

**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, **March 16, 2022** at 5:15 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Also present:

Tricia Adams	District Manager
Darrin Mossing <i>(by phone)</i>	GMS
Jordan Lansford	GMS
Sarah Sandy <i>(by phone)</i>	District Counsel
Brent Burford <i>(by phone)</i>	District Engineer
Margie Gertsman	WTS
Peter Suchanek	ADT
Residents	

*The following is a summary of the discussions and actions taken at the March 16, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 5:15 p.m. and called the roll. All Supervisors were present with the exception of Ms. Benjamin.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The pledge of allegiance was recited after the Closed Session.

**THIRD ORDER OF BUSINESS**

**Closed Session - Confidential**

Ms. Adams stated in accordance with the Florida Statutes, the District had the ability to meet without the public being present to discuss security matters outside of the Sunshine Law. The purpose of the Closed Session was to consider access control and security systems.

*The Closed Session commenced at 5:16 p.m.*

*The Regular Meeting commenced at 6:03 p.m.*

**FOURTH 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 opened the public comment period. A Request to Speak Form was submitted by Ms. Debra Johnson of 1505 Scarlett Avenue. She asked if the radar sign was turned on and stated that the Valentine's Day party was a disaster. The entertainment was great, but 20 more people showed up than the 60 people that originally signed up. They attended for free versus paying \$15 each or \$30 per couple, which was disrespectful. There being no further comments, Ms. Adams closed the public comment period.

**FIFTH ORDER OF BUSINESS**

**Unfinished Business**

**A. Consideration of Tax Certificate Purchase and Funding**

Ms. Adams recalled at the last meeting, the Board heard different scenarios on purchasing tax certificates for commercial parcels in the District that had unpaid taxes. If the Board wanted to proceed, it must have a public hearing in May to proceed with reallocating capital reserve funds for purchase of the tax certificates. District Counsel reviewed preliminary information relating to using existing funds from the existing budget. Mr. Darrin Mossing of GMS confirmed that the District auditor had no issues with the District moving forward with this project, but there were estimated costs between \$5,000 and \$7,500 to conduct the public hearing, as it required individual mailed notices and a published notice in the newspaper. This amount excluded District Counsel fees. There was also a fee for GMS to conduct the special meeting and take phone calls from residents. Ms. Sandy looked at the funding mechanism, as directed by the Board at the last meeting and potentially using \$50,000 from the District's Capital Reserve Fund. To use the reserve funds and re-allocate for the purchase of tax certificates, the District could either go through a stand-alone public hearing process or pursue during the budget process.

Mr. Szewczyk questioned the amount that the District would lose in tax revenue if the Board did not go through this process. Mr. Mossing estimated approximately \$38,000 per year in lost tax revenue and \$45,000 to purchase the two parcels. Ms. Sandy stated that the District would lose \$38,000 no matter what. Mr. Mossing explained that if the District did nothing, the District would not receive the \$38,000, but if they go through this process, they will lose the difference between the \$45,000 and \$38,000 or \$7,000. However, there was a potential windfall of taking ownership of property currently valued at \$350,000. Ms. Adams noted cost savings for tying this notice into the District's budget notice. Mr. Szewczyk preferred tying this into the budget process. *There was Board consensus to table this item until the Fiscal Year 2023 budget process and add this item to the Action Items List for tracking purposes. Mr. Mossing left the meeting.*

## **SIXTH ORDER OF BUSINESS**

### **District Engineer's Report**

#### **A. Consideration of Proposal for Drainage Remediation at Tennis Area**

Mr. Burford presented a proposal from Innotech Construction Services (Innotech) in the amount of \$3,300 to regrade the area and replace 200 square feet of sod at the tennis courts. This would remediate a drop off condition that created a hazard.

#### **B. Consideration of Proposal for Drainage Remediation at Pool Equipment Area**

Mr. Burford looked at the drainage around the pool equipment to see if there was any way to re-grade to get the water to drain off because the area was built up too high. The pool equipment had to be set low to match the elevation of the pool. The only option was to install a drain inlet in the pool equipment area and pipe it to an existing drainage inlet. Trying to find a contractor to handle a small job like this was very difficult. The only proposal was from Innotech for \$13,900. The cost was due to having to excavate and doing a lot of the work by hand due to existing electrical, landscaping and plumbing. Mr. Sabol asked if the \$3,300 proposal was to get the area approximately 3 to 4 inches lower. Mr. Burford explained that the edge of the sidewalk drops about 4 to 6 inches, creating a hazard. They must remove the existing sod, bring in new soil to bring the grade back up to match the sidewalk and re-sod. Ms. Chichelli suggested contacting Bloomings to get a price for sod. Mr. Burford was waiting for a proposal from Bloomings. Ms. Adams suggested that the Board approve a not-to-exceed amount and if

Bloomings provides a lower amount, the project would be awarded to them, but if it was higher, it would be awarded to Innotech.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the proposal with Innotech Construction Services for sod repair along the sidewalk at the tennis courts in a not-to-exceed amount of \$3,300 was approved.

Mr. Roumy stated that it rained last night and there was a pool of water on Court 4. The trench close to the fence was not sufficient. Mr. Burford obtained a proposal to install a trench drain and pipe it to the lake, but it was expensive. He could look at re-grading that area or working with maintenance staff to try to get the water out and keep it maintained. Mr. Roumy noted that these were HydroCourts where water seeped into the ground and drains and believed that there was an issue with the drainage system. Mr. Szewczyk requested that Welch Tennis look at the court and was not prepared to spend \$13,900 on the drainage remediation in the pool equipment area without a second quote. This item was deferred until Mr. Burford obtained an additional proposal.

**SEVENTH ORDER OF BUSINESS**

**New Business Items**

**A. Presentation of Traffic Summary from North Port Police Department**

Ms. Adams presented a traffic survey summary for equipment placed at 1811 Scarlett Avenue. This location was selected because it was an area where speeding was reported. The City of North Port Police Department installed the equipment on February 24<sup>th</sup> and ended the study on March 1<sup>st</sup>. The radar display was not turned on so vehicles driving by were not aware of what speed was being registered by the equipment. The total vehicle count during that time was as follows:

- 1,060 vehicles, with 42% of the vehicles traveling below the posted speed limit of 20 miles-per-hour (MPH).
- 199 vehicles traveling between 20 to 21 mph.
- 22 vehicles crossed at the same time registered 40-999 mph, which was an anomaly.

Ms. Adams reported that Sargent Lyons, in charge of traffic enforcement at the City of North Port Police Department noted no speeding problem on Scarlett Avenue as evidenced by

the data collected. Mr. Roumy questioned at what level they would issue a citation. Ms. Adams did not know and would ask Sargent Lyons. Mr. Szewczyk noted that 85% of the traffic was going 25 mph or under and asked if the time was recorded. Ms. Adams would obtain the detail summaries. Mr. Szewczyk was willing to pay for the police to come into the community for a month during a specific time period. Ms. Adams confirmed that the District had the ability to hire off-duty law enforcement for enhanced traffic enforcement activities and would provide a proposal from the Police Department on the minimum cost. Mr. Roumy agreed that something needed to be done as 15% of vehicles were going over 25 mph, which was unacceptable when the speed limit was 20 mph. *There was Board consensus for Ms. Adams to obtain further detail and a proposal and provide at the next meeting.*

Ms. Adams was tracking the traffic calming in terms of the speed humps, speed bumps and speed tables until the Board concluded this matter. This was on the Action Items List for continued tracking. *There being no further engineering matters, Mr. Burford left the meeting.*

**B. Consideration of Resolution 2022-02 Classifying Surplus Tangible Property**

Ms. Adams stated that because the CDD was a Governmental agency, it was required to go through a formal process to dispose of equipment that was broken or unusable. A detailed equipment list was prepared by the amenity management team, which was attached to Resolution 2022-02. The recommendation was to donate usable items to a charity such as Habitat for Humanity and dispose of the broken items. Mr. Szewczyk asked if there were any records on the two old computer towers. Ms. Gertsmann was unsure about one of them and could pull the hard drive before it was disposed of.

On MOTION by Mr. Sabol seconded by Ms. Chichelli with all in favor Resolution 2022-02 Classifying Surplus Tangible Property was adopted.

**C. Consideration of Proposals for Fountain Maintenance**

Ms. Adams presented proposals from Cascade Fountains (Cascade) and Fountain Services by Willie (Fountain Services) for preventative maintenance services for fountains at the community entrance. Both vendors recommended a detailed cleanout. Ms. Gertsmann reported that the fountains had a leak, but that no one would look at them until they were clean. She

reached out to Cascade to see if they could do a bi-weekly service at a lower cost, but they did not respond. The cost for the cleanout was higher with Fountain Services, but they would power wash everything. Ms. Adams recommended that the Board take into consideration that Cascade was non-responsive as it was a red flag. Mr. Szewczyk preferred the proposal from Fountain Services as Cascade was almost double the cost and they were unresponsive and asked Ms. Gertsman to negotiate the cleanout cost. Mr. Sabol requested the total cost spent on the fountains in the last 10 to 15 years. Ms. Adams would provide a history of the last three to five years. This was the first time that the District was entered into a preventative maintenance program on the fountains.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the proposal with Fountain Services by Willie for preventative maintenance services for fountains at the community entrance subject to District Counsel preparing an agreement was approved.

**D. Consideration of Community Club Application – Painting Fun**

Ms. Adams stated that the District adopted policies requiring clubs to go through an application and approval process to schedule recurring reservations at the Clubhouse and presented a Community Club application for Painting Fun. Staff recommended approval. Mr. Szewczyk asked if Painting Fun could be responsible for any paint spilled on the carpet. Ms. Gertsman would request a deposit. Mr. Sabol asked if there was a provision in the application if the room was already booked for a meeting. Ms. Adams noted that reservations were first come/first serve, but if there was a chance for the District to get revenue by renting out the facility, amenity management would reach out the group with the reservation to explain the situation. Typically, those matters could be resolved through communication and cooperation.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Community Club application as stated above was approved.

**EIGHTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of February 16, 2022 Meeting**

Ms. Chichelli stated on Page 7, the motion was made by Ms. Benjamin and not Ms. Bishop. Ms. Adams would incorporate this change to the signed minutes.

On MOTION by Ms. Chichelli seconded by Mr. Sabol with all in favor the Minutes of the February 16, 2022 Meeting were approved as amended.

Mr. Sabol appreciated the summary minutes.

**B. Approval of Check Register**

Ms. Adams presented the Summary of Invoices from February 1<sup>st</sup> to February 28, 2022 in the amount of \$60,683.11. Last month, there was a question regarding the actual invoice amount for a utility and the variance amount of \$1. For some reason, that was the way the vendor processed it and was an anomaly with their system. This would occur each month. Ms. Chichelli questioned a bill from Innotech for \$150 for the backflow preventer and whether the city performed the same service. Ms. Adams explained that it was for an inspection that the District was required to report to the city. Ms. Chichelli asked if Innotech was certified. Ms. Gertsmann would verify. Mr. Szewczyk stated if it was a repair, Innotech must be a certified plumber, but if it was the annual inspection, the city must approve the vendor. Ms. Gertsmann was using a different vendor for the inspection.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the February Check Register was approved.

**C. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financials through the end of February 28, 2022. There were prorated expenses of \$289,586 and actual expenses of \$278,122. They were watching this carefully knowing some agreements were over what was budgeted. Mr. Roumy questioned the following increases:

- General Supplies from \$51 in December to \$96 in January. *Ms. Adams stated that General Supplies would vary from month-to-month. Ms. Gertsmann noted that New umbrellas and benches were paid for out of General Supplies.*
- Office Supplies from \$274 to \$500. *Ms. Gertsmann explained that they purchased a printed and paper shredder.*
- Security Patrol from \$2,000 to \$4,300. *Ms. Gertsmann stated Security Patrols increased because of fire patrol. Ms. Adams explained that there were special patrols when the fire alarms were not automatically communicating with the Fire Department.*
- Pool and Electric by \$700. *Ms. Gertsmann would find out.*

**NINTH ORDER OF BUSINESS**

**General Audience Comments**

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

- Ms. Diane Raymond of 1509 Scarlett Avenue reported that two weeks ago on Saturday night, she heard six people in the pool and hot tub and questioned the status of the cameras. The Palm tree on the pond behind her house has been down for six months. The pool was filthy and the maintenance man was doing nothing but blowing the sidewalks and parking lot. There was garbage around the Clubhouse. There was no accountability.
- Ms. Ann Tyler of 1988 Scarlett Avenue asked how much was allocated to the amenities for social activities, forwarded information provided by Public Works on the sidewalks to staff and addressed speeding on Plantation Boulevard.
- Ms. Debra Johnson of 1505 Scarlett Avenue stated that the budget for the entertainment was \$20,000 per year paid for by residents but asked why residents must pay again to attend the event. The maintenance guy sits and plays with their phone rather than clean up the place, which looks horrible. The gazebo needs to be power washed.

Ms. Adams closed the general audience comments period.



**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being none, the next item followed.

**B. District Manager**

There being none, the next item followed.

**i. Action Items List**

Ms. Adams presented the Action Items List, which was included in the agenda packet.

**C. Amenities Manager – Monthly Report**

Ms. Gertsman presented the Amenities Manager Report, which was included in the agenda package. The CDD sidewalk work was complete. Proposals would be provided to fill in cracks on the pickleball court or replace the entire court. They were investigating the fountain to find a leak. Bloomings replaced dying bushes and plants along Scarlett Avenue. Ms. Gertsman did not attend the Valentine's Day event, but there was a great turnout. She heard about the complaints and spoke to the event company, but there was nothing that they could do other than not using the company again. Upcoming events were Coffee and Donuts, Bingo, Wine and Cheese, Meet and Greet with Cliff (Tennis Pro), pool party, St. Patrick's Day dance and food trucks. Bingo was held twice a month and the time was moved to 6:00 p.m. They were actively seeking another Resident Service Specialist as the current one left for another opportunity. They will be promoting tennis memberships at the end of March.

Mr. Roumy reported that he had to face six gentlemen who were on the tennis courts to determine whether or not they were members. Staff should be doing that. Ms. Gertsman was working on a solution with upper management. Mr. Roumy wanted to change the number of guests allowed. A guest should not be allowed to bring three people to play tennis. Ms. Gertsman will be providing amended tennis policies to the Board at the April meeting. Mr. Szewczyk asked when the spring annuals would be planted. They should have been planted yesterday. Ms. Gertsman spoke to Bloomings and they should be planted within a month or so. Mr. Sabol stated that there has always been a problem with the tennis courts. Ms. Gertsman would speak to the maintenance employee about the trash; however, he was very knowledgeable

and made many repairs behind the scenes, saving the District money. Ms. Johnson requested that the maintenance man greet residents.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

Ms. Adams recalled that the Board received a proposal for access control and security cameras at the Closed Session and requested that the Board approve it subject to District Counsel negotiating the agreement.

On MOTION by Mr. Roumy seconded by Mr. Sabol with all in favor the proposal with ADT for access control and security cameras was approved, subject to District Counsel negotiating the agreement.

Ms. Adams stated as part of the access control and improved security, they needed to install additional perimeter fencing. The Board received proposals for chain link and cast aluminum fences that would be white powder coated with decorative gates for the breezeways. Access control would be installed at all key access points. These were subject to slight revisions. Mr. Roumy suggested saving a few linear feet with the placement of the gate. A white aluminum fence that would match the existing architectural style with an arched gate was also on the table. He thanked Ms. Gertsman for her hard work. Ms. Adams requested public comments as these estimates were not included in the agenda packet. There were no public comments.

Mr. Roumy MOVED to approve Estimate #24891 with Florida State Fence for a chain link fence in the amount of \$5,433.40 and Estimate #24955 for an aluminum fence and an arched gate in the amount of \$2,479.40 and Mr. Szewczyk seconded the motion.

Ms. Chichelli requested that the area be measured. Ms. Gertsman will measure the area before calling Florida State Fence. Ms. Adams requested that the motion be approved in substantial form in case the cost decreased once it was measured.

On VOICE VOTE with all in favor Estimate #24891 with Florida State Fence for a chain link fence in the amount of \$5,433.40 and Estimate #24955 for an aluminum fence and an arched gate in the amount of \$2,479.40 were approved in substantial form subject to staff verification.

**TWELFTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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



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Secretary/Assistant Secretary



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Chairman/Vice Chairman