

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

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, **November 20, 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	Chairman
Mary (Sue) Martin	Vice Chair
Alan (Bud) Sabol	Assistant Secretary
Ron Perry	Assistant Secretary
Ken Saul	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Sarah Sandy ( <i>via Zoom</i> )	Kutak Rock, LLP
Harold Myers	Clubhouse Office Manager
Residents	

*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. Mr. Glenn Raymond of 1509 Scarlett Avenue requested that the Board look into the feasibility of adding speed bumps on Scarlett Avenue and that LMP look at the landscaping around the Clubhouse, as weeds were 6 to 8 inches tall and the sidewalk was not being edged weekly. A pond behind his house, that needed attention, was reported to Mr. Sabol and Mr. Sabol informed him that 90 days ago, that it would take 60 days to obtain an engineer’s recommendation and requested that staff follow up. There being no further comments, Ms. Lansford closed the audience comments period.

**FOURTH ORDER OF BUSINESS**

**Organizational Matters**

Ms. Lansford reported that Mr. Ken Saul was elected to Seat 4 and Mr. Ron Perry to Seat 5.

**A. Oath of Office for Newly Elected Supervisors**

Ms. Lansford, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Ken Saul and Mr. Ron Perry.

Mr. Ken Saul and Mr. Ron Perry elected to receive compensation of \$200 per meeting. Mr. Perry pointed out that he was a 34-year employee of Eastman Kodak Company, working as a tradesman and then was a maintenance planner, estimator and building manager, interfacing with contractors. He and his wife purchased a home in The Towns in 2008 and was on the HOA Board for four years, serving two years as President, before moving to the single-family homes in 2016. Mr. Perry regarded himself as fiscally conservative and believed in maintaining whatever possible, rather than operating to failure. He would never lose sight of whose money this Board had been charged with spending wisely, as residents’ pocketbooks and wallets were not the Board’s piggybank. Mr. Perry believed that integrity was a prerequisite for representing the residents and in the adage, “Say what you do and do what you say,” as well in full transparency and communication.

**B. Consideration of Resolution 2025-03, Election of Officers**

Ms. Lansford presented Resolution 2025-03, for the Election of Officers. Currently, Mr. Pat LaVoy served as Chairman, Ms. Sue Martin as Vice Chair, the remaining Board Members as Assistant Secretaries. Ms. Lansford requested that she serve as Secretary, Ms. Hannah Henry as Treasurer, Mr. Darrin Mossing, Ms. Savannah Szozda, Ms. Jordan Lansford and Ms. Alexandra Wolfe as Assistant Treasurers and Ms. Amanda Ferguson, Mr. Jason Greenwood and Mr. Richard McGrath as Assistant Secretaries, for check signing purposes. Mr. Perry nominated Ms. Sue Martin as Chair and Mr. Pat LaVoy as Vice Chair. Mr. Sabol nominated Mr. Pat LaVoy as Chair and Ms. Sue Martin as Martin as Vice Chair.

On MOTION by Mr. Perry seconded by Mr. Saul with Mr. Perry and Mr. Saul in favor and Mr. LaVoy, Ms. Martin and Mr. Sabol dissenting, appointing Ms. Sue Martin as Chair, Mr. Pat LaVoy as Vice Chair, all remaining Supervisors as Assistant Secretaries and GMS staff as stated above as evidenced by the adoption of Resolution 2025-03 was not approved. (Motion Failed 2-3)

On MOTION by Mr. Sabol seconded by Ms. Martin with Mr. LaVoy, Mr. Sabol and Ms. Martin in favor and Mr. Perry and Mr. Saul dissenting, appointing Mr. Pat LaVoy as Chair, Ms. Sue Martin as Vice Chair, all remaining Supervisors as Assistant Secretaries and GMS staff as stated above as evidenced by the adoption of Resolution 2025-03 was approved. (Motion Passed 3-2)

**FIFTH ORDER OF BUSINESS****District Engineer**

Ms. Lansford reported that Mr. Sabol was working with the District Engineer on the aquatics. Mr. Sabol indicated that he spoke to the engineer several times, when he had a question about the ponds. They would come back in mid-summer or six months, to discuss what they would do with the ponds.

**SIXTH ORDER OF BUSINESS****Business Administration****A. Approval of Minutes of the October 23, 2024 Meeting**

Ms. Lansford presented the minutes of the October 23, 2024 meeting. Martin stated on Page 9, under Audience Comments, she was referring to the Bougainvillea and not with the live wire. Mr. Perry pointed out under the Eighth Order of Business, where there was discussion

about parking along the streets, the property between the sidewalk and the street, was referred to as a swale, but it was not a swale and was a right-of-way (ROW). Ms. Sandy recalled that the word swale was used in the actual ordinance, even though this was not traditionally what that area was referred to as. Mr. Perry requested confirmation from the Chairman, regarding his statement under Liaison Reports, *“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.”* Mr. LaVoy confirmed that it was correct. Mr. Perry requested that the Board revisit this matter, as the scope of work that the proposal included, was narrower than what the Chairman just stated. Ms. Lansford suggested discussing it under Liaison Reports.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the Minutes of the October 25, 2024 Meeting were approved as amended.

#### **B Approval of Check Register**

Ms. Lansford presented the October Check Register in the amount of \$72,211. Mr. Perry questioned how the Amenity Manager collected money from Ms. Jacquelyn Baldelli, for an exercise class. Ms. Lansford explained that a cost share was entered into with her. The participants would pay for the classes upfront and at the end of every month, a percentage split of 80/20, 90/10 or 70/30, was paid to the instructor and then the District would either keep whatever percentage the Board voted on. Mr. Myers explained that the instructor would pay the District \$30 for the room rental for each class and 25% of the sales that they bring in. Mr. Perry questioned who handled the money. Mr. Myers confirmed that he received the money. If it was by cash or credit card, it went through Mindbody and checks were deposited in the bank. Mr. Perry noted that a check was issued to Ms. Jacquelyn Baldelli for July 1<sup>st</sup> to September 5<sup>th</sup> for \$170, but based on the split, the CDD paid her \$57. Mr. Myers explained that Mindbody was down for a month and some classes were not charged, but now they were on track. Today, \$300 was deposited for classes from October 1<sup>st</sup> to November 19<sup>th</sup>. It was a work in progress.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the October 2024 Check Register was approved.

**C. Balance Sheet & Income Statement**

Ms. Lansford presented the Unaudited Financial Statements for October 31, 2024. This was the first month in the new fiscal year. Since Mindbody was down, Ms. Henry provided revised financials at 5:30 p.m. today, which reflected the revenue. Mr. Perry appreciated seeing the payroll information in the agenda package, but questioned GMS charges in September amounting to \$21,378, as the workforce would fluctuate from month to month or week to week. Mr. Myers spoke with Mr. LaVoy and Ms. Lansford, about hiring another employee between now and April, as there was currently one person in the office and mornings were busy and closing earlier in the evening, to save on payroll costs. Mr. Perry understood that the 2024 fiscal year ended in September and there were no numbers for October, but the total amount was \$89. Ms. Lansford pointed out that the \$21,378 would be reflected in the financials for next month, but it depends on the hours that the hourly employees worked. There was \$210,000 budgeted and \$296,600 was budgeted for Fiscal Year 2024. Mr. Perry estimated that the \$21,378 per month in salaries, would use up the \$210,000. Mr. Myers pointed out that staff was working more hours, as training was involved. Mr. Perry asked if the CDD would be reimbursed for hurricane cleanup. Ms. Lansford indicated that insurance would not cover landscaping but would cover irrigation and artificial turf.

**D. Special Assessment Receipts Schedule**

Ms. Lansford presented the Special Assessment Receipts Schedule. The District had no assessments collected, as they would not be received until the end of the year.

**SEVENTH ORDER OF BUSINESS****New Business Items****A. Public Hearing for Adopting the Amended Amenity Facilities Policies**

Mr. Myers proposed amending the Amenity Facilities Policies for running the Clubhouse, to increase the rates for the multi-purpose room, to not exceed \$1,000, increase the rate for residents to have birthday parties and baby showers, from \$350 to \$400 and set the rate for weddings in the great room at \$750 for six hours, depending on whether linens were used. Ms. Sandy clarified that, because the Board did not approve such, they did not publish rate categories based on weddings versus other types of events, but the resolution had the three categories, which Ms. Lansford read into the record:

- Standard Rental of the Great Room: \$500 to \$750 for patrons and \$750 to \$1,000 for non-residents for six hours.
- Kitchen Use Fee: \$150 for patrons and \$150 to \$250 for non-residents. Fee charged to venders of the facilities for events that need use of the kitchen.
- Set Up/Take Down Fee: \$150 for patrons and \$150 to \$250 for non-residents. This would be available only upon management approval and staff availability.

Mr. Perry questioned whether staff asked around for the going rate. Mr. Myers indicated that he checked with a couple of places, but they were not comparable, but Cypress Falls was between \$1,000 and \$1,400, as well as several hotels. Mr. Perry questioned whether there were separate fees for alcohol. Ms. Lansford explained in the rules that the Board adopted last November, there was an additional fee for events with alcohol, which for patrons, was \$500 and \$750 for non-residents and a deposit for patrons of \$500 and \$750 for non-residents.

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the Public Hearing for Adopting the Amended Amenity Facilities Policies was opened.

Mr. Devon Poulos of 1255 Jonah Drive was appalled at the fees that were proposed, as the city had similar facilities and charged less. Staff could not propose \$500 to \$750, if they were charging hourly, but could charge \$500 to \$750 for a block of time, such as six hours. In addition, regarding the instructor agreement, the District could not double dip. They must either charge for rent or provide an instructor split and preferred having a 70/30 or 80/20 split, but money should not be deducted. He did not care what Cypress Falls or Hammock Creek Country Club was doing, as those were experiences, but this facility was not a Golf and Country Club or a hotel and the Board needed to be reasonable and smart before making decisions.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the Public Hearing for Adopting the Amended Amenity Facilities Policies was closed.

Ms. Sandy reported that staff provided a range of rates, because when the Board set the public hearing, the final rate was unclear and asked if the Board wanted to approve a range or final rate amount. Mr. Perry felt that staff was being overconfident, as in 2024, the revenue for

Clubhouse rentals was \$2,865 and \$1,815 in 2023. Mr. Sabol preferred to change the rate to \$750, due to inflation. Mr. LaVoy was in favor of leaving it as a variable, as they improved the room and posted the rates on the website, but when they had certain circumstances, it made sense to rent it for \$500. Ms. Sandy requested that the Board provide a specific rate within the advertised range, or provide the factors that the Amenity Manager may consider when adjusting the rate within the range. Mr. Myers suggested basing it on the number of people or setting a flat room rate. Ms. Sandy recommended that the Board make a motion at this meeting and she would provide a resolution at the next meeting, to memorialize it. Mr. LaVoy preferred to charge the higher rates, as they were currently receiving calls for rentals.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor, Amending the Amenity Facilities Policy Rental Rates to those as advertised, subject to adding language to allow the Facility Manager to adjust the rental rates, within the approved ranges based on the anticipated size of the party renting the room was adopted.

**B. Consideration of Quote from Sergeant's Electric Totaling \$1,989**

Ms. Lansford presented a quote from Sergeant's Electric (Sergeant's) in the amount of \$1,989. Mr. LaVoy reported that Sergeant's would cap the circuit breakers by the fountains, as required by the permit application. It would then be inspected by the city and the wiring would be capped. Wiring would also be added to existing wiring at the shed by the tennis court, in order to include lighting. Mr. Myers indicated that the light was not necessary, but an outlet would be added for the tennis ball machine, which would reduce the cost of the quote. Mr. Perry recalled that there were four floodlights and a sub-panel was involved with the re-wiring. Mr. LaVoy confirmed that Sergeant's was aware of the sub-panel and they would run a new conduit. Mr. Perry felt that it should be re-quoted, as there were four floodlights, specifically for the front entrance project and not the shed and requested further detail on how they were going to get power to the two lights on the south side of Plantation Boulevard. Mr. LaVoy understood Mr. Perry's suggestions, but voiced concern that it would delay the project, as permits were currently being pulled. Ms. Martin questioned whether the issue was that the quote included two floodlights instead of four. Mr. Perry did not want to approve the installation of the floodlights

and requested that it be removed from the proposal. Mr. LaVoy approved of the proposal As-Is, but would clarify the floodlights during construction.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with Mr. Saul, Ms. Martin, Mr. LaVoy and Mr. Sabol in favor and Mr. Perry dissenting, the quote from Sergeant’s Electric as stated above in the amount of \$1,989 was approved. (Motion Passed 4-1)

**C. Consideration of Quotes for Fencing**

- 1. All American Fence & Gate**
- 2. Zavala Fences, Inc.**

Ms. Lansford presented quotes from All American Fence & Gate in the amount of \$3,121 and from Zavala Fences in the amount of \$4,000. Mr. LaVoy reported that five fence companies were contacted and these were the only ones who offered to come onsite and provide quotes, to replace the fence that was blown down during Hurricane Milton, two gates that covered the garbage area and re-install the fence at the Pro Shop, with a 6-foot-wide white fence. He recommended the quote from All American Fence & Gate. Mr. Perry questioned why the fence was white versus black. Mr. LaVoy explained that it was to replace what was already there, which was a 6-foot-wide vinyl white fence with three gates.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the Quote with All American Fence & Gate for fencing in the amount of \$3,121 was approved.

**D. Consideration of Proposals from Symbiont Service Corp. to Replace Pool Heaters**

Ms. Lansford presented proposals from Symbiont Service Corp. (Symbiont) to replace two pool heaters in the amount of \$22,736. Mr. LaVoy reported that one pool heater failed completely, while the other one required quite a few repairs, but they were well past their service life and recommended having them installed as soon as possible, as temperatures would drop during the Winter season. He recommended Symbiont, as they owned the market in Florida for pool heaters, as no one else would provide a price and it was a good product. Geothermal was the way to go, as electric or gas ones would increase their monthly costs. Mr. Myers recommended replacing them, as he was informed by Symbiont, that there would be a substantial price

increase. Ms. Martin questioned why there was one proposal for two pool heaters and another proposal for one. Mr. LaVoy confirmed that there should have only been one proposal for the two heaters, which included a 7-year warranty on parts only, 5-year labor warranty, 1-year parts and labor warranty on the installation and lifetime parts warranty for the condenser heat exchangers. Mr. Sabol questioned whether the \$22,736 included installation. Mr. LaVoy replied affirmatively.

Mr. LaVoy MOVED to approve the proposals from Symbiont Service Corp. to replace two pool heaters in the amount of \$22,736 as soon as possible and Ms. Martin seconded the motion.

Mr. Perry pointed out that with only three pool heaters, they must run more often, which would reduce their lifespan. Mr. LaVoy explained that it was a cascade system, where one heater would go to one temperature, the second one slightly higher and so on, providing for energy savings.

On VOICE VOTE with all in favor the proposals from Symbiont Service Corp. to replace two pool heaters in the amount of \$22,736 as soon as possible were approved.

**E. Consideration of Quotes for Window Cleaning Services**

- 1. Pristine Panes**
- 2. My Window Lady**

Ms. Lansford presented quotes for window cleaning services from Pristine Panes in the amount of \$800 and from My Window Lady in the amount of \$840 for window cleaning services. Mr. Myers presented a quote that he received today, from Sea Star, out of North Port, in the amount of \$400, to clean the windows inside and outside, \$300 to clean outside for one quarter and \$400 to clean inside and outside the next quarter. They would clean the windows inside for twice a year and the windows outside four times per year and were coming this Sunday, to clean inside and outside in preparation for the Christmas decorations. Mr. Myers recommended that the Board approve this proposal. Mr. Perry had an issue with the janitor not cleaning the windows. Mr. Myers explained that they were extremely busy, at this time, but in the Summer, they could do it. Mr. Perry was in favor of doing a one-time cleaning, as no one

was washing the windows. Mr. Myers recommended a twice per year cleaning and staff maintaining them in the interim. Ms. Martin preferred washing outside every quarter and inside every six months. Mr. Perry recommended contacting them on an as needed basis. Mr. Myers agreed.

Ms. Martin MOVED to approve the quote from Sea Star for quarterly window services as stated above and Mr. LaVoy seconded the motion.

Since this proposal was not included in the agenda package, Ms. Lansford opened the floor to audience comments. There were no audience comments. Mr. Myers recalled that one staff member had Sea Star clean her windows and they did a good job.

On VOICE VOTE with Mr. Sabol, Mr. Saul, Mr. LaVoy and Ms. Martin in favor and Mr. Perry dissenting, the quote from Sea Star for quarterly window services as stated above was approved. (Motion Passed 4-1)

#### **F. Supervisor Liaison Assignments**

Ms. Lansford recalled that Ms. Chichelli was the liaison for landscaping, but her term ended, Mr. Sabol was currently the aquatics liaison, Mr. LaVoy handled District maintenance items and pool and courts and Supervisor Martin was the liaison for the clubhouse facilities. Mr. Saul volunteered to handle landscaping. Mr. Sabol offered to continue serving as aquatics liaison. Mr. Perry preferred to serve as a financial reporting liaison. Mr. LaVoy felt that it was a good idea but preferred to delve more into the financials before making a decision. Ms. Lansford requested that Mr. Perry provide a scope of the type of financial reporting that he would be providing. There was Board consensus to designate Mr. Saul as the landscaping liaison, for Mr. Sabol to continue serving as aquatics liaison, Mr. LaVoy to continue serving as liaison for District maintenance items and pool and courts, for Ms. Martin to continue serving as clubhouse facilities liaison and for Mr. Perry to provide a scope on the type of financial reporting at the January meeting.

#### **G. Liaison Reports**

**1. Supervisor Saul (Landscape)**

Mr. Saul indicated that he would meet with Mr. LaVoy and LMP to discuss the landscaping.

**2. Supervisor Sabol (Aquatics)**

Mr. Sabol reported that earlier in the meeting, a resident discussed a pond behind their house, which needed work and would speak to Solitude Lake Management (Solitude) about it. On October 28<sup>th</sup>, after working around a pond, Solitude created a record of all the ponds, with their history on shoreline weed, lake weed and algae control. They performed a review of Ponds 1, 2, 4, 9 and 12 and were going to review with the District Engineer, Ponds 7, 10, 11, 12, 13 and 15 and then make a decision on what to do. There was a problem with the catch basin on one pond, which he spoke to Solitude about. Mr. Myers would speak with Mr. Sergio Rodriguez at LMP. Mr. LaVoy preferred speaking to the District Engineer for their professional opinion, on whether the catch basin should be raised 8 or 12 inches and covered with stone or soil. Mr. Sabol would contact the District Engineer.

Mr. Perry questioned why they needed to reach out to the District Engineer, when the District was paying Solitude to maintain the ponds and provide recommendations and there was an Erosion Report. Mr. Sabol indicated that the District Engineer was familiar with the erosion and permitting process and their report differed significantly from Solitude's report. Mr. Perry recalled when the District Engineer prepared their report for \$7,500, water levels were so high, that the recommendation was to come back during the dry season. Furthermore, the July 17<sup>th</sup> minutes indicated that his expertise was in the overall performance of the drainage system and not pond maintenance and questioned the cost for the District Engineer to provide further recommendations, since water levels were now low. Ms. Lansford assumed that it would cost another \$7,500, based on the prior cost. Mr. Perry pointed out for \$15,000, they could have taken care of all of these issues by providing drainage boxes. Mr. Sabol would speak to the District Engineer and provide a report at the next meeting.

**3. Supervisor LaVoy (District Maintenance Items)**

- i. Proposal from Best Sign Monuments**
- ii. Proposals from Image360**

Ms. Lansford presented proposals from Best Sign Monuments, for Option 1 in the amount of \$48,360.12 and for Option 2 in the amount \$44,976.68, for two entrance monument signs and from Image360 in the amount of \$35,872 for the monument sign and \$22,657 for installation. Mr. Myers pointed out that the preferred style, from 99% of residents who looked at the design in the office, was to build the brick columns up slightly higher and having thicker lettering, as the cursive was too spread out. Mr. LaVoy explained that there would be two signs, one on each side, at the same angle as the pergolas. Mr. Perry requested a sample of the material and what it was rated and questioned whether they would pay Best Sign Monuments to install the signs for \$4,800. Mr. LaVoy requested approval to proceed with the signs and staff would solicit proposals for the installation. Ms. Martin questioned whether the signs would be warranted if they used another installer. Mr. LaVoy indicated as long as the signs were installed correctly, it would be under warranty, but recommended that the vendor install them. Mr. Perry preferred that the signs have the same architecture as the Clubhouse and pergolas, with the white columns. Ms. Martin liked the design with the faux stone and cursive writing, as it fits in with the pergolas behind it and the palm trees. Mr. LaVoy felt that it had a classic look, which he liked, as it fit within the motif of the community.

Mr. LaVoy MOVED to approve Option 1 of the proposal from Best Sign Monuments in the amount of \$48,360.12 subject to changes made by Mr. Myers and Mr. LaVoy negotiating with the vendor and Ms. Martin seconded the motion.

Mr. Perry voiced concern about the durability of the signs in the event of a hurricane. Mr. Saul questioned the timeframe of the pergola installation. Mr. LaVoy spoke to the vendor this morning and they were planning to start on December 10<sup>th</sup> and complete it before Christmas. They were waiting for final approval from the City of North Port. The timing was good, as by Spring, they would have all of their plants and landscaping.

On VOICE VOTE with Mr. Sabol, Mr. Saul, Mr. LaVoy and Ms. Martin in favor and Mr. Perry dissenting, Option 1 of the proposal from Best Sign Monuments in the amount of \$48,360.12 subject to changes made by Mr. Myers and Mr. LaVoy negotiating with the vendor was approved. (Motion Passed 4-1)

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

Mr. LaVoy had no report at this time.

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

Ms. Martin reported that most of the items she had for the Clubhouse, Mr. Myers would be reporting on. However, they were going to purge old paperback books in the library, due to the amount of books, on Monday evening. They were available in boxes, if anyone wanted one.

**EIGHTH ORDER OF BUSINESS****General Audience Comments**

Ms. Lansford opened the general audience comments period. Mr. Devon Poulos of 1255 Jonah Drive pointed out that the District could rent a 12,000 square foot full court Gymnasium at a Community Center, for \$100 an hour and a 3,200 square foot multi-purpose room with a kitchen, that could accommodate 210 people, for \$85 an hour. He did not disagree with the comments by Mr. Perry, as the demand in community, was for rental space, but was not going to pay \$500 to rent this facility for a baby shower. Mr. Poulos welcomed the two new Board Members and hoped that the Board moved in the right direction. As Mr. LaVoy stated earlier, Symbiont was the best in the market and were the only one that offered geothermals, but if the pool was specked for five heaters and three were working, there would be a significant temperature difference. Behind the townhomes, at the second entrance to Jonah Drive, the preserve area was into homeowners backyards and believed that LMP was supposed to maintain 15 feet. The monument sign design looked great and Mr. Poulos was fine with having the word, "*Plantation*" underneath "*Lakeside*." Mr. James Netzel of 2396 Savannah Drive reported two areas bad erosion behind his house. There being no further comments, Ms. Lansford closed the general audience comments period.

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

Ms. Sandy reported after the last meeting, as directed by the Board, she contacted the City of North Port Police Department regarding parking enforcement. She spoke with a helpful officer, who she referred to Mr. Myers and the Chair, to address parking issues. However, all of parking enforcement for the city, was currently being handled by code enforcement, rather than the police department and provided their contact information. An email was provided from her

office to the new Supervisors, with a new Supervisor notebook, which included basic information on serving as a public officer, specifically public records and Sunshine laws.

**B. District Manager**

Ms. Lansford stated that the next meeting was scheduled for January 15, 2025 at 6:00 p.m. at this location. The pergolas, pool heaters and monument sign, were added to the Property Insurance Schedule, which would be provided to the Board at the January meeting.

**C. Amenities Manager**

**1. Report**

Mr. Myers reported that new blinds in the Clubhouse were installed three weeks ago. The new Fitness Room equipment was supposed to be installed on December 9<sup>th</sup>, but there was a commitment from another company to install it on December 4<sup>th</sup>. Mr. LaVoy questioned the transition time to remove the old equipment and install the new equipment. Mr. Myers confirmed that it would take one day to remove it and move everything in. The new wind screens for the tennis and pickleball courts, arrived, but due to the weather, it would not be installed until December 2<sup>nd</sup>. New clay was installed on the tennis courts and they were maintaining it at this point. The new key fob system would be installed after Thanksgiving. The outdoor and indoor Christmas decorating would start on Tuesday at 10:00 a.m.. There were four people installing them, but he was looking for more people to assist them. Ms. Lansford pointed out they must fill out a volunteer waiver. The Fall Fest that was planned for last month, was canceled due to Hurricane Milton. They lost \$270 on that event, but the bounce house was re-scheduled and 25 kids had a good time with the bounce house and the candy. Mr. Sabol requested an update on the hurricane damage. Mr. Myers stated it should cost \$1,700 to replace everything that was damaged by Hurricane Milton and the contractor was coming out next week, to ensure that the quote was accurate. It. Ms. Martin noted on the back side of this pond, there was a post, due to an alligator sign being blown away from Hurricane Ian. Mr. Myers would check on it.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Perry recalled that the fountain proposal ting, included removing one fountain at a time, delivering and distributing black dirt and sod, as required, to cover the areas, after removal of the fountains, but did not mention the equipment pit. Mr. LaVoy would have this clarified and

provide a revised proposal. There was no difference in price. Mr. Perry appreciated this and questioned whether there were any concerns about environmental issues, since equipment would be buried in the ground. Mr. LaVoy indicated that everything would be inspected by the city and nothing was going to be buried. Only the equipment would be removed. Mr. Perry required that the contractor provide more detail in what they were going to do and that someone contact the city regarding the water supply to the equipment pits. Mr. LaVoy pointed out that the city was contacted and were coming out to meet with their plumbers. Mr. Perry proposed creating an Action Item List, that could be reviewed at every meeting and provided a short list that he developed, of issues that were never resolved by the Board. Ms. Lansford proposed that it be the responsibility of each liaison to provide an Action Item List in their report, based on the one submitted by Mr. Perry.

On MOTION by Mr. Perry seconded by Ms. Martin with all in favor each liaison submitting an Action Item List for the agenda at each meeting was approved.

Ms. Lansford requested that the list be submitted to District management staff eight days prior to the agenda going out, so it can be included in the agenda. Mr. Perry proposed that the Amenity Manager provide notification to residents of CDD meetings one week in advance. There was Board consensus for Mr. Myers to send an e-blast to the community with meeting reminders.

#### **ELEVENTH ORDER OF BUSINESS**

**Next Regularly Scheduled Board Meeting  
is January 15, 2025 at 6:00 p.m. at  
Lakeside Plantation Clubhouse**

This item was discussed.

#### **TWELFTH ORDER OF BUSINESS**

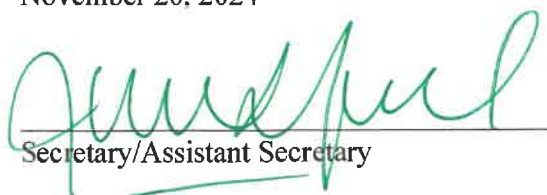
**Adjournment**


On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the meeting was adjourned at 8:01 p.m.

November 20, 2024

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Lakeside Plantation CDD

  
Secretary/Assistant Secretary

  
Chair/Vice Chair