

**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, **September 17, 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

Also present:

Amanda Ferguson	GMS
Sarah Sandy <i>by Zoom</i>	Kutak Rock, LLP
Harold Myers	Clubhouse Office Manager
Residents	

*The following is a summary of the discussions and actions taken at the September 17, 2025 Lakeside Plantation Community Development District Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Ferguson called the meeting to order at 6:00 p.m. and called the roll. All Supervisors were present with the exception of Mr. Poulos.

**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**

Ms. Ferguson noted that the District Engineer, Ms. Amy Palmer had nothing to report and there was no reason for her to attend the meeting.

**FIFTH ORDER OF BUSINESS****Business Administration**

- A. Approval of Minutes of the August 20, 2025 Meeting**
- B. Approval of Check Registers**
  - 1. August 2025**
- C. Balance Sheet & Income Statement**
- D. Special Assessment Receipts Schedule**

Ms. Ferguson presented the minutes of the August 20, 2025 meeting, August Check Register, Unaudited Financial Statements and Special Assessment Receipts Schedule, which were included in the agenda package.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the Minutes of the August 20, 2025 Meeting were approved as presented.

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

**SIXTH ORDER OF BUSINESS****New Business Items**

- A. Acceptance of District Goals & Objectives**

Ms. Ferguson presented the Fiscal Year 2026 goals and objectives, which were included in the agenda package. Last year, the Board adopted the goals and objectives for Fiscal Year 2025. GMS was now statutorily required to develop goals and objectives for each District. They went above and beyond with reporting, audits, meeting schedules and holding Board meetings, as this District typically met every month. A District Engineer was involved and financial statements were posted to the District's website, with all of the agenda packages. The purpose of this item was for the Board to set goals and objectives for Fiscal Year 2026.

On MOTION by Mr. LaRue seconded by Mr. Saul with all in favor the Fiscal Year 2026 Goals and Objectives were approved.

Ms. Ferguson pointed out that after the fiscal year, on September 30<sup>th</sup>, staff would check whether the District met the goals and objectives for FY 2025 and the Chair would execute the final form of the report. These goals and objectives were on the District's website and were the same as the Fiscal Year 2026 goals and objectives. Ms. Ferguson would work with the Chair on the goals and objectives, the Chair would sign them and they would be posted to the District's website.

Mr. LaVoy MOVED to approve the goals and objectives for Fiscal Year 2025 and Authorize the Chair to Execute and Mr. Saul seconded the motion.

Mr. Perry questioned what this was for. Ms. Ferguson indicated that last year, the Board set the goals and objectives and approved them. Ms. Sandy pointed out that the Board approved these goals and objectives at the beginning of last fiscal year. This was a new legislative requirement that went into effect two years ago. Last year, was the first year that the Board adopted goals and objectives and were now indicating whether the goals and objectives from the past year were met. Ms. Ferguson confirmed that all of the goals and objectives were met and the Chair would be executing it.

On VOICE VOTE with Mr. Sabol, Mr. LaVoy and Mr. Saul in favor and Mr. Perry dissenting, approval of the Goals and Objectives for Fiscal Year 2025 and Authorization for the Chair to execute was approved. (Motion Passed 3-1)

**B. Consideration of Resolution 2025-13 Setting a Public Hearing to Adopt the Amenity Facilities Policies and Rates, Deposits and Fees**

Ms. Ferguson reported in speaking with Mr. Myers and Ms. Sandy, this item would be tabled until the next Board meeting, as they were still finalizing the policies and rates. The plan was to do an all-inclusive notice, so they did not miss anything. It was a 35- and 28-day notice and since it was an expensive advertisement to place, they wanted to ensure that everything was in order. The date would be set next month and the public hearing would be held at the December meeting.

**C. Consideration of Non-Exclusive License Agreement (Tennis Lessons) with Robert Carrol**

Ms. Sandy reported at the last meeting, Mr. Myers presented a resume from Mr. Robert Carroll and the Board authorized her to prepare a non-exclusive License Agreement, that would allow with Mr. Robert Carroll to offer tennis lessons at Lakeside Plantation. It was included in the agenda package and was in similar form to the dance instructor License Agreement. It stated that Mr. Carroll would pay the District 25% of gross revenues, which the Board discussed at the last meeting. Ms. Sandy asked for confirmation if the Board's intent was for it to be gross or net revenues. It also provided that Mr. Carroll could provide tennis lessons to residents, renters and non-residents. Mr. Carroll would work with Mr. Myers to set the times that he would provide lessons and have use of the tennis courts. Mr. LaVoy confirmed that this was the intent. Ms. Sandy recalled that the current amenity rules provide, if non-residents were able to utilize District activities and services, there would be a slight increase in the fee for non-residents. They would pay a \$10 fee directly to the District, in addition to the amount that they would be paying Mr. Carroll. Mr. LaVoy confirmed that this was also the intent. Ms. Sandy pointed out that they may have include at the public hearing, a specific rate, as they only had rates for tennis members and guests. Ms. Ferguson asked if they had to wait until the District finalized the revised rules before approving the license agreement with Mr. Carol. Ms. Sandy indicated that the Board could approve it. Mr. Myers confirmed that Mr. Carroll agreed to the 25%.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the Non-Exclusive License Agreement for Tennis Lessons with Mr. Robert Carrol was approved.
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**D. Discussion of Preserve Clearings**

Ms. Ferguson reported that staff was made aware that a couple of residents cleared some preserve areas on their own and in turn, notified District Counsel and the District Engineer. The Southwest Florida Water Management District (SWFWMD) was also made aware of it and the latest email stated that SWFWMD was going to send the residents a letter, advising them to cease and desist and bring the vegetation to what it looked like before they cleared the land. Ms. Sandy had not had correspondence with SWFWMD, but believed the correspondence from SWFWMD indicated the plan was to allow the vegetation to naturally come back and grow overtime. The CDD also sent them cease and desist letters to the residents.

**E. Consideration of Resolution 2025-14 to Remove Surplus Property**

Ms. Ferguson presented Resolution 2025-14, for the removal of surplus property, which was included in the agenda package. At the last Board meeting, the Board approved the purchase of new pool furniture. Mr. Myers made a list of some furniture such as lounge chairs, regular chairs and four tables that he would like to sell, in order to recoup some of the funds, if possible. Some residents wanted to purchase them. Ms. Sandy indicated if they were sold to residents or individuals off of Facebook Marketplace, she asked if the District preferred that the buyers sign a liability waiver, acknowledging that it was used furniture. Mr. LaVoy pointed out that it would be sold as-is but did not see too much of the furniture being sold, as he was giving Mr. Myers the benefit of the doubt that he could market it. Board consensus was no additional liability waiver

was needed. Mr. Perry questioned the impetus for purchasing new furniture. Mr. Myers indicated that they looked at it and the furniture was moldy and rusted. The pavers were just re-done and they did not want the current furniture to re-stain it.

On MOTION by Mr. Saul seconded by Mr. LaVoy with all in favor Resolution 2025-14 to Remove Surplus Property was adopted.

**SEVENTH ORDER OF BUSINESS**

**General Audience Comments**

Ms. Ferguson opened the general audience comments period. Ms. Louise White of 1596 Scarlett Avenue lived next to a preserve and noted that the landscaping company did a nice job of cleaning it out, but it grows so quickly. They did not want to touch the Saw Palmetto. There being no further comments, Ms. Ferguson closed the audience comments period.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Sandy did not have anything to report.

**B. Amenity Manager**

**1. Report**

Mr. Myers reported that sales for August were light. Revenues for August 1<sup>st</sup> through the 31<sup>st</sup> were \$1,796. Expenses were \$286 and there was a surplus of \$1509.50. This was a work in progress. Hopefully within the next day or two, they would be finalizing the fence for around the

pool equipment. It had to be special ordered, as it was white, to match the rest of the fence. It should take four to six weeks for the fencing to arrive. They were getting additional quotes on stones to put around the pool equipment, to keep the dirt in. The new pool furniture should arrive around the mid to end of November and the new sound system has been ordered and should arrive by the next meeting.

**2. Grounds Maintenance Report**

**a. Getz Outdoor Monthly Report**

Mr. Myers presented the Getz Outdoor Monthly Report, which was included in the agenda package.

**3. Consideration of Proposals for Drainage Repair at Courts**

Mr. Myers presented a proposal from Aztec Plumbing and Drains to repair drainage at the tennis courts in the amount of \$5,190, which was included in the agenda package. This was to repair the drainage on Court 4, which keeps flooding. One company provided a quote on installing French drains all along Tennis Court 4 and along the pickleball courts. They did not want to re-do the tennis courts until the drainage problem was fixed, because they did not want the new clay to wash away. He spoke to Oculus, but they were backed up as far as emergency jobs and could not provide a quote until next week. Therefore, the only quote that he had, was from Aztec Plumbing and Drains. Mr. Perry questioned the work. Mr. Myers indicated that they must go down in the ground and tie into the drainage going out to the pond. Mr. Perry questioned why after so many years it has become a problem. Mr. Myers understood that it had been a problem for quite a few years. Every time it floods, it puts Court 4 out of commission, until it was drained and dried out. There was now damage to the clay. Mr. Saul asked if Mr. Myers was going to get a second estimate. Mr. LaVoy confirmed that Mr. Myers was trying to get one, but it would delay everything; however, he did not see a problem, as Aztec Plumbing and Drains did great work on the pool drain and were a trusted vendor.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the proposal with Aztec Plumbing and Drains to repair drainage at the tennis courts in the amount of \$5,190 was approved.
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Mr. Soul pointed out when the drainage was repaired, they could work on the courts.

**4. Tennis Court Resurfacing**

**a. Discussion Regarding Welch Tennis Proposal**

Ms. Ferguson recalled at the last meeting, the Board approved a proposal from Welch Tennis, to resurface the tennis courts, but since then, Mr. LaVoy or Mr. Myers was able to obtain a proposal from Sports Services LLC for court resurfacing, which was included in the agenda package. The proposal from Sports Services was in the amount of \$12,500 versus the proposal from Welch Tennis, which was in the amount of \$41,600, which was why this was brought back to the Board. If the Board approved the proposal from Sports Services, the drainage could be repaired. Mr. Saul questioned the biggest difference in the work. Mr. Myers indicated that both companies would be doing the same work. Mr. LaVoy pointed out that Welch Tennis was very expensive. Mr. Myers agreed. Mr. LaVoy recalled that the Board approved the Welch Tennis proposal, as it was hard to get a hold of contractors, but felt that the proposal with Sports Services was a good deal, as they would do the same time of work as Welch Tennis and provide new lines. They were well known in the Fort Myers and Naples area. Mr. Saul asked if they were cancelling the Welch Tennis proposal. Mr. LaVoy replied affirmatively, which they never signed. Ms. Sandy preferred to rescind the Welch Tennis proposal first before entering into the new proposal.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor rescinding the Board's approval of the proposal from Welch Tennis for the tennis court resurfacing was approved.

**b. Consideration of Proposal from Sports Surfaces, LLC. for Court Resurfacing**

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the proposal with Sports Surfaces, LLC. for the tennis court resurfacing in the amount of \$12,500 was approved.

**5. Consideration of Updated Proposal from Fence Outlet**

Mr. Myers reported that Fence Outlet was the contractor that provided the fence around the new swimming pool equipment. They came out and took measurements before all of the

equipment was put in. However, there were two boxes that they did not know was going to be put on the back side of that area. The original amount of the proposal was \$4,664, but when they re-measured, it added more fence to the property and the actual amount was \$5,207, which was \$543 more. Mr. Perry asked if they could save some of the fence. Mr. Myers confirmed that much of the fence could not be saved, as the bottom was corroded and they could not remove the screws.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the updated proposal from Fence Outlet in the amount of \$5,207 was approved.

Mr. Myers was just waiting for the paperwork. Ms. Ferguson confirmed that Ms. Sandy's office already sent the agreement and they should be ready by tomorrow.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Sabol felt that Mr. Myers was doing a wonderful job and was the best manager that they had in the last 10 years.

**TENTH ORDER OF BUSINESS**

**Next Regularly Scheduled Board Meeting is Wednesday, October 17, 2025 at 6:00 p.m. at Lakeside Plantation Clubhouse**

Ms. Ferguson reported that the next regularly scheduled Board meeting was Wednesday, October 17, 2025 at 6:00 p.m. at the Clubhouse.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Saul seconded by Mr. LaVoy with all in favor the meeting was adjourned at 6:33 p.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair