

MINUTES OF MEETING  
LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, May 16, 2018 at 7:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

|                  |                     |
|------------------|---------------------|
| Joe Szewczyk     | Chairman            |
| Harry Smith      | Vice Chairman       |
| Alan (Bud) Sabol | Assistant Secretary |
| Camille Stephens | Assistant Secretary |

Also present were:

|                   |                    |
|-------------------|--------------------|
| George Flint      | District Manager   |
| Mike Eckert       | District Counsel   |
| Mallory Clancy    | District Engineer  |
| Nathan Trates     | Facilities Manager |
| Heather Alexander | Vesta              |
| Residents         |                    |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at approximately 7:00 p.m., called the roll, and led the pledge of allegiance. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Specific Items on the Agenda**

*(Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting)*

Mr. Flint: There is speaker card with the agenda. If anyone wants to address a specific agenda item, this would be the opportunity to do that. If you have comments on items other than what's on the agenda, there will be a general audience comment section later on in the meeting and you will have an opportunity to talk then. Are there any comments on agenda items?

Hearing none,

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2020**

Mr. Flint: We have a vacancy, due to Sharon Moore resigning. If there are any nominations at this time, you could consider it or defer to a future meeting.

Mr. Szewczyk: I don't have a nomination, but based on the fact that we were down to three at the last meeting, I think we might have to consider appointing someone sooner than later. I would like to recommend that we open it up to resumes for a two-week period, then at the next meeting we can come together and possibly appoint someone.

Mr. Sabol: I think that is a good idea because summer is starting and I know people are going to be gone. We should get somebody on the Board so we don't get to the point where we can't have a meeting because we don't have enough people here.

Mr. Flint: Nathan can send an email out and solicit letters of interest or resumes. We will give them a deadline and then we can provide those to you. If you want to invite people to make a statement or be available for question and answers at the next meeting we can do that. Do you want to make the deadline a week before the meeting? That way we can get them in the agenda and it gives you an extra few days for people to get them in.

Mr. Szewczyk: That sounds good to me.

**B. Administration of Oath of Office to Newly Appointed Board Member**

This item was tabled.

**C. Consideration of Resolution 2018-07 Electing an Assistant Secretary**

This item was tabled.

**FOURTH ORDER OF BUSINESS**

**District Engineer's Report**

Mr. Flint: The District Engineer provided you with a Lake Bank Inspection Report, and then subsequently she presented an updated report. You have the report in your agenda and after that is a landscape table. I met with Mallory before the meeting, and we went out and looked at a couple of these areas. We think that on Lake 7 that work can be deferred at least for a period of time. She will continue to monitor Lake 7, when the rainy season starts and the ponds start filling back up we will see how that lake progresses. Lake 10 is the pond right behind the clubhouse

here, and it is an issue. There is about 275 linear feet where she is giving you two options. The first option is a geo-tube, which is a fabric material that is filled with sand that is dredged from the pond. It is laid along the edge of the pond and then a fill is laid over top of that and sodded. She's suggesting that the geo-tube be done in conjunction with either rip-rap or littoral plantings, because that would give additional stability going forward and protect the geo-tube. Based on some of the discussion from the Board previously, it seemed like the concept of putting plant material as a preventative measure was desirable for the Board. In this instance, it's not behind someone's home so you're not going to have any issues with that. I would recommend her option #2 which includes the geo-tube and the littoral plantings. That is a total of \$15,682. We won't know what the actual prices are until we solicit proposals but she's used a conservative per linear foot number on the geo-tube of \$50 per linear foot which I hope would be more than adequate. You also have a couple isolated areas where she is recommending some additional rip-rap be placed. That's an estimated cost of \$1,000. Lake 11 has two small isolated areas that are \$750 a piece. There is one area in Lake 14 which is \$750. The other bigger cost is Lake 19, as you are coming in on Plantation Boulevard it's the first pond on your right behind the townhouses. There is a section right behind the townhouses that she has measured out to approximately 200 linear feet, and there was a prior repair there. She is recommending that we go in and repair that again with geo-tube. She also has the option for littoral planting behind the geo-tube, the Board can choose to do that or not. There are pictures in her report if you look on page 7, you can see the drop-off right behind the townhomes. My recommendation at the June meeting is that we talk a little more in detail about the projects that would be funded out of the Capital Reserve Budget and bring the reserve study back.

Ms. Clancy: Do you guys have any questions?

Mr. Smith: I know we are just coming into the rainy season now, and if we start talking about this in June by the time we get proposals it will be August or September and the ponds will be full. Would we be better off waiting until the end of the rainy season and try to set something up then?

Ms. Clancy: We would not put the geo-tube up higher during the wet season. We would probably not get the work started until the dry season, but I think what George is saying about the budget is smart. Get it in your budget, get it in for this year, because you're not going to be

able to do it during the wet season. That gives us time to get an actual quote because these are all based on estimates from companies who aren't looking at the exact issue we are asking about.

Mr. Szewczyk: I have a question regarding Lake 10, whose property would these drains be going on?

Ms. Clancy: I can give you the addresses, it corresponds with the map I gave you two meetings ago. I can provide those addresses to you.

Mr. Szewczyk: My question as a CDD is, in order for this drain to work best, this drain might be on a resident's property? Is that correct?

Mr. Flint: Correct.

Ms. Clancy: It would most likely be in the lake easement.

Mr. Szewczyk: Are we looking at doing all 5 lakes here? Or will we look at doing other lakes at another time.

Mr. Flint: We are recommending that you move forward with Lake 19, I think Lake 7 was the only one we were saying hold off on. It's a small pond. On Lake 10, we were recommending instead of rip-rap do the littoral plants. The other small rip-rap repairs we were recommending going forward with.

Ms. Clancy: Are there any other questions?

Mr. Flint: The other thing Mallory was working on was the playground equipment, and we are still working on that. We don't have anything regarding that for the Board tonight.

**FIFTH ORDER OF BUSINESS**

**Unfinished Business Items**

Mr. Flint: Were there any unfinished business items? We do have some things on our action items list, was there anything else that the Board wanted to bring up under unfinished business? Hearing none,

**SIXTH ORDER OF BUSINESS**

**New Business Items**

**A. Consideration of Resolution 2018-08 Approving the Proposed Fiscal Year 2019 Budget and Setting a Public Hearing**

Mr. Flint: This resolution approves a proposed budget for Fiscal Year 2019. This resolution does two things, it approves a proposed budget which is attached as Exhibit A, and it sets the date, place, and time, of the public hearing for its final adoption. We are recommending

the public hearing take place at your August 15<sup>th</sup> meeting at this location at 7:00 p.m. The Board is required to approve a proposed budget by June 15<sup>th</sup> of each year. It is not a binding document on the Board, however, if there are any thoughts that the assessments may increase then there are some additional noticing steps that we would have to take to do that increase. The way we presented it to you, we presented it with the assessments remaining the same. For a single-family home, that would be \$1,084 and the other product types you can see on page 2. This is just the start of the budget process. You will have opportunities between now and August to discuss the budget if you choose to do that.

Mr. Smith: I know we've had several talks about Bloomings, but we went out last year and the next closest bid was about \$10,000 more. The Board needs to consider whether or not we should stick with Bloomings another year.

Mr. Flint: You bid it out last spring and entered into a month to month contract with Bloomings. We went through the RFP process, you reviewed and ranked, you selected Bloomings, and you entered into a new 12-month contract in May of 2017. Your existing contract expired yesterday. We've got a one-year extension in your agenda, and they've agreed to hold their price for another 12 months. There is a 30-day termination provision in there. My recommendation would be to approve the 12-month extension and then if you have continued discussion about the need to bid it out you can always exercise the 30-day notice and do it at that point. You will have to bid it out next spring, because of the statutory threshold. We will have triggered that after this 12-month period.

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, Resolution 2018-08 Approving the Proposed Fiscal Year 2019 Budget and Setting the Public Hearing for August 15<sup>th</sup> at 7:00 p.m., at this location, was approved.

#### **B. Discussion and Consideration of Landscape Maintenance Contract Renewal**

Mr. Flint: Mike is passing out the first addendum to the Bloomings contract that is in place, it extends the term of the contract 12 months and keeps all the other provisions the same.

Mr. Eckert: This is the same document that was emailed out to the Board, this is just a hard copy of that document.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, the Landscape Maintenance contract renewal with Bloomings Landscape and Turf Management, Inc. was approved.

**C. Presentation of Number of Registered Voters – 798**

Mr. Flint: Every year we are required to announce the number of registered voters within the district as of April 15<sup>th</sup>, and you can see the Supervisor of Elections provided us a letter indicating there is 798 registered voters within the district. There is no action required on that.

**D. Presentation of Qualifying Period and Information**

Mr. Flint: We put this informational sheet in your agenda for any residents are interested, so they can understand how the process works. Qualifying begins at Noon on June 18 and ends at Noon on June 22, 2018. We've got three seats that are going to be up for elections. Anyone who is a registered voter residing within the boundaries of the district, with that address as their permanent residential address, is eligible. There are a couple different ways they can qualify, one is through getting 25 signatures of qualified electors. You can also pay \$25. The sheet in your agenda describes that process. Again, the CDD staff does not have any involvement, so anyone who is interested can contact the Supervisor of Elections.

**SEVENTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of April 18, 2018 Meeting**

Mr. Flint: Does the Board have any additions, deletions or corrections to the minutes?

Ms. Stephens: I don't have any.

Mr. Szewczyk: No, they're good.

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor, the minutes of the April 18, 2018 meeting were approved.

**B. Approval of Check Register**

Mr. Flint: You have the Check Register for April, totaling \$83,176.27 for the General Fund, Capital Reserve Fund and automatic drafts. The detailed register and invoices are behind the summary. Are there any questions on the Check Register?

On MOTION by Mr. Szewczyk, seconded by Mr. Smith, with all in favor, the March Check Register was approved.

**C. Balance Sheet and Income Statement**

Mr. Flint: You have the Unaudited Financial Statements through April 30, 2018. No action is required on the financials. Are there any questions on the financial statements?

Mr. Szewczyk: I have a question on the General Fund, under the statement of revenue and expenditures. The variance of \$67,000 down on the operations and maintenance assessments, could you tell me why we are down so much?

Mr. Flint: That's because we have properties that haven't paid their tax bills. Historically, what happens is once we have the tax certificate sale, the district will receive the revenue and we typically end up 100% collected after the tax certificate sale. The only caveat to that is you do have some commercial property that backs up to Toledo Blade Road, that has had unpaid tax bills for an extended period of time. Those tax certificates have been selling but it is possible where you have a year that they don't sell.

**EIGHTH ORDER OF BUSINESS**

**General Audience Comments**

Mr. Flint: This is an opportunity for members of the public to provide comments to the Board. Please state your name and address and try to limit your comments to three minutes.

Ms. Chichelli: I live at 2487 Magnolia Circle. The issue I have is, some neighbors are putting boats in the pond. Are there any CDD rules or guidelines saying they can't use them.

Mr. Flint: I got an email about this. There is a concern about the remote-control boats that are being operated in CDD ponds. Mike and I did some research, and we don't see anything on the CDD side that would help us enforce that issue. My suggestion in talking with Mike is the Board might want to consider adopting a policy that addresses use of the ponds.

Mr. Eckert: We have many districts that have waterway policies, I can send you all a sample of one that I think might fit well for your circumstance. You guys can take a look at that and we can discuss that at the June meeting.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Eckert: We have some had recurring violations of the policies in relation to one of the outside tennis memberships. We've been working with Nathan since then, and on May 9<sup>th</sup> he issued a third warning. If you remember our suspension and termination policies, they say that the district can suspend somebody's membership or terminate it if they exhibit unsatisfactory behavior or appearance or if they fail to abide by the rules and policies established for the use of the facilities. We do have somewhat of a progressive disciplinary policy for this type of violation. On the first offense, you get a verbal and written warning. On the second offense, you get an automatic suspension. The third offense can be a complete termination. In this particular case, it is my understanding that there were various warnings given under our old policies and then the Board did adopt another policy to deal with a nuisance to neighbors in terms of using the amenity facilities. There were two prior violation notices after that policy went into effect, and then finally on May 9<sup>th</sup> the suspension notice was given. On May 9<sup>th</sup> Nathan informed the gentleman that his membership would be suspended until we could bring this before the Board. We sent out a letter yesterday informing the person of the Board meeting, but again that's only 24 hours' notice. The general facility provision that we are invoking is paragraph 27 and also under the tennis facility policies it states the use of profanity, yelling, or loud or disruptive behavior is also prohibited. At this point in time, I think it is the recommendation of staff to go ahead and terminate the tennis membership. My recommendation, and this is purely a business decision, would be to go ahead and pay back or issue a refund for the time frame where he will not be allowed in the facilities. Along with that, I would suggest that you impose a 1-year suspension of the right to apply for an outside tennis membership.

Mr. Sabol: There have been several complaints about this man.

Mr. Smith: Concerning the refund Mike, are you talking about a refund from today or from May 9<sup>th</sup> when we gave him the initial suspension.

Mr. Eckert: It would be from May 9<sup>th</sup> through September 30<sup>th</sup>. I am not in any way indicating the Board is obligated to do that, but I think it is in your best legal interest to go ahead and do that.

Mr. Smith: I'm in favor of that.

Ms. Stephens: Me too.

On MOTION by Mr. Smith, seconded by Ms. Stephens, with all in favor, the suspension of Chris Jones tennis membership was approved and staff was directed to refund a pro rata share of the membership fee as discussed.

**B. District Manager – Action Items**

Mr. Flint: The Board made a decision at the last meeting to move forward with contracting with Sarasota County for enhance traffic enforcement. We are in the process of doing that. I think the landscape plan for the front of the clubhouse and the entrance was put on hold by the Board. The drainage at the playground area, your engineer and I are still discussing that. The streetlight work has been substantially completed. We need to make sure it is fully completed before the last payment is made.

Ms. Stephens: On the playground area, why can't they figure a solution out? These are schooled people, this is what they do for a living.

Mr. Flint: There are some practical approaches that could be taken, and then there are approaches that require signed and sealing plans and surveys and Water Management Permits. My hope is to come up with a practical solution first, and if that doesn't work we can look at doing the approach where the engineer gets elevation surveys and plans.

**C. Amenities Manager – Monthly Report**

Mr. Trates: This month we completed the lighting project. Lakes 3 and 10 were treated for the midge flies. We have a pool equipment appointment on May 23<sup>rd</sup> with Spies Pools. The palmetto bushes and hedge have been removed by Bloomings and they will be out soon to complete the project by removing the stumps, roots, and mulch in the area. Our daily activities were the same and thank you to everybody that came out to our Cinco de Mayo party and made it a great success. Under Amenity Management I have three quotes for review.

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor, the quote from P & N Labor Force to provide painting and pressure washing services was approved.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, the quote from Energy Savers to replace street lights with a NTE of \$27,000 was approved.

**TENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Is there any other business that the Board would like to discuss?

Mr. Szewczyk: I think we are good.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Smith, seconded by Mr. Szewczyk, with all in favor the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman