

**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, **April 16, 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
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
Brad Foran <i>(via Zoom)</i>	District Engineer
Harold Myers	Clubhouse Office Manager
Austin Getz	Getz Outdoor
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.

- **First Responders Award Ceremony**

Resident Bill Roumy reported on March 7, 2025, when he was playing tennis, he collapsed on the tennis courts. He had no symptoms, warning signs or shortness of breath. For

many, this would have been the end of their story, but he was lucky that at the exact moment, 2 feet away, two incredible angels, heroes, strangers, jumped into action. They called for help, performing CPR and doing everything in their power, to keep him alive until the Fire Department and paramedics arrived. He did not know these individuals, but was forever grateful for them, as he was here today, due to the selflessness and quick professional training of Dr. Cindy Kurl and Ms. Michelle Fabie and willingness to act, when it mattered the most and giving him another chance to live. They did not know him, but it did not stop them from helping a stranger. He would spend every day that he had left, making the most of the gifts that they had given to him. He was also thankful to his wife, Mona, to Mr. Bill Stone, for keeping the communication open with EMS and the Fire Department, to Mr. Mike Bel Willis for rushing to get the LED from the Clubhouse and to Mr. Joe La Pierre, who performed chest compressions. Furthermore, he was thankful to Mr. Ray and Ms. Teresa Paradis for reaching out to his wife and to the Fire Department and EMS for rushing to the scene and transporting him to Sarasota Memorial Hospital. He was grateful for their services and was thankful to Chief Scott Titus as well as the Fire Department, EMS, Mr. Harold Myers for being at his side and the Board for organizing this event.

Chief Scott Titus of North Port Fire Rescue introduced himself. Hearing Mr. Roumy's speech, made a difference, as he used to teach CPR and thanked Dr. Cindy Kurl and Ms. Michelle Fabie and the residents that assisted Mr. Roumy, as that chain of survival was important. Early CPR and early activation of an AED saved lives, which was due in large part to Battalion Chief Famke Wolbers, EMS Training Chief and the community, because when someone was performing CPR when they arrive on scene, the survival rate increased dramatically. Battalion Chief Famke Wolbers, EMS Training Chief introduced herself, noting that despite what they see in the movies, what happened to Mr. Roumy was a survivable event, as usually people were not alive and talking after the fact. While it was unlucky to have a cardiac arrest, Mr. Roumy was lucky that he did have people around him. It was not every day that a Physician and Nurse Practitioner were playing tennis next to him, a functioning AED was available and residents knew where it was located. She presented Phoenix awards to Dr. Cynthia Kurl, Ms. Michelle Fabie, the resident who obtained the AED for saving Mr. Roumy's life and to the Lakeside Plantation community, for their exceptional commitment to citizens safety by having an AED onsite, which was used to save Mr. Roumy's life on March 7th. She further

presented a Phoenix award to the first responders at North Port Fire Rescue. There would be a CPR class at the end of the month at North Port Fire Station 86, which was free to city residents.

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

First Responders Award Ceremony

This item was discussed.

FIFTH ORDER OF BUSINESS

District Engineer

A. Roadway Analysis Report

Ms. Lansford presented a Roadway Analysis Report that was prepared by the District Engineer, which was included in the agenda package. Mr. Perry prepared an analysis of upcoming contributions that would need to be made to the capital reserve. The CDD owned the residential roads, which were 23 years old and were responsible for maintenance. Included in the assessment were the concrete gutters on each side of the street, which Mr. Foran found no deficiencies with. The good news was rather than starting immediately, the project window was from 2028 to 2033, which meant that they had from 2026 to 2028, to secure the funds, as the total projected cost was \$2,3 million. Mr. Foran provided a breakdown by priority of all the roads, including the Clubhouse parking lot. The first three that had the highest priority in 2028, was the Clubhouse parking lot, Sycamore Street and Mulberry Lane. The CDD would be responsible from Plantation Boulevard south. For 2026, 2027 and 2028, \$274,000 would be allocated to the Capital Reserve Fund, but starting in 2028, would be the first phase of the repairs. The contributions after 2028 would be reduced, as part of the project gets completed. In 2029, the contribution amount was \$195,000, which would drop to \$178,031 in 2030, \$42,032 in 2031, \$31,000 in 2032 and \$17,000 in 2033. In 2026, the total amount in reserves was \$274,000, followed by another \$274,000 in 2027 and 2028, minus the first expenditure. In 2030, there was a huge drop in the Capital Reserve Fund, as \$600,000 worth of roads needed to be completed. Each year until 2033, it would all be replenished.

Mr. LaVoy prepared a spreadsheet with all of the same information, including the ponds, on one document, which he requested be included in next month's agenda and requested that Mr. LaVoy provide this document in next month's agenda package. At the request of the Board, Ms. Lansford opened the general audience comments period. The following residents addressed the Board:

- Ms. Lisa Wells of 1050 Jonah Drive questioned the amount currently in reserves and if the totals were in addition to what was in reserves or included what was there. Mr. Perry indicated that it was hard to accurately forecast, as they were halfway through the fiscal year, but based on the outstanding invoices, they should have \$700,000 in reserves. Ms. Lansford confirmed that there was \$788,169 in reserves and there would be a transfer of \$175,000 for next year. The \$273,472, would be above and beyond the \$175,000 transfer, because what was included in the \$175,000, did not include the Roadway Analysis. Mr. Perry questioned where the \$175,000 was coming from. Ms. Lansford confirmed that it was included in the Reserve Study.
- Mr. Bob Edenberg of 2444 Magnolia Circle asked if the roads would be grinded or if blacktop would be placed over it. Mr. Perry stated that the roads would be resurfaced.
- Ms. Marcia Yanak of 1655 Scarlett Avenue was informed when she moved here, that there was a 20-year bond that residents were paying for years, that would be returned to residents. Ms. Lansford explained that there was a bond, but it depends on the lot size and address. When residents paid their ad valorem taxes, a portion of the payment goes to the bond payment, which was specific per household and the other goes towards operation and maintenance (O&M). The O&M portion of the CDD was in perpetuity, but the bond portion depends on the type of bond, where they lived and when it matured. If Ms. Yanak provided her address, Ms. Lansford would follow up; however, Ms. Yanak could pay her debt service in full, but did not recommend it, if a resident was staying in their house for a long time. Mr. Lavoy paid his bond off two months ago at a cost of \$2,400. Ms. Yanak did not realize it was on an individual basis and assumed that Lakeside Plantation had a 20-year bond and if so, whether the money could be placed into

reserves. Ms. Lansford indicated that they could not cross their debt service funds with CDD funds. Ms. Sandy confirmed that the bond was for 30 years, as they were originally issued in 1999. The funds from those bonds were originally used to pay for the District’s infrastructure.

- Ms. Barbara Wende of 1197 Jonah Drive asked if Mr. Perry was talking about an assessment above and beyond their home taxes. Mr. Perry explained that residents would pay it every year with their tax bill, which would be discussed at next month’s meeting.

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

SIXTH ORDER OF BUSINESS

Business Administration

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

Ms. Lansford presented the minutes of the March 19, 2025 meeting, which were included in the agenda package. Mr. Perry stated on Page 6, under 2A, they were installing 10 drain boxes in eight locations and on Page 14, under Item 4, “*Moving*” should be, “*Mowing*” and “*Retention Pond 12*” should be “*Retention Pond 19.*”

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

B Approval of Check Register

1. March 2025

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

Ms. Lansford presented the March Check Register, Unaudited Financial Statements for March 31, 2025 and Special Assessment Receipts Schedule, which were included in the agenda package. The District was 88% collected as of the end of March.

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

SIXTH ORDER OF BUSINESS**New Business Items****A. Consideration of Resolution 2025-05 Disbursement of Funds for Payment of Certain Expenses**

Ms. Sandy presented Resolution 2025-05 Disbursement of Funds for Payment of Certain Expenses, which was included in the agenda package. It was an authorization resolution, so if there were non-continuing expenses in between meetings, there was protocol in place to allow expenses for the health, safety and welfare of residents within the District or to repair, control or maintain a District facility that would need to be completed prior to the next meeting. There were certain thresholds that allow for expenses to be approved by either the District's Amenity Manager, Chair of the Board or the District Manager. There was also a provision for emergency expenses. There was no limit on those emergency expenses that could be approved outside of the Board meeting, but it would have to receive approval from both the District Manager and the Chair of the Board and it would have to be a true emergency situation. Mr. Perry recalled that this resolution replaced Resolution 2013-04, whereby the Board authorized entering into non-continuing agreements and the disbursement of funds for the payment of invoices in non-continuing agreements. There were also approvals under the jurisdiction of the District Manager and monetary levels were low, but there were caveats of \$1,000, \$2,500 and \$10,000. However, the resolution before the Board today, removed all existing caveats. Current expenditures have risen only by inflation and needed to be adjusted and certain expenditures should not require approval of the District Manager, but he disagreed on the levels and argued that the resolution prevented any one individual to enter into agreements or purchase items. They could only approve the invoices but not enter into any agreements for goods or services. Ms. Sandy explained that the resolutions were meant to be read together and would not be based on the fact that the expense could only be approved, if the person authorized it. Mr. Perry requested that the language be more explicit.

Mr. Perry asked if there were any other resolutions that exist for this CDD as far as entering into contracts for either goods or services. Ms. Lansford indicated that the only one that existed, was the prior one that this one would be replacing, which was the spending resolution from 2013, but it would not allow anyone to enter into a recurring contract. Mr. Perry pointed out that this one was for non-continuing expenses and further asked if they entered into a services contract, if they were typically reviewed by District Counsel. Ms. Lansford confirmed that any contract that the Board entered into, was always reviewed by District Counsel, unless it was for a

small purchase that would not need a contract. Ms. Sandy would include language to make it clear that it was for the authorization of the services and the expense related to that service. Mr. Perry pointed out if the limit was going to be \$100,000, he could not think of a situation where a non-continuing expense should not come before the Board and voiced concern that the resolution allowed questionable authority of the Chairman, removed the requirement to obtain multiple quotations for either goods or services and removed the checks and balances of the Board to review proposals or estimates for modification, clarity and approval. He preferred to have it all stated in B2, rather than having a separate line item for the District Manager and that it say, *“Approval of the Chairperson on the Board or in his absence, the Vice Chairperson and the District Manager.”* Ms. Sandy clarified that this paragraph had three authorization levels and it did not make sense to group all three together, as the Amenity Manager on their own, could approve non-continuing expenses not exceeding \$5,000, the Chairperson or Vice Chairperson in their absence, could approve a non-continuing expense not exceeding \$10,000 on their own or the District Manager on their own, could approve a non-continuing expenses not exceeding \$10,000. Mr. Perry was in favor of the Amenities Manager approving expenditures not exceeding \$2,500 and for the Chairperson and District Manager to approve expenditures not exceeding \$5,000.

Mr. Perry MOVED to allow the Amenities Manager to approve expenditures not to exceed \$2,500 and for the Chairperson and District Manager to approve expenditures not to exceed \$5,000. There being no second to the Motion, the Motion failed.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with Mr. Saul, Mr. LaVoy and Mr. Sabol in favor and Mr. Perry dissenting, Resolution 2025-05 for the Disbursement of Funds for Payment of Certain Expenses as presented was adopted. (Motion Passed 3-1)

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

1. Supervisor Saul & Action Item List (Landscape)

Mr. Saul recalled at a prior meeting, discussion of an area at 1596 Scarlett Avenue, which involved a pipe that was separating at a pond, which would require cameras. Mr. Perry reported that one of the drain pipes and the overflow structure, was leaking. Mr. Perry was under the impression that Mr. Sergio Rodriguez of LMP, thought they were going to fill in the entire

swale. Mr. Saul believed that Mr. Rodriguez thought it required more than throwing some dirt on there. Ms. Lansford indicated at the last meeting, the Board authorized the engineer to review the area, which he did and would provide a report at the next meeting on what needed to be done to correct the issue. Mr. Perry voiced concern that they were going to be in the rainy season and would not be able to make the repair, with water coming in. There was Board consensus to wait until the District Engineer provided their report and recommendations at the next meeting.

a. Consideration of Proposal for Landscape Maintenance from Getz Outdoor

Mr. Saul received a proposal from Getz Outdoor for landscape maintenance for \$10,000 less than LMP and a quote to clean an area by the preserves. They removed the tree by the tennis courts that LMP could not get to and cleaned the area, which Mr. Myers was satisfied with. Ms. Lansford explained that a quote was solicited, based on the service that LMP provided and this quote would replace those services. It would provide savings of \$12,258 for this year and \$12,000 thereafter. Mr. Austin Getz introduced himself. They currently managed 28 commercial properties and provided a quote for landscape maintenance, after being called out for an Oak tree. They noticed that the conservation area was overgrown into the corner lots and provided a quote for that. He provided a quote for the landscape maintenance, after noticing items that were not attended to such as some overhanging Oaks that needed to be trimmed, the condition of the grass and flowers out front and down the Boulevard to the back entrance. Once they put their name on something, they wanted to maintain it like it was theirs. Many of their jobs were through GMS. They wanted to leave a lasting impression. They would pressure wash the Amenity Center semi-annually and offered a 25% discount. Their response time would be the same day within 24 hours.

Mr. Perry questioned the largest community they maintained. Mr. Getz indicated that they maintained the landscaping and pressure washed a community that was 67,000 square feet, but currently did not maintain any CDDs of HOAs. This was the largest contract that they had. Mr. Saul pointed out that any time he called Mr. Getz, they responded immediately by phone or email. Mr. Sabol asked if there was a 30-day termination if they selected Getz Outdoor. Ms. Lansford confirmed that there was 30-day termination with LMP without cause or 60 days with cause. Mr. Perry asked if they could start on June 1st. Mr. Getz replied affirmatively. Mr. Perry preferred to table making a decision until the next meeting, as the Board was not aware that a

representative of Getz was attending the meeting and that they were dissatisfied with LMP. Mr. Saul recalled when the tree was discussed at the last meeting, Mr. Rodriguez promised it would be cut down within a few days to a week, as it was in danger of falling down on the tennis courts and they had multiple nights of stormy weather. They never cut it down, but as soon as Mr. Getz was called out, the tree was cut down, which meant a great deal to him. Mr. Perry was just as irritated with Mr. Rodriguez as Mr. Saul, with the swale mowing, as it was brought to their attention in January and Mr. Rodriguez kept making excuses. Now in the middle of April, the job was not completed. In addition, Mr. Rodriguez was not present today. Mr. LaVoy pointed out that there were issues, especially around the Clubhouse, which Mr. Myers could attest to. Mr. Myers confirmed that he discussed with Mr. LaVoy about the dead vines hanging on the trees. LMP was supposed to come out on July 26th but finally completed the job in November after a great deal of harping. Mr. Getz pointed out that the trimming of vines was a regular service, as needed. They would trim them before they were noticed. The best way to know what was occurring, was by attending meetings, as their goal was not to have any complaints.

Mr. LaVoy pointed out that everything was now turning green, as the irrigation issues were resolved. It turned out that the irrigation was being tripped. There needed to be irrigation checks once a month, with staff, so this did not happen. Mr. Getz pointed out that they provided before and after pictures after every visit, once a month, at no cost. Regarding Mr. Perry's comment that not it was not known that there were issues with LMP, Mr. Saul questioned at prior meetings, when they would do the swale or cut back the conservation area. Furthermore, he requested an estimate from Mr. Rodriguez for the bushhogging, which he did not receive. They were not pursuing anyone, but if they had an opportunity to hire someone for less money, they should pursue it. Mr. Perry pointed out that the District should not have to pay to have the swale cut down and asked that Getz do it as part of their contract. Mr. Getz would provide a subsection in the contract for this purpose, but if something was not to their standards, they would take responsibility and remedy it. Mr. Sabol recalled that the Board asked LMP to handle the preserve area, as the weeds were invasive and intruding many lots. LMP stated that they did not have the equipment to do it but would find someone who had the equipment. Mr. Getz pointed out that they did not subcontract any work out. It was not a bushhog job, but more of manual labor with a machete and using chain saws, which they performed on a resident's property and provided a

proposal to Mr. Saul. Mr. Sabol was in favor of terminating LMP and engaging Getz Outdoor, as there was a \$12,000 savings and felt that it was time for a change.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor terminating LMP with a 30-day termination with cause effective May 31, 2025 was approved.

On MOTION by Mr. LaVoy seconded by Mr. Perry with all in favor the engaging Getz Outdoor for landscape maintenance effective June 1, 2025 was approved.

b. Consideration of Proposal from Getz Outdoor for Quarterly Cleaning of Overgrowth

Mr. Saul presented a proposal from Getz Outdoor for quarterly cleaning of overgrowth in an area by the preserves in the amount of \$14,532, which was included in the agenda package. Ms. Lansford pointed out that it was broken out into areas of priority, so that a portion could come out this year's budget and a portion in next year's budget, starting with the single-family homes. Mr. Perry asked if these were locations where resident lot lines interested a non-maintained CDD property. Mr. Getz confirmed that this was the case. They could not cut anything in the conservation area, but if it was encroaching property lines, it could be trimmed. The only one that they cut was 1596 Scarlett Avenue, but all of the other properties had similar issues. Mr. Saul indicated that he drove around with Mr. Getz. It was not just an isolated house, because the rest of the homes were behind a conservation area. Mr. Getz pointed out by the lift station, where they replaced the hedges today, there was an open gap on either side of the road that needed to be trimmed. Mr. Perry questioned how they would know what they were getting what they were paying for. Mr. Getz would provide a marked-up map. Ms. Lansford indicated that there was a buffer that was completely overgrown and this proposal was to clear that buffer area. It would be a reserve expense under *Landscape – Miscellaneous*, which would be part of the motion. Mr. Saul was amenable to quarterly cleaning all at once, before Getz takes over the contract. Ms. Lansford indicated that it was not part of the landscape maintenance contract, as it was not a non-recurring item.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the proposal from Getz Outdoor for the cleaning of overgrowth in the amount of \$14,532 prior to June 1, 2025 was approved.

Mr. Perry reported that a couple of residents asked him about a Palm tree that fell into Retention Pond #19, behind 1511 Scarlett Avenue, during Hurricane Ian. It did not die, but it was on its side. With the pond drying up, it would be an opportune time to remove the tree, stump and root ball. Mr. Getz pointed out when they were on the job, they would take care of it.

2. Supervisor Sabol & Action Item List (Aquatics)

Mr. Sabol reported that along with the roads, there were erosion issues in the ponds, which the District Engineer looked at and would cost \$750,000. However, they could do it in three phases, with the first phase costing \$150,000. Over in the villas, someone asked Solitude to kill all of the evasive weeds and cattails, but it was hard to spray the evasive weeds and leave the cattails. As far as the drains, the proposal with the eight drains that was distributed at the last meeting, said 60 days and they must call the contractor to see when they would be starting the repair of those drains. Some information went to the engineer and the engineer looked at everything and noted no problem, if someone went in there and repaired everything. It would be between the insurance company and the homeowners, if there was a problem. He requested that Ms. Lansford contract the engineer, which she did, but other than that, there was nothing else. Mr. Perry recalled at the last meeting, making it clear that they needed to put catch basins on CDD property, as they could not be putting something on private property and provided this information to the representative from Solitude. She was provided with the dimensions of the rear property lines to the edge of ponds where the catch basins would be installed, as she did not want her employees measuring from the end of the pond to the lot line. However, if he knew in advance, Mr. Perry could place flags, using the dimensions that he ascertained.

Mr. Perry reported that at the same time, he asked Solitude to look at Retention Pond #19 and the Solitude representative indicated that they would stop by and take a look at it and perform an assessment. Mr. Sabol requested that they assess Pond #19 and #14, as they needed repairs, but they could wait until they proceeded with the project. Mr. Perry was not talking about doing any repairs and simply wanted an assessment. The other issue was with the heavy equipment, which the Solitude representative confirmed that they would be using the same

equipment that they used when they performed lake management. When they had a date, Mr. Perry would direct Mr. Myers to send out an email blast to the owners of those addresses, to inform them of the work being performed behind their property, so staff did not receive phone calls. Mr. Sabol pointed out that they had 30 days to do something, as the price would probably increase. The current price was \$13,788. Ms. Lansford confirmed that the price was locked in when the CDD entered into the contract, but communication would be sent out to the residents. Once Mr. Perry had a confirmed date, he would direct Mr. Myers to send it out.

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

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

Mr. LaVoy reported that the front entrance was completed and the pergolas were up and painted. The pool contractor provided between 30 and 60 days to get all of the equipment ready and hopefully by mid-June, the pool project would start. Mr. Sabol pointed out that Mr. LaVoy worked for 20 hours per week onsite, it was quite a responsibility and he did a wonderful job. Mr. Saul pointed out that the entryway looked sharp. Mr. LaVoy agreed, noting that it would help with their property values and curb appeal. Mr. Saul asked if they would reinstall the Bougainvillea. Mr. LaVoy was giving the ones currently in the ground, 30 days to recover and after that they would take action. Mr. Sabol pointed out that 11 or 12 on one side were cut off, but on the other side only one or two were cut off and believed that they would have to do something in four, five or six months. Mr. LaVoy requested that they give it a chance.

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

This item was not discussed.

6. Supervisor Perry & Action Items List (Streets)

Mr. Perry had nothing further to report.

7. Discussion of Field & Amenity Director Responsibilities

Ms. Lansford recalled at the last meeting, the Board appointed Mr. Myers as Field and Amenity Director and at this time, it was appropriate to delegate the additional responsibilities that the Board would like to give to Mr. Myers in his new position. Mr. LaVoy preferred that Mr. Myers be the point of contact for all of the residents and contractors, with some direction from

the Board. When quotes were needed, Mr. Myers would obtain them and negotiate the pricing. Mr. Sabol felt that Mr. Myers was doing a wonderful job and during the transition period, would do whatever he could to assist him. Mr. Perry pointed out that this did not include lake management or landscaping and clarified that Mr. Myers was actually the Facility and Amenity Director, as stated in the minutes. Ms. Lansford would make this change. Mr. Perry pointed out that Mr. Myers was performing the tasks that Mr. LaVoy was doing. Ms. Lansford confirmed that Mr. LaVoy's liaison responsibilities would be transitioned to Mr. Myers, but the landscaping and pond responsibilities would remain with the current liaisons.

On MOTION by Mr. LaVoy seconded by Mr. Perry with all in favor turning over Mr. LaVoy's liaison responsibilities to Mr. Harold Myers was approved.

EIGHTH ORDER OF BUSINESS

Organizational Matters

- A. Review of Resumes/Letters of Interest to Fill Seat #1**
- 1. Devon Poulos**
 - 2. Glenn Raymond**

Ms. Lansford recalled that resumes and Letters of Interest to Fill Seat #1 were received from Mr. Devon Poulos and Mr. Glenn Raymond. However, both candidates were unable to attend this meeting. Mr. Sabol reviewed both resumes and was impressed with Mr. Poulos' resume, as he managed a budget of \$3 million. Mr. LaVoy felt that both candidates were welcome additions and should be on the Board, but there was only one opening and agreed with Mr. Sabol that Mr. Poulos was the best candidate. He worked with Mr. Poulos at the City of North Port, he was well respected and had access to City Manager and to the Mayor. Mr. Perry applauded both of these gentlemen for stepping forward and felt that the Board would be remiss if they did not take advantage of the expertise that Mr. Poulos would bring to the Board.

On MOTION by Mr. Sabol seconded by Mr. LaVoy with all in favor appointing Mr. Devon Poulos to the vacant seat in Seat #1 was approved.

- B. Oath of Office for Newly Appointed Supervisors**
- C. Consideration of Resolution 2025-06 Election of Officers**

These items were tabled to the next meeting, as Mr. Poulos was not present.

NINTH ORDER OF BUSINESS**General Audience Comments**

There being no comments, the next item followed.

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

There being no comments, the next item followed.

B. District Manager

Ms. Lansford reported that the next meeting was moved up a week to Tuesday, May 13, 2025 at 6:00 p.m. at the Clubhouse, so that the Proposed Budget could be distributed. Mr. Perry pointed out that they were required to install rubber mulch around the playground equipment at a cost of \$1,700 and asked if it was considered to be a capital expense item. Ms. Lansford indicated that it could be a capital expense, but because it was a lower cost, there was a line item in the O&M Budget for *Landscape – Maintenance – Other*, that could be used. However, if it was \$15,000 or more, it should be coded to reserves, if it was a one-time fee. Mr. Perry recalled that the new irrigation for the front entrance that was almost \$2,500, was paid out of expenses versus the capital. Ms. Lansford pointed out that unless the Board made a motion to expense it to capital, it would be paid out of the general operating. Since this item was not listed on the agenda, Ms. Lansford opened the floor to audience comments. There being no comments, Ms. Lansford closed the audience comments period.

On MOTION by Mr. Perry seconded by Mr. LaVoy with all in favor coding the playground mulch and irrigation repairs to the Capital Reserve Fund instead of general operating was approved.
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Mr. Perry had not seen an invoice from Viking for the electrical work at the entrance and questioned whether there would be one. Ms. Lansford confirmed that it was submitted but would follow up. Mr. Perry asked if the District received a letter of intent to sue from the resident who tripped and fell on a sidewalk. Ms. Sandy indicated that she received a letter from Morgan and Morgan, representing the resident and requesting their insurance levels and all records. It was turned over to the CDD's insurance provider.

C. Amenity Manager**1. Report**

Mr. Myers presented the Amenity Management Report, which was included in the agenda package. He was excited about the new lawn service, as he heard what Mr. Getz had to say and liked what he heard. His amenity sales or revenues for the month of March were \$2,965; however, he still had some expenses and the actual amount was around \$1,900 to \$2,000 for the month. He and Mr. LaVoy walked the community a couple of weeks ago, after John Williams Concrete grinded all of the sidewalks that had issues. All of the work was completed. They grinded 30 other spots that they did not catch at no charge. The pergolas up front looked awesome and the front entrance now looked inviting, but it was a work in progress. They were looking to have all of the pavers cleaned and the pool pavers resealed, which he obtained two quotes for and was waiting for a third one. Since there were so many events going on at the Clubhouse and they were starting to rent the Clubhouse out, he recommended purchasing a washer and dryer, as there were linens that they had wash and employees were taking them home and laundering them. He obtained two quotes and was waiting for a third one. It was more cost effective than having laundry services coming up to pick them up and launder them, as the cost was \$2 per pound and with all of the tablecloths, they were looking at 40 to 50 pounds, plus mileage for the employees to transport them.

2. Consideration of Proposals for Cleaning & Sealing Pool Pavers

Mr. Perry recalled that Mr. Myers provided quotes for cleaning and sealing the pool pavers from MS Solutions, Fleet Clean and Hoover. MS Solutions provided a proposal for paver clean and seal for \$4,427.28 and an additional charge of \$975 for surface cleaning and questioned what it was for. Mr. Myers indicated that the highest quote from MS Solutions was \$13,000, which was ridiculous, as it was for stripping, which the other two companies said was not necessary and the lowest quote was to clean the pavers around the Clubhouse. However, the pool area does need to be cleaned and sealed and Mr. Myers was impressed with MS Solutions, as they were going to power wash the Clubhouse for free.

On MOTION by Mr. Perry seconded by Mr. LaVoy with all in favor the proposal from MS Solutions for cleaning and sealing the pool pavers in the amount of \$5,402 was approved.

Mr. LaVoy asked if this work would be completed during the pool construction. Mr. Myers confirmed that MS Solutions agreed to do it at the same time that the pool was under construction, so the pool area would only have to be closed one time. It takes about 48 hours to cure the sealer, before the furniture could be moved around. Mr. Perry asked if he was in the process of obtaining plumbing and appliance quotes. Mr. Myers just received them, but it was too late to include them. Mr. Perry questioned how often they had to launder the tablecloths. Mr. Myers pointed out that it was after every single event. Two graduation parties were coming up and one of them was using the linens and there would be two wedding receptions in June. Most communities with a Clubhouse had a washer and dryer. Mr. Perry requested an update on the square umbrella situation. Mr. Myers indicated that they lost one in high winds a week and a half ago and almost lost another one. They removed the handles off all of the umbrellas, due to high winds every day and some residents having issues winding the umbrellas up and taking them down. They planned to purchase another umbrella to replace the one that blew away. Mr. LaVoy asked if they were under warranty. Ms. Myers believed that the warranty did not cover high winds but would check.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Perry reported that they were six months into the fiscal year budget and as Jordan stated, 87% of the revenue was collected, they were under budget on the general and administrative expenses and over budget for O&M. He pointed out to Mr. Myers that the maintenance budget was \$15,000 and for the entire year, they already spent \$17,000. Ms. Lansford confirmed that Mr. Myers was reclassifying some line items. Mr. Perry pointed out that the bottom line was that they were \$64,000 over budget, halfway through the fiscal year and personnel services were over budget by \$52,000. Ms. Lansford would provide a corrected budget next month. Mr. Perry noted that the items on his Action Items List that were complete, were repairs on the supply panel behind the north fountain. He recalled that Mr. LaVoy was supposed to receive a quote from Viking, as stated at the March meeting. Mr. LaVoy indicated that he received a quote from Sergeants and was waiting for the quote from Viking, which he should receive by the next meeting. The red tag was removed by the inspector, as the repairs were completed by Viking, to his satisfaction.

TWELFTH ORDER OF BUSINESS

**Next Regularly Scheduled Board Meeting
is Tuesday, May 13, 2025 at 6:00 p.m. at
Lakeside Plantation Clubhouse**


This item was discussed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the meeting was adjourned at 7:59 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair