

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

Also present:

Amanda Ferguson	GMS
Sarah Sandy	Kutak Rock, LLP
Harold Myers	Clubhouse Office Manager
Austin Getz (<i>via Zoom</i>)	Getz Outdoor
Residents	

The following is a summary of the discussions and actions taken at the November 19, 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.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

- **Grounds Maintenance Report – Getz Outdoor Monthly Report (*Item 8B3*)**

Ms. Ferguson requested that the Board hear the Grounds Maintenance Report at this time. Mr. Austin Getz of Getz Outdoor reported that there were some irrigation problems near the

Amenity Center. Irrigation was moved up to every other day, due to the dry season, cold temperatures and lack of rain. They were focused on the pond banks and keeping clippings out of the ponds. The tree rings were edged and sprayed. Herbicide and pesticides were sprayed. Mowing, weed whacking, edging, trimming and blowing were completed. The weeds that were mentioned by Mr. Myers in the common areas, were hit today. Any issue that he was aware of has been addressed on their end. Mr. Perry reported that Pond 12, between Dixie and Boxwood, was a mess, as there was long grass and requested that Mr. Getz take a look at it. They were supposed to get the swale mowed before the rainy season, but that did not happen. Today when he walked around it, the ground was spongy because of dead weeds. Mr. Getz would address it. Mr. Myers drove around the ponds with Solitude last Thursday and noted that a couple of ponds had a higher shelf area. The prior landscapers would cut that this time of year, to get the growth down and asked if Mr. Getz could have it addressed. Mr. Myers would email Mr. Getz a list of the ponds, so that Mr. Getz could look at it. Once completed, Mr. Getz would provide pictures to Mr. Myers. Mr. Saul asked if the irrigation could be checked, where the flowers on the end caps were, as some looked like they were not getting enough water. Mr. Getz would have the irrigation checked. Mr. Getz left the meeting.

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. Resident Donna Keller of 2395 Savannah Drive would like to address the item on the agenda regarding special events, the fees that were proposed and the fact that the Lakeside Plantation Social Planning Group (LPSPG) were going to be start being charged a rental fee to use the Clubhouse. The LPSPG formed as a result of previous management and staff doing a poor job of planning and executing events for residents. This group of women stepped forward and started planning events, to bring fun events to the community. They also kept costs for the events low. These residents paid for the Clubhouse and they were not making a profit. In addition, they donated tables to the Clubhouse. Charging them a rental fee, would increase the price for events.

Resident Sharon Medeiros of 2427 Magnolia Circle appreciated Ms. Keller for standing up for the LPSPG. She was present on behalf of the LPSPG, as well as members of her group. They had 21 members involved in planning and assisting with group events. Their purpose was

to bring additional activities to the community and were a non-for-profit club. They adhere to the guidelines that were provided to them by former Board Member, Ms. Sue Martin and former District Manager, Ms. Jordan Lansford. At the January 17, 2025 Board Meeting, there was discussion of community club language. At the time, it was said that anyone performing any type of club outside of the CDD and as long as it was not formally formed under the CDD umbrella, did not need Board approval. No one spoke up or contradicted this, but now under the current Amenity Policy, voted on last November, the language changed to, "*Community clubs must use the Clubhouse for a function without being required to pay for a room rental fee.*" The CDD Board knowingly permitted the LPSPG to represent itself as a community club for almost two years and the group relied on that implied approval in good faith. In addition, since January of 2024, the LPSPG hosted events using community facilities at no charge, but now they were being told that the LPSPG were not an official community club, under the November revised amenity policy, because they were never formally approved by a Board vote and therefore, would be required to pay a rental fee to use the Clubhouse. Therefore, Ms. Medeiros was requesting that the CDD Board grandfather the LPSPG as a community club. Resident Eileen Buckley of 1963 Scarlet Avenue, introduced herself to the Board and spoke on behalf of the LPSPG. Any money that they made would be made to charitable organizations, such as the Rape Crisis Center, Backpack Angels and Family Services of North Port.

Resident James Netzel of 2396 Savannah Drive recalled that a \$1 million project was discussed for the roadways at the last meeting, which he did not think was an imminent program and suggested that the Board build up reserves. Resident John Rice of 2439 Magnolia Circle addressed the tennis policies and thanked Mr. Myers and some of the office staff for their cooperation on behalf of the Lakeside Tennis Program. He met with all five tennis facility management staff, to assist in helping to improve the quality of their tennis policies, which were removed on July 13, 2021 and never replaced. Policies were approved in November of 2024 but were never implemented by the office or provided to players. He appreciated the comment from Mr. Myers that their draft of the new tennis program operational guidelines and policies, were well done and Mr. Rice wanted for their tennis policies to clearly spell out court behavior and expectations. He and other tennis participants had troubling views of many provisions contained in the non-implemented tennis policies of 2024 and would like to share their list of objections. Resident Ann Tyler of 1988 Scarlett Avenue was a member of the LPSPG. When she moved into

Lakeside Plantation 23 years ago, the facility used to be packed with events, which started to dwindle. This was why the LPSPG was formed. The members of the LPSPG pay dues and should be allowed to use the Clubhouse at no charge. There being no further comments, Ms. Ferguson closed the general audience comments period.

FOURTH ORDER OF BUSINESS

District Engineer

There being no comments, the next item followed.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the October 15, 2025 Meeting

Ms. Ferguson presented the minutes of the October 15, 2025 meeting, which were included in the agenda package. Mr. Perry noted in the second paragraph on Page 8, a resident spoke. That resident was Mr. Perry.

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

B Approval of Check Register

1. October 2025

Ms. Ferguson presented the October Check Register, which was included in the agenda package.

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

C. Balance Sheet & Income Statement

Ms. Ferguson presented the Unaudited Financial Statements, which were included in the agenda package. Mr. Perry noted in the field contingency, there was a charge of \$760. There was supposed to be a \$50,000 slush fund, so that funds could be moved around, to meet State regulations and questioned why there was a \$760 charge in the first month of the fiscal year. Ms. Ferguson would look into it.

D. Special Assessment Receipts Schedule

Ms. Ferguson presented the Special Assessment Receipts Schedule, which was included in the agenda package.

SIXTH ORDER OF BUSINESS**New Business Items****A. Discussion Regarding Special Events – *Supervisor Poulos*****1. District Counsel’s Memorandum to Board Regarding Rental Rates for Community Groups**

Mr. Poulos recalled after last month's meeting, he met with Ms. Sharon Medeiros and the ladies of the LPSPG regarding the rental fee and discovered a bigger problem, as there was a Bible group meeting and an HOA group that was using the facility for dinner parties. He also spoke with Ms. Ferguson about the District office at this facility and with Ms. Sandy last meeting regarding how they got to this point and why this matter was dropped at the last meeting, for which he was not happy about. Regarding the email between Ms. Lansford and Ms. Martin, the CDD Manager could not authorize the Board to do anything in an email. At the January 2025 meeting, there was discussion about amending the policies for the Amenity Center, but once again, the Board at that time, did not address the LPSPG. Ms. Lansford left and now there was a CDD Manager, who was trying to get the Board back on track, for what should have been done almost 10 months ago. This should not fall to the LPSPG, who worked very hard over the last two years, to provide events and programs for Lakeside Plantation and was hopeful, as they moved through the agenda, other Board Members would see the value as well. They need to make revenue for the Clubhouse and needed to have activities. When he first moved here five years ago, CDD fees were \$750 and he was now paying \$1,300. There were comments going around the community that were taken out of context in regards to Mr. Myers. He called Mr. Myers salary into question, as well as everyone’s salary in the front office, because they had a line item that was over \$300,000 and he wanted to know where that money was going, because he had a right as a resident to know this.

Mr. Poulos pointed out in speaking with Ms. Ferguson at the CDD office, Mr. Myers did not work for this Board and asked before he was a Board Member, what restrictions were given to Mr. Myers, as their Amenity Manager. They were never provided to him, which he was frustrated with, but was in favor of the LPSPG to continue with their events and programs in this community. Mr. Poulos further pointed out that it was not Ms. Ferguson’s fault. Ms. Sandy had

no idea this had been going on for so long and Mr. Myers was doing the best that he could. Mr. Perry agreed with Mr. Poulos and pointed out that Ms. Sandy made it perfectly clear to the Board on January 17, 2024, when the LPSPG came up, no one had the nerve to make a motion and approve that the group fall under the guidelines.

Mr. Perry MOVED to designate the Lakeside Plantation Social Planning Group as a community club retroactive to January 17, 2024 and Mr. Poulos seconded the motion.

Mr. Sabol agreed wholeheartedly with Mr. Poulos, as the LPSPG was very important to Lakeside Plantation, as they were taking the money that they made and give it to different charities and endorsed them. Mr. Poulos had a problem designating them as a community club, as it placed restrictions on them and all of the funds that they generated, would have to come through the CDD office. Ms. Sandy pointed out that there were a handful of decisions and additional Board direction that they would need, regarding how the funds would operate and event approval. There was also the question of whether events were on behalf of the District and if an insurance policy was in place. In addition, there was correspondence about alcohol at events and bringing a bottle of wine as part of the entrance fee. As part of the CDD's policy, there was an additional fee for events with alcohol and as part of that fee, the renter agreed to comply with all liquor laws. Therefore, there were some additional direction and parameters that the District staff was going to need. Mr. Poulos asked if all payments must go through the Clubhouse, if the LPSPG were designated a community club, as they would act on behalf of the CDD. They would be a sanctioned group that would report back to the Board on what was occurring, because if money comes into the CDD, the LPSPG could not take that money and buy gifts for their charities. Ms. Sandy felt that was a fair concern but pointed out that the amenity policy did not get into that level of detail and the Board was not dictating who can or could not be on the Board. Therefore, it would be helpful to have Board direction, because if the Board approves a community club, they were not going to represent the CDD. They were operating in their own capacity.

Mr. Poulos voiced concern that the Board would require the LPSPG to have insurance every time they had alcohol, because it was not clearly stated. When he had an event with alcohol, he purchased insurance. Ms. Sandy indicated if it was a District sponsored event, the

District had an insurance policy. Mr. Poulos pointed out that if it Bring Your Own Bottle (BYOB), they did not need a bartender, but if there was a bartender, they needed licenses and permits and highly recommended that the LPSPG obtain insurance, in case someone gets hurt at an event, as the insurance only cost \$40 to \$50. Mr. Saul pointed out if they did not have insurance, they could sue the CDD. Ms. Sandy stated that it depends on whether they were acting on the District's behalf or on their own behalf as a separate entity. Mr. Perry recalled that there was a resolution that was revised in November of 2024, approving the current amenity policies and with the proposed changes before the Board tonight, there were no changes to the community club's use of the facilities. Ms. Sandy pointed out that this was why she wanted Board direction. Mr. Poulos felt that it made more sense to answer those questions before designating the LPSPG as a community club. Mr. Perry preferred to discuss the changes in the facility policies now, so that they did it once and do it right, rather than it keep coming back to the Board for changes. Ms. Sandy wanted to discuss the community clubs first, because the amenity policy applies to all.

Mr. Perry withdrew his second to the motion to designate the Lakeside Plantation Social Planning Group as a community club retroactive to January 17, 2024 and therefore, the motion failed.

Mr. Perry pointed out unless they removed the community club use of facilities and the overall policies, there no reason why the Board could not designate them as a community club. Ms. Sandy had no objection to it but wanted to get Board direction. Mr. Poulos was in favor of the LPSPG and did not think that the outcome would be changed from having a motion, but for transparency purposes, they needed to discuss all of the questions from the attorney. Ms. Ferguson agreed. Ms. Sarah indicated for the LPSPG and other community clubs that host social events at the Clubhouse, they were not operating on behalf of the District, must get event dates approved by amenity staff, plan everything on their own and pay for it and must take out an insurance policy for alcohol. Mr. Perry recalled that event dates approved by amenity staff was not stated in the policy. Mr. Sabol pointed out that Mr. Myers decision would supersede anything else. Ms. Sandy indicated that the ability to use the facilities could be revoked at any time. Furthermore, amenity staff controls the schedule for the amenity facility and they must approve the date and time. The next item was to set a public hearing to amend the policies. The Board

could either provide her with changes or make changes at the public hearing. Ms. Ferguson noted the following items to be discussed:

- How the funds operate and approved
- Whether they were acting on behalf of the District
- Insurance
- Alcohol policy
- Payments

Ms. Sandy wanted to know whether there was a requirement to have events open to all residents. Mr. Poulos preferred for it to be open to all residents, but they could invite outsiders. Mr. Saul noted that a resident could bring a guest. Ms. Sandy asked if they could utilize District resources, such as printing flyers and having amenity staff present during events. Mr. Perry felt that the group must have a clear way of involving the CDD, by not using staff that were on the clock when setting up and not using CDD staff to collect money. Ms. Sandy recalled that there were other fees, not just the room rental fee, but for events with alcoholic beverages, additional staffing and service fees, rental of tables and chairs and kitchen use fee. Mr. Poulos felt if they were already waiving the room fee, all of the other auxiliary fees should be waived, as the LPSPG did a fantastic job cleaning up. Other facilities charged a fee for staffing, because they were paying staff overtime to stay for the rental, but did not know if that was built into the employee's schedule. Mr. Saul recalled that members of the LPSPG offered to have their husbands set up the tables.

Mr. Sable suggested that the Board allow Ms. Ferguson and Ms. Sandy to work out the small fundamental items with the LPSPG until January, when the Board could take another look at it. Ms. Ferguson appreciated the Board's confidence, but pointed out that she and Ms. Sandy could not make Board decisions. Mr. LaVoy preferred that Mr. Myers work with the LPSPG, so there could be no questions about insurance and staffing. Ms. Sandy pointed out that updates needed to be made to the amenity policy and the fact that they needed to treat similarly situated groups in the same way. Ms. Ferguson asked if they were limiting the amount of events per year. Mr. Poulos believed that they had to treat everyone the same. Ms. Sandy noted there was consensus from the Board to not have the cost of staffing events and suggested that the group pay for the staff time. Mr. Perry would email some items that he wanted to point out to staff, one

of which was to have a Lakeside Plantation code of conduct. Ms. Sandy would work with Mr. Perry on that.

Mr. Perry MOVED to designate the Lakeside Plantation Social Planning Group as a community club, subject to Board direction to operate as a separate entity, having events open to all residents, waiving room rental rates and additional fees, obtaining event and alcohol insurance, having a maximum of four events per year, date and time of events approved by amenity staff and having it open to all residents and Mr. Poulos seconded the motion.

Mr. Poulos did not care if Cypress Falls wanted to attend an event, but wanted it at a minimum, to be open to all Lakeside Plantation residents. Mr. Perry requested that it be made retroactive to January 17, 2024, as they had three events in 2025 and did not pay any rent. Ms. Ferguson pointed out that they would not be paying rent, according to the motion. Ms. Sandy indicated that they could not get insurance policies as of today.

On VOICE VOTE with all in favor designating the Lakeside Plantation Social Planning Group as a community club, subject to Board direction to operate as a separate entity, having events open to all residents, waiving room rental rates and additional fees, obtaining event and alcohol insurance, having a maximum of four events per year, date and time of events approved by amenity staff and having it open to all residents was approved.

B. Memorandum Regarding Amenity Facilities Policies

Ms. Sandy presented a Memorandum, with proposed revisions to the amenity facilities policies and Board direction she was seeking, which was included in the agenda package. Mr. Perry requested that there be a Code of Conduct for behavior onsite, as there were incidents at the tennis courts and in the office. Ms. Sandy recalled a provision under suspension and termination of privileges, for unsatisfactory behavior and treating the District's personnel or employees in an unreasonable or abusive manner. Ms. Ferguson pointed out if incidents occurred, such as a fight that was reported to staff, staff would fill out an incident report and deactivate their key fob. Mr. Perry felt that having a Code of Conduct, made it easier and asked about a non-resident member that was willing to pay a user fee. Ms. Sandy indicated that they must allow for public access, but they could require that they pay the same amount that residents

pay. Mr. Perry appreciated that they captured every possible category of people that would come onsite, but there was a traveling tennis league, that did not fall under any of these categories. Non-residents were using the tennis facilities that would not be a tennis guest. Mr. Myers indicated that they were hosting a match like the other communities. Mr. Perry was concerned that many groups come to use their facilities and did not have a fob. The gate was left wide open and anyone could enter the secure area and walk around. Ms. Sandy pointed out that this was an operational issue, versus something to reflect in the policies. Ms. Ferguson would include in the changes to the tennis policies that court hazards, damages and propped open gates must be reported to the Clubhouse office. Mr. Perry would email this change and all other changes to Ms. Ferguson.

Ms. Sandy received tennis guidelines from the tennis captains, which she reviewed, to ensure that any changes that were made, were consistent or updated, so that they match the current policies. There were guidelines that did not need to be included in the amenity policies, such as sportsmanship. Mr. Poulos agreed with the policy versus the guidelines, but felt that the Board still needed to be made aware of any decision coming from the amenity office. They could not force Mr. Myers to come to the Board every month with all of the problems, as he had to have some autonomy to make that happen or to bring it to the Board for discussion and figure out the best path forward. Some things needed to be in those standard guidelines. Mr. Ferguson pointed out that there were times when she, Mr. Myers, the Chair and District Counsel had to make a decision outside of regular Board meetings. Mr. Saul recalled that they would not have a meeting until January and Mr. Myers could not wait two months to make a decision, like when they purchased the golf cart. Mr. Poulos noted that the CDD was a government and governments were not designed to move quickly. In the future, they need to be transparent and have effective communication. Mr. Perry recalled that the Chair was authorized to spend up to \$10,000 and in the case of the golf cart, he did not need Board approval. Mr. Poulos also had an issue with the Bible group being charged to use the facility, as it was offered to residents as a program. Ms. Sandy felt that it should be made clear of what the different organizations and events were. If it was a District program, they should not accept funds, but if they want to make a donation, it should be brought before the Board or a community club, versus someone that was individually running the Clubhouse. The direction that she got from the Board, was to stick to the fees within the policy.

Ms. Sandy recalled for the tennis member rates, this current fiscal year was the last year that they had a tennis member rate and suggested staying at the current rate, but when the tennis pro was hired, it was mentioned that they needed to add a fee for non-residents that the tennis pro was having lessons with. This would also be added. Mr. Myers questioned whether the Board wanted to do it by the year or a five-year block, as there was a slight increase each year for it and suggested having some rates, so they could get this updated, along with the tennis rules. Mr. Ferguson asked if they should add a 3% to 5% increase each year. Ms. Sandy confirmed that there was an annual 3% increase. Mr. LaVoy agreed with 3%. Ms. Sandy pointed out that the last item that they needed direction on, was the HOA event policy. There were two different sections that address HOA events; one was broader and the other was limited to actual HOA meetings and asked if the Board wanted to allow HOA sponsored events and if there would be limitations. Mr. Perry did not think that they needed to put a limit on the number of HOA meetings, as they would not meet more than once a month, but as far as sponsored events, residents were paying for it and charging the HOA was a slap in the face. Ms. Sandy indicated that there was a portion of the community that was not subject to an HOA. Mr. Poulos pointed out that HOA members were CDD paying members and these residents that were not part of an HOA, still pay the CDD fee. Therefore, HOA meetings should be the only exception. Ms. Sandy felt that if they were allowing other groups to two events per year, the other HOAs should be allowed to have two events per year.

Mr. Poulos did not see how they could allow groups of the HOA to come for free, when other places, such as the Heron Creek Golf & Country Club, had a fee to utilize the Clubhouse, because it was a revenue generator. If someone wanted to rent out the Clubhouse and have a party every weekend, the CDD had the right to generate revenue to help offset the expenses of the community. Ms. Ferguson explained that typically Districts allow HOA's to hold meetings at no cost; however, anything outside of that would pay a rental fee. Mr. Saul suggested grandfathering them in. Mr. LaRue recalled that at this time, they offer the room to the HOA at no charge, 12 times per year, if they have 12 meetings. Mr. Poulos asked if the HOA could take one of their meetings and convert it into a dinner party. Ms. Ferguson indicated if the HOA was renting the Clubhouse for an event, they would need the necessary payments and deposits and insurance. Mr. LaRue pointed out that the way it was written in the policy, each HOA serving the community within the District, may be allowed to reserve the great room at no charge, once per

month, if space permits, at the sole discretion of the Facility Manager and up to 12 months in advance for the purpose of holding HOA meetings. *There was Board consensus to include this language into the new policy.*

C. Consideration of Resolution 2026-02 Amending the Amenity Facilities Policies & Amenities Rates, Deposits & Fees

Ms. Ferguson presented Resolution 2026-02 Amending the Amenity Facilities Policies & Amenities Rates, Deposits and Fees, which was included in the agenda package and requested that the Board set the public hearing for the January 21, 2026 Board meeting.

On MOTION by Mr. Poulos seconded by Mr. Sabol with Mr. LaRue, Mr. Saul, Mr. Poulos and Mr. Sabol in favor and Mr. Perry dissenting, Resolution 2026-02 Amending the Amenity Facilities Policies & Amenities and setting the public hearing for January 21, 2026 was adopted. (Motion Passed 4-1)

Mr. Perry reported that he voted no, because there were many issues that needed to be discussed. Ms. Sandy pointed out that the Board was not adopting the policy at this time, but setting a public hearing, at which time the Board would adopt the policy. Ms. Ferguson noted that there could be changes up to the public hearing.

D. Consideration of Resolution 2026-03 Declaring General Election Seats

Ms. Ferguson presented Resolution 2026-03 Declaring the General Election seats, which was included in the agenda package. Seat 1, held by Mr. Poulos, Seat 2, held by Mr. Sabol and Seat 3, held by Mr. LaVoy, would be on the ballot for the General Election. The qualifying period was from June 8, 2026 at Noon until June 12, 2026 at Noon. Candidates must qualify at the Sarasota County Supervisor of Elections. If someone qualifies and runs against them for that seat, they would be on the ballot for the General Election, but if they were the only person that qualified for that seat, they would automatically retain that seat. Only residents of Lakeside Plantation would vote. GMS would advertise the qualifying period in the newspaper.

On MOTION by Mr. LaRue seconded by Mr. Saul with all in favor Resolution 2026-03 Declaring General Election Seats was adopted.

SEVENTH ORDER OF BUSINESS**General Audience Comments**

Ms. Ferguson opened the general audience comments period. Resident Glenn Raymond of 1509 Scarlett Avenue questioned what kind of insurance and how much insurance the LPSPG needed to have and whether that would be the case for the tennis team. Resident Carol O'Neil of 2432 Magnolia Circle heard that the community could have a meeting for a month, but the villas and carriage homes hold events at the clubhouse a few times per year and questioned whether they would be charged. Resident Sharon Medeiros of 2427 Magnolia Circle thanked the Board for designating the LPSPG as a community club and pointed out if they were going to present activities to the community such as the Bible group, there needed to be an announcement. Mr. Poulos' point was very well taken and the Board needed to pay more attention to that but was concerned about the LPSPG being required to have an insurance policy, when it should be covered in the CDD policy, especially because they would not be serving or pouring liquor and it would be a self-serve situation. There being no further comments, Ms. Ferguson closed the general audience comments period.

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

There being none, the next item followed.

B. Amenity Manager**1. Report**

Mr. Myers reported on the sales for the amenities. Event revenues for October 2025 were \$10,082. Of this amount, revenues for tennis were \$4,969 and the October sales for 2024 were \$4,115. Recent updates to the community, Monster Pools went over the functions of the new pool equipment with him and Mr. LaVoy, as well as the maintenance crew. Then the rest of the staff were shown the basics on how to operate or if something happens, what they could check, as far as getting it repaired quickly. Stone was placed around the pool equipment area. They had one rainstorm since it was put down and it took care of the flooding issues out there and all the muddy mess, which he was tracking on a daily basis. The front porch railing has been power washed, sanded and repainted. The two white columns out of the pool gazebo, were chipping paint down at the bottom and top, so they had it sanded down, power washed and repainted. He spoke to the vendor for the new fencing around the pool and they said it would not be installed

until November to mid-December, as they were still waiting on some parts to come in. Sports Surfaces was supposed to start the tennis project this week, but he had not received a phone call yet. He told his team, since he was not here this week, as soon as they receive that phone call, to call him immediately, so it could get scheduled. They were having the sidewalks power washed on Monday the 24th, from the corner to the front entrance, as the pavers were never power washed.

Mr. Perry questioned who authorized the Bible Study Group to come in. Mr. Myers indicated that they made a one-time donation and he allowed them to come in, as it was a service to the community. Mr. Perry pointed out that Mr. Myers did not have authority according to the amenity facilities policy. Ms. Ferguson believed that there was discretion in the policies to allow Mr. Myers to make judgment calls. Ms. Sandy confirmed that she discussed with Mr. Myers if this was part of District programming, it was within his discretion, as there was language in the policy for Mr. Myers to provide discounts. Mr. Perry pointed out that under the current facility policy, the Facility Manager had authority to establish fees within any ranges, but it did not say that it could be free. Ms. Sandy indicated under community programming, there was a provision allowing for his discretion. Mr. Poulos pointed out that the group was not renting the facility and Mr. Myers was offering it as a service to the community. Mr. Perry questioned what Mr. Myers would do when another organizer comes in with a group. Mr. Myers indicated that he was approached last week and denied their request, until the Board made a decision about the clubhouse. Mr. Perry asked if Mr. Myers charged the Mayor to use the clubhouse. Mr. Myers did not charge them. Mr. Perry felt that Mr. Myers was out of control.

Ms. Sandy pointed out under general facility provisions, the Facility Manager reserved the right to authorize all programs and activities at all and any facilities, except usage and rental fees that have been established by the Board. The Facility Manager also had the right to authorize sponsored events and programs to better serve the patrons and reserve any amenity facility for said event, if the schedule permits. Ms. Ferguson noted a provision in the policy where the Facility Manager has the authority to waive strict application of any of these policies when prudent, necessary or in the best interest of the District and its residents and the Facility Manager reserved the right to enforce all of these policies at any time at any time he or she sees fit. Ms. Sandy pointed out that the Board could direct the Facility Manager and there has been sufficient feedback. Mr. Perry recalled that it was never brought before the Board. Ms. Sandy

indicated that it did not have to be brought before the Board, but there could still be feedback from the Board.

Mr. Poulos reported that coming in off of Plantation Drive, on the first speed limit sign, there was a great deal of bird poop and felt that the Board needed to look at the next budget year, either looking at the current maintenance team or start looking at an additional full-time maintenance person. In addition, the reason they were talking about the insurance for the community group, was due to the alcohol being introduced in the Clubhouse, which was required for every rental. Mr. Myers clarified that this includes BYOB. Ms. Sandy understood that along with the BYOB, a fee was paid to attend the event. Resident Sharon Medeiros of 2427 Magnolia Circle confirmed this was the case. Ms. Sandy pointed out that this was not how the Department of Business Professional Regulations that governs alcohol licensure views it. They see it as covering all of the alcohol. Therefore, if alcohol was being brought to events and it was being shared, that could present liability for the District or for those putting on the event. Mr. Poulos pointed out if they did not require insurance and someone gets hurt and they sue the CDD, the Board would be complaining at the next meeting why there were no reserve funds, because they had to pay off a lawsuit. These were not policies that Mr. Myers was making. They were State of Florida regulations. Mr. Myers asked if the CDD was covered by having a wine and cheese event where residents were bringing the wine. Ms. Sandy indicated that the CDD would have their own insurance policy for District events and this should be flagged for their insurance provider.

Ms. Medeiros noted that they had volunteers and asked if they were covered. Ms. Ferguson reported that she spoke to EGIS and the District had a volunteer insurance plan, but she must get details on the number of volunteers and their job description. Ms. Sandy pointed out that they were not operating on behalf of the District and as such, they would not be considered District volunteers. Mr. Poulos indicated that the District's policy was not covering the LPSPG group for their event, because it was not a District activity or program. They were only using the clubhouse during that time and they must cover their own people. The wine and cheese event was a District event and the District's insurance was covering that event. Ms. Sandy suggested that the LPSPG speak with an insurance agent about this matter. Ms. Ferguson would speak with EGIS about the wine and cheese event.

Mr. Perry noticed that the District was under budget by \$3,000 for personnel services for October and asked if Mr. Myers was under staffed. Mr. Myers confirmed that they were under

staffed, as he did not replace Zoe and wanted to give the current staff the extra hours. He has now replaced Zoe with Mary Ellen, who lives in Cypress Falls and had computer experience. Mr. Perry heard that Frank's hours have dropped. Mr. Myers confirmed that Frank had a couple of health issues and another employee was doing some of the janitorial duties, but felt that during the season, they needed an employee to work past 11:00 a.m., as they had things taking place after 11:00 a.m. Mr. Perry asked if Mr. Myers asked office staff to do janitorial duties. Mr. Myers confirmed that they do janitorial duties. Ms. Medeiros requested that the Board clarify what they wanted the LPSPG to do, as she felt that the Board saw no value in what they bring to the community. Ms. Ferguson pointed out that the Board did see the value, in that they approved the LPSPG as a community group.

Ms. Medeiros asked if they needed to have an insurance policy to cover someone tripping over a chair during an event and if it was retroactive. She agreed that LPSPG needed an alcohol policy, but they were told that they need to have all of their volunteers listed. Ms. Ferguson pointed out that she spoke with the District's insurance company about the volunteers and was told that the District had a volunteer insurance policy, but they needed the details about each event. Ms. Sandy confirmed that the District's volunteer insurance policy would not apply, because the LPSPG volunteers were not volunteering on behalf of the District. However, for events, they did require an alcohol policy. If someone tripped and fell, if it was related to the event, it was not a District event and the District's insurance policy would not cover them. Mr. Poulos pointed out that the insurance that he purchased was not just alcohol insurance, it was event insurance that also covered trips and falls.

2. Consideration of Proposal from Sabrina's Complete Cleaning to Deep Clean

Mr. Myers presented a proposal from Sabrina's Complete Cleaning to deep clean the floors. They would do 5,000 square feet, including the library, office and multi-purpose room for \$1,600. Then they would do it every six months for \$1,200. Mr. LaVoy requested that Mr. Myers obtain additional quotes; however, he called the contractor that installed the floor and they recommended three products. Ms. Ferguson would place the proposals on the next agenda. Mr. Perry questioned how often Frank mopped the entire floor. Mr. Myers confirmed that Frank has not mopped the entire floor in over a year. Staff was mopping it with a product that was attached to the mop. Mr. Perry asked if Mr. Myers was aware of the recommended cleaning agent, which

was Diversity Stride Citrus Cleaner. Mr. Myers would purchase it. Mr. Perry questioned what was involved in the deep cleaning. Mr. Myers indicated that they would clean all of the groves and remove dirt. Ms. Ferguson pointed out that this facility was being used more than previously, which would require more cleaning than in the past. Additional quotes would be provided at the next meeting. Mr. Perry would provide information on how to machine clean it.

3. Grounds Maintenance Report

a. Getz Outdoor Monthly Report

This item was discussed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

**Next Regularly Scheduled Board Meeting
is Wednesday, January 21, 2026 at 6:00
p.m. at Lakeside Plantation Clubhouse**

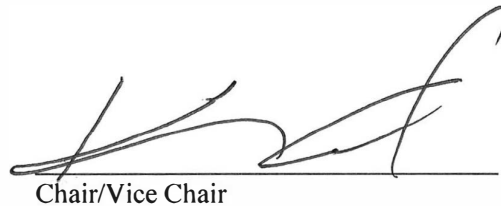
Ms. Ferguson reported that the next regularly scheduled Board meeting was Wednesday, January 21, 2026 at 6:00 p.m. at the clubhouse.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LaRue seconded by Mr. Saul with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chair/Vice Chair