. Chichelli reported that after the hurricane, there was one damaged Oak tree, between the sidewalk and the road on Plantation Boulevard and another on Sycamore Street and requested a quote from Joshua Tree, which were cheaper than LMP. After Hurricane Milton, there were two fallen trees behind homes on Scarlett Avenue, which she received quotes for, as well as a quote for a Magnolia tree on Plantation Boulevard. All of these trees would be removed next week. She requested a quote for two other Magnolia trees, in the median on Plantation Boulevard, which they did not have to do at this time. For the removal of the debris, she received a quote from LMP for \$15,000, to clean up everything, but it was her understanding that in the Fall, LMP trimmed the trees. However, it was specified in their contract that hurricane removal was a separate cost. There was a quote from Joshua Tree, but it was \$1,700 higher. Mr. LaVoy questioned whether they would do everything. Ms. Chichelli stated that LMP would trim all of the trees and remove dead branches, but Palm tree trimming, was part of their contract. They would also trim of the Oak trees on Plantation Boulevard. Mr. LaVoy preferred that LMP remove trees and branches that may fall, such as the Widowmakers and place the remainder of the work should on hold, until everything was back to normal. Ms. Chichelli questioned whether Mr. LaVoy contacted the City of North Port, because they would not come out, unless they were contacted, as their roads were private. Mr. LaVoy confirmed that he informed the City Manager, that the City was responsible for Plantation Boulevard; however, they may not do Scarlett Avenue. Ms. Chichelli recalled with Hurricane Ian, the City picked up debris from all of their roads, because the HOA sent a letter to the City to provide approval. Ms. Lansford clarified that the CDD paid LMP to pick up debris, because City would not pick up debris on Scarlett Avenue. Ms. Chichelli questioned when it would be removed. Mr. LaVoy requested that it be removed before Halloween. Ms. Chichelli pointed out that LMP quoted \$1,000 for debris removal. Mr.

LaVoy indicated that he was meeting with the City before Friday, to discuss this matter further. If they refused their request, the Board would look at other options. Ms. Chichelli reported that new mulch was being applied at the end of November.

2. Supervisor Sabol (Aquatics)

Mr. Sabol reported that in the last couple of weeks, they had some algae blooms. The water was brown, because of the oxygen level and the ponds were not doing well. The trees did not look well, but would come back. In some of the ponds, vegetation was destroyed. Water levels were still high, but once they go down, the vendor would assess the area and make recommendations. There were some discussions about Pond 7, but it had not been looked at for years. The District Engineer would evaluate it, as there were some evasive plants, but they would sit back and wait to see what nature does.

3. Supervisor LaVoy (District Maintenance Items)

Mr. LaVoy reported that the community had some good storms and the damage was extensive throughout the area, but they were spared. However, Bradenton and Sarasota were not and it was sad to see what occurred. For the pool repair, they were five vendors, but since the storms hit, three dropped out, because they were overwhelmed. However, their remaining two vendors were also overwhelmed. He was still waiting for proposals.

i. Fountain Repurpose

Mr. LaVoy received a price from MK Contracting. They had some good ideas, but the price for repurposing the fountains was \$52,176, as it would involve the installation of stone, repainting and stucco. There were two fountains and they must install signage. The cost to demolish the fountains and install sod was \$36,585. A quote from Wildcat was received today, which was \$28,000, but it excluded the sod, damage to the architecture and equipment pits. MK's quote was complete and included installing the protective equipment, removal of one fountain at a time, delivery and distribute black dirt and sod as required, to cover the areas, after removal of the fountains, pits and all permits. The repurposing of the fountains should be discussed before the signs. Ms. Martin felt that it was a good price, but preferred to remove the pits, if they were demolishing the fountains. Mr. LaVoy recommended approving the proposal from MK, as he contacted five demolition companies and only two responded, MK was onsite

and evaluated the job, were a licensed contractor with the State of Florida and his familiarity with them. If they proceeded now, they could complete the job before the holidays. Mr. Sabol appreciated Mr. LaVoy's hard work in obtaining the proposals, felt that it was a good idea and approved of it. Ms. Martin pointed out that it was hard to approve this amount of money, but they had to do something with the front entrance.

On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor the proposal for demolishing the fountain in the amount of \$36,585 was approved.

Ms. Lansford questioned the proposal from LMP. Mr. LaVoy reported it was to do landscaping, but was not in favor of it, as it was astronomical amount and at this time, the landscaping would die.

4. Supervisor LaVoy (Pool & Courts)

i. Proposal from Viking for Replacement of Circuit Breakers

Mr. LaVoy reported that there were two breaker boxes by the pool; one by the pool equipment and one outside of it, which controlled all of the electrical in that area. Both were installed 22 years ago and were starting to rust. When he was onsite with both vendors and removed the covers of one by the pool, the circuit breakers were very hot. It was old equipment that needed to be upgraded. They needed new enclosures, water proofing and all new circuit breakers. Sergeant's and Viking provided quotes and Viking was the lowest at \$9,856.32, to replace everything, versus Sergeant's, which quoted almost \$11,000. Ms. Martin was impressed with Viking's proposal. Mr. LaVoy agreed. Discussion ensued.

On MOTION by Ms. Chichelli seconded by Mr. LaVoy with all in favor the proposal from Viking for replacement of circuit breakers in the amount of \$9,856.32 was approved.

Mr. LaVoy pointed out that the proposal and drawing for signs at the front entrance were in the agenda package. They were from a vendor who was from Georgia and specialized in entrance signs. The sign would be a stucco signs, 16 feet wide, 6 feet high and 43 inches deep and would come with a seven-year warranty. He and Mr. Myers were speaking with different

companies, but this company did a nice job on other projects and the cost for the two entrances, was \$48,000. Mr. LaVoy requested that the Board review the drawings and he would obtain additional proposals, so that the Board could vote on it at the next meeting. Ms. Martin felt that it was classy. Mr. LaVoy noted that it would take six weeks to produce the signs and ship it and a day to install it. He expected the pergolas to be installed quickly, then the fountains would be demolished, everything should be cleaned up by Christmastime and they could install the signs at the beginning of the year.

5. Supervisor Martin (Clubhouse & Facilities)

Ms. Martin reported that the Clubhouse, Fitness and Billiard Rooms all had fresh coats of paint. New flooring was installed, which was a big improvement. The décor of the Clubhouse, now looked up to date and she thanked Mr. Myers and his staff for their choices and expertise, in bringing the Clubhouse up to date and making it aesthetically pleasing. New computers were recently installed in the office, but there should be new office work stations. The existing furniture was replaced in the past, but it was outdated and falling apart. It was not functional for the manager of the Clubhouse. The Lakeside Plantation Social Group (LPSG) was working with Mr. Myers on planning events. There would be a Country Western Night on December 16th, Silver Bells – Christmas in New York on December 5th, Italian Festival on January 18th, a Roaring Twenties Party in February and a Fashion Show in March. Staff was working hard to bring nice events to the Clubhouse. Mr. Sabol agreed that Mr. Myers needed new furniture, as everything was on the floor. Ms. Lansford suggested that the Board approve a not-to-exceed amount. Mr. LaVoy proposed approving a not-to-exceed of \$5,000 for two workstations.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor authorizing the Clubhouse Office Manager to purchase new office equipment in a not-to-exceed amount of \$5,000 was approved.
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Ms. Martin pointed out that they were looking for some volunteers to help in the library, as the librarian was experiencing some personal issues.

SEVENTH ORDER OF BUSINESS**General Audience Comments**

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

- Ms. Donna Keller of 2395 Savannah Drive felt that Board Members should be commended for the work that they were doing, especially Ms. Martin, on the wonderful job she did on the Clubhouse.
- Mr. Ron Perry of 1663 Scarlett Avenue voiced concern that there were live electrical panels on the fountains and before the fountains were demolished, the electricity should be shut off and suggested talking to the City of North Port, because they could not just bury a live wire. Ms. Martin confirmed that the wires were not live and the proposal was to remove what was in their way.
- Mr. Devon Poulos of 1255 Jonah Drive recalled for Hurricane Ian, four bridges were destroyed and the City removed all of the debris. There was a great deal of misinformation on Facebook, because the way that the FEMA reimbursement worked, the City must pay out of pocket for all of the debris removal, with the hope that FEMA reimbursed in the future. Hurricane Ian was a \$75 million storm, that cost the City money to remove debris. It may take some time, but the City would remove the debris. It was important for the Board to hear public comments before voting; however, the signs and trees were not listed on the agenda. At City and County meetings, they opened up the floor to general audience comments at the beginning of the meeting, as well as when Commissioners speak. He was happy that the Board decided to tear down the fountains, but at the next meeting, the Board should be discussing what to replace the fountains with. However, it should have been discussed tonight.

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

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Sandy reported that the Chairman asked her to look into the District's rules for street parking, as there were changes to the City's Parking Ordinance. Most of the roads within the District, were owned by the CDD. They were public roads and the City had the jurisdiction to

govern the parking on those roads. The CDD entered into an Interlocal Agreement with the City of North Port, for regulation and enforcement of parking and traffic violations on CDD roads. The roadway tract stretches from the back of one side of the sidewalk, all the way to the back of the other side of the sidewalk, on the opposite side of the road, which included not only the roadway, but the swale and the sidewalks themselves. Previously, the City's Parking Ordinance did not allow for any street parking, but there were exceptions for short term deliveries and for residents to park on the swale in front of their own lot, as long as certain conditions were met, such as all four tires parked on the swale and no parking on the sidewalk. Last year, the City repealed the prior Parking Ordinance and the new Ordinance does not allow the exception for parking on the swale and the only exception for street parking, was the short-term service exception. In discussion with the Chairman, there was confusion about when that type of parking was allowed and since it was not allowed at all anymore, the Board should look at how to work with the City on enforcement for parking violations. One enforcement mechanism was the City Police Department, as well as working with Code Enforcement.

Ms. Chichelli questioned where the rules were posted. Ms. Sandy would send an email to the Board, with a summary of the updated and newly adopted Ordinances. Mr. LaVoy stated that he requested information from Ms. Sandy, due to a parking issue on Boxwood Street, with someone that runs a construction and lawn maintenance company and tree service, parking their equipment on the swales or in the front yard. There were many complaints through the HOA and CDD and Mr. LaVoy wanted to discuss how to enforce it, as it was not fair to residents on Boxwood Street and asked if Ms. Sandy would follow up with the Police liaison for the City. Ms. Sandy was happy to do so but noted that typically this was handled by amenity management, since they were onsite and were familiar with the areas of issue. Ms. Lansford recommended a coordinated effort between Mr. Myers and the City; however, an email from Ms. Sandy to the City would have more of an impact, versus from her or Mr. Myers, since there was an Interlocal Agreement. Ms. Sandy asked if anything was already reported to the City. Mr. LaVoy recalled that residents complained to the City. Ms. Chichelli questioned whether cars could be towed on Halloween, as people park all over Plantation Boulevard. Ms. Sandy pointed out that the CDD did not have the required policies in place to tow from public rights-of-way and there were limited circumstances where the District could have a Towing Policy, especially one that was in contradiction to the City's Parking Ordinance. However, Ms. Sandy also pointed out that

Plantation Boulevard was a City owned road and therefor the CDD could not tow from it. Mr. LaVoy was not in favor of towing on Halloween, as it was once a year event.

B. District Manager

Ms. Lansford reported that the next meeting was scheduled for November 20, 2024 at 6:00 p.m. at this location. There would be a Board change, with Ms. Benjamin and Ms. Chichelli's seats expiring. This was Ms. Chichelli's last meeting and Ms. Lansford thanked her for her efforts over the past four years. A Resident noted that Ms. Chichelli did a spectacular job serving as liaison for landscaping, as she would be missed.

C. Amenities Manager

1. Report

Mr. Myers presented the Amenities Manager Report, which was included in the agenda package. Last month, the Board approved the new blinds for the Clubhouse, which would be installed next Wednesday, October 30th at 10:00 a.m. All of the interior painting was completed; however, the restrooms in the hallway and pool restrooms, were not completed, which he would not obtain a quote for, until November. All of the sidewalks were power washed. During Hurricane Helene, the Rubbermaid shed by the tennis courts, was destroyed. A new one was purchased and would be installed in two weeks. Volunteers were helping to get the tennis courts back open. Last week, one court was opened, another court was opened this week and next week, the last court would be opened. Four new park benches were ordered for the tennis area and he would contact the vendor tomorrow, to see when they would be delivered. Tomorrow at 9:00 a.m., Mr. Myers was meeting with all of the tennis captains and co-captains, to discuss the tennis program and get it up to par. It had improved, as staff was understanding the tennis program better and were auditing who paid and had not paid. He was going out to the tennis courts a couple of times a week, to ensure that members were playing. There was a new tag system for their tennis bags, which showed the members name and membership expiration date. Mr. Myers presented a quote last week for key fobs for the pool restrooms and Billiards Room, as there was damage in the pool restrooms, due to being open all the time. Everything else in the amenity area, were accessed by fobs. Ms. Lansford noted that the amount of the quote was \$9,042.21. Mr. LaVoy wanted to proceed with the fobs, as the restrooms were a problem and they needed to provide their fitness staff access to them. The cost may be high, but this was because two

additional expansion boards needed to be installed, as well as three meters and a power supply. Ms. Martin explained that these rooms were not included originally, due to the price.

On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor the proposal from Everon/ADT to install three additional card readers in the amount of \$9,042.21 was approved.

Mr. Myers was approached by several residents, when he first started, about the Clubhouse and entrance not looking festive during the Christmas holidays and there were plans to have it decorated nice this year, with wreaths on all windows and doors. Ms. Keller was gracious enough to decorate them with ribbon, which was appreciated. There would also be lights on front of the building. New lights were purchased and more would be purchased to decorate the Clubhouse and pergolas at the front entrance. In November, he would need volunteers to install the lights. The wine and cheese event was well attended, with 35 residents, which generated \$405 and a small profit of \$125. The November wine and cheese event was being planned and the price to attend, was decreased to \$5. At the last meeting, there was a request that shirts be ordered for the employees. They arrived and staff were wearing them. Four staff members just completed a CPR course and were now certified. The certificates were sent out today and would be posted on the wall.

2. Consideration of Proposal from Bandit Fitness Equipment

Ms. Lansford noted that there was a quote for Bandit Fitness equipment. Mr. Myers recalled at the last meeting, there was a proposal for \$36,000 and the most recent quote that he received, from Bandit, was \$40,146.23, to replace all of the equipment in the Fitness Room. However, the treadmills and ellipticals, were noted as, "*Lightly Used*" and he requested that it be changed to, "*Medium Use*," as they would be used more than four hours per day, which increased the price to \$40,000. Mr. Myers liked this company because they were out of Tampa and felt that it was better to have someone local, versus the other company, which was out of Chicago and quoted \$44,000. One option was to repaint some of the equipment, but most residents wanted to replace them, to make the Fitness Room more modernized. Mr. LaVoy felt that the layout looked great and was in favor of replacing it, as the Fitness Room was used by 600 to 800 residents per month or 25 per day. It was a nice facility for residents and was open

24/7. The equipment was old and should be replaced, but it should be paid for at one time and not be leased. Mr. Myers pointed out that after four to five years, they would own the equipment. They offered a maintenance plan of \$196 quarterly, to come out every quarter and adjust the equipment and replace any belts. Mr. LaVoy questioned when the equipment would arrive. Mr. Myers indicated that it would take four to six weeks. Mr. LaVoy pointed out that there was a commercial warranty of 10 years for body/frame, five years for structural/moving parts, three years for bearings, bushings and pulleys and one year for finish/paint, cables, upholstery and accessories and recommended purchasing the quarterly maintenance contract.

On MOTION by Ms. Chichelli seconded by Ms. Martin with all in favor the proposal from Bandit Fitness Equipment for new fitness equipment in the amount of \$40,146.23 and \$196 for a quarterly maintenance contract was approved.

Mr. LaVoy confirmed that there were two certified pool operators. After the two hurricanes, there was no damage to the pool, due to staff draining the pool before the storms and having staff at the facility, during both storms. However, some items did fall into the pool, which they could not do anything about. It was a good idea to have certified employees.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Martin requested that the windows be cleaned, before the new blinds were installed.

TENTH ORDER OF BUSINESS

**Next Regularly Scheduled Board Meeting
is November 20, 2024 at 6:00 p.m. at
Lakeside Plantation Clubhouse**

This item was discussed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the meeting was adjourned at 7:21 p.m.

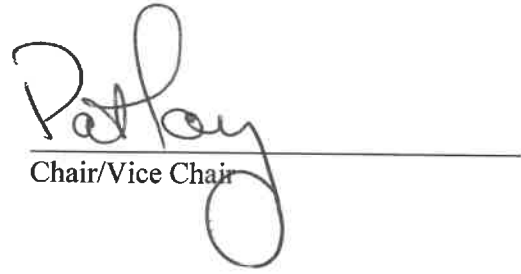
October 23, 2024

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Lakeside Plantation CDD



Secretary/Assistant Secretary



Chair/Vice Chair