

**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, **February 19, 2025** 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:

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| 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    |
| Amanda Ferguson                 | GMS                          |
| Sarah Sandy <i>by Zoom</i>      | Kutak Rock, LLP              |
| Brad Foran                      | District Engineer            |
| Harold Myers                    | Clubhouse Office Manager     |
| Sergio Rodriguez <i>by Zoom</i> | LMP                          |
| Jonathan Mosher                 | Signet Pool                  |
| Phil Soucy                      | Rock Star Pools & Waterfalls |
| Aztec Plumbing                  |                              |
| Residents                       |                              |

*The following is a summary of the discussions and actions taken at the February 19, 2025 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.

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**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 general audience comments period. The following residents addressed the Board:

- Mr. Bob Edberg of The Villas requested assistance in cutting the preserves. When Ms. Chichelli was on the Board, she claimed that there were no funds and asked if the CDD would cut them if The Villas HOA funded \$140,000 and set aside \$15,000 to \$20,000 to trim the bushes and fix the curbs for the road.
- Ms. Kathy Preston of 1464 Dixie Lane lived in the community for 13 years, walked around the community four to five times per week and was familiar with the sidewalks. On December 8<sup>th</sup>, she tripped and fell on an uneven part of the sidewalk, as she walked down Scarlett Avenue and fractured her pelvis. If they did not repair the sidewalks, this would happen to someone else.
- Mr. Gary Ronald of 2608 Peach Circle questioned the number of Board Members, staff positions and Chapter of the Statute that the Board followed. Ms. Lansford confirmed that she served as the District Manager, there were five Board Members and the CDD followed Chapter 190 of the Florida Statutes. Mr. Ronald pointed out that last year, it seemed like everybody was working together and now one person had his own agenda and he wanted the Board to be aware of their positions as elected officials.

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

**FOURTH ORDER OF BUSINESS**

**District Engineer**

**A. Consideration of Milling & Resurfacing Proposal**

This item would be discussed later in the meeting, as Mr. Foran was not yet present.

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**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the January 15, 2025 Meeting**

Ms. Lansford presented the minutes of the November 20, 2024 meeting. Ms. Martin pointed out on Pages 3, 5 and 6, “*Ms. Adams*” should be “*Ms. Lansford*” and on Page 5, “*Ms. Trucco*” should be “*Ms. Sandy.*” Mr. Perry indicated on Page 16, the discussion was about bracing the trees, not raising them. There were three Magnolias on the Boulevard, not two. He also stated that he did not think the trees could not be straightened due to the dryness, not the saturation of the ground. On Page 7, the statement, “*They could not wait until 2029, to complete the repair of the sidewalks that was started in 2024*” should be “*They could not wait until 2026, as ordered by Mr. LaVoy after the rainy season.*” On Page 23, “*finishing*” should be “*fishing.*”

On MOTION by Ms. Martin seconded by Mr. LaVoy with all in favor the Minutes of the January 15, 2025 Meeting were approved as amended.

**B Approval of Check Register**

**1. January 2025**

**C. Balance Sheet & Income Statement**

**D. Special Assessment Receipts Schedule**

Ms. Lansford presented the January Check Register, Unaudited Financial Statements for January 31, 2025 and Special Assessment Receipts Schedule, which were included in the agenda package. The District was 83% collected and residents were encouraged to take advantage of the 4% discount by paying early.

On MOTION by Mr. LaVoy seconded by Mr. Perry with all in favor the January 2025 Check Register was approved.

**SIXTH ORDER OF BUSINESS**

**New Business Items**

Ms. Lansford announced that Ms. Martin informed her via email, that she would be resigning from the Board next month and this would be her last meeting, as she was moving up north. Ms. Martin stated that it was her honor and privilege to serve on the Board, accomplishing what they were able to accomplish in the two and a half years. She was sad to be leaving, but was looking forward to reuniting with her family up north and would miss everyone. Mr. Perry questioned the process that they needed to be follow. Ms. Lansford indicated that the Board

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would consider Ms. Martin’s resignation at the next meeting, but there was no requirement for an appointment to Board to fill Ms. Martin’s remaining term. Mr. Myers would send an email to the community to solicit resumes, which would be included on next month’s agenda, when candidates could provide a five-minute presentation to the Board. To qualify, they must live within the CDD and be a registered voter of the State of Florida.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor soliciting resumes to fill the vacancy in Seat #1 was approved.

**A. Ratification of Reimbursement to Pat LaVoy – (\$36.00)**

Ms. Lansford presented a reimbursement request from Mr. LaVoy in the amount of \$36, for three forms that needed to be notarized.

On MOTION by Ms. Martin seconded by Mr. Sabol with Mr. Perry, Mr. Saul, Ms. Martin and Mr. Sabol in favor and Mr. LaVoy abstaining, approval of the reimbursement of \$36.00 for Mr. Pat LaVoy was ratified. (Motion Passed 4-1)

**B. Liaison Reports (*Action Items List Review*)**

**1. Supervisor Saul & Action Item List (Landscape)**

**a. Discussion of Changing Perennials**

Mr. Saul presented a proposal to change the perennials. A meeting was held a week or two ago on a Saturday, to come up with different ideas, such as native and Florida Friendly plants. The question was whether to proceed with changing the perennials at this time, as plantings would be installed before the next meeting. Ms. Lansford indicated that this would be a revision in the contract to change from annuals to perennials. Mr. Saul recalled that the annuals were planted the first week in December and they were scheduled to change them the first week of March. Therefore, if they were going to proceed with the perennials, they must cancel them the first week of March or wait until the first week of June and do everything all at once. Ms. Martin asked if Mr. Saul was referring to the plantings along the Boulevard and in front of the Clubhouse. Mr. Saul replied affirmatively, but added that they must do something up front, once the monuments were in place. He did not have an amount to present, as he wanted to ensure that the Board wanted to proceed. The CDD was currently paying \$1,150 per year to plant the

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annuals and dig them up, four times per year, versus the perennials, which may cost more, but would be a one-time expense. Mr. Perry preferred to see the plantings, as well as a proposal. Mr. Saul agreed, as this would be the rainy season and the irrigation system may not be working. There was Board consensus for Mr. Saul to have LMP proceed with the annuals the first of March and provide a proposal at the next meeting to replace with perennials in June.

**b. Consideration of Proposal from LMP for Tree Removal at Clubhouse - \$1,575**

**c. Consideration of Proposal from Joshua Tree, Inc. – 2,895**

Mr. Saul reported that Items B and C were for a tree leaning by the tennis court, which was brought up at the last meeting. LMP proposed \$1,575 and Joshua Tree proposed \$2,895. There was also a proposal from LMP for the staking of a large tree near the parking lot and tennis courts, but Joshua Tree did not think that the tree could be staked. Mr. LaVoy was concerned that the tree was leaning and would damage the fence. Mr. Saul felt that a decision needed to be made at this meeting, but Joshua Tree wanted almost double the price that LMP wanted, to cut and stake the tree, but not remove the stump. There would be an additional cost of \$250 for stump grinding. Mr. Perry asked if an arborist looked at the tree. Mr. Rodriguez indicated that Mr. Chris Berry looked at it and determined that it could be staked or flush cut. LMP would use a heavier machine, due to the sheer mass of the tree. Mr. LaVoy pointed out that there was no place to put a stake around the parking lot side, as the backside of the roots were going right over the curb. Mr. Rodriguez indicated that different stake kits could be used for different trees. Mr. Saul questioned when the work would be completed. Mr. Rodriguez stated that the latest was March 7<sup>th</sup>. Mr. Perry was in favor of staking the tree, if LMP would guarantee that they would not kill the tree, as he did not want to remove a live tree. Mr. Rodriguez confirmed that out of all their tree stakings, not one tree died and offered to include it on their estimate. Mr. Sabol preferred to remove the tree, as the fence was in jeopardy of getting damaged.

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| On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the proposal from LMP for tree removal at the tennis courts in the amount of \$1,575 and an additional \$250 for stump grinding was approved. |
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- d. Consideration of Proposal from LMP for Tree Staking - \$1,760**
- e. Consideration of Proposal from LMP for Removal & Installation of Magnolias, Mulch Installation, Irrigation Adjustments & Soil Installation - \$41,848**
- f. Consideration of Proposal from LMP for Removal & Installation of Magnolias, Mulch Installation, Irrigation Adjustments & Soil Installation - \$15,448**
- g. Consideration of Proposal from LMP for Tree Staking Near Parking Lot & Tennis Courts - \$1,575**

Mr. Saul pointed out that LMP provided a proposal for staking four big Magnolia trees on the Boulevard, in the amount of \$440 each, but if there were only three trees, the cost would be \$1,320. Mr. Perry recalled three Magnolias on the Boulevard and one remaining Magnolia out front, that survived Hurricane Ian. Mr. Rodriguez would remove one tree from the proposal. Mr. Perry noted that LMP would use the same machine as the prior proposal and asked if they would guarantee that they would not kill the tree. Mr. Rodriguez confirmed that they would make that guarantee on the Magnolias. Item E was for eight DD Blanchard Magnolias, soil, mulch and irrigation adjustments in the amount of \$41,848, but if they did not need eight trees, the amount could be adjusted. Mr. Perry questioned the difference between the \$41,848 and \$15,448 proposals. Mr. Rodriguez explained that it had to do with the type, size and shape of the tree, as one was for a 15 to 20 feet tall Blanchard Magnolia tree and the other was for an 8 to 10 feet tall Bracken Magnolia tree. Mr. Perry was not in favor of removing the three Magnolias on the Boulevard and replacing with new ones, after they had three hurricanes in two years and preferred to stake them. Mr. Sabol agreed, as it did not cost a great deal to stake the trees and LMP was guaranteeing their work.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the proposal from LMP for the staking of three Magnolia trees on the Boulevard in a not to exceed amount of \$1,320 was approved.

Mr. Perry recalled at the last meeting, an action item to determine why the swale on Retention Pond 12, behind houses on Boxwood, had not been mowed. Mr. Saul reported that he contacted Mr. Rodriguez yesterday about the items discussed at the last meeting and was told that all of the items were addressed. They waiting to see if there were any further complaints.

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Mr. Rodriguez reported that it was fairly normal for this time of year, for less mowing, due to the cold weather. According to the contract for the Bahia areas, there was only mowing around the ponds in the community, which would occur on February 24<sup>th</sup>, but they would address any areas at the Board's request. Mr. Perry asked if the swale area on Retention Pond 12, would be mowed. Mr. Rodriguez confirmed that it would be mowed on the 24<sup>th</sup>. Mr. Perry pointed out that they would need a bush hog, because it was neglected for years. Mr. Saul reported a large amount of ant hills/mounds, especially on sidewalks. One resident of 1750 Scarlett Avenue reported a large amount of ant colonies behind the preserves. There was a pumping station on city property, across from 1711 Scarlett Avenue, where someone sprayed something on the bushes and they were dead. Ms. Lansford indicated that they could not address it without the city's authorization. Mr. Saul pointed out that the bushes were outside of the fence, which was CDD property. Ms. Lansford requested the address. Mr. Sabol questioned the status of the overflow at 1596 Scarlett Avenue, which was supposed to be filled in and sodded. Mr. Myers recalled that Mr. Saul was supposed to speak to Mr. Rodriguez about it. Mr. Rodriguez would review it again, to ensure that they had the right material, as water was sitting in the area and it need to flow from one area to the other and would provide a proposal on areas that needed to be bush hogged.

**2. Supervisor Sabol & Action Item List (Aquatics)**

Mr. Sabol reported that the District Engineer looked at the ponds, six months ago, when water levels were high and looked at it again three months ago, in order to complete his review and report on his findings. Mr. Perry did not want to discuss it, since Mr. Foran's report was not included in the agenda.

**3. Supervisor LaVoy & Action Item List (District Maintenance Items)**

- a. Consideration of Proposal from MK Construction for Fence & Pool Building Repair**
- b. Consideration of Proposal from MK Construction for Installation of Front Entrance Monuments *(to be provided under separate cover)***

These items were discussed later in the meeting.

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- **Supervisor LaVoy & Action Item List (Pool & Courts) (Item 6.4.c)**
  - **Presentation & Consideration of Proposals from Signet Pool**

Mr. Jonathan Mosher, owner of Signet Pool, introduced himself. He was a commercial pool contractor and provided a proposal for the equipment renovation. They had been in business for 10 years, off of Fruitville Road. He proposed keeping the current filtration for the spa, but changing the DE filtration to a sand filtration system, which would last longer and keep the pool equipment quieter. There would also be new pumps and filters. Cabinetry would be replaced and there would be a change in the elevation, as they wanted to have a swale between the pool and the equipment. The pool would have its own collector tank, which would be moved closer to the pool and spa. The fence would be moved, to encompass more area and the additional collector tanks, would be set at the proper heights. The pool would be shut down during all of this work, as there would be a large excavator. As part of this contract, the proposal included a salt chlorine generator system, which was popular with swimmers, as it keeps the chlorine in the pool at the proper levels. Once they get all of the materials onsite and they started the project, it would take two months to complete. A question-and-answer session ensued. Mr. Perry asked if Mr. LaVoy noted reliability problems with some of the pool filtration and asked if he requested a quote to rip everything out and install all brand-new equipment. Mr. Mosher confirmed that Mr. LaRue requested a quote to replace the entire system. Mr. Sabol questioned how much the District was saving by changing to a salt pool. Mr. Mosher indicated that there were no savings, unless their pool service company was providing a discount for the salt. The benefit was the feel of the water and preventing chlorine sensitivity. Ms. Marin questioned whether there was a difference between the cost for maintaining the current chlorine system. Mr. Mosher pointed out that a salt chlorine generator would last five to ten years at a cost of \$5,000, versus a chlorine Stenner pump, which would have to be replaced every two to three years, at a cost of \$700 to \$800. Mr. LaRue questioned whether there would be any energy savings from using new pipes. Mr. Mosher indicated that the pumps would have a variable frequency drive (VFD), which provide significant energy savings, probably half of what they were currently spending. There would also be additional energy savings, changing from a single-phase pump to a three-phase pump. There being no further questions, Mr. Mosher left the meeting.

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- **District Engineer - Consideration of Milling & Resurfacing Proposal** (*Item 4*)

Mr. Foran presented a proposal to perform a site visit and inspect all roads, curbs and gutters in Lakeside Plantation in the amount of \$3,500, which was included in the agenda package. Mr. LaRue was in favor of this proposal, as he wanted to have a District Engineer inspect the roads and provide an estimate on the milling and repaving, in order to plan their budgets for the next three to five years. Mr. Foran felt that it was important to have an evaluation of the existing conditions, to provide an estimate and recommendations on future costs for budgeting purposes. The roads were currently in good shape, although they may be slightly oxidized, but this happened to all roads over time. However, there were some aesthetic remediations, such as applying a seal coat, which would provide an aesthetic value, but it would not extend the life of the pavement. They could also provide a pavement plan on roads that needed to be milled and repaved or pushed out longer, so that the work could be completed in phases. Mr. LaRue preferred to have a ballpark figure for budgeting purposes.

Mr. Perry pointed out that he provided the following scope requirements to Mr. Foran: 1) Even though the Capital Reserve Study listed it by community, it was imperative that it be categorized and prioritized by street, as the volume of traffic on a cul-de-sac, was not like the main streets, 2) Requested that Scarlett Avenue be split in half with the section in the single-family homes, which had higher volume than the carriage homes, 3) Including the Clubhouse parking lot, 4) Not inspecting the sidewalks, as they were inspected in a prior report and 5) Focusing on heavily traffic roads with cracks. Mr. Foran felt that \$3,500 was a fair price and wanted to do what was in the best interest of the CDD. In his opinion, trucks were killing the roads, not cars, as over time, the weight forced the asphalt to crack. Mr. LaRue preferred to have a liaison work with Mr. Foran and selected Mr. Perry, as he was familiar with the neighborhood and served in the best interest of the Board.

On MOTION by Mr. Saul seconded by Mr. LaVoy with all in favor approving the milling and resurfacing proposal from Lighthouse Engineering in the amount of \$3,500 and appointing Mr. Perry as liaison was approved.

- **Supervisor Sabol & Action Item List (Aquatics)** (*Item 6B2*)

Mr. Sabol recalled that Mr. Foran last evaluated the ponds during the wet season, when water levels were high and returned three weeks ago in the dry season, to provide a true

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evaluation, but questioned whether they should be proceeding with this project and if it was stable the way it was or if they needed to think about the upcoming year. Mr. Foran reported that his goal was to validate the information, to see if there was any additional degradation, due to the hurricanes, as there may be more damage to the facilities than they were expecting. However, there were no significant issues; although there was erosion in one particular spot and it grew, but needed further information from the Board. A handout was provided to the Board with potential solutions. There were slope stabilization issues and a proposal from Solitude was provided to the Board, to remedy some of the issues. Another potential solution was to install rip rap to stabilize the area, at a cost of \$200 per foot or bringing in some dirt and sod, if it was a localized area. Solitude's solution to the problem was to install 17 feet of dredge soil in between individual yards where there was erosion, as well as 755 feet of lake slope stabilization, at a cost of \$500 per foot. The third option was to restore the eroded areas with fill material and sod, at a cost of \$48 per linear foot, but this would need to be done on an ongoing basis. An apples-to-apples comparison was provided to the Board, along with the long-term maintenance costs. Mr. Foran's recommendation was for rip rap, as it provided a more uniform look, was easy to maintain, provided for a healthier pond and was aesthetically pleasing. Once the Board provided direction on how to proceed, he would come back with some estimates.

Ms. Martin recalled that the first pond at the entrance, had rip rap around it for 10 years, if not longer and looked fine, but voiced concern that Solitude was putting sod on top of the remedy and there was no irrigation. Mr. Foran confirmed that some of the ponds did not need any work and they were mainly looking at areas where there degradation. Mr. Perry pointed out there were eight locations where there was concentrated erosion, as a result of downspouts at adjacent houses, which Solitude recommended placing a drain box for \$14,000. Mr. Foran explained that it was mainly a yard drain, which was not a big deal. They worked fine and solved the problem, as it would collect the water from the downspouts and recommended installing them on a case-by-case basis. Mr. Sabol asked if Mr. Foran could provide prices for the drain boxes. Mr. Foran recommended doing the less expensive fix, installing yard drains in certain areas and would provide costs for the work, so that the Board could plan for it in the future. *There was Board consensus to proceed with the rip rap and authorize Mr. Sable to obtain a price from Solitude on the shoreline restoration repair for eight locations, as requested by Mr. Perry and provide to the Board at the next meeting.* Mr. Sabol asked if Solitude was doing a

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good job for the \$14,500 per year that the District paid. Mr. Foran felt that Solitude was doing a good job of maintaining the pond. However, he was concerned when contractors come out and inform CDDs what they were doing to do, as his job, as District Engineer, was to inform them what to do. *Mr. Foran left the meeting.* Mr. Perry recalled at the last meeting, the Board authorized Mr. Sabol to seek proposals for new aquatic maintenance companies; however, Mr. Sabol did not obtain them. Regarding Retention Pond #18, Mr. Sabol was not aware of it and would request that Solitude look at it.

- **Supervisor LaVoy & Action Item List (Pool & Courts) (Item 6.4.a)**
  - **Presentation & Consideration of Proposal from Rock Star Pools & Waterfalls, Inc. for Installation of New Pool Equipment**

Mr. Phil Soucy, a representative of Rock Star Pools & Waterfalls, introduced himself. They operated in the State of Florida for 22 years and their corporate office was in Naples. They built pools such as St. Regis in Longboat Key and specialized in equipment, as far as new construction and re-models. He proposed removing the coffin, cutting the pipes, installing new equipment, raising all of the inside equipment, 12 inches off of the ground, cutting the pipes, ensuring that all of the plumbing was exposed and relocating the collector tank closer to the fence. Some equipment was still operational and would be for a secondary use. Many general contractors were choosing Rock Start Pools on a regular basis. A division of Rock Star Pools, Monster Pools, started servicing communities last year, such as a five-star Marriott community and after the installation, they would ensure that the equipment was calibrated properly to manufacturer specifications. When there was an issue with repairs, as long as the items were in stock, they could be made in two to three days and therefore, their downtimes were minimal. The goal of Monster Pools was to keep things running, so that the pool remained open. They would do everything in-house and not sub anything out.

A question-and-answer session ensued. Mr. LaRue asked if Rock Star Pools had their own employees. Mr. Soucy indicated that all of their employees were employed by Rock Star Pools. Mr. Saul questioned the downtime. Mr. Soucy pointed out that it depends on the time to get the equipment built, which was unknown. Many times, after the order was placed, the workload could change or fluctuate, but there were plenty of people onsite and the job would be completed promptly, in two to four weeks. Since he was only good as his last word, when Mr. Soucy received the timeframe, he would stand by it. Mr. Perry asked what Mr. LaVoy requested.

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Mr. Soucy indicated that the request was to replace all of the equipment. Mr. LaRue asked if there were VFDs on the equipment, if the system was a Hayward 6.0 saline system and if there would be filter grids. Mr. Soucy confirmed that the motor could be adjusted and would vary based on the life of the motor. He had a great relationship with the manufacturer of the Hayward 6.0 saline system, as well as the junction box. DE filter grids were a better filtration system, as long as they were maintained properly, but they must be rinsed and cleaned and draining the collector tank takes time. However, Monster pools did not have 15 to 20 routes per day and he would ensure that when time was allocated, it would be at least an hour every time that they were going to be onsite. There being no further questions, Mr. Soucy left the meeting.

Discussion ensued regarding the two proposals. Mr. Perry felt that it was hasty to make a decision at this meeting and recommended tabling it to the March meeting. Ms. Lansford opened the floor to audience comments. A Resident questioned the difference between replacing the equipment and installing new equipment. Mr. LaRue indicated that the current equipment was 25 years old and was PVC, which was outdated. A Resident asked if the pumps were changed in the last few years. Mr. LaRue confirmed that they were replaced when they failed. There being no further comments, Ms. Lansford closed the floor to audience comments. Ms. Martin preferred to do some research, as she was not familiar with pool equipment. Mr. LaVoy interviewed 14 companies and the only ones that proposed proposals, were these two companies. Out of the two, he was impressed with Rock Star Pools, as they were in business for 22 years and had a large crew. They proposed \$116,100, versus the proposal from Signet Pool, which was \$130,000; \$118,906 for the equipment and \$12,600 for the fence. There was no difference in the product. They needed to move ahead, as there were failures everywhere, because the equipment was at the end of its useful life. Mr. Sabol preferred Signet Pool, as they explained everything in detail and were more reasonable. After reviewing all of the information from today's meeting and doing some research, Ms. Martin felt that they needed to proceed and favored the proposal from Rock Star Pools.

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| Ms. Martin MOVED to approve the proposal from Rock Star Pools & Waterfalls, Inc. for the installation of new pool equipment in the amount of \$116,100 and Mr. LaVoy seconded the motion. |
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Mr. Perry preferred to wait until the March meeting to make a decision and felt that Mr. LaVoy was addressing the affect and going to causes. Regarding how old the components were; the five-horsepower recirculating pump motor was installed in November of 2024, the one and a half horsepower vacuum pump motor was installed in September of 2024, the chemical controllers were installed in October of 2023 and the hot tub jet pump was installed in December of 2024. Last year, a company wanted to turn it into a salt coordinator system, but it was not approved by the Board and now Mr. LaVoy was trying to get it approved again, at a cost of \$8,000. He asked if Mr. LaVoy recalled him providing the repair data, showing that as far as 2018, there were eight pool recirculation pump and motor failures, which were the number one cause of pool closures, but Mr. LaVoy declined to answer. The recirculation pump was the most critical component of the pore filtration system. If they were not recirculating the water, they were not getting chemical addition, resulting in no water heating and the pool getting shut down. He questioned whether Mr. LaVoy did anything with the information that he provided to him via email on April 18, 2024, outlining the finding of two resident volunteers, he and Mr. Gary Ronald. Ms. Lansford requested that Mr. Perry stay on track and consider the motion on the table. Mr. Perry pointed out that the Board was approving a proposal for \$118,000, with no consideration and the understanding of who was representing the Board. Mr. Gary Ronald of 2608 Peach Circle requested that this matter be discussed, as residents would be paying \$118,000.

Ms. Lansford did not wish to go back and forth on this matter and asked if Mr. Perry wished to discuss Rock Star Pools & Waterfalls. Mr. Perry pointed out that he and Mr. Ronald had decades of industrial maintenance experience and asked if Mr. LaVoy could say the same, as their professional opinion was that the failure of that pump and motor, the most critical piece of equipment, was the result of bearing failure, due to vibration and the filtration pumps and motors not being anchored to the floor. A scope of work was provided to Mr. LaVoy, to provide to vendors, but Mr. LaVoy did not take any action. Last Summer, there were multiple failures of this same recirculation pump motor, which shorted out due to water intrusion. There was failure in June and another one later in the Summer. The drain issue dated back to 2023. This Summer, it became obvious that the floor drain was no longer functional, but Mr. LaVoy did not take any action. Now Mr. LaVoy was coming before the Board with an expensive plan to install pedestals so it did not flood again. The solution was to fix the drain, not to raise everything up. In addition,

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the pool would be out of service for at least one month. Mr. Perry felt that Mr. LaVoy likely withheld this information from the Board and residents, ignoring the facts for some time. It would be less expensive and cause less downtime, to implement sound engineering practices, by employing the expertise of the District Engineer to devise a remedy for the drainage and anchoring the equipment. Therefore, Mr. Perry requested that Board consider the information that he provided, addressing the causes of the pump motor failures, not the effects. Mr. Saul asked if the drain repair was included in the Rock Star Pools proposal. Mr. LaRue confirmed that it in was another proposal.

Mr. Sabol pointed out that the pool had not worked right for the last eight or nine years and for several years, when he was Chairman, different people looked at it, but it was rejected, which Mr. Perry was aware of. Therefore, he was in favor of everything that Mr. LaVoy and Ms. Martin stated and was in favor of voting on the motion tonight, as the parts were out in the elements and eroding. Mr. Perry pointed out that no one discussed where this money was coming from. Ms. Lansford indicated that there was \$428,491 in reserves and \$485,000 scheduled to be transferred in February and if nothing else was spent out of reserves, there would be a balance of \$799,000. In addition, there was a beginning reserve fund balance in the Capital Reserve Fund of \$1.1 million. Mr. Perry noted there were still outstanding bills. Ms. Lansford confirmed that the final pergola invoice of \$30,539.07, was paid on January 22, 2025. Mr. Saul was in favor of the motion, as there would be no further upkeep on the pool equipment or further expenses, unless there was a power surge or lightning strike.

On VOICE VOTE with Mr. Saul, Mr. Sabol, Ms. Martin and Mr. LaVoy in favor and Mr. Perry dissenting, the proposal from Rock Star Pools & Waterfalls, Inc. for the installation of new pool equipment in the amount of \$130,000 was approved. (Motion Passed 4-1)

- **Supervisor LaVoy & Action Item List (District Maintenance Items) (Item 6.3)**
  - **Consideration of Proposal from MK Construction for Fence & Pool Building Repair (Item 6.3.a)**

Mr. LaVoy reported that the aluminum railings around the Clubhouse were starting to show their age and Mr. Mirosław Kawula of MK Construction Group, provided a proposal in the amount of \$8,128.06., to provide more years of fencing and repair the gazebo. Tax was included,

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which would be removed. They would remove the wood fascia, all the way around the structure, install new pressure treated fascia, apply a new PVC crown, texture it in, paint the new crown and clean up the site. Mr. Perry pointed out that Mr. LaVoy provided one quote for the pergolas, one for the fountain demo and now this quote, as it was a disservice to the Board of Supervisors and to residents, as there was no way to know whether they were getting a good value for residents dollars. Additionally, the last three quotes were from MK Construction and questioned why and if they performed work in Mr. LaVoy's home. Mr. Perry was not accusing Mr. LaVoy of anything, but the facts did not look good and requested that Mr. LaVoy obtain a second proposal from another company for this project and from this point forward, obtain at least two proposals for every future project, unless there were extenuating circumstances. Mr. Sabol recalled when he was Chair for eight or nine years, obtaining proposals was difficult and felt that Mr. LaVoy did a wonderful job. Mr. LaVoy felt that they needed to address the fence, as it was falling down, but if Mr. Perry wanted to obtain a proposal, he was on his own. Mr. Perry pointed out that Mr. LaVoy appointed himself as the de facto Facilities Maintenance Manager and did not want to hear that he could not do it. Mr. LaVoy confirmed that he exhausted many contractors, of which he and Mr. Myers spoke to, felt that this was a good proposal and that the work should be completed by the next hurricane.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with Mr. LaVoy, Mr. Saul, Ms. Martin and Mr. Sabol in favor and Mr. Perry dissenting, the proposal with MK Construction Group for fence and pool building repair in the amount of \$8,128.06 was approved. (Motion Passed 4-1)

- **Consideration of Proposal from MK Construction for Installation of Front Entrance Monuments** *(to be provided under separate cover)* (Item 6.3.b)

Mr. Perry recalled that the District paid Best Sign Monuments \$57,878 for the monuments. Mr. LaVoy pointed out that they credited the District \$8,000. The City of North Port demanded that the District have the monuments installed by the Georgia company that installed them, but when he tried to obtain the permit, he was informed that he needed a Florida contractor to install them. He still did not have the permit, because they requested stamped engineering drawings, which were provided to the City. It was not an easy task and they were trying to get it

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done. Mr. Perry asked if a proposal was provided by MK Construction Group. Mr. LaVoy confirmed that he had not received it. Mr. Perry pointed out that Mr. LaVoy had two months to provide the proposal. *This item was deferred.*

- **Supervisor LaVoy & Action Item List (Pool & Courts) (Item 6.4.a)**
  - **Presentation & Consideration of Proposal from Aztec Plumbing**

Mr. LaVoy reported that he requested a proposal from Aztec Plumbing, to see if it was worthwhile to repair the existing drains or replace them. According to their estimate, it was better to run a new 2-inch line out towards the large drain at the tennis court for \$6,630, when the pool was constructed. It was dated July 15, 2024, but after speaking to Aztec, it was still valid. Mr. Perry asked if they would cut a hole in the enclosure and install a 2-inch pipe. Mr. LaVoy stated they would install the line, dig below it and set up a box, so the pool people could hook up their drains to it. Mr. Perry pointed out according to their proposal, a 2-inch inlet would be drilled through a protective covering for the pool equipment and questioned where the pipe would go, as the pipe would sit on the floor of the enclosure, hoping that it would drain the Summer rains away from the equipment. Instead of having Aztec design it, Mr. Perry preferred that the District Engineer provide their expertise. No Board action was taken.

#### **4. Supervisor Martin & Action Item List (Clubhouse & Facilities)**

Ms. Martin had no report.

## **SEVENTH ORDER OF BUSINESS**

### **General Audience Comments**

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

- Ms. Louise White of 1596 Scarlett Avenue asked if LMP would fill in the large hole in fall of the drainage. Mr. Saul confirmed that they would. Ms. White pointed out if they could make the saline system work, it would benefit everyone, as she was a licensed Cosmetologist and chlorine was dangerous, as it breaks off hair, dries out skin and burns the eyes and nose. It would feel different, but salt was a good softener and would help with all of these issues.
- Mr. Don Peacock of 2494 Magnolia Circle had not able to attend the CDD for several months and recalled in the March or April timeframe, he discussed about

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having some priorities and an understanding of where their money was going. He still did not understand how much money the District had and the priorities for spending those funds. It should be spent on the sidewalks, as they were tripping hazards, which was evidenced by the comments of Ms. Kathy Preston, earlier in the meeting, because the CDD could be sued, if someone was seriously hurt. In addition, they were talking about replacing equipment, instead of repairing it.

- Mr. Gary Ronald of 2608 Peach Circle pointed out that the pool and spa were the number one amenity that the CDD had, but there was no reason to spend over \$100,000 on new equipment when the current equipment was working properly. The reason it failed was due to the drainage system and the equipment not being secured properly. If they were to use the same equipment and re-establish the drainage system, they would save \$50,000. In addition, they needed to obtain more than one bid.
- Ms. Diane Raymond of 1509 Scarlett Avenue applauded the Board for repairing the pool once and for all, as the pool was down last Summer, when it was extremely hot. She understood that it was a great deal of money, but the same amount of money was put into the tennis courts. The majority of people wanted to come out and socialize. There were two good presentations tonight, but it should not be tabled. She did not want to spend \$100,000, but it should be repaired once and for all. In addition, money should be spent on speed bumps, as it was not a large expense and the speeding worsened. A school bus was even speeding down Scarlett Avenue.
- Ms. Diane Ronald of 2608 Peach Circle suggested that residents in the community help to fix the gazebo, instead of paying \$8,184 to replace fascia, all the way around the structure, install new pressure treated fascia and obtain more than one bid. It should be a community process, rather than the Board Members bickering back and forth. The Clubhouse needed to be fixed, but it was not a priority and the Board should be focusing on priority spending.
- Mr. Bob Edberg of The Villas reiterated his request for cutting the preserves. City Hall recommended cutting 20 to 25 feet from the preserve, to prevent a fire from occurring, which happened with his neighbor. He was told to cut it and throw it

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into the woods, but that defeated the entire purpose. In addition, Mr. Edberg questioned what they were going to do with the old equipment once it was replaced, as it was throwing away good merchandise.

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

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There being none, the next item followed.

#### **B. District Manager**

##### **1. Consideration of FY25 Insurance Schedule Adding Gym Equipment**

Ms. Lansford provided the Fiscal Year 2025 Insurance Schedule, which included the gym equipment. Mr. Perry questioned what it would be insured for. Ms. Lansford confirmed it was insured for \$50,000 and that the next meeting was scheduled for March 19, 2025 at the Clubhouse.

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

##### **1. Report**

Mr. Myers presented the Amenity Management Report, which was included in the agenda package. The Activities Director at Cypress Falls, had a wedding reception at the Clubhouse on Saturday and pictures were taken, which would be included on their Facebook page. Ms. Lansford clarified that there was no official CDD Facebook page. Mr. Myers confirmed that there was a Lakeside Plantation Facebook page and that no advertisement was placed for renting the Amenity Center, but there were numerous bookings, with two on Monday and one yesterday. This was from word of mouth. No Overnight Parking signs were installed in the parking lot, so that a tow company could tow violators. Ms. Martin noticed that a new alligator sign was not installed across Lake Wilson. Mr. Myers would investigate.

## **NINTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Mr. LaVoy reinforced that staff at the facility were just doing their job, when they asked people to move their drink containers away from the edge of the pool or having their children removed from the hot tub. Staff was only enforcing the rules from the Florida Department of

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Health and requested residents' cooperation. Mr. Perry had many issues to address, which he would discuss at the March meeting, but there were issues with the website, which he would email to Ms. Lansford.

**TENTH ORDER OF BUSINESS**

**Next Regularly Scheduled Board Meeting  
is March 19, 2025 at 6:00 p.m. at  
Lakeside Plantation Clubhouse**

This item was discussed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Martin seconded by Mr. Sabol with all in favor the meeting was adjourned at 8:43 p.m.

DocuSigned by:  
*Amanda Ferguson*  
38B963EE694F4F5  
Secretary/Assistant Secretary

Signed by:  
*Scott Perry*  
FA74E049F133483  
Chair/Vice Chair