

**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, **May 13, 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
Ken Saul	Vice Chairman
Alan (Bud) Sabol	Assistant Secretary
Ron Perry	Assistant Secretary
Devon Poulos	Assistant Secretary

Also present:

Jordan Lansford	GMS – District Management
Jason Greenwood	GMS
Amanda Ferguson	GMS
Sarah Sandy (<i>via Zoom</i>)	Kutak Rock, LLP
Harold Myers	Clubhouse Office Manager
Austin Getz	Getz Outdoor
Residents	

The following is a summary of the discussions and actions taken at the May 13, 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. Ms. Lansford announced that she was leaving GMS and it was her pleasure serving the Board.

THIRD ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda (*Audience Comments Limited to 3 Minutes per Person*)

Ms. Ferguson opened the public comment period. Ms. Louise White of 1596 Scarlett Avenue asked if they were able to find a contractor to fix the overflow box next to her home and was thankful for the Board hiring a new landscaper, as they did a fabulous job. There being no further comments, Ms. Lansford closed the general audience comments period.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Appointed Supervisor

Ms. Ferguson administered the Oath of Office to Mr. Devon Poulos prior to the meeting. Mr. Poulos elected to receive compensation.

B. Consideration of Resolution 2025-06 Election of Officers

Ms. Ferguson presented Resolution 2025-06, Election of Officers. Mr. Sabol nominated Mr. Ken Saul as Vice Chairman and Mr. Devon Poulos as Assistant Secretary. There were no further nominations.

On MOTION by Mr. Sabol seconded by Mr. Perry with all in favor electing Mr. Ken Saul as Vice Chairman and Mr. Devon Poulos as Assistant Secretary as evidenced by the adoption of Resolution 2025-06 was approved.

FIFTH ORDER OF BUSINESS

District Engineer

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the April 16, 2025 Meeting

Ms. Ferguson presented the minutes of the April 16, 2025 meeting, which were included in the agenda package. Mr. Sabol recalled from prior minutes, that the Board was going to spend \$23 million, but the period was in the wrong place. They would actually be 2 million over the next five, six or seven years and the \$23 million was in the event there was inflation. Mr. Perry clarified on Page 10 in Section 7A, the total cost was \$1,282,499, not \$23 million. Mr. LaVoy

confirmed that this amount was for the paving and not the total and the total amount was \$2.3 million.

On MOTION by Mr. Saul seconded by Mr. LaVoy with all in favor the Minutes of the April 16, 2025 Meeting were approved as amended.

B Approval of Check Register

1. April 2025

Ms. Ferguson presented the April Check Register, which were included in the agenda package.

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

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

Ms. Ferguson presented the Unaudited Financial Statements for April 30, 2025 and Special Assessment Receipts Schedule, which were included in the agenda package.

SEVENTH ORDER OF BUSINESS

New Business Items

A. Consideration of Resolution 2025-07 Approving the Proposed Budget for Fiscal Year 2026 & Setting a Public Hearing Date for Adoption

Ms. Ferguson presented Resolution 2025-07, approving the Proposed Budget for Fiscal Year (FY) 2026 and setting the public hearing for August 20, 2025 at 6:00 p.m. at this location, which was included in the agenda package. This started the budget process. There needed to be 60 days between the Proposed Budget and the final budget adoption. Ms. Lansford noted no increase in assessments, but some line items that were slightly higher than last year, such as *Contingency*, to provide a cushion between now and the final budget meeting. Whatever amount the Board approved tonight, was the high watermark. Therefore, the Board could not increase the budget more than what was approved at this meeting.

Mr. Poulos pointed out that there were 10 commercial properties, especially one by the fountain on the right, which someone from outside the community wanted to purchase and requested confirmation that it was excluded and what the commercial owners were allowed

access to in the CDD and what they were paying for. Mr. Saul was informed by a realtor that the property was off the market. Ms. Lansford reported that anyone within the confines of the District, commercial or school, were assessed the CDD fee, but they must review the Assessment Methodology to see what the commercial properties were being assessed for. In this case, they were within the boundaries of the District and were assessed a commercial rate. Mr. Saul believed that they were assessed \$35,000 in CDD fees. Ms. Lansford confirmed that the operation and maintenance (O&M) assessment was \$15,000, but the debt service amount differed. Mr. Poulos asked if there were two separate units on one property. Ms. Lansford indicated this was the case, but there could be one section that was platted as three separate units.

Mr. Poulos noted \$20,000 of revenue for next year in the Proposed Budget, but this year they were only projecting \$13,000 in revenue and hoped that the CDD raised fees for non-residents next year. Ms. Lansford pointed out that District Counsel was going to prepare a resolution for a non-resident user rate of \$775, as Mr. Myers and Mr. LaVoy questioned it. Mr. Perry stated that the bottom-line budget amount was \$1,236,390 and there was revenue of \$600,000 for Fiscal Year 2025, which was almost enough to cover 83% of the reserve expenses through 2033 and questioned the protocol for using reserve funds. Ms. Lansford explained that the Board dictated what was spent in the Reserve Fund, by including this in their motion when approving an expenditure. However, sometimes this did not always happen and in most cases, if something appreciated over a three-year period, the audit would classify it as a reserve expense. Mr. LaVoy pointed out that all the Board was doing at this time, was setting the high watermark. Mr. Perry recalled last year at this time, the Board approving the budget, without revisiting it and this was the budget for the entire year. He did not want this to happen again, as there were opportunities to make changes and recommended the following:

- Decreasing *Supervisor Fees* to \$11,000, as they did not meet in December.
- Increasing *Postage* from \$2,500 to \$3,500, as in the prior year they spent over \$6,000.
- Decreasing *Operations & Maintenance* by \$6,000, as this was the first year they had activity since 2023.
- Increasing *Landscape Maintenance – Contract* from \$141,783 to \$144,973, as \$141,783 was the 2025 rate.

- Decreasing *Landscape Maintenance – Other* from \$25,000 to \$10,000, as they only spent \$5,000 to \$10,000 out of this line item.
- Budgeting \$1,600 for *Electric Utility Services – Entrance Feature*, for the meter that provided electricity to the streetlights at the front entrance, white lights on the signs and irrigation. Current charges were \$128.57 on average per month.

Mr. Perry questioned why \$50,000 was budgeted for *Field Contingency*. Ms. Lansford explained that it was there as a cushion, for expenses that were not anticipated. Mr. Perry pointed out that they never had a contingency in the past. Ms. Lansford indicated in that case they had to utilize other line items to pay for unexpected items. Mr. Perry agreed to leave it at \$50,000.

- GMS budgeted \$258,371 for *Total Operations* and with his changes, *Total Operations* would be \$179,161.
- Increasing *Personnel Services (Management Contract)* under *Clubhouse Expenditures*, from \$280,000 to \$300,000. In 2025, \$210,000 was budgeted and they were averaging \$98,000 over this amount. They were also averaging \$25,673 per month, which would staff 1.5 people.

Mr. Myers explained that they made some cuts in personnel, as they were out of season and there should be some savings. Mr. Perry was calculating for the entire year, as \$329,712 was projected. Ms. Lansford confirmed that the projected amount of \$329,712, assumed that there were no changes in the personnel and was based on everything staying the same, if there was no season, as they did not need much staff in November and December, as they did in the Summer. Mr. Myers pointed out that he did not have staff on Sundays, which saved \$30,000, as well as tweaking the hours through the week.

- For *Security*, \$7,760 was budgeted for this fiscal year and they were over budget by almost \$15,000. Even though they now had video coverage, he projected \$12,000 in staff.
- Decreasing *Janitorial Supplies* from \$2,500 to \$1,800, as for the last two years, they were averaging \$1,745 per month.
- Reducing *Electric Utility Services – Clubhouse*, as they were budgeting \$12,000, but were averaging \$9,300 over the last two years.
- For *Gas Utility*, they were budgeting \$250, but they did not use any gas.

- Reducing *Water Utility Services – Clubhouse*, as they were only averaging \$3,600.
- Reducing *Pool Maintenance – Other* to \$5,000, as they had brand-new equipment.
- Decreasing *Tennis Courts – Maintenance* from \$7,000 to \$4,000, as much of the maintenance was being performed by volunteers.
- Total *Clubhouse* should be \$478,028 versus \$457,750.
- Total *General Fund* should be \$837,739 versus \$902,821 or \$65,000 less.

Mr. Perry questioned the \$333,569 *Transfer In - Capital Reserve Fund*. Ms. Lansford explained that this was the amount budgeted for the reserve transfer for next fiscal year. The \$687,107, was the amount at the end of this fiscal year and would fluctuate depending on what was spent. Mr. Perry pointed out that with all of these changes, there would be a savings of \$125,000, which equated to a couple of hundred dollars less in assessments. Mr. Poulos questioned the assessment amount by decreasing the budget by \$100,000. Ms. Lansford indicated that there would be a reduction of 2% to 3% in assessments. If the Board did not use any contingency funds, assessments could be decreased in the final budget, but leaving the budget the same, would provide a cushion. The intent was to decrease assessments, but to do it responsibly. Mr. Poulos understood that the purpose of this meeting was to approve the high watermark, but if they intended to have an assessment reduction, they could reduce the budget by 20% to 25%. Ms. Lansford estimated that a budget reduction of \$80,000, provided an assessment reduction of 2%. Mr. LaVoy pointed out that the Board had months to work on the budget and the purpose was to set the high watermark, which was to have no increase over last year and the year before.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with Mr. Saul, Mr. Poulos, Mr. LaVoy and Mr. Sabol in favor and Mr. Perry dissenting, Resolution 2025-07, approving the Proposed Budget for Fiscal Year 2026 and setting the public hearing for August 20, 2025 at 6:00 p.m. at this location was adopted. (Motion Passed 4-1)

B. Discussion of Parking

Mr. LaVoy reported that he received a letter from the single-family residential HOA, asking what could be done since the CDD owned the roads including the grass between the road and sidewalk, which residents were using for parking and it was the responsibility of the CDD to do something. It was not a large problem, as it only affected 10 to 12 residences in the townhomes. The villas had no issues and he requested input from District Counsel on what could be done. Ms. Sandy understood that there were two issues; one was residents parking on the street, including in the verge, and the other was that landscaping was being destroyed due to the parking. The CDD owned the rights-of-ways (ROW), but under an Enforcement Agreement with the City of North Port, the enforcement of no street parking was through the City of North Port Police Department. Ms. Sandy noted this issue had previously come up and at the Board's direction she reached out to the City of North Port Police and connected Mr. Myers and Mr. LaVoy with them, and asked if they had subsequently reached out to them regarding street parking issues. Mr. Myers stated he had dealt with them on the Clubhouse parking lot, but not in regards to street parking. Ms. Sandy spoke to someone at the Police Department and understood that the enforcement was being provided through Code Enforcement and the Police Department encouraged Mr. Myers or other District staff contact City Code Enforcement directly; to have them assist in any violations under the City Parking Ordinance. This was one option, which she encouraged District Staff to utilize, if they had repeat problems. The other was that the HOA did not feel that they had the ability to enforce their declarations, as it was homeowners' responsibility to maintain the landscaped area. Mr. LaVoy confirmed that the HOA's attorney stated that the HOA could not enforce it, because the CDD owned the swales and the ROW. Ms. Sandy pointed out that the enforcement would not be for the parking, but the failure of the homeowner to maintain the landscaping. In addition, the CDD provided the HOA with an easement over the grass area between the road and sidewalk through a resolution adopted in 2018, which was updated in 2022, in an effort to enable them to enforce the maintenance obligation for residents.

Mr. LaVoy was unsure that resolved the parking issue, as an air conditioning company parked their van quite a bit there lately and questioned how to control it. Ms. Sandy indicated that the HOA would enforce damage to the landscaping. Mr. LaVoy pointed out that they also parked on CDD property that was not maintained by homeowners, specially some of the preserve

properties and it would be up to the Board to prohibit parking in these areas. Mr. Poulos did not know if Code Enforcement comes into the community, as it was private property and Code Enforcement did not enforce street parking. They only enforce parking on the grass. People in the townhomes could call the police, but Code Enforcement was not going to ticket on CDD roads, as it was a low priority call. Ms. Sandy pointed out that people think of the CDD as similar to the HOA, but it was a governmental entity and the ROWs were public under Chapter 316 of the Florida Statutes, which reserves jurisdiction for parking and traffic enforcement to the county and city. Therefore, the CDD did not have any traffic enforcement ability. However, several years ago, the CDD entered into a Traffic Enforcement Agreement with the North Port Police Department, to provide traffic enforcement on CDD ROWs. She worked with the North Port Police Department and found them to be accommodating in trying to provide solutions and answers. There was a recent change in the City's Parking Ordinance, to prohibit parking on the grass and verge areas within the CDD's roads and for Code Enforcement to provide the enforcement. However, Ms. Sandy noted she did not believe they would not patrol it on a regular basis, unless the CDD hired off-duty officers.

Ms. Sandy asked if there were instances of people parking on CDD property that was not ROW. Mr. LaVoy indicated that people were parking across the street in the preserve along the ROW, where there were homes. Ms. Sandy pointed out that it would be considered public ROW that would fall under the jurisdiction of the city, but if they were parking on CDD property that did not involve a ROW, it was a different situation. Mr. Poulos understood that in order for the North Port Police Department to provide enforcement, the CDD must have a signed agreement with them to enforce traffic within the CDD, as it was public property, but all they could do, was tell people not to park on the grass, because the CDD had no police powers. In the meantime, he sent an email to the Code Enforcement Manager, to discuss this matter. Discussion ensued and there was Board consensus for Mr. Poulos to speak to the Code Enforcement Manager.

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

1. Supervisor Saul & Action Item List (Landscape)

Mr. Saul reported that one of the bushes that Getz Outdoor planted by the lift station, was not doing well, which he spoke to Mr. Austin Getz about. They planned to wait one more week to see if it rained, but if not, Getz Outdoor would replace it. A couple of residents in Magnolia Circle, contacted him about a Palm tree blocking cars. Getz Outdoor trimmed 3 to 4 inches, but

he had not heard anything since. Mr. Getz indicated that he spoke with one of the residents who confirmed that it was much better. Mr. Saul recalled that there was a quote for the overflow at 1596 Scarlett Avenue in the amount of \$8,300. Mr. Myers confirmed that this was the only company he could get to come out. Mr. Saul also recalled discussion about the annuals in the middle and having them die and then having Getz Outdoor replace with perennials. Getz Outdoor was cleaning the conservation area and expected to be completed this week. Mr. Myers was doing a final ride through this week. Mr. Perry thanked Mr. Saul for getting the Palm tree trimmed in Retention Pond #19 but pointed out that a tree growing on the north side in front of the pergola that needed to be staked, was leaning into the pergola. Mr. Myers spoke to Mr. Getz about it and he would handle it. Mr. Perry requested that Getz Outdoor clean the swale on Boxwood as soon as possible.

Mr. Saul MOVED to approve the proposal for 1596 Scarlett Avenue in the amount of \$8,300 and Mr. LaVoy seconded the motion.

Mr. LaVoy did not think \$8,300 was bad for the work that they were going to do and felt that the vendor would do the job well. Mr. Myers noted that the vendor came onsite, used a drone to look at the drainage as well as a camera. The price of \$8,300 was for all of the repair work. Mr. LaVoy felt that it needed to be done at this time, as the rainy season was coming and this area flooded. Mr. Myers agreed, as the area was in danger of collapsing. Mr. Perry also agreed with the proposal, as they would be repairing both the inside and outside. Ms. Lansford requested opening this up to the audience, as this item was not listed on the agenda. There were no audience comments.

On VOICE VOTE with all in favor the proposal for 1596 Scarlett Avenue in the amount of \$8,300 was approved.

2. Supervisor Sabol & Action Item List (Aquatics)

Mr. Sabol reported that Solitude worked on 10 drain boxes. He checked them, but one by the tennis court and another one on Pond #10, were sinking. Solitude would come back to repair them; however, they sodded it and sod would not work well if it started to rain. It may work out fine, but they did not know. They really did not have money to put aside for the ponds, unless the

Board wanted to reserve funds. The roads could wait five or six years, but they could start reserving for the ponds now or wait a year. After the \$600,000, they were done and hurricane season was in two weeks, which would affect things. Therefore, Mr. Sabol recommended leaving the ponds alone for another year or two, until they accumulated funds and then they would repair the ponds before the roads. Mr. Perry asked if the ponds were a higher priority than the roads. Mr. Sabol believed that they were, as they did not have to do anything to the roads for six or seven years. Mr. Perry recalled that the first phase of the roads was in three years., which should not be postponed, but pointed out that there was a proposal to do 3,900 linear feet of riprap for \$780,000 and asked if it needed to be voted on. Ms. Lansford stated when the Board engaged them to do the work, it would need to be voted on by the Board, because once the agreement was approved, the work would start within 30 days. Mr. Perry prepared a spreadsheet, which he provided to the Board, showing that between now and the next eight years, \$260,000 per year needed to be reserved, to reach the total amount of \$2,061,697, to repair the roads and ponds.

Mr. Perry recalled in July of 2024, the Board voted to have the District Engineer, Mr. Foran, inspect the ponds, which he ended up doing during high water levels for \$7,500. According to the minutes, Mr. Foran stated that his expertise was not in pond maintenance and preferred to come back and inspect them when water levels were lower, but when he returned in August, he reported that the ponds were functioning well and there were no issues, although there was minor erosion on the slopes. In February of 2025, Mr. Foran completed the lower water pond inspection and at that point, the Board requested a quote and timetable for shore riprap work. In March of 2025, Mr. Foran presented the quote for \$780,000, to be paid over the course of five years, for 3,900 linear feet of riprap, but the Board did not approve it. According to Solitude, this was no longer the preferred choice of erosion remediation, as SOX erosion technology was recommended, at \$130 per linear foot. As a result, they were now going to reserve \$100,000 per year for the next eight years for the erosion remediation. Mr. Sable pointed out that was up to the Board.

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

Ms. Lansford stated Mr. Myers was handling this item.

4. Supervisor Perry & Action Items List (Streets)

Mr. Perry was no longer handling this item.

EIGHTH ORDER OF BUSINESS

General Audience Comments

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

- Ms. Donna Keller of 2395 Savannah Drive pointed out that parking on the swale was not the only problem. The problem was that people were blocking sidewalks. In addition, she did not think that it was a good idea to cut taxes and then not having the money to do what they needed to do and preferred to start banking the money. Everyone wanted to cut their taxes, but they were going to pay for it in the future.
- Mr. Brett LaFlam of 1439 Dixie Lane indicated that the city was responsible for the ROW and writing tickets. However, they would not come out to patrol, but they did not have a problem writing tickets for speeding and suggested writing them letters explaining the situation to the people were parking on the ROW and then providing to the city and having a Police Officer write them a ticket. In addition, spending \$800,000 on riprap was a waste of money, as it created a secondary issue. They needed to find a second solution, as there were a multitude of products, including cement blankets, vegetation wraps and mesh that held up better than riprap. Lastly, they needed to save some money, as they were always playing catch-up, but to spend money on something that would not solve the issue, was foolish.
- A Resident suggested allowing one side of the street parking, so that emergency vehicles were not blocked or adding parking spaces, such as against the preserve.
- A Resident felt that they had enough data as the fountains were working for over a year, but they were still paying Florida, Power & Light \$104.68 and \$30.51 for water, yet also paying for insurance.

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

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. District Manager - Number of Registered Voters in the District - 911

Ms. Ferguson presented a letter from the Sarasota County Supervisor of Elections, which was included in the agenda package, reporting 911 registered voters in the District. It was for informational purposes. Ms. Lansford reported that the next meeting was scheduled for June 18, 2025 at 6:00 p.m.

C. Amenity Manager

1. Report

2. Monster Pools Pool Service Report

Mr. Myers presented the Amenity Management and Monster Pools Pool Service Reports, which were included in the agenda package.

- **Consideration of Proposals - Golf Carts (Item 93b)**
 - i. Affordable Carts - \$9,538 or \$8,937**
 - ii. Sarasota Golf Cart Sales - \$8,000 or \$2,500**
 - iii. Cart City, Inc. - \$7,276.54 or \$10,700.54**

Mr. Myers presented golf cart proposals ranging from \$6,700 to \$10,000 but felt that they needed to be in the \$8,000 range for the type of golf cart that they needed, which needed to hold a trailer in order to re-clip the courts once a year. If they purchased the lower grade golf cart, it would not hold up and they would run into the same problems with the frame. Ms. Lansford indicated that three companies provided proposals and there were six options. Mr. Myers recommended the proposal from Cart City, as they were in Port Charlotte and offered a 2025 Evolution Turfman 200, which was made to haul a trailer, for \$7,276.54. The \$10,700 one included a stereo. Ms. Lansford pointed out that the proposal included \$500 in tax, which would decrease the cost. Ms. Sandy advised that the District's roadways were not approved for golf cart use, but if they were intended to be driven on roadways within the District, they needed to be low speed vehicles. Mr. Poulos believed that the City of North Port only allowed a low-speed vehicle that had turn signals and seat belts, to be driven on the roads. Ms. Lansford pointed out that the one that Mr. Myers recommended had turn signals and seat belts, but they needed to confirm with the vendor whether it was street legal. Mr. Perry agreed that they needed a new golf cart as it was worn but felt that they needed to use a small utility ATV, as a golf cart would not work for what it was intended for. Mr. Myers agreed, as it would be used for maintenance and would go back to the vendors to obtain proposals for an ATV.

- **Consideration of Proposals – Sound System & Video Projector** (*Item 93c*)
 - i. **Pro Audio Services Liaison TCS, LLC.**
 - ii. **DB Sound Systems, LLC.**

Mr. Myers presented proposals for a sound system, which were included in the agenda package. The one they currently had was old and worked sporadically. However, to get a new one to work, they needed to use an iPad to control the volume. There would also have to be new speakers. They could get a system with a pull-down screen, but they did not need one until the Clubhouse business increased. The main system ranged from \$17,000 and \$6,000 for a microphone system. Mr. Perry recommended purchasing a Smart TV and speaking to Quality TV, a local vendor in North Port. Mr. Myers would rather have a TV and not the screen. *There was Board consensus for Mr. Myers to do further research and bring back to the next meeting.* Mr. Myers reported that lines on the tennis courts were deteriorating and received a proposal from Welsh Tennis in the amount of \$13,800, to install new striping; however, he did not want to do this until after the rainy season. Mr. Perry requested that the proposal be included in the next agenda.

- a. **Consideration of Proposals – Transformer Rebuild** (*Item 93a*)
 - i. **Viking Electric - \$14,285.33**
 - ii. **Sergeant's Electric - \$16,677 or \$9,309**

Mr. Myers presented proposals for the transformer rebuilt from Viking Electric in the amount of \$14,285.33 and Sergeant's Electric in the amount of \$16,677 or \$9,309, which were included in the agenda package. Mr. Perry was disappointed with the job that Viking Electric did with repairing the transformer, which was sloppy, as they forgot to turn the disconnect back on. They provided a proposal to replace a 200 amp disconnect and electric panel, but Sergeant's Electric provided a choice. However, they did not need the disconnect or the panel. Mr. Myers would obtain additional proposals and provide at next month's meeting. Mr. Perry asked if plumbing and additional work needed to be completed for the washer and dryer. Mr. Myers confirmed that the work needed to be completed. Mr. Perry pointed out that they now had a washer/dryer combination and thanked Mr. Saul for selling them to the CDD at a good price. In addition, in March they had five false alarms on the motion sensors and were paying \$50 per false alarm. Mr. Myers was dealing with the Police Department. Unfortunately, they would have

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to pay for two of them, but he obtained two realtor lock boxes for the gates, which the Police Department could use to access the pool areas after 9:00 p.m.

b. Golf Carts

- i. Affordable Carts - \$9,538 or \$8,937**
- ii. Sarasota Golf Cart Sales - \$8,000 or \$2,500**
- iii. Cart City, Inc. - \$7,276.54 or \$10,700.54**

This item was discussed.

c. Sound System & Video Projector

- i. Pro Audio Services Liaison TCS, LLC.**
- ii. DB Sound Systems, LLC.**

This item was discussed.

TENTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Poulos stated according to the Monster Pools Pool Service Report, the pool was serviced at 3:36 p.m. and had zero parts per million, which meant that the pool needed to be shut down, but pH was 7.4, which was in range. The alkalinity was good, but the major concern was the Oxidation Reduction Potential (ORP) was 590, as most public pools were within 700 to 850. The concern was when it was tested at 3:36 p.m., people were swimming in the pool all day long with an ORP of 590. In addition, the spa had a pH of 7.4 and an ORP of 250, which must be taken care of and they must test earlier in the day, as people would get sick, which the CDD would be held liable for from the Health Department, for not maintaining the pool. Mr. Myers pointed out that there were issues with Howards Pools exiting and Monster Pools starting. He had to call them to come, because they were getting low readings, but since then, everything was fine. Their first report was the one that was not fine, because Howards left hardly any chlorine and he almost closed the pool, but Monster was able to come out and everything had been fine since then. They even provided pictures of what the pool looked like when they were finished. Ms. Lansford suggested that Mr. Myers work with Mr. Poulos, due to his familiarity with pools. Mr. Perry noticed that Monster Pools was onsite earlier in the morning today. Mr. Myers asked them to come in the morning on Tuesday, Thursday and Saturday, as the first time that they came, was in the afternoon.

ELEVENTH ORDER OF BUSINESS

**Next Regularly Scheduled Board Meeting
is Wednesday, June 18, 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 7:40 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair