

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 17, 2021 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

Joe Szewczyk	Chairman
Pina Chichelli	Vice Chair
Alan (Bud) Sabol	Assistant Secretary
Bill Roumy	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Sarah Sandy <i>(by phone)</i>	District Counsel
Brent Burford <i>(by phone)</i>	District Engineer
Courtney Sears	Vesta
Scott Smith	Vesta
Kristen Frankie	WTS International
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams 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.

THIRD 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)*

Ms. Adams: Any members of the audience, if you don't mind signing the sign-in sheet. When you have an opportunity to do so, there's a sign-in sheet at the front of the room. We also have agendas. There are also Request to Speak Forms, which help us to organize the public

comments. The Request to Speak Forms are not required, but they are helpful if you want to make a public comment to ensure we have the name spelled correctly on meeting minutes and for organizational purposes. Mr. Chairman, I have received three Request to Speak Forms. The first one is from Ms. Donna Keller. The Board allocated three minutes for public comment.

Ms. Donna Keller (Savannah Drive): I just have a couple of comments. Number 1, thank you very much for putting the fans up, but we do have a request because they are on from early in the morning until late in the evening when it is cooler. That is a big waste of electricity. So, I think the timers need to be adjusted. Then the same thing as far as the tennis courts and the pools. We've noticed that the tennis court lights are on as late as 10:00 p.m. and there's nobody there. I don't know if there's a timer for them or not, but it's a huge waste of electricity. So, we just thought that we would bring that up.

Ms. Adams: Thank you.

Ms. Keller: Thank you.

Ms. Adams: We also have a Request to Speak Form from Mr. Sonny Malacca.

Mr. Sonny Malacca: I wanted to address this Board because I had a meeting this morning with the HOA. I'm trying to clarify the driveways. Is this Board responsible for the driveways in Lakeside Plantation in the villas? If you are responsible for the driveways, up to what point are you responsible? Because I have a map here that shows me your Board is responsible for anything after the walkway or up to the walkway. You've got the walkway and then you've got the apron. Are you responsible for that? Because there is conflict going back and forth between the HOA and the CDD. I have a map outlining property. From the walkway and the apron to the street is your responsibility. Is that correct?

Ms. Adams: Mr. Chairman, do we want to take public comment now and then during Staff Reports address the questions that are brought up or do you want to stop public comment and address any questions that come up now?

Mr. Szewczyk: That's not the way we usually do it.

Ms. Adams: Alright. Sir, this is not a question-and-answer session with the Board, but under Staff Reports, we can address general questions that come up during public comment. Thank you, sir. The next speaker is Mr. Tom Burgess.

Resident (Tom Burgess, Jonah Drive): In regard to the pickleball courts, we've tried since March to get the seams fixed before the rainy season and nothing got taken care of. So, I'm

bringing it up to the Board to see what we can do. We have uneven surfaces out there. We had a guy fall two weeks ago and smack his head pretty good, tripping on one on the temporary side. So, we'd like to see something good taken care of, starting with the chunks of concrete from underneath the surface break out. We're going to lose the court if we don't get this taken of.

Ms. Adams: Thank you.

Mr. Tom Burgess (Jonah Drive): Thank you.

Ms. Adams: Are there any other members of the public who would like to speak? If you could, please state your first and last name for the record. At some point, please sign the Sign in Sheet. Perfect. Thank you.

Ms. Sue Bull (Scarlett Avenue): To add on to what Donna said, the lights on the Boulevard are on 24 hours a day. They are on all day and all night. I don't think they are supposed to be on during the day, but they are.

Ms. Adams: Thank you. Are there any other members of the audience who would like to make a comment to the Board of Supervisors? Alright.

FOURTH ORDER OF BUSINESS

District Engineer's Report

A. Review of Information on Speed Humps Tables

Ms. Adams: This evening, we do have Brent who's joined us by phone. Some information was included in the agenda packet. Several years ago, the Board asked the District Engineer to provide information for traffic calming in terms of opportunities for speed bumps, speed humps or speed tables. So, there's some information in the agenda packet regarding the fabrication of the humps, some specifications, specifications of the rubber speed tables, as well as some engineered drawings. There's also a quotation in here. This proposal is several years old. This is only here for informational purposes. If the Board wants to take further action, the Board can do so, but this is just simply a request to provide information. Instead of incurring additional engineering hours and additional engineering time on this, which would be billable hours, we're recirculating past information to give Board Members an idea of the materials cost for the speed humps and the speed tables. The District Engineer also previously prepared a diagram. This is a layout of Lakeside Plantation roads and shows the proposed speed hump locations marked in green. Brent, did you want to provide any additional information on the speed humps or tables before the Board discusses or decides if they want to take further action on this, in terms of directing stopped to update any materials?

Mr. Burford: I just have a couple of things to point out on the speed tables or speed humps. Speed bumps are from the same. There are different configurations based on the speed you're trying to achieve. Based on the width of the speed table or speed hump, actually, and the height goes well, we'll establish the speeds you're trying to achieve. We can look at the posted speed limit and choose the table that meets that requirement. Like you said earlier, the proposal was revisited back around 2016 and that's where the proposal came from. In the exhibit, we worked with our Transportation Team. Basically, on your straightaways or where you're going to have your higher speeds, your curbs will cause cars to decelerate. So that's why we have chosen this, particularly set up in between intersections and long curves. If anybody has any questions, I'll be glad to answer what I can.

Mr. Sabol: I have some questions, Brent. It 10-and-a-half feet across on one and the other is 14 feet. What are the advantages of the one that's 14 feet? It's more expensive. Are there a lot of advantages to that one?

Mr. Burford: If you look at the very top of that first page, in the first paragraph at the top, it states that the 10.5-foot width table is designed for a 15 to 20 mile-per-hour (MPH) speed limit. The 14-foot width table is designed for 20 to 25 MPH. There is also the thickness, the height, the 3 inches. I believe with another table here, I think it can actually go up to 4 inches. I don't see it in here right now. Some of the counties don't allow speed bumps. I can go back to the beginning to explain the speed hump versus the table. They typically like to see tables for emergency vehicles. So, when the ambulance or something has to cross it, it's not such a jar to people inside of it.

Mr. Roumy: I looked at your proposal. Don't you think \$4,500 for each unit is excessive?

Ms. Adams: Supervisor Roumy, keep in mind that these prices are from 2016. So, likely these prices for the materials and installation will be significantly higher than what you see here.

Mr. Roumy: To be honest with you, to get one proposal or one idea is not enough for us. I looked on the Internet and I see a lot of humps and bumps at a fraction of the cost of what you're proposing. So, if you're talking about the proposal from 2016 costing us \$30,000, maybe it's \$50,000 today. Prices for speed humps and speed bumps are different. Don't you think so, Brent?

Mr. Burford: This was in our files and was from 2016. It was something that the Board at that time was looking at. I forget exactly how this came about. I put this was put this together just for the discussion. We haven't gone out and looked at any pricing. It hasn't been determined.

I don't think the Board made any decision that the Board is definitely interested in placing this speed humps or tables or whatever. I understand that this is just for informational purposes, just to say, *"Okay, here's an idea of the costs that we were looking at back in 2016. The other prices are more than likely going to be higher today."* We put the table together to show where we would recommend placing the devices. The District Board will say, *"We don't want them here. Let's add another one here."* All of this was provided just for informational purposes to get the discussion started and see which way the Board wanted to move.

Mr. Roumy: You know, I'm all for speed bumps, speed hump, whatever you want to call it, speed table, speed-reducing. We have a lot of kids in our community now. I see a lot of people on Scarlett Avenue driving over the speed limit.

Ms. Adams: I think the Board considerations are in terms of budgeting. If this is something that the Board wants to pursue, given your current budget for operating expenses and for capital expenses, staff can further investigate and bring back more information. But before we spend money on engineering hours to spec this out, we want to be sure that this is something that the Board has an appetite to do.

Mr. Roumy: Do you think these needs engineering hours?

Mr. Szewczyk-: They have to be spaced according to certain specifications.

Mr. Roumy: Most people, they know very well the specs. They know the code. They know 200, 500 feet apart. They know that stuff, but not at that price.

Mr. Sabol: As far as I'm concerned, we have spoken about this subject for a few years. There's no doubt about that. If you look what happened yesterday, right in the complex on Toledo Blade, a car was turned upside down because one person was going too fast and caused an accident. I don't know how bad they were hurt or what. But if you sit right on Scarlett, I will say 96% of the people do a good job driving. There's always that 2% or 3% or 4% that have to be outlaws and you'd have to control them in some way. So, I think it's gone beyond and I think it's definitely a safety issue at this point and we have to do something. My vote would be to have Brent do more work on it and bring back more proposals. Definitely, we should be doing something. Because one day, it's going to be your grandchild, my grandchild, my father, whoever it is, could possibly be hurt for the rest of their life. I don't want to have to go to the funeral home and look at a six-year-old kid laying in a casket. I don't want to see that. If we don't do

something, it's going to happen sooner or later. It's just a matter of when. That's the way I feel about it.

Mr. Roumy: I agree with you

Mr. Szewczyk: I want to bring up the fact that this has only been concentrated on Scarlett and specifically the single-family homes. Okay? So, I think we need to look at it more broadly. Maybe find out from the other areas or maybe the other Boards can chime in regarding how they feel as far as traffic speeds in their area. Because if we're going to try to control speeding through Lakeside Plantation, I think we probably need some more input from somebody of the other subdivisions.

Ms. Adams: Initially, the Board requested Scarlett Avenue for some particular reason. If the Board wants to take a step back from that, we may want to consider partnering with the City of North Port with their Roads Division or with their Law Enforcement Division and see if they will put out traffic counters and speed studies in order to collect data. The Board may want to work with that kind of data versus anecdotal feedback from various sources.

Mr. Szewczyk: Will that cost us anything?

Ms. Adams: Not if they'll do it at no charge, which is often the case. Just to clarify, the CDD owns the roads within the community. Plantation Boulevard is a city of North Port toad. The City of North Port Police Department is responsible for traffic enforcement on all of the CDD roads. So, residents do have the opportunity to contact the City of North Port Police Department for traffic calming purposes. If there are vehicles speeding, that should be called in. Because the more that residents call the City of North Port Police Department to report speeders, the more attention this community will receive. Again, the City of North Port Police Department is responsible for traffic enforcement, at least, as an interim traffic calming method. So, I would be happy to reach out to the City Transportation Department or Police Department, whichever organization may be willing to do traffic studies to get traffic counts and identify roads where there tends to be speeding. Typically, speeding occurs on the street, passages of roads and not as much around the corners, but in particular, this Board requested Scarlett Avenue.

Mr. Sabol: As long as we're speaking about that, I have one thing to add. It's not on the agenda, but it's an issue. Maybe when you're speaking to North Port, you can talk to them about it. When you exit our streets, the streets on the right all have manholes, which could be fixed. That belongs to North Port. Every time you down there, you go across and you go down the

bicycle pass it so you don't get something. You hit the bumps. Maybe they can address that when you talk to them.

Ms. Adams: Are you saying the manhole ring is not flush with the road?

Mr. Sabol: The manholes are too high. They have to be picked up and lowered maybe 3 or 4 inches and re-asphalt, so you can go across them smoothly. You should throw that in there if you can when you talk to them.

Ms. Adams: This is a discussion item right now. If the Board wants to direct me to contact the City of North Port regarding traffic studies, I'm happy to do so. If they'll engage in traffic studies at no expense to the District, I can move forward with that. Alternatively, if the Board would like to gather information from stakeholders with other means, that's also an option.

Ms. Chichelli: I remember maybe couple of years ago, Joe may recall, we had some study done on Lakeside Plantation Boulevard and the study came back that it was unnecessary.

Mr. Szewczyk: That's when we we're trying to get a four-way stop at Plantation Boulevard and Scarlet Avenue. They said that there wasn't enough traffic for them to bother with it at the time. But as Cypress Falls grown, that might be brought up again soon. For now, for our purposes in dealing with speeding in and around Lakeside Plantation, I would like to see staff see what the City of North Port would be willing to do for us as far as gathering information. I agree with Bud. I think for the most part people stay within the speed limit, but there are those handful that can cause some major damage. So, if we have the information, then we can move forwards saying, *"Yes, this is definitely a problem."* Then we can go from there. We used to hire the police to come in here for certain amounts of time to patrol. As far as I was concerned, that didn't really work out because all they did was give warnings. I wish they just ticketed everybody. That would really put an end to it. So, that's an option to maybe take even before the speed bumps, especially if that four percent get caught. But for now, I would like to see if the city is willing to gather some information for us on our roads. I don't know how everybody else feels.

Mr. Sabol: I think that's fine.

Ms. Benjamin: I agree.

Mr. Sabol: I think we should investigate more and I agree with what Joe said, maybe we can get two or three more proposals maybe I don't know.

Ms. Adams: Right.

Mr. Sabol: Because prices do change. Inflation is upon us. What used to cost \$10 is now \$25.

Ms. Adams: The key is we didn't want to utilize staff hours and resources unless the Board wanted to consider this project, knowing that for installation of traffic calming devices, there is going to be a capital cost associated with it.

Mr. Sabol: We need some real, true proposals.

Ms. Benjamin: Yes.

B. Proposal with Innotech Construction Services, LLC for Pool and Spa Maintenance

Ms. Adams: Board Members, included in your agenda packet under Tab B is an estimate from Innotech. The District Engineer met with the vendor onsite at least one time or maybe perhaps multiple times to discuss this project. Brent, do you want to present the proposal?

Mr. Burford: Yes. I met with Justin onsite a few weeks ago and looked at it quickly. I was back up there again and at one point, I think one night, I was looking at his pool equipment. I had some more questions with him, so I asked him to meet me there again. We went back over things. This is the proposal that he put together based on what we discussed, which is basically the same with the exception that his discharge point from his drainage box that he was going to be setting at the pool equipment, would actually run out. They are called a pop-up drain, which pop up and flow out onto the grass into an inlet. The only thing I suggested to him is to eliminate that device because it can get clogged up with sand and dirt and debris and just take the discharge pipe, extend to the pop-up, drain it and put a core hole into the side of the drainage box there that discharges to the lake. It will make it a little bit cleaner installation.

Ms. Adams: Brent, I don't know that all other Board members are familiar with the concern about the pool equipment box not draining, so maybe describe the current condition and the results of that condition. Then if Board Members have specific questions on the proposal, we can walk through that as well.

Mr. Roumy: Question for you. Don't you think a sump pump would do the job instead of digging a trench?

Mr. Sabol: Do you want me to go back and explain it?

Ms. Adams: I think Brent should explain it.

Mr. Szewczyk: Let Brent do what he needs to do and then we can ask questions.

Mr. Roumy: Let him finish and then I have some questions.

Mr. Burford: What I'm understanding is that it appears that the concrete pad that the pool equipment is sitting on and there's a large pipe underneath the tiles directly into the pool there, but apparently that area there has been settling over the years. Another question that I had when I was up there, was the flooding issue from stormwater or is it from the pool equipment malfunctioning that's overflowing and burning the motors up? They have assured me that it was the stormwater that's causing the issue and not the pool water overflowing into that area. What he's going to do is try to set a drainage box there next to the pool equipment, a couple of inches lower than that existing pad, so the water seeking its lowest point should go in the box and keep the water going around the pool equipment. That's the best information I have on that.

Mr. Sabol: If you go back, Brent, the previous engineer from Johnson that had that position before you did, worked on it several times. If you look back through the records, we had several motors that burned up and the motors burned up because of water there, which was the problem, but they always blamed it on leaking pumps were leaking or something like that. In your analysis, you're saying the stormwater is causing the problem and that's what's burning your pumps up and that's why the work has to be done. Right?

Mr. Burford: That's what I'm being told. I had a question myself. I'm not familiar with pool equipment, but when you open that hatch and look in there, there's pool water there that has been treated or whatever in an open housing. It looks like you're looking down into a small swimming pool. Then your motors are all sitting below that area. As long as that water stays in there, that's fine. It's just doing what it should do, but I'm being told that the stormwater is causing it. Your pool should have an overflow on it as well. I'm not a pool guy, but if that overflow is not working properly, that water level that I'm seeing inside that pool equipment box could possibly come up and overflow. Again, if that's the case, then it would be related to stormwater because the water level in the pool, is going to rise with heavy rains and it has to go somewhere. It's not going through the overflow like it should. To me it looks like it could come up through that pool equipment. I'm not the pool guy, but based on what I'm being told, the problem has to do with heavy rains, stormwater that's fallen on the ground and collecting at that point.

Mr. Sabol: So, the final analysis is that the water's coming in, no matter where it's coming from, we have to get rid of it and that can be done by doing the work that's on that proposal.

Mr. Burford: Correct. Now the original proposal provided on August 10th was for \$9,850. It still has the same date, but it was revived to show it tied into the existing catch basement or drainage inlet. The price is now for \$11,350. Now the \$9,850 to me, is more in line with what I'd expect and I think someone was stating that those pumps are around \$9,000 to \$10,000. I don't know pool equipment, so if this repair is put into place and your problem is due to stormwater, this should solve your issue. You would only have to pay the cost of one pump versus doing nothing and letting a pump or two burn up. Again, I'm not a pool equipment guy. I work with drainage. I think this will work. It should collect that stormwater, get into that drainage inlet and send it to the lake.

Mr. Roumy: Brent, does the vault have a tight cover on top?

Mr. Burford: Correct.

Mr. Roumy: So how is the stormwater going to get into the box if the cover is tightly fit?

Mr. Burford: It's around the base of it, where the concrete has been setting and cracking some. The hood that sits over that pool equipment is not totally sealed.

Mr. Roumy: So, don't you think we have to seal the cover before we do any expensive work?

Mr. Szewczyk: The cover has to be sealed along with it.

Mr. Roumy: Yeah, but it's not in here.

Mr. Szewczyk: I agree with you, Bill, because I'm looking at this as half a job because we're going to take care of the drainage, but what are we doing about the sinking platform? Because if we don't do something to correct that situation, eventually, whatever pipes were laying in there to flow out will be above the level of the platform. So, I think we need more work on this as far as alternate bids. What are we going to do about the sinking cement because that needs to be done in combination with running this pipe out?

Mr. Roumy: Fix the cover too.

Mr. Szewczyk: If we get the level up to where it's supposed to be, fix the cover. To me, it's just a band-aid and if we're going to fix it, let's fix it right. There are a couple more things that need to be considered.

Mr. Sabol: There's three items there, really. There are two items, but one is not as serious as the other two, but there are three items there.

Ms. Chichelli: Can we get that quote from a pool company to tell us exactly how it is going to be done?

Mr. Szewczyk: I think we've had plenty of input from pool companies. The fact that it floods and burns out our motors, it costs us another \$9,000 every time.

Ms. Chichelli: Like Brent was saying, he's not a pool expert, but can we get a pool expert to tell us exactly how this is supposed to be fixed so we know that is going to work correctly?

Mr. Szewczyk: Well, it's a drainage issue more than a pool issue.

Ms. Chichelli: I know that.

Mr. Szewczyk: So, I would like to see some more work done regarding, as I said, an alternate bid as well as including a proper vault cover to fit the current foundation as well as what are we going to do about the sinking foundation.

Mr. Burford: The sinking foundation is what needs to be taken care of. If you want to fix it and not repair it, from my understanding, that's what's going to need to take place. If you get that foundation fixed like it should be, you shouldn't have drainage issues. Everything around there should drain properly. It's just that that area is settled and so the water wants to go to that area. Now, to fix that foundation, there are a lot of pipes under there, big pipes that feed that pool, take water in and out of that pool. It requires the pool to be drawn down, pumped down and a lot of plumbing has to take place. You got to get the drain back right and get your foundation back up. There's a lot of work to it. My understanding is they received proposals to do that, but it's quite expensive. My understanding again too, was the finish on the inside of the pool was re-done not long ago. When we draw that pool down, there is a chance that things could change and that varnish had to be put back on the pool. I think that somebody was saying something around \$40,000 to fix the situation.

Ms. Benjamin: We did talk about this and it was cost prohibited at the time, but maybe we look at it again and look at the cost-benefit.

Ms. Adams: Yes. The thing for the Board to consider is again, the engineer works at the pleasure of the Board. The projects that he works on and investigates are billable hours. So, we just want to ensure that this is something that's feasible within the next six to eight months to expand engineering hours. If that's what the Board wants to do, that's absolutely fine, but we just want to be sure that there's an appetite for action on it. If it was \$40,000 a couple of years ago,

it's likely to be 15% to 20% percent higher given the current materials and labor market for construction.

Mr. Szewczyk: I honestly don't remember what it cost or ever seeing it on paper. Could we maybe find that information and bring it back to the next meeting, so in front of me, I have \$40,000 or \$9,800, and this is going to last me 20 years and let me decide from there? Can we do that?

Ms. Adams: Do you hear that, Brent?

Mr. Burford: Yes. Now, I've never seen the paper myself. It was just numbers that were given to me, I think through discussions with Tamara. I'm not exactly sure what the numbers are, but we'll do what we can to find that information for you.

Mr. Roumy: I have a question for you, Brent.

Mr. Burford: Yes.

Mr. Roumy: What will happen if we build another pad next to the existing one, a solid one and move the equipment to the new pad? You don't have to drain the pool. You don't have to paint the pool. We don't have to do anything, just route the pipe to the new equipment. Just build another pad next to it, a solid pad and move the equipment from one pad to the other. Then you don't have to drain the pool and you don't have to touch the pool. Is it possible?

Mr. Burford: You will probably still have to drain the pool. Like I said, there are large pipes in there that are coming in and out of those pumps and the system that's cleaning and treating your water. Then we need to determine where to move it to. We've got to make sure there are no utilities in the way, any other irrigation system, pipes, anything like that. So, I think if you're looking at fixing the pad, fixing the problem, I think we should leave it where it's at. I'm pretty sure the pool is going to be draining to some extent to make these repairs.

Mr. Roumy: But the down time will be cut in half because you're going to shut down everything. You are going to repair the existing pad. You are going to do the re-piping. In my opinion, build another pad, and little by little move the equipment from one pad to the other. You don't have to.

Mr. Burford: You can definitely cut down the construction time I think is what you're staying.

Mr. Roumy: Construction

Mr. Szewczyk: Probably the cost is a lot less.

Ms. Benjamin: Do we have space in that area?

Mr. Roumy: That's what I'm saying. You know, he's the engineer.

Mr. Szewczyk: What he's saying is, he's not sure if there is space, but can we possibly look at that as a third option for a new pad and just re-pipe to the new pad? So, we're looking at continuing to come up with this \$10,000 drain versus fix the sinking pad versus new pad and move it. We would have three options and we can look at the cost of each and decide, but once we have all three pieces of information, we need to decide before another pump gets burned out. Okay?

Mr. Burford: One option is to replace the pad that exists. The other option is to form a new pad to the existing equipment. The third option is just to install the drain, which you have a price on right now.

Mr. Szewczyk: Correct.

Mr. Burford: With probably the same quote.

Mr. Szewczyk: That would be great, Brent.

Mr. Burford: Okay. Take care everybody.

Mr. Roumy: I have questions for Brent. Brent, at September or October meeting, the Board requested an evaluation of the ponds and proposals by SOLitude and others. Where do we stand?

Mr. Burford: I have been working with the water quality team. I was thinking at that Board meeting that we've actually done this work and we do this work today for other CDDs, mainly around the Fort Myers and Naples area. So, I reached out to SOLitude and they had a question on what parameters the Board wanted. That's when I thought about asking my guy, Mr. Dan Dennison. We worked together on some iterations and he finally got me a Monitoring Plan the other day. I just had a chance to review it and I reached out to Mr. Jeff Bode with SOLitude to discuss if this is something similar to what they do, because I want to get you two prices to compare apples-to-apples. So, that's what I'm working on. Also, they are doing the analysis of the water quality. Typically, my understanding is that they want to do it with several parameters in summer and winter, which usually correlates to certain conditions when the lakes aren't flowing and conditions when they are flowing. So, anyway, I just received information on Monday. I reached out to Jeff and hopefully we will have something for the December meeting or the next Board meeting.

Mr. Roumy: Okay.

Ms. Adams: Are there any other questions under District Engineer's Report? Brent, I don't know if you had a chance to peak at the agenda beyond District Engineer's Report, but if you can stay on the line for Items A and B under New Business, we may need your input on those matters.

Mr. Burford: I always look ahead. One question before we move ahead. We sent a proposal to perform Stormwater Management Needs Analysis. Did you receive that, Tricia?

Ms. Adams: No, I haven't. Did it go to me or did it go to staff?

Mr. Burford: George, maybe.

Ms. Adams: I'm anxious to get a look at that and get that in front of the Board. As Board Members are aware, the State of Florida has a new regulation for Special Districts for a Needs Analysis of the stormwater system. That report is due in June, 2022. In order to authorize the work, we had asked the District Engineer for a proposal to prepare that report that is then presented to the State. So, we'll place that on the next meeting agenda. Thank you, Brent.

Mr. Burford: Thank you. I will be sending that.

Ms. Adams: Sounds good. Did anyone have any questions for Brent under District Engineer's Report before we move on? Okay.

FIFTH ORDER OF BUSINESS

Unfinished Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

New Business Items

A. Consideration of District Engineer Rate Schedule

Ms. Adams: Included in your agenda packet is a District Engineer Rate Schedule.

Ms. Adams: This was transmitted to the District. Brent, would you like to present the letter to the Board?

Mr. Burford: Yes. Our company has recently increased their rate effective July of this year. At this time, we are requesting the Board to consider our new schedule of rates if everybody is satisfied with it.

Ms. Adams: So, there is double-sided letter. There's a cover information and then fee schedule is printed on the backside.

Mr. Roumy: That's the hourly rate?

Ms. Adams: Yes. It says, "Hourly Rate Schedule."

Mr. Roumy: What's the difference between Professional 1 and Professional 9?

Mr. Burford: Originally, we had a lot more categories, we had engineers, like Engineer 1, 2, 3, 4. We had some other professionals in different fields that bill basically the same rate and the same level of responsibility and trying to simplify our Rate Schedule. A lot of those positions were just combined and they are called, "Professionals now" and is broken into Engineers, Environmental and even Surveyors, included in there are well.

Mr. Roumy: How do we know we're getting a Professional 1 or Professional 9 because the rates between one and nine is almost double?

Mr. Burford: Correct. That's one adventures that well with the way we are put together and the way we work with our CDDs. Mr. Andy Tilton is the Project Manager. He works with CDDs. He is number 9 and bills \$250 an hour. He doesn't attend your meetings all the time like I do. I'm a Professional 3 and bill \$140 an hour. So, that's a huge cost savings that we offer the Districts and the way we operate. I can handle 89% of the work or more and I'm always working with Andy and discussing things with Andy when we need his expertise. That's when he's brought in. So, it really provides a great cost-saving measure to the Districts. The last half time that Johnson Engineering asked for a rate increase was in 2006.

Ms. Adams: We would just be looking for a motion to accept the Rate Schedule for District Engineering Services.

Mr. Szewczyk MOVED to approve the District Engineer Rate Schedule and Mr. Sabol seconded the motion.

Ms. Adams: Does anyone oppose the motion?

Mr. Roumy: Yes.

On VOICE VOTE with Ms. Benjamin, Ms. Chichelli, Mr. Szewczyk and Mr. Sabol in favor and Mr. Roumy dissenting, the District Engineer Rate Schedule was approved. (Motion Passed 4-1)

B. Consideration of Request to Access District Property for Purpose of Pool Installation

Ms. Adams: Board Members, the District received a request from a resident. Included in the agenda packet is a map from the Property Appraisers office. The residential location is 1507 Scarlett Avenue. These residents would like to install a pool behind their home. In order to do so, they would need to access District property. The plan would be to go onto Plantation Boulevard for the pool contractor to go behind the home for the purpose of pool construction. I discussed this with Sarah Sandy, regarding what type of agreement we would want to have in place in order to protect the District property, that the resident would need to agree to. I thought it might be helpful in case there were any questions that the District Engineer might want to discuss. Sarah, do you want to describe to the Board the type of agreement that you feel would be best to have in place in order for the Board to consider this.

Ms. Sandy: Yes, certainly. We typically find having a Temporary Use Access Agreement that allows that homeowner to go over the property. It typically does not include any additional use such as destroying material on the property or leaving equipment on the property. They would be subject to ingress/egress. One thing that the Board does and that I would like for Brent to either look at or address if he can, is the area they would like access to whether or not that's an appropriate use of that parcel and if there's any area on that parcel that needs to be avoided or that cautious about. In the agreement, we basically provide that homeowner would pay for any damage to the property, particularly re-doing any landscaping that is damaged in the process. Sometimes Boards like to have the homeowner provide a deposit upfront that could initially be charged against. Alternatively, you could wait until the end of the project and just ask for the charge to cover the costs.

Ms. Adams: So, this is ready for Board discussion.

Ms. Sandy: Are there any questions?

Mr. Szewczyk: Would the contract include a start to finish date so this doesn't go on forever?

Ms. Sandy: We could put limitations on when they have access. Of course, it would depend on the contractor.

Mr. Szewczyk: I understand that part.

Ms. Adams: Yeah. Mr. Chairman, there would be an end date to the agreement. We recently communicated with the property owner who's requested the service. They are

anticipating that it's likely their pool construction could begin as early as January. So, there is ample time for the preparation of an agreement that would have an adequate expiration date.

Mr. Sabol: There used to be a \$2,000 up-front fee that they used to pay and that was returnable to them after the project was finished, plus any damage they caused in between. I think that was the agreement they used to have. I don't know.

Mr. Roumy: That's the HOA.

Mr. Szewczyk: I've never heard that.

Mr. Roumy: There's \$1,000 deposit.

Ms. Adams: They removed that.

Mr. Sabol: They did?

Ms. Adams: Yeah. They don't do that anymore.

Mr. Roumy: When was that?

Ms. Adams: Last year.

Mr. Szewczyk: I've seen other pools being put in and maybe it was an HOA issue because the equipment was able to fit between the houses.

Ms. Adams: Yeah. Sometimes they don't need to access District property for the purposes of pool construction, but this does come up from time to time at CDDs throughout Florida. It's not uncommon for the Board to approve a Temporary Access Easement in order to allow for pool construction, as long as the District Engineer agrees that it's appropriate for that purpose.

Mr. Szewczyk: If all of those things fall into place, I'm fine with it.

Mr. Sabol: I'm fine with it as long as they put it back the way it was when they started.

Ms. Benjamin: What kind of protections are there in place for the neighbors? That's a long way for equipment to go, so those people have the expectation that that's going to be maintained a certain way. I don't know if things can fall off trucks or landscaping can accidentally get damaged.

Ms. Adams: The protections that are built in are in favor of the District. So, that entire parcel would be included in that protection.

Mr. Szewczyk: That would be protection for the CDD property, not necessarily these first three individual properties.

Ms. Adams: Yeah. We can't give permission for private residential property. We can only give permission for CDD property.

Mr. Szewczyk: So, it would probably be best if this person also checks with their HOA.

Ms. Adams: Yes. This person who I spoke to has been very communicative with the District and wants to make sure that she's doing things properly, including checking with regulatory authorities regarding permitting. This homeowner has indicated to me that she's not in an area that has a current HOA management company or HOA guidelines.

Ms. Chichelli: I think there's enough space for the equipment.

Mr. Szewczyk: Okay.

Ms. Adams: We will have the District Engineer verify and then before the project would begin, we can have our amenity team take photographs of the area to document the condition before pool construction begins.

Mr. Roumy: Are they going to come in through Plantation Boulevard?

Mr. Szewczyk: Yeah.

Mr. Roumy: So, they have curbing. They have sidewalks. They have traffic. I have no problem with it, unless you do.

Mr. Szewczyk: As long as we're covered and protected and things are going to be returned to the state that it started, I'm fine.

Ms. Benjamin: Can we ask that they stay a certain distance away from the existing homes, at least.

Ms. Adams: Well, we're only giving permission for the District property and some of their navigation may be contingent on any irrigation or any other items that the District Engineer notes as being a point of consideration. Typically, pool contractors like to do business in the same community and they look to be good neighbors and take good care of the property and clean up after themselves. These types of agreements that are in place, add some teeth to the situation and the homeowners looking out for the best interest of the District as well.

Mr. Sabol: I know some things about that situation. It's going to be a \$60,000 or \$70,000 project. If that makes their house go up \$60,000 or \$70,000, that makes my house look good.

Mr. Szewczyk: So, do we need any motion?

Ms. Adams: Yeah. Just a motion to approve a Temporary Access Agreement at 1507 Scarlett with staff verification.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor approving a Temporary Access Agreement for 1507 Scarlett Avenue to access CDD property was approved, subject to staff verification.

Ms. Adams: If there are no other questions for the District Engineer, I think we can let Brent go.

Mr. Brent: I've got one more question.

Ms. Adams: Yes, sir.

Mr. Brent: It was brought up earlier in the public comment section in regard to the pickleball courts. Is there any action or any discussion on that?

Ms. Adams: Yeah. I was going to address that under "*Amenity Manager Report*." So, if we need to have amenity management confer with you, we will certainly do that.

Mr. Brent: Thank you very much.

Mr. Roumy: One more question Brent. If you are around, can you look around the sidewalk by Court 1, the tennis court? It seems like the ground is digging down and the sidewalk is just standing right there. I mean, a kid walking by who misses his footing, can tumble over. So, can you look into it?

Ms. Adams: That may be amenity management.

Mr. Sabol: There is erosion problem there.

Ms. Adams: Okay.

Mr. Burford: I don't mind taking a look at it.

Mr. Roumy: Thank you.

Ms. Adams: Is there anything else for Brent? Thank you, Brent.

Mr. Burford: Thank you.

C. Consideration of Resolution 2022-01 Adopting Amended Prompt Payment Policies

Ms. Adams: What triggered this is some changes with the State of Florida. Ms. Sarah Sandy has prepared the resolution. Sarah, would you like to present the resolution to the Board?

Ms. Sandy: Yes certainly. There is a memo under District Counsel's Report later on agenda that provides a little bit more background. It updates our current Prompt Payment Policy that the District has and is required to abide by under the Florida Statutes to report the changes

that were made to that act during the last Legislative Session. Some of the changes were that the interest rate late payment for construction services was increased from 1% to 2%. There are also some additional procedures that were put to place that the District has to follow in order to resolve a dispute by the resolution procedure. They just keep our policy in compliance with the current Statute. So, if there are no questions, I would ask for a motion to approve Resolution 2022-01.

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor Resolution 2022-01 Adopting Amended Prompt Payment Policies and Procedures was adopted.

SEVENTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of October 20, 2021 Meeting

Ms. Adams: The draft of the October 22, 2021 meeting minutes is included in the agenda packet. I'm happy to take any Board member corrections.

Mr. Szewczyk: Just a question.

Ms. Adams: Yes, sir.

Mr. Szewczyk: Did the October 20th minutes include the continued minutes?.

Ms. Adams: No. Those will be separate meeting minutes that will be presented when they're prepared.

Mr. Szewczyk: Okay.

Ms. Adams: Good question.

Mr. Sabol: On Page 23. My name is listed in the statement, "At one of the other facilities, we have a camera system, a good fob system...". I believe that was Ms. Klenke made that remark. It was not me.

Ms. Adams: I see that. We'll make that correction. Thank you. Any other corrections? If none, we have a motion to approve the meeting minutes for October 20th?

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the Minutes of the October 20, 2021 Meetings were approved as amended.

B. Approval of Check Register

Ms. Adams: The Check Register is included in your agenda packet under Tab B. This provides a Summary of Invoices from October 1st to October 31, 2021. The total amount is \$47,852.71. The Check Run Summary and detailed invoices were included in the agenda packet. I did reach out to the District Accountant before tonight's meeting as I did receive a question from Supervisor Benjamin regarding the Sergeant's invoice. I can provide that detail to Board Members under separate cover.

Mr. Roumy: Is it possible to see expenses and budgeted column?

Ms. Adams: Yes, sir. That's in your Unaudited Financials each month. I'll show you that when we get to that.

Mr. Roumy: Alright.

Ms. Adams: Good question. The Check Register does require Board action.

On MOTION by Ms. Benjamin seconded by Mr. Sabol with all in favor the October Check Register was approved.

C. Balance Sheet and Income Statement

Ms. Adams: The next item on the agenda is your Balance Sheet and Income Statement. These are your Unaudited Financials. They are included in your agenda packet under Tab C. These are through October 31st. This is your first month of the new fiscal year. On Page 1 of the financials, this does include your cash balance for your General Fund as well as your Capital Reserve Fund. Then the next page shows you where you are in relation to your adopted budget. It shows in the first column, the amount that you adopted for the fiscal year. The next column is the prorated amount through October 31st and then it shows your actual spending. Now, keep in mind, sometimes invoices do trickle in. There may be some utility invoices that are pending being processed. So, this is subject to additional accounts payable. This is a good snapshot of the financials through October 31st.

Mr. Roumy: What's the process? The bills come to this office and then they send them to you?

Ms. Adams: They go to the District Accountant. We have accounting staff who manage accounts payable and we're all in communication. The District Manager communicates with the accountant and then the amenity team also communicates.

Mr. Roumy: Does the Manager approve those bills before they go to you or they go directly?

Ms. Adams: The Amenity Manager approves them first and then they come to me.

Mr. Roumy: Thank you

Ms. Adams: So, the first rows are your revenue. You'll see that we're at zero for the fiscal year because the revenues start to come in when residents pay their tax bills and then the county will transmit those revenues to the District that starts to happen typically late in November or early in December. So, you'll start to see revenues come in, perhaps your November financials, but certainly by December and January. Then the next columns show your administrative expenses to run the District, your budgeted amount compared to your field expenses and your clubhouse expenses. Overall, as of now at the end of October, your prorated budget for expenditures was \$73,000. We are in a good position controlling expenses and are currently at about \$54,000.

Mr. Szewczyk: At this point, being that we're only a month into the fiscal year, I don't think we can get too excited about any variance that's not working in our favor because things tend to average out anyway.

Ms. Adams: Absolutely. Exactly. That's a good point. For example, your insurance premium is due once a year, so that full budgeted amount will show up as early as your October financials. This item does not require Board action, but I'm happy to answer any questions you might have. If you go further on in the budget, it does show your Capital Reserve Fund. These are the funds for your capital replacement and capital repairs. Then the next page, Page 5 is your Debt Service Fund. This is the bond repayment that's managed by the trustee. There are payments that are due in November and May, based on your amortization schedule that was part of your adopted budget. This next table is a good at-a-glance comparison for month-to-month spending. Of course, only October is populated now. Are there any questions? Alright.

EIGHTH ORDER OF BUSINESS

General Audience Comments

Ms. Adams: We are at a place in the agenda where we have an additional general audience comments section. If there's any members of the audience who would like to make a statement to the Board of Supervisors, there's another opportunity to do so now. Would anybody like to make a statement to the Board?

Mr. John Rice (Magnolia Circle): Very briefly, just an idea. Let's consider the following rationale. Many Lakeside residents and the Board of Supervisors generally understand what duties and responsibilities our Clubhouse staff needs to perform for a smooth and high-quality operation of the clubhouse and the amenities. If I were top management of WTS, which I'm not, I would offer the client a copy of likely exempt and non-exempt job descriptions for all staff members working at Lakeside, together with the applicable wage and salary pay scale ranges for all jobs. If I was on the Board of Supervisor, which I'm not, I would expect to see those things before we go further. Thank you. That's it.

Ms. Adams: Thank you.

Ms. Debra Johnson (Scarlett Avenue): I wish you good luck with the North Port Police Department on the speeding issue. Probably seven or eight years ago, I went there probably once a month for about six to eight months. I was finally able to get one of those machines that says the speed limit is 30 MPH, but you're going 60 MPH. It took quite a while to get it. I think residents were more careful. The captain of the police was a very nice gentleman. I don't think he's even there anymore but he was very nice. He said, *"How come you're the only person that ever comes here?"* So, what you said about more residents be calling the police all the time about these issues. Because he just kept saying, *"Why are you the only one?"* Maybe he didn't believe me, but he did bring that machine. I think it did help a little bit while it was up. I hope you make headway with that.

Ms. Adams: Thank you. Are there any other members of the audience who would like to make a comment? Alright. Mr. Chairman, I don't see any other hands raised.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

- i. Memo on Public Records Exemptions**
- ii. Memo on Publication of Legal Notices**
- iii. Memo on Prompt Payment Policies**

Ms. Adams: As Sarah indicated earlier, there are several memos for Board review in response to legislative changes in the past year. Sarah, would you like to present the memorandums?

Ms. Sandy: Sure. I will go through them briefly and Board members if you have any questions, let me know. The first was the Prompt Payment Policy which we previously

discussed. The second memo is regarding the new requirement for public record exemptions. There are several public records exemptions that apply based on various jobs people had, such as law enforcement or judges and things like that. There are some new requirements if someone is requesting to have their information withheld from a public records request, they have to submit a notarized request to a governmental entity, including the CDD. The basis for the exemption, must be included. So, those requirements regarding the notarized request and having an important statement out there confirming the exemption and that they fall under that exemption is new for the District. It's not something that will likely come up before members day-to-day, but just know that is there. District management receives some request that we usually keep on hand, but we will have to look for that new requirement in the future. The third memo is regards to the publication of legal notices. There are some changes here. In all honesty, I don't think it really is going to change much how the District currently provides publication of notices for meetings and public hearings. The changes include first that there is expansion of the criteria of what newspapers need to have in order to be allowed to run legal notices. It is to basically allow for more newspapers to qualify. So, that could be a bonus for various CDDs. That's something your District Manager will look at to see if there are any additional publications in the area to run legal notices. The second change is that there is now the ability to provide Internet-only publications; however, the additional requirement and how you do that, doesn't really make it worthwhile for the District. By providing Internet-only publications, that means an Internet version of the publication, not just providing on the website. Additionally, it provides if you are going to be using the Internet-only version of the publication, that you would still have to run a weekly notice that the District is doing an online publication. Really, it doesn't appear that there would be any cost savings at least at this point in time, for the District to move to that method. Those are, in general, the changes from the last legislation that affects Districts. If the Board Members have any questions, I'm happy to answer them.

Mr. Szewczyk: No.

Ms. Adams: Thank you, Sarah.

B. District Manager

i. Action Items List

Ms. Adams: Under District Managers Report, we have the Action Items List. Included in your agenda packet under Tab B, Item 1 is the action actions for November, 2021. The drainage behind the tennis courts, Board members probably recall that this item is on hold and once WTS is fully onboard, the District Engineer will be working with maintenance staff regarding some minor corrections.

Mr. Roumy: They are digging a trench behind Court 4.

Ms. Adams: Okay.

Mr. Roumy: However, it does not go anywhere. Just the trench should be cut on the sides so the water can flow out.

Ms. Adams: Once WTS is onboard, we'll coordinate work with a maintenance worker and the District Engineer based on the current situation. The next item is determining the feasibility of fountains or aerators. This would be a capital project. The Board was considering fountains for beautification or aerators to improve the water quality to deter the midge population. Where the Board ended up on this is directing the District Engineer to engage for proposals for water quality analysis. So, that's what we're pending right now. The Board will be considering those for action at a future time. The water quality analysis ties back more to the benefit of the aerators, which will oxygenate the water and perhaps address aquatic vegetation and midges. The next item is the security system for access control and improved security cameras. Again, this is on hold until WTS is fully onboard. This project will then be revisited. The Board has made it clear that access control and security is a priority for this upcoming calendar year, so this will be a top priority for the amenity management team as well. The next item is traffic calming. We've discussed speed bumps and speed tables. The preliminary information has been reviewed by the Board. I'm going to take a step back and communicate with City of North Port to determine if we can get some traffic counts and some speed analysis to help aid the Board in decision-making on that project. Regarding the pool equipment area drainage, the District Engineer is going to come back with more of a foundation fix option, perhaps a new foundation relocation option as well as perhaps competitive proposals and expanding the scope to include a new equipment lid or to make the equipment lid more water-tight. One thing that's been going on behind the scenes is onboarding the new amenity management company. As you know, the Board previously met and approved WTS for amenity management services. The Board continued their October meeting to November and approved

the form of the agreement including the specifications, the position descriptions and the contract amount. In addition to the agreement that will be fully effective December 1st you might have noted in here in the comments section that WTS selected an Amenity Manager who is going to be onsite for certain days in November. The primary focus of that is going to be training with WTS as well as interviewing and planning in advance of the December 1st start date. That total cost for November is \$5,900 and we will be bringing forward paperwork at your December meeting for ratification on the amenity management contract and the memorandum of understanding. We also have the gazebo repairs, which is in process. There has been no additional information coming forward on this. The Board previously reviewed a proposal for in-kind replacement from one vendor. I think the request was to expand that to additional vendors and to also include some type of fabricated materials versus in-kind word-for-wood replacements.

Mr. Roumy: Do we really need the gazebo?

Ms. Adams: That's up to the Board.

Mr. Roumy: How many times have you visited the gazebo? In 17 years, I was there once.

Mr. Sabol: If it was fixed properly, probably more people would sit in it. To sit down right now is not very nice. If it was fixed properly, which it should be, I think maybe people would use it more.

Mr. Szewczyk: I think anybody that's ever back there barbecuing, tends to migrate down there. I myself have barbecued back there quite a few times.

Mr. Roumy: But you don't sit in the gazebo?

Mr. Szewczyk: No, because it's not in good repair.

Mr. Roumy: Have you been here after hours watching who's going through the gazebo? I play tennis, sometimes at night and just young kids go in there. I don't know what they're doing. Smoking?

Mr. Szewczyk: I think it's more of an aesthetic thing. Okay? I think it looks good down there.

Mr. Roumy: I'm just saying, in 17 years I was there once.

Ms. Adams: Are there any questions or anything the Board would like to see added to the Action Item List at this time?

Mr. Roumy: There is one item here.

Ms. Adams: Yes sir.

Mr. Roumy: You sent us an email about the HOA.

Ms. Adams: Yes.

Mr. Roumy: Do you want to talk about it now?

Ms. Adams: I actually have a meeting with the HOA Manager on Friday to discuss that matter. It's likely not a CDD matter. It's likely more of a developer on that side matter. It's likely that the entity that can be most helpful to the HOA would be the City of North Port Planning and Zoning, who are issuing permits for that, but I do want to talk to the Association Manager in person so I did request a phone meeting with her.

Mr. Roumy: Behind our house, we used to have a fence, right?

Mr. Szewczyk: Yeah.

Mr. Roumy: Now I can see the people on the other side in their living room. So, what happened to the fence? Are they going to put in another fence?

Mr. Szewczyk: No.

Ms. Benjamin: They were just required to put a barrier up and some plants. That's all they have to do.

Mr. Szewczyk: That's all they have to do.

Ms. Chichelli: It's not the CDD's.

Mr. Roumy: This is our problem, a CDD problem.

Mr. Szewczyk: No. That fence wasn't ours. The fence was theirs.

Ms. Chichelli: The other community.

Mr. Roumy: It's the same story with the HOA. I don't know whose fence it belongs to.

C. Amenities Manager – Monthly Report

Ms. Adams: Included in your agenda packet under Tab C is the Amenity Manager's Report prepared by Vesta. We have Mr. Scott Smith here with Vesta tonight. I just want to point that out for the record. Thanks for attending, Scott.

Mr. Roumy: Thank you, Scott.

Mr. Smith: I just want to give you a couple updates. I also want to let the Board know that we've already been in communication with WTS and we've chosen a service provider. I got a chance to meet your new manager. They are very qualified and very friendly, so they will do

great. We'll continue to work with WTS to ensure a smooth transition and also work with them on the transition of the resident directory. As soon as they're settled in and ready to work, I will continue to work with them to make sure they're all up to speed and everything is transitioning smoothly. I personally have some experience working with WTS. With my former employer, we worked with them. They are one of our vendors and they are a very professional firm, so I'm sure you guys will be very happy with them. They are top notch.

Mr. Roumy: Thank you, Scott.

Ms. Adams: Mr. Chairman, would you like me to introduce Kristen Frankie?

Mr. Szewczyk: Yes.

Ms. Adams: I do want to just point out more for the benefit of the audience that joining us for our meeting tonight is Ms. Kristen Frankie with WTS. She will be the Amenity Manager at Lakeside Plantation. You will see her onsite for a few days throughout the month of November, and then WTS starts with their full-time Amenity Management Agreement on December 1st. Thanks for being here, Kristen. Are there any questions for Scott regarding the Amenity Manager Report?

Mr. Smith: If there's no questions, I just want to say it's been a pleasure working with all of you. Thank you very much.

Mr. Szewczyk: Thank you, Scott.

D. Landscape Maintenance Update

Ms. Adams: Supervisor, Chichelli handed out a landscape maintenance update. Before we finish up staff comments, I can go back and address any resident questions as well.

Ms. Chichelli: Is any question about the report?

Ms. Adams: Supervisor Chichelli has handed out a report of some of the recent work that Bloomings has done. For the benefit of the audience, would you like for me to mention these items?

Ms. Chichelli: Yeah.

Ms. Adams: The pruning and trimming of trees and shrubs around the Clubhouse started the first week in November. New mulch installation started on November 8th throughout the community. The flower beds are being changed out. The flowers were under a warranty situation and Bloomings plans to have those replaced by the end of the month for those seasonal annual

beds. Then some of the shrubbery that has reached the end of its useful life, needs to be replaced at the entrance. Supervisor Chichelli has been in communication with Bloomings regarding the best plans for that location and they will follow that up with a proposal that will either be presented to the Board or if the amount is under a certain threshold, approved administratively.

Mr. Sabol: I would like to commend Pina because she does a very good job.

Ms. Adams: Yes, she does.

Mr. Roumy: Whatever happened to the parking situation? Parking on grass, parking on CDD property.

Ms. Adams: The CDD has an agreement with the City of North Port that defers to the City of North Port for Parking Ordinances. The City of North Port Code Enforcement and Police Departments are the arms that would enforce those parking policies.

Mr. Roumy: So, they cannot park there?

Ms. Adams: They can.

Mr. Sabol: Is it ever possible that we can work with the CDD and the HOA to possibly come up with some new ideas maybe of planting trees on that CDD property. Is that possible?

Ms. Adams: I know that Sarah has a lot of background on this. There is a budget consideration when you're talking about planting trees. That area is not maintained by the CDD, although it is owned by the CDD. Sarah, did you want to potentially address the current situation and some of the background there.

Ms. Sandy: Could you repeat your question?

Mr. Sabol: Different people approached me and were wondering why the HOA cannot work in conjunction with the CDD and come up with some type of plan where we can plant some type of trees on CDD property between the sidewalk and the street. That is the question I had. I don't know how much trouble it is to do something like that. It may be a lot more that we want to get into, but is it possible?

Ms. Sandy: Possible? I don't see a reason why from where I'm again right now where it would be possible. I would need to double check. We haven't looked into in the past to see if there's anything preventing it, but if we're talking about within the CDD right-of-way, I think that the District would have the ability to put trees in. Historically, that area is intended to be maintained by the homeowner to the property of what it is in front of. There is that consideration in terms of longer-term maintenance of the trees that are put on rights-of-way. You have to be

very careful because they cause issues with sidewalks. So, that can cause even further maintenance issues and obligations. Also, we have to think about any kind of City Ordinance or Code Enforcement if it gets overgrown. Then again, just thinking through long-term who it is that's going to be maintaining those items, would it be the CDD or the HOA or it just states that the homeowners, as we advised in the past, are obligated to maintain that and how residents would feel about that?

Mr. Sabol: There has been discussion on this for 10 years. I would like to see if it's possible, so we don't have to discuss it in every other meeting. It is an issue, but I don't know if it can be corrected or not. I don't know.

Ms. Adams: Just to reiterate, Sarah is speaking from a legal perspective that it may be possible, but the issues that are mentioned in terms of budget, it may be budget prohibitive for the District to operate within the current budget in terms of installing trees. Then there is the consideration of maintenance that the District intends for the homeowners to maintain them. That's one thing. If the District takes on additional maintenance, there would be an expense affiliated with that, that would be something to be considered, as well as the locations being perhaps something that could create additional sidewalk maintenance issues.

Mr. Szewczyk: And roadway issues.

Ms. Adams: Yeah.

Mr. Szewczyk: Sarah, being that we're on the topic of this right-of-way, I would like to go back to Mr. Malacca's question because I thought it was a good one. We're always talking about the right-of-way and the grass area. Then we hear about the CDD property extending to one side of the sidewalk or the other. What about that bottom part of the driveway? Is that our responsibility or is that our property also?

Ms. Adams: Typically, the driveways are the responsibility of residents. Has that been the case here at Lakeside Plantation, Sarah that the driveways are the responsibility of residents?

Mr. Sabol: Is that the apron also?

Ms. Sandy: Yes.

Mr. Szewczyk: But does the CDD own that part? Just like the CDD owns the grass area, does the CDD own the bottom parts of the driveway?

Mr. Sonny Malacca: It's called the apron, sir.

Mr. Szewczyk: Okay, we got it.

Ms. Sandy: I have to look at the property lines.

Mr. Szewczyk: Okay.

Ms. Adams: It's likely that there are aprons that extend into District property, but it's common that driveways are maintained by residents. It's considered part of what residents are responsible to maintain, not just here at the CDD, but in CDDs throughout Florida, it's common that the residents maintain their own driveways.

Mr. Szewczyk: Okay.

Ms. Adams: Now, the District does maintain the sidewalks.

Mr. Szewczyk: So, we're sure on that?

Ms. Sandy: Was that your opinion?

Ms. Adams: I'm not offering a legal opinion. I'm just giving you the best practices for CDDs. What's common is that residents maintain their driveways even though a portion of that may fall into District property, but Sarah is the one that would provide a legal opinion?

Mr. Szewczyk: Sarah, do you have a legal opinion?

Ms. Sandy: I don't have a legal opinion without doing further research on it specifically. I agree with Tricia that traditionally that is how it would operate, but I have to look specifically to answer the question whether or not it extends into the District property. I have to look at the plats and the property lines. Then in regard to maintenance obligation, I have to do some research. Again, we would look at the plat as well as the declaration.

Mr. Szewczyk: Okay.

Ms. Sandy: Is that something the Board would like me to do?

Mr. Roumy: Yes.

Mr. Szewczyk: Well, it sounds like there might be some maintenance issues being brought to our attention. We would need to determine whether it's truly our responsibility or the homeowners. So, I would say yes.

Ms. Sandy: Alright. It would be helpful to know the type of maintenance that's being brought up or if those are the types of issue that we're looking at.

Ms. Adams: Let's say concrete repairs. I don't think its pressure washing they're asking about.

Ms. Chichelli: No. It's concrete. There are cracks.

Ms. Adams: I think the context of the question came up for concrete repairs.

Ms. Sandy: Like cracking?

Ms. Adams: Yeah, concrete repairs.

Mr. Szewczyk: Okay.

Ms. Adams: That was the question that did need to be addressed that was brought up was under public comments. So, thank you for bringing that up, Mr. Chairman. There is also the pickleball court matter, which is an amenity maintenance matter. So, I will work on addressing this with the amenity maintenance team. We also have some minor adjustments for lighting timers.

Mr. Szewczyk: As well as the fan timers.

Ms. Adams: Yes.

Resident (Sonny Malacca): I have a question about that.

Ms. Adams: This is not a time for public comment, but I'll be happy to meet with you after the meeting. Thank you.

TENTH ORDER OF BUSINESS

Other Business

Ms. Adams: Is there any other business? Hearing none,

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Adams: Are there any Supervisor requests?

Mr. Sabol: I had one on my list right here, but we just discussed it. Who controls the lights and the pool lights at this time? At 8:00 p.m., if the Clubhouse is closed, should they be off or should they be on? Are the timers out of adjustment? Is that the problem?

Ms. Adams: This is that first I've heard about it, so I'll work with the amenity management team on the pool lights. Add them to the list.

Mr. Sabol: The other question is, who owns the ball machine in front of the court and who has the keys to it and who may use it?

Mr. Roumy: It's owned by the club. If you want to rent the machine, you pay \$5.00.

Mr. Szewczyk: Owned by the club as in Lakeside Plantation?

Mr. Sabol: It's ours and we have to pay \$5 to use it.

Mr. Roumy: It should be owned by the District.

Mr. Szewczyk: It's always been that way.

Mr. Roumy: In the past it was free, but then they started charging.

Mr. Sabol: Okay. The next thing that I want to talk about is the wine and cheese issue. Didn't we decide to have the wine and cheese at 7:00 p.m. instead of 6:00 p.m.? Have we decided that?

Mr. Szewczyk: I thought it went the other way.

Mr. Sabol: Have we talked about it? Leave it at 6:00 p.m.?

Ms. Adams: I don't think that's come up recently.

Mr. Sabol: We discussed it, but not too long ago.

Ms. Adams: We discussed the menu recently, like what was going to be served in terms of the menu.

Mr. Sabol: The reason we were going to change it to 7:00 p.m. is because some people thought that wine and cheese was like a dinner and it's not.

Ms. Adams: It's wine and cheese.

Mr. Sabol: We furnish the cheese and crackers and the people bring whatever they choose to drink. That was the extent of it, but some people in the community misuse it. They thought it was a smorgasbord. That's why we talked about the time change. There's nothing settled on that.

Ms. Adams: Yeah, there was definitely a discussion about menu changes. Perhaps it might be good for WTS to get in and get their feet wet to evaluate what adjustments need to be made and be in communication with the Board regarding those matters. Is there anything else Supervisor Sabol?

Mr. Sabol: Nothing.

Ms. Adams: Okay. All right. Any other Supervisor requests? Hearing none,

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Adams: Alright. Thanks, everyone. Happy Thanksgiving!. Have a good night. Thank, Sarah.

On MOTION by Mr. Sabol seconded by Ms. Chichelli with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman