

**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, **March 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:

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>via Zoom</i>)	Kutak Rock, LLP
Amy Palmer (<i>via Zoom</i>)	District Engineer
Harold Myers	Clubhouse Office Manager
Sergio Rodriguez (<i>via Zoom</i>)	LMP
Residents	

The following is a summary of the discussions and actions taken at the March 19, 2025 Lakeside Plantation Community Development District Board of Supervisors meeting

FIRST ORDER OF BUSINESS

Roll Call

Ms. Lansford called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were 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*)

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS**District Engineer****A. Pond Evaluation Costs Spreadsheet**

Ms. Palmer presented a pond evaluation cost spreadsheet, which was included in the agenda package. It provided a breakdown of each pond that should be remediated within one to three years, three to five years and over five years and determined what portions of the ponds needed sodding, re-grading and riprap. For any of the ponds that they evaluated, there was nothing dire and the numbers could be broken out within the next three years. Mr. Perry felt that this was an aggressive and wide-ranging estimate of need and questioned the criteria that was used to determine that shorelines needed riprap. Ms. Palmer pointed out that they looked at any erosion occurring behind houses, that might cause issues. These were ultra conservative estimates, to ensure that they addressed any erosion issues. Other sections like wooded areas or areas not abutting any houses, would be fine with sod and re-grading. Mr. Perry asked what they were seeing with the erosion. Ms. Palmer indicated if there was erosion, there would be a shelf with sediment falling into the pond. They were taking measurements and if it was over 3 to 4 inches and a sharp drop off, there would be remediation, versus a gradual drop off. Mr. Perry recalled that there were extremely high pond levels this past Summer. Ms. Palmer noted no extreme issues with the ponds, despite the hurricanes and no immediate remediation.

Mr. Sabol pointed out that the ponds were in need of work and money should be budgeted in the next year's budget, as the estimate for the first one to three years was \$383,000, \$115,000 for the next three to five years and \$280,000 for the last five years, which equated to \$750,000. However, according to Ms. Palmer, they did not need to do anything right now and therefore, Mr. Sabol did not see budgeting a great deal of money for the ponds, when they had other items to budget for. Mr. LaVoy appreciated this input, as it would help for budgeting purposes, because if they budgeted \$125,000 per year for seven years for the ponds, they would have \$889,000. Mr. Perry recalled Mr. Sabol pointing out that Solitude was expensive, as they provided a quote of \$107,000 to install a Sox system on 930 linear feet on Ponds 10, 13 and 14, which equated to \$115 per linear foot. They did not identify any of the areas that Lighthouse

Engineering identified, as needing attention. Mr. Sabol clarified that the bid from Solitude was \$122,000, which expired a year and a half ago.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the February 19, 2025 Meeting

Ms. Lansford presented the minutes of the February 19, 2025 meeting, which were included in the agenda package. Ms. Martin recalled that the motion appointing the liaison for the milling and resurfacing, was Mr. Perry and not Mr. Saul.

On MOTION by Mr. LaVoy seconded by Ms. Martin with all in favor the Minutes of the February 19, 2025 Meeting were approved as amended.

B Approval of Check Register

1. February 2025

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

Ms. Lansford presented the February Check Register, Unaudited Financial Statements for February 28, 2025 and Special Assessment Receipts Schedule, which were included in the agenda package. The District was 86% collected as of the end of February.

On MOTION by Ms. Martin seconded by Mr. Perry with all in favor the February 2025 Check Register was approved.

SIXTH ORDER OF BUSINESS

New Business Items

A. Approval of Annual Audit Report for Fiscal Year 2024

Ms. Lansford presented the Annual Audit Report for Fiscal Year 2024, which was included in the agenda package. There were no significant findings and it was a clean audit. It would be submitted to the State. Mr. Perry recalled in 2016, 2017 or 2018, a finding that the debt service reserve requirement not being met and asked if it was a concern. Ms. Lansford explained that going back to 2008 or 2009, there was a pull from the Reserve Fund to make a debt service payment and therefore, the minimum of the debt service requirement for the bonds, had not consistently been met, which was fine, but would reappear in each audit. Ms. Sandy clarified that

a request from the Judicial Auditing Committee was received each year for an explanation, which was provided by staff and it was never an issue.

On MOTION by Mr. Perry seconded by Mr. LaVoy with all in favor the Fiscal Year 2024 Annual Audit Report was approved.

A. Liaison Reports (Action Items List Review)

1. Supervisor Saul & Action Item List (Landscape)

Mr. Saul reported that he sent a message to Mr. Sergio Rodriguez of LMP about statements made in the minutes, regarding the erosion that Mr. Sabol referred to at 1596 Scarlett Avenue. Mr. Rodriguez replied, *“It would best be resolved by the engineer, as the area is massive and required the assistance of an engineer, to avoid flooding and erosion issues. Drainage around the homes was simpler, but this area was massive and needed an outside solution to ensure that we resolve the issue.”* Mr. Saul had not seen the area and suggested to Mr. Sabol that they walk it. Mr. Sabol clarified that a couple of yards of fill needed to be put in and then it needed to be re-sodded, but did not know if an engineer needed to look at it. Mr. Perry pointed out that it was outside of the overflow structure, but did not impact the overflow. Mr. Rodriguez pointed out that they could always add the soil and turf, but preferred that the engineer survey the area, as he was afraid if they repaired it, another problem would arise.

Mr. Perry MOVED to authorize the District Engineer to inspect and survey the drainage system and Mr. LaVoy seconded the motion.

Mr. Saul requested the contact information for the District Engineer. Ms. Lansford would provide it.

On VOICE VOTE with all in favor authorizing the District Engineer to inspect and survey the drainage system was approved.

Mr. Saul asked if the Magnolias were staked. Mr. Rodriguez replied affirmatively but would follow up tomorrow to ensure that the bolts were tightened around the strappings, in order to make it through hurricane season. Mr. Saul pointed out that Mr. Perry noted items that he

wanted to address, such as the swale and Bahia areas, which Mr. Rodriguez informed him that he would get to those sometime by the end of the month. Mr. Rodriguez confirmed that every Bahia area was scheduled to be mowed once per month and on March 24th, all of the Bahia and St. Augustine areas in Lakeside Plantation, would be completed. They would be back to weekly mowings on April 1st. On Monday, the areas would be reviewed and if anything was missed, they would follow up t. Mr. Perry noted that the confusion was that the minutes reflected that the mowing of the Bahia was by February 24th, but he meant March 24th. Mr. Saul recalled Mr. Rodriguez stating that it would be completed by the end of the month. Mr. Rodriguez clarified after the last meeting, they followed up with the mowing service and were informed that the Bahia areas were serviced once a month, but because it was during the end of the month, there were complaints and would follow up.

Mr. Saul asked if the leak up front with the irrigation was repaired. Mr. Rodriguez confirmed that it was completed. Mr. Saul heard many complaints about ants and that they were treated but had not heard any further complaints. Mr. Rodriguez indicated that they performed spot treatments, because once the ants were treated, they moved to the next location. Mr. Saul recalled issues with the conservation area and that there would be a bush hogging of 5 to 10 feet of wood-lines for the entire community. Mr. Rodriguez stated it was mentioned at the last meeting that they had a specialist that did the bush hogging, as LMP did not have the specialized equipment. They would do more than the 5 to 10 feet, as residents wanted more. If everything went according to plan and everything was cleaned up and the wood-lines were cut back accordingly, they could keep it that way. Originally, when they started the contract, the wood-lines were cut back in the Winter season, but it did not have as big of an impact as if one guy was doing a complete cleanout with huge machinery. However, this was costly and would take a huge amount of time. Mr. Saul requested a quote. Mr. Rodriguez indicated that he could not provide a quote until he checked the areas, which he planned to do on Monday, because any dangerous slopes needed to be taken into account.

Mr. Perry questioned what they were trying to accomplish. Mr. Saul explained that several residents had an issue with the wood-line getting close to their homes, it was discussed at the last meeting and he was asked to check into it. Mr. Perry pointed out that the City of North Port Fire Department recommended a minimum of 25 feet of no vegetation from structures. Mr. Saul noted they used to do that at one time, but it got pushed back. Mr. Perry asked if he was just

targeting specific areas. Mr. Saul understood that Mr. Rodriguez would only look at areas that needed to be addressed. Ms. Lansford believed that the intent was for Mr. Rodriguez to look at priority areas and provide a quote to the Board to bush hog those areas. Mr. Rodriguez confirmed this was the case, but they could section it off, depending on the price. However, regardless of whether or not it was approved, they would continue to cut the wood-lines and try to cut them back as much as they can. Mr. Saul reported that the tree behind the Clubhouse was finally taken down, but it was done by someone else, due to the rainy and windy weather. However, it was quoted at the same price. According to Mr. Myers, the person that did it, did a good job. There was a conversation about an area that the city owned across from this area, which Mr. Rodriguez cleaned up and the residents were satisfied with way that it looked.

2. Supervisor Sabol & Action Item List (Aquatics)

a. Consideration of Proposal from Solitude for Erosion Repair Services - \$13,788

Ms. Lansford presented a revised proposal from Solitude for erosion repair services in the amount of \$13,788, which was included in the agenda package. Mr. Sabol referred to Page 6 of the agreement, which listed the scope of the services. They would install eight drain boxes, piping to the ponds and cover with sod. He recommended approval of this work, as the area needed attention before they started on the ponds. Mr. Perry felt that it was imperative to do this work prior to the rainy season, as he tried to bring this proposal to the Board several meetings ago, but Mr. LaVoy removed it from the agenda. Mr. Perry also wanted the drain boxes to be placed on CDD property and not private property and that the work be performed manually and not with heavy equipment. Mr. Sabol clarified in the agreement; Solitude would leave the property as it was prior to the work being performed.

Mr. Perry MOVED to approve the proposal from Solitude for erosion repair services for eight locations in the amount of \$13,788 and Mr. LaVoy seconded the motion.

Ms. Lansford requested that the motion include that all work was completed in CDD property.

On VOICE VOTE with all in favor the proposal from Solitude for erosion repair services for eight locations in the amount of \$13,788, subject to all work being completed on CDD property was approved.

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

a. Harold Annual Review

Ms. Lansford reported that the District's amenity contract was not a standard amenity contract, where employees were reviewed internally. It was a limited oversight contract where the Board had discretion over its employees, but if the Board wanted to increase salaries, it must be brought before the Board, which was why this item was on the agenda. Ms. Lansford asked if the Board wanted Mr. Myers to leave the room for this discussion. *There was Board consensus for Mr. Myers to stay.* Mr. LaVoy recommended an increase, as Mr. Myers was in his position for a year, did a superb job and had a well-disciplined team. He had no issues with him, felt that it was a well-run organization and that Lakeside Plantation was fortunate to have him. Mr. Myers role was more than just amenities and recommended that he be designated as the Facility and Amenities Director, as all of their large infrastructure was almost complete, including the pergolas, which according to Pergolas of Florida, would be installed on March 31st. As the Facility and Amenities Director, Mr. Myers would perform the day-to-day maintenance.

Ms. Martin wholeheartedly agreed with Mr. LaVoy. Mr. Sabol recalled that the services they were receiving now, was so much better than the prior contractor and at a lower amount. The Board Members made the rules, but the Amenity Manager, would enforce them on behalf of the Board and felt that Mr. Myers was doing a wonderful job. Mr. Perry questioned how Mr. Myers felt about taking on additional responsibilities. Mr. Myers was amenable to it, as it was discussed when he first met with Mr. LaVoy, that once all of the big projects were taken care of, it would be his responsibility to obtain proposals and provide them to the Board, which he did not have a problem with. When he was in charge of the RV Resort, he handled all of the day-to-day operations, plus the amenities. Mr. Perry pointed out that Mr. Myers could lean on the District Engineer and residents for expertise. Mr. LaVoy would continue to work with Mr. Myers on a daily basis and proposed an increase in salary of 5% and one-time bonus of \$4,000, which was comparable with other like positions.

Mr. LaVoy MOVED to promote Mr. Harold Myers to Facility and Amenity Lifestyle Director with an increase in salary of 5% and a bonus of \$4,000 and Ms. Martin seconded the motion.

Mr. Perry felt that Mr. Myers was worth every penny, but salaries were a budgeted item and even though they were not in great shape, they could allocate funds from other items to pay Mr. Myers.

On VOICE VOTE with all in favor promoting Mr. Harold Myers to Facility and Amenity Lifestyle Director with an increase in salary of 5% and a bonus of \$4,000 was approved.

- b. Consideration of Proposals for Sidewalk Grinding**
 - i. John Williams - \$11,000**
 - ii. Alpha Foundations - \$27,209.41**
 - iii. Onyx Asphalt USA, Inc. - \$21,600**

Ms. Lansford presented proposals for sidewalk grinding from John Williams in the amount of \$11,000, Alpha Foundations (Alpha) in the amount of \$27,209.41 and Onyx Asphalt USA (Onyx) in the amount of \$21,600, which were included in the agenda package. Mr. LaVoy indicated that Alpha did the sidewalk grinding last year, when they hydraulically lifted them. At that time, many sidewalks were earmarked for the second year, which they were now in. They would be in the community on Tuesday to do some warranty repairs as part of their five year warranty. The remainder of the sidewalks were for simple grinding and some concrete replacement. Mr. Myers worked with John Williams and they replaced some concrete by the storage shed. They did a great job at a great price. Mr. LaVoy asked them to provide a price for 83 locations, which was \$11,000. He asked them do a test section, to evaluate his work, which was perfect and recommended approving the proposal from John Williams, as he was local, provided a great price and could be used on other projects.

Mr. LaVoy MOVED to approve the proposal from John Williams for the grinding of 83 sidewalk locations in the amount of \$11,000 and Ms. Martin seconded the motion.

Mr. Perry noted that according to the original database of all locations, there were 103 and questioned why John Williams only quoted 83 locations and if he was willing to grind, patch and replace the sidewalks for \$11,000. Mr. LaVoy indicated that John Williams would cut out and replace four sections of sidewalk. John Williams came up with 83 and Onyx came up with 90. There were 83 addresses, but many locations had two or three spots to grind.

On VOICE VOTE with all in favor the proposal from John Williams for the grinding of 83 sidewalk locations in the amount of \$11,000 was approved.

4. Supervisor LaVoy & Action Item List (Pool & Courts)

a. Consideration of Proposal from Aztec Plumbing & Drains to Install Underground Storm Drain - \$6,948

Ms. Lansford presented a proposal from Aztec Plumbing & Drains to install an underground storm drain in the amount of \$6,948. Mr. LaVoy recalled that this item was discussed last month and Mr. Perry had some questions about it, so they revised their proposal, which met what was requested for a 3-inch pipe, with a flowrate of 79 gallons per minute for drainage. They would work with their pool installer, in order to facilitate the work at the same time. It was a good proposal, which Mr. LaVoy recommended, as there were no issues.

Mr. LaVoy MOVED to approve the proposal from Aztec Plumbing & Drains to install underground storm drain in the amount of \$6,948 and Mr. Saul seconded the motion.

Mr. Perry pointed out if this was going to occur during the changeover in equipment, they should repair the existing drain lines, instead of running a brand-new drain line all the way over to a different catch basin. Mr. LaVoy indicated this was a better route, because of the gravity feed, as they were going down quite a bit of distance and was unaware if there was any broken pipe that was there for 20 years. If they were going to start with a brand-new pool, he would rather start with a brand-new drain for the price. At the last meeting, Mr. Perry suggested that he ask the District Engineer to take a look at it and therefore, was not in favor of this motion. Mr. Sabol asked if 3 inches was large enough. Mr. LaVoy confirmed that 3 inches would suffice.

On VOICE VOTE with Mr. Sabol, Ms. Martin, Mr. Saul and Mr. LaVoy in favor and Mr. Perry dissenting, the proposal from Aztec Plumbing & Drains to install underground storm drain in the amount of \$6,948 was approved. (Motion Passed 4-1)

b. Discussion of Proposal from Monster Pools for Pool Maintenance Services

Mr. LaVoy reported that Monster Pools, a division of Rock Star Pools, would be installing the pool equipment and it made sense for them to also service it. There were many issues with Howard's Pools, their current provider, due to their response time and preferred Monster Pools, as they maintained all of their equipment. However, he questioned the termination period with Howard's Pools. Mr. Perry questioned the price. Ms. Lansford confirmed that it was the exact same price as Howard's Pools, which was \$1,900. Mr. Perry was not sure that it was the same type of services, as Howard's Pools provided chlorine for \$1,900, but with the new equipment, they may not need to add chlorine. Mr. LaVoy confirmed that chlorine would be added onsite, but it would mostly be using salt. Mr. Perry pointed out that Monster Pools was located in Naples and asked if there were local service employees. Mr. LaVoy indicated they serviced from Tampa to Naples and had local employees. Ms. Sandy reviewed the contract and confirmed the termination was 30 days without cause. Mr. LaVoy asked if the contract would terminate the first of the month. Ms. Lansford pointed out that Howard's Pools would terminate 30 days after the letter goes out and they could contact Monster Pools with a start date. Mr. LaVoy figured Monster Pools could start on May 1st.

Mr. LaVoy MOVED to approve the proposal from Monster Pools for pool maintenance services with a start date of May 1, 2025 and Ms. Martin seconded the motion.

Mr. Perry abstained. Ms. Sandy advised if a Supervisor was present at a meeting, unless they had a conflict, they must vote on the motion.

On VOICE VOTE with Mr. Sabol, Ms. Martin, Mr. Saul and Mr. LaVoy in favor and Mr. Perry dissenting, the proposal from Monster Pools for pool maintenance services with a start date of May 1, 2025 was approved. (Motion Passed 4-1)

Mr. LaVoy MOVED to approve the termination of Howard Pools for pool maintenance services and Mr. Sabol seconded the motion.

On VOICE VOTE with Mr. Sabol, Ms. Martin, Mr. Saul and Mr. LaVoy in favor and Mr. Perry dissenting, the termination of Howard Pools was approved. (Motion Passed 4-1)

5. Supervisor Martin & Action Item List (Clubhouse & Facilities)

Ms. Martin had no further report.

6. Supervisor Perry & Action Items List (Streets)

Mr. Perry reported that the District Engineer was performing a survey of the roads and would eventually provide a report.

SEVENTH ORDER OF BUSINESS

General Audience Comments

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

- Mr. Devon Poulos of 1255 Jonah Drive, reported a medical emergency occurred on the pickleball courts, which the tennis court players handled. He would like to nominate them through an award program provided by the American Red Cross. The pool service contract was for three times per week, including daily water chemistry and questioned what three days they were coming and who would take water temperature readings on the other four days. It made sense to have someone who was familiar with the equipment but was not impressed with Howard’s Pools. The contract also included a \$175 charge for extra services and suggested that this be looked at, within this 30-day period. He was not familiar with Monster Pools, but that did not mean they were not a good company. There was a great deal of growth in the preserve, coming into Jonah, that needed to be attacked.
- Ms. Louise White of 1596 Scarlett Avenue, requested that the overflow box next to her house, be looked at, because when all of the storms occurred and there was a tremendous amount of rain, it took two months for the water to drain out. If they built up soil, she questioned whether the water would overflow to her house. *Mr. Saul pointed out this was the reason why Mr. Rodriguez wanted the District*

Engineer to take a look at it. He would contact them and schedule a time in April to look at it.

- Ms. Donna Keller of 2395 Savannah Drive was thinking a great deal about last month's Board meeting and wanted to address the unprofessional behavior of Mr. Perry. He came to the Board with an agenda, which was to discredit Mr. LaVoy and was trying to get one of the vendors, who did a presentation, to say that Mr. LaVoy was doing something wrong. The vendor was made uncomfortable. Mr. Perry also discussed things from eight to ten years ago, which was unproductive and could not be changed. Mr. Perry needed to concentrate on the current agendas, how to keep the facilities operating at optimum performance and being a productive member of the Board. He was off to a bad start. If this was the way he intended to behave, Mr. Perry should resign, so that someone with a positive attitude, could work to make the development a better place to live.
- Ms. Aleksandra Ehrhart of 1718 Scarlett Avenue missed the part of the meeting about the water system by her house. Someone came yesterday and moved part of the dead bushes in front of it. Three years ago, she painted her house and fixed the landscaping, yet her house still looks unpresentable, because of the dead bushes. According to the person that she spoke to, the bushes were 18 years old and should be replaced. Removing part of the dead bushes or buying bushes from Home Depot, would not solve the appearance of her house and requested that the Board hire a landscaping company to remove the bushes and plant something nice. She did not understand why the Board changed pool companies, as the jacuzzi never worked.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. District Manager – Change May Board Meeting Date to May 13, 2025

Ms. Lansford reported that the next meeting was scheduled for April 16, 2025 at 6:00 p.m. and requested that the May meeting be moved to May 13, 2025, where the Proposed Budget would be presented.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor changing the May meeting to May 13, 2025 was approved.

C. Amenities Manager

1. Report

Mr. Myers presented the Amenity Management Report, which was included in the agenda package. He thanked the Board and residents for being supportive of him and his team. This was a great community and there were many fun events, which they would continue. From February 1st to February 26th, there was revenue of \$2,115, leaving a positive \$1,180. He was obtaining quotes to power wash and re-seal the pavers around the pool and porch area, which had not been done in years and were cracking. One vendor informed him that this happened when the pavers dry out. One quote was received and one was expected by the end of the week, which he would provide at the April meeting. Mr. Perry questioned the office policy for gate access for the traveling tennis leagues. Mr. Myers indicated when there was a tennis match, the gate was propped open at the side, so Mr. John Rice could monitor who was going in and out, but he spoke to the tennis team about having someone man the gate. However, there were some issues in the last couple of weeks, with the tennis team leaving it open after their match, which he handled. Mr. Perry pointed out that he was at the Clubhouse after 9:00 a.m. when the office was open and the gate was propped open. They spent a great deal of money fencing in the complex and for fobs for secure access and it was left wide open. After 9:00 a.m., the gate should be closed and residents should access it through the office. Mr. Myers confirmed that it was supposed to be closed and would work on it.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Regarding Ms. Keller's comments, Mr. Perry pointed out that the reason why she was not seeing any agenda items from him, was because for the last two months, the Chairman of the CDD Board, removed them from the agenda. He presented an Action Items List and reported on the following:

1. Complete Repairs on the Supply Panel behind the North Fountain: It was quoted last year, but was postponed by Mr. LaVoy. There was exposed wiring and a hole in the transformer, which was a danger to the CDD, if something were to happen, as it was a violation of code.

Mr. Perry MOVED to direct Mr. Myers to obtain two quotes for repairs to the electrical equipment at the front entrance. There being no second to the motion, the motion failed.

Mr. LaVoy reported that the electricians were onsite today, hooking all of the electrical for the spotlights and would provide quotes. Ms. Sandy asked if there was a safety issue. Mr. LaVoy confirmed that there was one, which was why it was being fixed. They were getting assessments and pricing. Ms. Sandy questioned whether something in the short term needed to happen. Mr. LaVoy indicated that some repairs were being made, while they were hooking up the electrical, but that was not the solution, as they needed to replace the complete box due to rust. Ms. Sandy recommended that the Board take any short-term measures that were needed in order to immediately address any safety concerns while they looked for a long-term solution.

2. Street Gutter Assessment by the District Engineer: Ongoing.
3. Sidewalk Repairs: Resolved this evening.
4. Moving not being done on Swale Section of Retention Pond 12: Would remain on the Action Items List until completed.
5. Soliciting Proposals from Aquatic Maintenance Companies: Mr. Sabol was tasked to do so, but the Board decided not to do anything for two or three years. Mr. Perry was questioning whether they were getting a good value from Solitude. Mr. Sabol pointed out that they only received one quote, when they solicited for proposals, but Mr. Perry could work with the District Manager.

Mr. Sabol felt that Mr. Perry was being absurd and agreed with Ms. Keller's comments, as he recalled Mr. Perry admitting that he was going to be a pain to the Board. Mr. Perry denied saying this. Mr. Perry would strike this item from the Action Items List.

6. Solitude Assessing Pond #14: This pond was bordered by Dixie Lane and Scarlett Avenue. It was a swamp, due to an outside source of water. Mr. Sabol confirmed that he did nothing about it.

7. Updated Quote for Shoreline Restoration: Completed.

Mr. Perry recalled at the February meeting that Mr. LaVoy was going to have a proposal from MK Construction for the monuments. The Board had not yet seen it, but the work was completed. Mr. LaVoy explained that they were paid by Best Sign Monuments. Mr. Perry asked if Mr. LaVoy had a proposal for Viking for the floodlights. Mr. LaVoy indicated it was based on a time and material basis. Mr. Perry received an email from the office with an advertisement from a third-party vendor and asked if the CDD should have an agreement with this vendor. Ms. Lansford requested a copy of the email. Mr. Perry requested that Board start thinking about capital projects for Fiscal Year 2026. Assessments were their number one source of revenue and through the end of February, 86% in assessments, were collected, but questioned why since Imagine School paid three payments with no penalty and have yet to pay. Ms. Lansford explained that it was the owners responsibility to pay their taxes. When they go out for tax deed sale, they would know who paid and had not paid. Many times, they received a final payment around August or collected more than they assessed, based on the interest when the lot was sold. The date of the auction by Sarasota County was in June but must verify this.

Mr. Perry reported on the expenditure side; the largest expense was the GMS management contract for the employees. Through February 28th, the District was \$43,000 over budget and was averaging about \$26,000 per month, which would put the District \$103,000 over budget, although he liked the new Business Plan. In addition, 82% of the maintenance budget was spent, as \$15,000 was budgeted and \$12,300 was spent, with only five months into the year and questioned why. Mr. Myers would find out. Mr. Perry felt that he needed to defend himself from Ms. Keller's comments, as Mr. LaVoy did everything he could to take away his voice, starting November after the election. Mr. Perry ran for his seat with the intention of representing the residents, not anyone else and not answering to Mr. LaVoy and apologized if Ms. Keller did not think he was doing that, but hoped she understood the animosity between him and Mr. LaVoy. Ms. Keller hoped that Mr. Perry worked with Mr. LaVoy as a team and be professional about it, but he was not doing so. Mr. Perry pointed out that Ms. Keller's definition of a professional was different than his.

TENTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letter from Supervisor Martin

Ms. Martin submitted his resignation effective immediately and noted that it was not only an honor, but a pleasure to serve on the Board. The Board had done a tremendous job and would love to stay for the remainder of her term, but she was moving up north to be with her family. She hoped whoever filled her term was as happy serving this community as she had been. Ms. Lansford noted it was a pleasure working with Ms. Martin.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the resignation of Supervisor Martin effective immediately was accepted.

B. Review of Resumes/Letters of Interest to Fill Seat #1

Ms. Lansford received resumes from Mr. Devon Poulos and Mr. Glenn Raymond. There was no requirement for the Board to fill the vacancy, which would remain open until the 2026 election.

1. Devon Poulos

Mr. Devon Poulos grew up in the area and worked for the City of North Port in the Parks and Recreation Department. Talking from residents to Board Members, was slightly different than Board Members talking to each other, which was lost in today's world. It was okay to agree to disagree and move on to get the common cause. His goal of coming to these meetings, was due to assessments increasing when he first moved here and increasing 100%, in the second year, which shocked him. He was younger than most people in this room but looked forward to some of the same things as the Board Members, serving the Board, listening to what the people were saying and just trying to bring some common sense back to some decision making. He was a jack of all trade and was graduating in May with an MBA, with a concentration in public administration, which would fill the free time that he had not had. Mr. Perry questioned what he would bring to the Board. Mr. Poulos managed over \$3.5 million worth of expenses in his job, managing 35 people and bringing in revenues of \$4 million. Pool maintenance was one the items on his agenda and listening to the City. It was important for the Board to look unified, which was not happening right now. The bickering back and forth, police standing in the back of the room and yelling back and forth at people, was not what the Board was here for. He was the HOA President and when something like this happened at the January meeting, he shut the Board

Meeting down in February. They were meeting tomorrow, but if they could not hold a decorum, he would walk out of the meeting.

Mr. LaVoy asked if he would remain on the HOA Board. Mr. Poulos indicated that he planned to serve on the HOA Board, unless there was a rule against it. Regarding the budget, maintaining the rates were smart and if assessments were increased, they needed to inform residents why. Mr. LaVoy pointed out that Mr. Poulos' neighborhood had the nicest grass. Ms. Sandy confirmed that there was no per se conflict in Mr. Poulos serving on the HOA and CDD Boards but he needed to continue to monitor if any conflicting interests between the CDD and HOA were too arise. Mr. Saul felt that Mr. Poulos did a good job in his HOA Board seat, but voiced concern that there may be only three HOA Board Members, as one resident's home was for sale and Mr. Poulos taking this position, as he did not want the HOA to be taken over by the State, because of the lack of Board Members. If Mr. Poulos was elected to this Board, his intention was to step down, if someone wanted to serve on the HOA Board, but if there were only three Board Members, he would remain until there were other people.

2. Glenn Raymond

Mr. Glenn Raymond was impressed with Mr. Poulos' qualifications. He did not have any history with CDDs or HOAs but was on a CDD Board in Punta Gorda. However, he was a team player, attended most of the CDDs, was active in the development and would work hard being a viable team member. Mr. LaVoy questioned his past career. Mr. Raymond spent 21 years teaching surgical procedures and in the second half of his career, he was in charge of sales for a high end, large residential remodeling and cabinet company. He was familiar with contracts and contractors and was a strong negotiator with contractors. Currently, he worked for Publix to keep active and social. Ms. Lansford reiterated that the Board did not have to appoint anyone to the seat tonight and it could be placed on the April agenda or the Board could make a decision tonight. Mr. LaVoy wanted to review the resumes and think about it for 30 days. There was Board consensus to place this item on the April agenda.

C. Oath of Office to Newly Appointed Supervisor

D. Consideration of Resolution 2025-05 Election of Officers

These items were tabled to the next meeting.

March 19, 2025

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Lakeside Plantation CDD

ELEVENTH ORDER OF BUSINESS

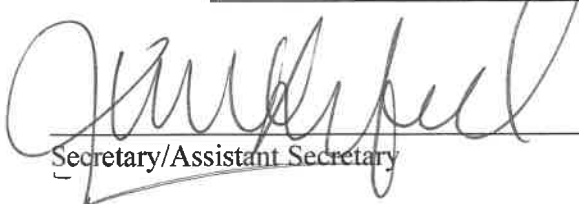
**Next Regularly Scheduled Board Meeting
is April 16, 2025 at 6:00 p.m. at Lakeside
Plantation Clubhouse**

This item was discussed.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the meeting was adjourned at 7:37 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair