

**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, **February 18, 2026** 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:

Ken Saul  
Alan (Bud) Sabol  
Devon Poulos

Chairman  
Vice Chairman  
Assistant Secretary

Also present:

Amanda Ferguson  
Sarah Sandy *by Zoom*  
Harold Myers  
Residents

GMS  
Kutak Rock, LLP  
Clubhouse Office Manager

*The following is a summary of the discussions and actions taken at the February 18, 2026 Lakeside Plantation Community Development District Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Ferguson called the meeting to order at 6:01 p.m. and called the roll. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

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

Ms. Ferguson opened the audience comments period. There being no comments, Ms. Ferguson closed the audience comments period.

#### **FOURTH ORDER OF BUSINESS**

#### **Direction of Operations**

##### **A. Report**

Mr. Myers reported that for January of 2026, Clubhouse revenues were \$7,049 and expenses were \$827.50, for an increase of \$6,221.50. The expenses for the Back To The 80's and Valentines parties, would be included in the February report, which would reduce the sales for February, because they have not sold all of the tickets for the Back To The 80's party. Year to date 2024 through 2025, there were revenues of \$17,728. This year from October 1<sup>st</sup> until yesterday, there were revenues of \$24,893, with an increase of \$7,165 for the year. They were only in the fifth month. Regarding tennis, for the same periods, year to date 2024 through 2025, there were revenues of \$10,577. October 1<sup>st</sup> of this year until yesterday, was \$12,067. Mr. Poulos asked if the \$12,067 was out of the \$24,000. Mr. Myers replied affirmatively. The front entrance sign and all of the pavers were power washed, as well as the sidewalks from the Clubhouse to the entrance. The repair and grinding of the sidewalks, which was approved at the last meeting, was completed. It was a work in progress, getting plans together for the resurfacing of the parking lot, but all of the paperwork should be completed. Deep cleaning of the Clubhouse was completed. They did a good job. There was a shine to the floors, versus splotches like last month. It was pleasant coming in the mornings and having all of the bathrooms fresh smelling and clean. Preparations were still ongoing for the additional items that were approved, such as getting the sound system up to par. He should know by Friday whether all of the parts were in. Mr. Poulos asked requested a monthly Staffing Expense Report, so they could see if they had the right size staff, they needed more staff or to reduce staff. Mr. Myers would include it in the Manager's Report starting next month.

##### **B. Discussion of Tree Replacement**

Mr. Myers reported that in the front, there were 22 Palm trees and one Oak tree that got missed back when they did the Oak trees five or six months ago and received a quote from Getz Outdoors to trim all of the trees up front for \$2,400. However, Screen Top Tree Service, agreed to do all of them for \$1,300. Mr. Saul recalled discussing with Mr. Myers about whether they wanted to trim the trees now or obtain a quote for all of them and doing them in April. Mr.

Myers was thinking about having them requote the Clubhouse Palm trees and do the trimming in April. Mr. Poulos asked if they would be trimming behind the pergolas. Mr. Myers replied affirmatively. Mr. Poulos would like to see a landscaping re-design for the front entrance signs, as there was one Palm tree leaning on the right side of the gas station and agreed that they should not do the work until April. Mr. Myers pointed out that the next item for discussion, was regarding some of the Facebook posts about trees that were knocked down from Hurricane Ian, which were never replaced. Mr. Saul questioned whether the CDD owned the four Palms by the gas station. Mr. Sabol did not think that the CDD owned them. Mr. Poulos believed that the gas station paid CDD fees. Mr. Myers understood that this was the case. Mr. Sabol felt that it should be investigated more and someone should contact the gas station. Mr. Myers wanted to bring this up for discussion, as it was on Facebook. He also wanted to install additional Bougainvilleas at the pergolas.

Regarding the 53 Christmas Palm trees that were destroyed during the hurricane, Mr. Sabol did not want to replace the Palms with Oak trees, as they push the sidewalk up. Anything that they replaced should be in the 10-, 12- or 15-foot range, in order to save on maintenance. Ms. Ferguson agreed, as these trees break up the sidewalks. Mr. Sabol preferred to have flowering trees, such as a Calypso tree, which blooms two to three months out of the year. Mr. Myers had a Calypso tree in his yard, which blooms most of the year. Mr. Sabol wanted to put different trees in, so when one was blooming, the other ones could be dormant. Mr. Saul suggested staggering the plantings. Ms. Myers would have someone from MRT come out and perform an analysis on what type of plants to install. Mr. Poulos pointed out if they wanted to increase CDD fees by \$10 towards a landscape plan, they needed to inform people about it. Bougainvilleas were promised to the community a year and a half ago, when the pergolas were installed and at the last meeting, it was reported that the Bougainvilleas were purchased. Mr. Saul clarified that the Bougainvilleas were never purchased. It was discussed about putting this item on the agenda for the March meeting, as the color was only going to be available in April or May. Mr. Myers recalled discussing the Bougainvilleas in September, when it was too late to get the trees. They had to wait until it was closer to the Spring months. Mr. Sabol recommended discussing with the landscaper what should be removed and replaced, as the Bougainvilleas had roots and were old. Mr. Myers questioned how to proceed. Ms. Ferguson recommended confirming whether the CDD owned the four Palms by the gas station first and having the landscaper draw up a design

plan. Mr. Poulos did not want to trim the Palm trees up front, if everyone liked the landscape plan.

Mr. Sabol pointed out if they install the Christmas Palms they will dry out the ponds. They did not need to trim them and it would cut maintenance costs. Mr. Saul agreed. Mr. Poulos felt that this was a great point, as people chose trees based on beauty and no one was thinking long term, such as the Palm trees on the Boulevard, which were 20 years old and were starting to look hideous. They needed something that needed less maintenance. A resident, Ms. Pat Ware, always talked about garden projects and looking at Florida Friendly low watering plants, as at this point in time, they could only water once per week. Ms. Ware recommended sticking with natives. Ms. Ferguson would have staff bring something back to the Board at the next meeting. Mr. Sabol asked if Mr. Myers was in contact with Solitude, as they changed their powers of authority and the ponds were currently dry and it did not look like anything was going to happen. Mr. Myers last spoke to Solitude in December. He walked every pond in the community in October and the technician informed him that he was going to get a Supervisor onsite to perform an analysis of each pond. Mr. Myers had not received the analysis. Ms. Ferguson reported that when Solitude was coming out on Monday to discuss the mower issue, she would remind them about the analysis. A mower from Getz went into the pond and as a result, Solitude placed sandbags into the pond. She requested a cost from Solitude to bring the pond up to par, which she would bill Getz for and would call them tomorrow morning. Mr. Sabol reported that in Port Charlotte, there were thousands of black vultures. If there was a fish kill, the oxygen in the water would be gone and the vultures would be after the fish.

**C. Grounds Maintenance Report**

**1. Getz Outdoor Monthly Report**

Ms. Ferguson presented the monthly report from Getz Outdoor, which was included in the agenda package. Mr. Saul was disappointed in Getz Outdoor. This would be discussed under the District Manager's Report.

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the January 21, 2026 Meeting**

Ms. Ferguson presented the minutes of the January 21, 2026 meeting, which were included in the agenda package. Mr. Saul pointed out on Page 19, "*Motor*" should be "*Mower*."

On MOTION by Mr. Saul seconded by Mr. Sabol with all in favor the Minutes of the January 21, 2026 Meeting were approved as amended.

**B Approval of Check Register**

Ms. Ferguson presented the January 1, 2026 to January 31, 2026 Check Register, in the amount of \$60,399, which was included in the agenda package.

On MOTION by Mr. Sabol seconded by Mr. Saul with all in favor the January 1, 2026 to January 31, 2026 Check Register in the amount of \$60,399 was approved as presented.

**C. Balance Sheet & Income Statement**

**D. Special Assessment Receipts Schedule**

Ms. Ferguson presented the Unaudited Financial Statements and Special Assessment Receipts Schedule, which were included in the agenda package. The District was 83% collected, as of January 31<sup>st</sup>. Mr. Poulos noted that the CDD was billed by the North Port PD for false alarms and questioned what those were for. Mr. Myers explained that the Police Department did not have a key fob to get into the gate. They just checked the front of the building, left and billed the District. Key fobs were placed into a lock box. Mr. Myers did not know when the last false alarm was, as he did not receive the report until the following month. Mr. Poulos asked if their alarm system notifies the Police Department. Mr. Myers indicated that there were two cameras at the pool, that would notify the alarm company if someone was there after hours. Mr. Poulos felt that they needed to negotiate with the alarm company, if the alarm company was making the call to the Police Department, as the District paid \$400 between December and January for false alarm calls. Mr. Myers believed that it was over several months. Ms. Ferguson pointed out in one of the communities that she managed, the alarm company would contact her and she would authorize the police to come out and suggested that this CDD do the same. Mr. Myers spoke to the alarm company about contacting him first, but not having the internet this week, he received four to five calls. Mr. Sabol questioned the amount in reserves. Ms. Ferguson reported that the current reserve amount was \$469,925; however, at the beginning of March, the accountant would transfer \$385,430 to reserves, for a total amount of \$855,355.

**SIXTH ORDER OF BUSINESS****Business Items****A. Discussion of Sport Surfaces****1. Approval of Sport Surfaces Final Invoice**

Ms. Ferguson reported that there were two invoices from Sport Surfaces for the tennis courts. The Board approved one for the net post. Even though the courts were not up to par, Sport Surfaces did complete their proposal as suggested and therefore, staff recommended approval of their final invoice, which was included in the agenda package and in the amount of \$6,250. Mr. Sabol questioned what happens once this invoice was paid. Ms. Ferguson indicated that the CDD was done with Sport Surfaces.

On MOTION by Mr. Sabol seconded by Mr. Saul with all in favor the final invoice from Sport Surfaces in the amount of \$6,250 was approved.
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Ms. Sandy recalled that the other two invoices were paid; one of which was the initial deposit that was in the same amount as the invoice that the Board just approved. The other was for additional work in the amount of \$9,000. Staff looked at the invoices and what Sport Surfaces proposed, even though it was not sufficient for the quality of clay courts that they needed. However, once paid, there was nothing else to do under their agreement, but the Board needed to address the condition of the courts at some point. Ms. Ferguson indicated that it would be brought back to the Board at another meeting, but at this time, staff had nothing to present to the Board, as they were obtaining proposals.

**B. Consideration of Traffic Logix Proposal for Flashing Speed Signs**

Ms. Ferguson presented a proposal from Traffic Logix for flashing speed signs, which was included in the agenda package. In the last agenda package, this proposal was included; however, Mr. LaVoy requested that it be included in this agenda package, but he was on vacation. In another one of her communities, flashing speed signs were used, which utilized cloud services. She spoke to the Traffic Enforcement Department at the North Port Police Department. Tomorrow, they would provide some enforcement on Plantation Boulevard, for the remainder of the week, to see if there was a problem. Mr. Poulos did not think that all of the terrible drivers lived in Lakeside Plantation and it would be interesting to see how many speed,

as many use Plantation Boulevard as a raceway. Furthermore, if they were going to pay for services, the HOA should contribute. Mr. Saul asked if there was a charge for the Police Department to provide enforcement. Ms. Ferguson confirmed that it was a free service. They were doing it as a favor and would ask them to provide input next week. Mr. Poulos was not crazy about posting flashing signs up and down the Boulevard, as there were Do Not Park On The Grass signs throughout Jonah Drive. Statistically, 80% of people do not read signs. Mr. Saul was not 100% behind them, but they would flash and provide reports.

Mr. Ferguson requested that this item be placed on hold, until she spoke to the officer regarding the results of the speed enforcement and in the meantime, urged the Board to think about it and discuss at another meeting. Mr. Sabol suggested that they look at equipment that could catch these people. Mr. Poulos recalled that the Police Department were installing license plate reading cameras in school zones that would send tickets automatically to offenders. However, it was through a third-party vendor and did not recommend that the CDD get into this business. If the Police Department sees that there was a big enough need and they wanted to install a camera, they could approach the Board. Ms. Sandy did not think that it would be an option, as there was legislation that was specific for school zones allowing for it. Mr. Sabol believed if they approached the Police Department, they would inform the CDD that they did not have staff or time. Mr. Poulos agreed that patrolling Plantation Boulevard, was at the bottom of their list, but if they come out tomorrow, that was great. Ms. Ferguson recalled asking the Police Department if they had a sign that could be posted and they informed her that the sign was down and there were no funds in their budget to replace it. She would report back to the Board when she heard from the officer. This item was tabled.

**C. Ratification of the J.I.H Care Solutions Agreement for Janitorial Services**

Ms. Ferguson recalled that in the last agenda package, the Board approved the proposal from JIH Care Solutions (JIH) to perform janitorial services. District Council drafted the agreement and it was signed and executed. However, what was presented to the Board was for one day a week service and the Board requested three days a week service. Mr. Saul recalled during the season, there would be three days per week service and two days per week in the Summer months. Mr. Myers confirmed that it would for three days per week service during the season. Ms. Ferguson requested a motion to ratify the agreement. Mr. Poulos asked if it was in

the agreement to agree upon the price going up and down. Ms. Sandy indicated that they provided the price per service, with the ability of the Amenity Manager to change the number of services per week. It was brought back to the Board for ratification, because it was slightly different than the original proposal. Mr. Poulos did not want to approve this proposal, as he did not agree with it the first time that it was presented to the Board and did not see that one day or three days would make the Clubhouse look better. They needed a cleaning service but preferred that there be seven days per week service. However, it would cost \$58,000 for seven days per week service and they did not have the money in the budget. Mr. Sabol agreed, as budget time was coming up and felt that it should be cleaned every day, but at a lessor price. Mr. Poulos pointed out that for \$58,000, they could get two more part-time staff members, but asked if the Board did not ratify this, whether it goes back to once per week service. Ms. Sandy indicated that they would take Board direction and execute a new agreement. However, if the Board wanted to direct the Amenity Manager to reduce the cleanings to once per week, Mr. Myers had the ability to do that under the agreement, but they must terminate this agreement and draft a new one.

Mr. Myers recalled at the last meeting, the Board discussed having a 30-day trial period with the cleaning service and spoke to them about doing a deep cleaning. Ms. Sandy confirmed that the termination notice under the agreement was 30 days, but in terms of changing from three times per week to once a week, was a Board decision. Mr. Myers pointed out that the trial period was working out well, because in between, his employees did not have to clean as much. It was hard for the Board to see, because they were not at the Clubhouse five days per week. However, for the past couple of weeks, there were compliments about how much better it was, because they had someone coming in three days per week. Therefore, Mr. Myers was in favor of having three days per week service. Mr. Poulos recalled that the motion at last month's meeting, was made by Mr. LaVoy and seconded by Mr. Sabol, with Mr. Saul, Mr. LaVoy and Mr. Sabol in favor and Mr. Perry and Mr. Poulos dissenting for a one-time deep cleaning in the amount of \$160 per week. There was nothing in the motion for a 30-day trial period. Furthermore, Mr. Poulos understood where Mr. Myers was coming from, but this was not a budgeted item and he did not see the value of having a cleaning company one day per week. There should be enough staff or part-time staff, doing the cleaning. However, if the community wanted to pay \$60,000 to have someone come in and clean the Clubhouse, then someone should present that item. Last year, there needed to be a vote to move money from reserves to the operating account, because

the District overspent by \$72,000 or \$80,000. Ms. Sandy felt that the prudent thing to do, was for the Board to give direction to Mr. Myers on the number of cleanings per week.

Mr. Saul asked if there would be an opportunity for Mr. Myers to hire more staff, such as another part-time person. Ms. Ferguson replied affirmatively. Mr. Poulos pointed out if Mr. Myers had three staff members working 12 hours per week, they needed to look at all part-time staff working at least 25 hours per week and how that would affect the budget. Furthermore, if they brought in a part-time staff person, there needed to be revenue to tie to them, but instead of spending over \$30,000 on a cleaning company, they should hire a part-time staff member that would do something other than cleaning. Ms. Ferguson would look into that. Mr. Myers felt if they were only going to get 12 hours per week, they would not want the job. Fortunately, the staff that he had currently, were comfortable with the hours that they were working, which was 12 to 16 hours. Mr. Sabol questioned whether Mr. Myers asked any of the part-time employees, if they were willing to work 20 hours. Mr. Myers indicated that they did not want to do it all of the time. Mr. Poulos estimated if they paid someone \$20 an hour for 29 hours per week times 52 weeks, they would receive \$30,160. Ms. Sandy pointed out that the lowest hourly rate under the contract for amenity staff, with the employment costs and additional benefits for a part-time employee, was \$26 for someone working 16 hours per week. This was on a spreadsheet that GMS prepared when they proposed to have amenity payroll services under the CDD. Mr. Poulos wanted to make sure that they were looking at the staffing rates and what was built into it.

Mr. Poulos agreed with having a cleaning service, but felt that one, two or three days per week was not worth it, when the Clubhouse was open seven days per week and questioned who was cleaning when the company was not onsite. Mr. Myers confirmed that his employees were cleaning. Mr. Poulos questioned how big of a burden it was for staff to clean one day per week, instead of paying \$9,000 that was not budgeted. Furthermore, he found it disrespectful to be told that the Board was not there five days per week, but this Board pays that salary. The Board did not report to Mr. Myers. They reported to the residents and was informing residents that the Board would be spending money for cleaning services that was not budgeted. Mr. Saul estimated they would be onsite for a total of 12 hours, but if they went to seven days per week, it would be almost 30 hours. Ms. Ferguson would get back with the Board and provide more detail on the GMS pricing and on the staffing cost. Mr. Saul asked if they would be hiring someone on a part-time basis for 28 hours per week. Ms. Ferguson indicated that they could hire someone to work

25 hours per week or two people could work 10 hours but suggested that the Board approve one day per week cleaning until they come back to the Board at the next meeting and provide better numbers, so the Board could make an educated decision. Mr. Sabol recommended giving Mr. Myers permission to hire someone to keep the Clubhouse clean, until this matter was resolved. Ms. Sandy pointed out if the majority of the Board approved of this, the action was to ratify the agreement. If not, what was previously approved was for one day per week cleaning. Mr. Sabol preferred having one day per week cleaning and seeing how it worked out.

On MOTION by Mr. Poulos seconded by Mr. Saul with all in favor the J.I.H Care Solutions Agreement for Janitorial Services for one day per week service was ratified.
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## **SEVENTH ORDER OF BUSINESS**

### **General Audience Comments**

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

- Ms. Donna Keller of 2395 Savannah Drive requested No Parking signs throughout the single-family homes, so that the HOA could enforce them. The lake that was behind Savannah Drive, was low, there was debris and it smelled terrible. She was not overly impressed with the job that the cleaning company did, as there was a vent in the Clubhouse that was disgusting and needed to be cleaned. The last time that there was a town hall meeting, a Commissioner showed up in place of the Mayor and they discussed the problem with parking, especially at the single-family homes. It was bad and wanted the police to come through and issue tickets. Enforcement was needed as there were four cars parked on the grass in front of the preserve. They were also having massive problems with people blocking sidewalks. Without having No Parking signs, there was nothing that they could do.

Mr. Saul pointed out that at the townhomes, there was no parking on the grass, but there were cars parking right in front of the No Parking sign. Ms. Sandy reported that the CDD has had an agreement with the North Port Police Department since 2005. Mr. Poulos felt that there was a layer of less enforcement and in a community like this, the police were not patrolling it, but if residents call the Police Department, they will show up and enforce. Mr. Saul pointed out that

they were just giving warnings, which did not mean anything. Ms. Keller indicated that the HOA could send the offender a violation and fine them, but it could not be enforced unless there were No Parking signs. Mr. Saul recalled that the signs at the townhomes were paid for by the townhomes and the HOA could install the signs in the single-family. Ms. Keller pointed out that the grass area where they would put the sign, was CDD property. Mr. Poulos felt that they could look into it, but people did not read signs. In addition, the signs were not cheap and after a while, they needed to be pressure washed. Ms. Ferguson requested that Ms. Keller meet with her after the meeting.

- Mr. Bob Six recalled that the vents were never cleaned and two years ago, someone mentioned hiding the wires behind the TV, which never occurred. He felt that they needed a full-time maintenance person, who could power wash the sidewalk around the Clubhouse, the gazebo and the signs. They could also drive up and down Plantation Boulevard in a golf cart to pick up trash. *Ms. Ferguson pointed out that GMS advertised on Indeed for a maintenance person. Four resumes were received.*
- Ms. Barbara Wendy of 1197 Jonah Drive, agreed with Mr. Six, as a maintenance person could keep the Clubhouse looking classy and to take care of the needs of the community. If she was renting the Clubhouse, she would want the wires behind the TV to be taken care of and to clean the vents. She requested that a priority be placed on keeping the area underneath the TV, as neat and orderly as it possible could be.
- Mr. Gary Ronald of 2608 Peach Circle reported that the Villas have parties at the Clubhouse and felt that they should not be charged to rent it, because everyone who lived in the community, paid taxes and a certain percentage pay the CDD fee, which was used to pay for the Clubhouse.

Mr. Poulos pointed out that it was not abnormal to live in a place and pay fees but still have to pay to rent the Clubhouse. However, if the HOA was doing something for HOA business, they should not be charged, but should be charged for having a party, as they would have to close the Clubhouse to hold their event. The difference was that the Lakeside Plantation Social Planning Group (LPSPG) were doing events for the community that were open to the community. Mr. Saul recalled that the LPSPG were paying for their own insurance. Mr. Ronald

believed that the Villas would pay for their insurance if asked. Mr. Poulos recalled when he had his graduation party in the Clubhouse, he had to pay to rent the room and did not think twice about it. However, he did not like the range of rates and an hourly rate was coming before the Board next month, as residents should pay a discounted rate. Mr. Ronald did not want residents to pay \$500 and an additional amount to use the kitchen. Mr. Saul recalled that the hourly rate to be considered by the Board was \$100. Mr. Poulos recalled that Mr. Myers was supposed to find out what other communities charge and bring back something reasonable. The Board could decide to charge non-residents, but expenses would increase. When he rented the Clubhouse, the cost was \$450, which was reasonable. Ms. Ferguson confirmed that the public hearing for the rules was advertised for the next meeting. Ms. Sandy pointed out that it was set at the maximum rate, but the Board could always approve a lower rate.

- Ms. Louise White of 1596 Scarlett Avenue pointed out that there were many nice events at the Clubhouse, but it was difficult to find parking, when the Clubhouse was at capacity and questioned what they could do when that happens. *Ms. Ferguson suggested carpooling with someone or taking an uber.*
- Mr. Roger Landwehr of 1947 Scarlett Avenue, Treasurer of the Carriage Homes, was informed that the CDD takes care of the sidewalks, roads, gutters and the Boulevard and asked if he needed to budget for the concrete, as the CDD was responsible for the street to the inside of the sidewalk. *Ms. Ferguson explained that the driveway aprons were the responsibility of each individual lot owner.* Mr. Landwehr asked who he could call to discuss CDD numbers so he could understand the P&L. *Ms. Ferguson provided Mr. Landwehr with her business card.*

Mr. Poulos asked if the section of sidewalk that cuts the driveway in half down to the street, was the responsibility of individual lot owners or the CDD. Ms. Sandy could not say definitively without looking at a map but believed that it was part of the driveway. Mr. Poulos understood that the entire driveway from the apron up to the garage door, was the responsibility of individual lot owners. Mr. Landwehr questioned who owns the grass in the Carriage Homes, that goes into the street and gutter. Mr. Poulos indicated that where he lives in the townhomes, the landscape company manages that piece of the grass. However, the CDD was responsible for 15 feet from the edge of the preserve. Ms. Sandy believed that under the Declaration of

Covenants, each lot owner was responsible for maintaining the grass area adjacent to their lot. Mr. Landwehr pointed out that the CDD would pay \$8,000 to \$12,000 to have the sidewalks power washed and suggested hiring a maintenance guy who could sell those services to the HOA. Mr. Saul felt that was a great idea. Ms. Ferguson agreed. There being no further comments, Ms. Ferguson closed the general audience comments period.

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

Ms. Sandy reported that she was working in the past month on the proposed rate hearing, which would be on the next agenda. They advertised the maximum rates, but Mr. Myers would have some recommendations in terms of how to adjust those rates and how to look at them moving forward. As eluded to earlier by Mr. Poulos, her firm had a legislative update coming out.

**B. District Engineer**

Ms. Ferguson spoke to the District Engineer, Ms. Amy Palmer and would be discussing that under her report.

**C. District Manager**

Ms. Ferguson recalled at the last Board meeting, a resident came to address the landscaping growing close to the back of 2446 Magnolia Circle. She spoke with Ms. Palmer and Mr. Brad Foran, the District Engineers. They checked with the Southwest Florida Water Management District (SWFWMD), who informed them that this area was a wetland area. Beside the house, there was a 25-foot buffer area and the homeowner was allowed to clear anything off of their property, just not past the property line. It would be up to the property owner to maintain that area. As mentioned earlier, Solitude was looking at the lake bank on Monday, February 23<sup>rd</sup> with the landscapers, where their mower went into the pond and damaged the lake bank. Previous erosion control was placed at that lake bank and in order to get this area back up to par, Solitude would look at it and provide a cost to repair it, which would be submitted to Getz Outdoor. Mr. Saul questioned who was responsible for removing debris from lake banks. Ms. Ferguson indicated that Solitude should be doing that when the water was low and would inform

them tomorrow to do so. In addition, she would ensure that going forward, a report from Solitude would be included in the agenda package.

Ms. Ferguson reported that she advertised on Indeed for a part-time maintenance person, suggesting that they have tennis court maintenance experience, as well as general maintenance services. Four resumes were received. Mr. Poulos questioned other than Frank, who was on the maintenance team. Mr. Myers confirmed that Frank was the only one, as John only worked two hours in the morning in the pool area and blowing the parking lot. Mr. Poulos wanted to ensure that the Clubhouse had the support that it needed. Staff worked for GMS but questioned whether it was more effective to hire one full-time person who could do the job, such as leaf blowing the road. Mr. Saul voiced concern if the guy gets sick or was off for a few days, as nothing would get done and felt that hiring someone part-time would be better than hiring someone full-time. Ms. Ferguson wanted to ensure that they had the qualifications to do the job. Mr. Poulos pointed out that they did not need to hire people because they had two feet and a heartbeat. They needed someone that could get things done, which was hard to find. They would either get someone who had two years left until retirement or someone who comes in for six months and would leave at the first opportunity. This was why Ms. Ferguson preferred to hire someone full-time, as they provide for longevity.

Ms. Ferguson reported that due to the high-water bills, the pool had a leak. She authorized a pool leak detection company to come and inspect the pool, provide a report and some proposals. Not only did accounting realize the excessive water, but the city also stopped by because so much water was being used. Mr. Saul pointed out that the bill quadrupled in size and they found the leak. Ms. Ferguson confirmed that they found the leak, but there was more than one. From October to November, the bill increased from \$673, \$948 in December and \$1,696 in January. Mr. Poulos noted that utility bills as of October 1<sup>st</sup>, increased by 10%. Ms. Ferguson reported that the pool leak detection company separated both leak areas to ensure that both were addressed in full. The repair would be completed by a separate company. They sent someone in who repaired a pipe and she requested a report from the repair company. Mr. Saul pointed out if the company caused the leak, the CDD could go after them for the increase in the water bill.

Mr. Poulos asked if there was a leak in the pipe or in the pool. Mr. Myers confirmed that they replaced the pipe on the backside of the new equipment area three weeks ago. They were supposed to provide leak detection, but no one came to see him and then all of a sudden on a

Thursday, when they had a cold day and the windchill was down in the teens, they were out there working on it. He did not get much information, because they spoke another language. As a result, he called the pool company and asked for leak detection but was told that it was fixed. There was a puddle out there as of last Tuesday. On Monday, he spoke to the pool tech who referred him to the owner. Mr. Myers called and emailed the owner, but there was no response. That was when he asked Ms. Ferguson to get involved. Mr. Poulos did not know how they could prove it, but if the leak occurred in the same spot that they fixed, the company needed to compensate the CDD for the water loss. Mr. Saul understood that there was a leak in a different place. Mr. Myers pointed out that they never had leak problems before they put the new equipment in and now all of a sudden, they had broken pipes underground. Ms. Ferguson would report back to the Board. Mr. Sabol asked if the property that Ms. Ferguson discussed cutting back the landscaping, was 2446 Magnolia Circle. Ms. Ferguson replied affirmatively. Mr. Sabol asked if they were responsible for everything 15 feet into that brush behind the home, as the resident claimed that it was a fire hazard and it was up to the CDD to do something about it. Ms. Ferguson confirmed that it was not the CDD's problem and the homeowner must address it and would inform the homeowner where to cut back to. Mr. Saul recalled a similar situation on Scarlett Avenue.

## **NINTH ORDER OF BUSINESS**

### **Supervisors Requests**

Mr. Poulos reported that they were getting into the time of the year where they were going to start talking about budget and wanted to ensure that the residents understood it and say, to do A, B, C and D, was going to cost this amount of money. They had a Reserve Study that indicated how much money was needed to redo the paving, redo the roofs, etc. and wanted to make sure that everyone understood that. Mr. Myers and the team do a fantastic job and brought in numbers that they were happy to see. Their only revenue source was tennis and rentals. Everything else comes from tax dollars. He did not know how else to raise revenue but was surprised when he heard that they could not raise revenue, but they did not want rates to continue to increase. When he moved into Lakeside Plantation six years ago, he paid \$700 per year for CDD fees and was now paying \$1,300 in the townhomes. They already paid off the debt in the townhomes and their assessments were never going to go down. He hoped over the next two or three meetings, residents attended and were engaged and inform Mr. Myers what was and was

not a priority. On a positive note, he went into the pool for the first time on Monday and it was nice to see families at the pool and the tennis courts being fully utilized.

Mr. Sabol wanted to do something in the future for the tennis courts. He spoke to Mr. Myers, as they were using an excessive amount of clay on the courts, which was costly and in the next month, the Board must make a decision on who they were going to hire to take care of them. Welsh was a good company, but they were dismissed. However, they need their intelligence to fix their problem. Several people gave advice, but they need a professional company to take responsibility. Ms. Ferguson would speak to Welsh and ask the District Engineer for some recommendations. Mr. Sabol felt that Mr. Myers was doing a wonderful job. Mr. Myers reported that he ordered two more pallets of clay, but the shipping was \$225 per pallet and the clay was \$683. He ordered two, because they were ordering one pallet, every two weeks and it was ridiculous to pay those shipping fees. Hopefully, these two pallets should get them through the last match on March 27<sup>th</sup>. Mr. Sabol felt that speaking to Welch was the way to go. Mr. Myers pointed out that he emailed 11 companies in the last two weeks and did not receive any replies. Mr. Poulos felt that they needed companies to perform site visits and provide a quote. Ms. Ferguson recalled that Welsh was not inexpensive, but they produce a good product. Mr. Myers used them in the past and felt that they stand behind their work. If they had a problem, someone would be out there the next day.

Mr. Poulos questioned what Mr. Myers proposed as an increase to tennis memberships. Mr. Myers confirmed that it increased 3% to 5% for the next five years. Mr. Poulos asked if Mr. Myers questioned whether the increase covered the maintenance cost, as tennis was the only program that Lakeside Plantation offered that allowed non-residents to play or if they could raise the non-resident rate to cover that amount. Mr. Myers believed that it could, as the average life of clay courts were five to seven years, if they were done correctly the first time. Ms. Sandy recalled at the last meeting, the public hearing addressed a number of things in the Amenity Policies, but it set the tennis member rates for five years with an increase of 3%. Those were not included in the advertisement for the public hearing for the next meeting. Mr. Myers could take a look at the costs versus the rates being paid and report to the Board at the next meeting. Mr. Sabol asked if over half of the tennis players were non-residents. Mr. Myers confirmed that this was the case. Mr. Sabol could see raising some of those rates to play for the maintenance, as the

reason that they were playing on their courts, was because Lakeside Plantation had the nicest courts. They had to maintain the courts, to keep up the influx of people coming in to play.

Mr. Saul recalled that there was a big deal over sidewalk repairs taking place on Sunday, which was the day that the contractor said that they could do it. A comment was raised by one resident about his car. The resident parked their car illegally and blocked the sidewalk. The contractor was there the day before looking at everything and informed the resident that they were going to work on the sidewalks the next day. Yet the resident still parked their car illegally and blocked the sidewalk. Then they went on Facebook and posted a comment, which residents responded to, saying that the contractor should not have been there on a Sunday. It did not make any difference, as everyday was Sunday to residents that were retired and questioned why residents were offended that the contractor was there on a Sunday. The contractor provided a good price and did a good job. If residents had a problem, it did not have to be for the world to know. They could speak to anyone in the office or email and call Board Members and staff. Mr. Myers pointed out that a mass email was sent to residents, informing them that the contractor would be onsite on Sundays. A Resident felt that an e-blast should have been sent by the office. Mr. Saul pointed out that Mr. Myers admitted that he should have sent an email.

**TENTH ORDER OF BUSINESS**

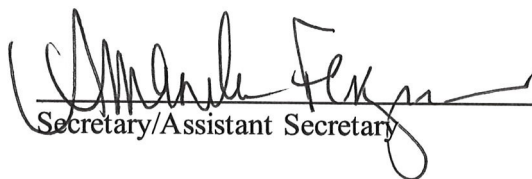
**Next Regularly Scheduled Board Meeting  
is Wednesday, March 18, 2026 at 6:00  
p.m. at Lakeside Plantation Clubhouse**

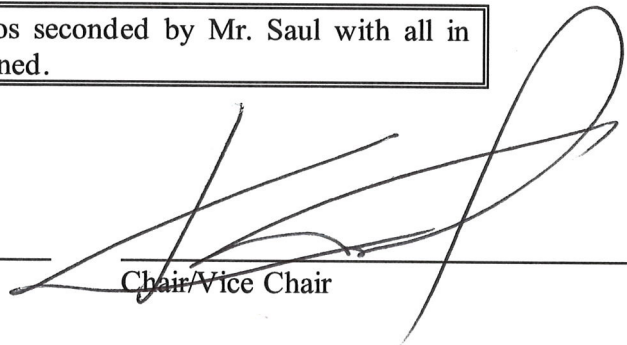
Ms. Ferguson reported that the next regularly scheduled Board meeting was on Wednesday, March 18, 2026 at 6:00 p.m. at the Clubhouse.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary/Assistant Secretary

  
Chair/Vice Chair