

**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, **April 20, 2022** at 6:00 p.m. via Zoom Communication Media Technology and at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum:

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

Also present:

Tricia Adams <i>(by Zoom)</i>	District Manager
Jordan Lansford	GMS – District Management
Mike Eckert <i>(by Zoom)</i>	District Counsel
Brent Burford <i>(by Zoom)</i>	District Engineer
Margie Gertsman	WTS
Alex Murphy	WTS Operations Manager
Residents	

*The following is a summary of the discussions and actions taken at the April 20, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Lansford 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** (*Audience Comments Limited to 3 Minutes per Person*)

Ms. Lansford opened the public comment period. Resident Barry Ronald of 2608 Peach Circle had a question regarding the pool, which would be discussed later in the agenda. Resident Ben Maltese of 2486 Magnolia Circle noted growth at the lot where all of the bushes were and asked when it would be trimmed. Ms. Lansford closed the public comment period.

**FOURTH ORDER OF BUSINESS**

**District Engineer's Report**

**A. Consideration of Proposals for Drainage Remediation at Tennis Area**

Ms. Lansford recalled that the Board approved a proposal at the last meeting with Innotech Construction Services for sod repair along the sidewalk at the tennis courts in a not-to-exceed amount of \$3,300. Mr. Burford stated that Bloomings, the current landscaper, provided a proposal for \$675 to remediate the sod along the sidewalk adjacent to Court 1 and recommended that Bloomings provide that service. He asked Bloomings to provide a proposal for irrigation heads to irrigate the area, which would fall within the \$3,300 approved by the Board.

Mr. Szewczyk asked what Bloomings would be doing. Mr. Burford explained that along the sidewalk at Court 1, there was a drop of 4 to 6 inches. Bloomings would remove the existing sod, replace with fill material to get the grade back up and re-sod. Mr. Roumy asked about the quote for \$2,700. Mr. Burford obtained this quote from Mettauer Environmental in Alva. Mr. Roumy voiced concern about the slope getting steeper. Mr. Burford did not think that the slope was steep and there was a swale. Mr. Roumy asked if it could be reinforced with mesh so it did not erode again. Mr. Burford did not feel it was needed. Mr. Roumy reported that a golf cart was leaving tracks and killing the grass. Ms. Lansford stated that staff would address it. Mr. Szewczyk recommended that the sod be roped off while it was being watered to establish the root system. Mr. Burford did not recommend reinforcing it as Bloomings would elevate the slope and regrade from the bottom of the swale to the edge of the sidewalk. Mr. Szewczyk estimated \$400 for the sprinkler heads.

Mr. Szewczyk **MOVED** to approve a not-to-exceed amount of \$1,000 for irrigation along the sidewalk at the tennis courts.

Mr. Burford felt that there were sufficient funds remaining in the \$3,300 amount that the Board approved at the prior meeting after the \$675 for the sod. Ms. Chichelli recalled that the contract with Bloomings included maintenance of the irrigation system. Ms. Lansford recommended that the Board withdraw the prior motion and leave it at the not-to-exceed amount of \$3,300.

Mr. Szewczyk MOVED to withdraw the prior motion to approve a not-to-exceed amount of \$1,000 for irrigation along the sidewalk at the tennis courts.

Mr. Burford presented a proposal from Mettauer Environmental to remediate the drainage on Court 4 in the amount of \$7,500, which was requested by Mr. Roumy. Mr. Roumy did not feel that it was necessary to spend \$7,500 at this time and proposed waiting until the rainy season to see how bad the courts were. Mr. Szewczyk voiced concern with having to wait six months for a contractor to perform the work. Mr. Roumy pointed out that the courts were self-drained. There was Board consensus to table this matter until the rainy season.

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

Mr. Burford recalled a prior proposal from Innotech in the amount of \$13,900 to set a 12-inch catch basin near the pool equipment and piping into an existing drainage structure and presented a proposal from Mettauer Environmental in the amount of \$8,500 for the same work. Mr. Roumy felt that this project was more important than the tennis courts. Mr. Szewczyk agreed as they were burning out motors when the water flooded. Mr. Burford noted that the biggest issue was working around electrical equipment, trees and water lines. Mr. Roumy requested that Mr. Burford provide the contractor with diagrams or schematics. Mr. Burford would prepare one and provide to the Board for review.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the proposal with Mettauer Environmental for drainage remediation at the pool equipment area in the amount of \$8,500 was approved.

Mr. Szewczyk asked if there would be a lake inspection to detect any erosion areas as lake levels go down. Mr. Burford agreed that it would be a good time to look at the lakes and would place it on his schedule. Mr. Sabol asked if the contractor had a machine to roll the sod. Mr. Burford stated that the cost would increase for the contractor to roll up the sod, save it, regrade it and replace the sod. There being no further business, Mr. Burford left the meeting.

**FIFTH ORDER OF BUSINESS**

**New Business Items**

**A. Rule Hearing**

**1. Open Public Hearing for Audience Comments**

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the public hearing on the adoption of a rule governing the road verge was opened.

Resident Donna Keller of 2395 Savannah Drive requested clarification on the road verge. Resident Sue Martin of 1771 Scarlet Avenue asked if the CDD was having homeowners handle the easement problem instead of the CDD and if the HOA controlled what occurred in that area, according to the resolution. Resident Monica Lewis of 1560 Scarlett Avenue questioned what precipitated this and what the Board expected to accomplish by this resolution.

**2. Close of the Public Rule Hearing**

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the public hearing on the adoption of a rule governing the road verge was closed.

**3. Consideration of Resolution 2022-04 Adopting Rule Governing Road Verge**

Mr. Eckert answered the residents' questions, explaining that rule was designed to make sure that the driveways located within the road verge were included within the definition of a road verge. A road verge was the area adjacent from a lot going from the right-of-way (ROW) tract line to the road curve. Most HOA declarations in master plan communities, provide that the homeowner was responsible to the edge of the road curve for the maintenance. The resolution ensured that the District had the ability to maintain a portion of the driveway that was in the road

verge if there was a health safety or welfare reason. The homeowner has an easement over the portion of the road verge where their driveway was located for maintenance purposes. Mr. Roumy questioned the following:

- How different the HOA was from the CDD regarding maintenance of the road verge. Mr. Eckert explained that the CDD owned the road verge and was only responsible for health safety and welfare type issues and the HOA through the declarations, puts the burden of maintaining that area on the resident.
- If the ROW was cracked, whether the resident was responsible to repair it. Ms. Lansford stated it would depend on which HOA they belonged to and what their covenants declare, but as far as the CDD, it was the resident's responsibility. Mr. Eckert explained that if the crack was on land owned by the CDD, the CDD should take reasonably prudent measures to make sure that any health safety or welfare issue was addressed. If somebody got hurt in the road verge, their attorney would sue the CDD, the HOA and the resident who lived there.
- Who was going to enforce that the right-of-way or the verge was in good and safe condition? Mr. Eckert explained if something was brought to the attention of the District, the District would inspect it and if it was a health safety welfare issue that needed to be dealt with immediately, the District would take care of it because the District was a property owner. If it was not a health safety and welfare issue, it should be brought to the attention of the homeowner and the HOA.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor Resolution 2022-04 Adopting Rule Governing Road Verge was adopted.

#### **B. Discussion of Traffic Enforcement**

Ms. Lansford recalled that staff was asked at the last meeting to contact Sargent Lyons at the City of North Port Police Department regarding the busiest hours on Scarlett Avenue. According to a volume map, the highest volume was from 5:00 p.m. to 8:00 p.m. and the lowest was from 11:00 a.m. to 3:00 p.m. The cost was \$41 an hour for a three-hour shift for traffic enforcement. Ms. Adams explained that this was related to the speed study performed from

February 24<sup>th</sup> to March 1<sup>st</sup> and since the District did not have the ability to enforce any laws in the State of Florida, they needed to defer to the Police Department for enforcement. This item was not budgeted in the current fiscal year. Ms. Lansford stated if the Board wanted to have patrols for next fiscal year, it could be incorporated in the budget that would be presented next month. Discussion ensued.

Mr. Szewczyk noted that the highest traffic volume was at 6:00 p.m. and the most speeding was at 1:00 p.m. Mr. Roumy felt that speed bumps were needed as 50% of the volume was above the speed limit. Ms. Lansford suggested that the Board have traffic enforcement by the Police Department through the community on a trial basis to see if that mitigated the issue and if not, the Board could look at having speed bumps. Mr. Szewczyk proposed having traffic enforcement for one month at 1:00 p.m. and 6:00 p.m. through 8:00 p.m. Ms. Adams noted that the CDD roads were public and the City of North Port Police Department was required to enforce traffic matters on the road. Residents who see vehicles speeding or unsafe driving behaviors should contact the non-emergency number for City of North Port Police Department or call 911 if there was an emergency.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor engaging the City of North Port Police Department to provide traffic enforcement for one month was approved.

**C. Consideration of Resolution 2022-05, Election of Officers**

Ms. Lansford presented Resolution 2022-05, electing employees of the GMS Tampa office; Ms. Lansford and Ms. Amanda Ferguson as Assistant Secretary and Mr. Jason Greenwood and Ms. Hannah Henry as Assistant Treasurer for signing purposes.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor Resolution 2022-05 Electing Officers as stated above was adopted.

**D. Consideration of Resolution 2022-06, Announcement of Board Seats Up for the November General Election**

Ms. Lansford announced that Seat 1 currently held by Supervisor Roumy, Seat 2 held by Supervisor Sabol, and Seat 3 held by Supervisor Szewczyk were scheduled for the November

General Election. Mr. Eckert noted that the resolution was revised to incorporate some minor changes.

On MOTION by Ms. Darden seconded by Mr. Brown with all in favor Resolution 2022-06, Announcing the Board Seats for the November General Election was adopted in substantial form.

**E. Consideration of Resolution 2022-07 Setting the Public Hearing on Adopting Amended Amenity Facility Rules & Rates**

Ms. Lansford presented Resolution 2022-07, setting the public hearing on the amended facility rules and rates for the June 15, 2022 meeting. Ms. Murphy noted that this was the first opportunity staff had to review the rules and rates, which included language for the fob access system. Mr. Roumy asked why the public hearing was not in May. Mr. Eckert explained that it was a two-month process; a 29-day notice and time to publish in the newspaper.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor Resolution 2022-07 Setting the Public Hearing on Adopting Amended Amenity Facility Rules & Rates for June 15, 2022 was adopted.

**F. Consideration of Resolution 2022-08 Authorizing Disposition of Surplus Tangible Personal Property**

Mr. Eckert explained as a requirement of law, the District must classify property for disposal as surplus tangible personal property. Ms. Adams stated that the proposed items to be considered for surplusing was included as Exhibit A. Mr. Szewczyk asked if they needed a resolution every time that they wanted to throw something out. Ms. Adams replied affirmatively, if it was part of the District inventory. Mr. Roumy asked if the bench with the awning would be replaced. Ms. Murphy stated that they planned to move a picnic table to this location. Mr. Szewczyk requested that they stay away from iron or steel because of rusting.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor Resolution 2022-08 Authorizing Disposition of Surplus Tangible Personal Property was adopted.

**SIXTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of the March 16, 2022 Meeting**

Ms. Lansford presented the minutes of the March 16, 2022 meeting, which were included in the agenda package. There were no changes.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor the Minutes of the March 16, 2022 Meeting were approved as presented.

**B. Approval of Check Register**

Ms. Lansford presented the Check Register from March 1<sup>st</sup> to March 31, 2022 in the amount of \$50,500.10, which was included in the agenda package. Ms. Benjamin noted that the February statement from Florida, Power & Light (FPL) was missing. Ms. Lansford would provide a copy. Mr. Szewczyk asked why there was the tennis membership refund. Ms. Murphy stated a member paid for a family membership, which should have been a single membership. The difference was refunded to the member. Mr. Szewczyk asked why an invoice from North Port Utilities ending in 658 increased by \$300. Mr. Szewczyk questioned why there were forward balances for the North Port Utilities invoices and whether it was now under control. Ms. Lansford would send a follow-up email to the Board.

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

**C. Balance Sheet and Income Statement**

Ms. Lansford presented the March Balance Sheet and Income Statement, which were included in the agenda package.

**D. Special Assessment Receipts Schedule**

Ms. Lansford presented the Special Assessment Receipts Schedule, which was included in the agenda package. Assessment collections were at 80%. Mr. Szewczyk appreciated having multi-color pages as it made it easier to see the variances.



**SEVENTH ORDER OF BUSINESS**

**General Audience Comments**

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

- Ms. Sue Martin of 1771 Scarlett Avenue asked if the breezeway was painted when the ceiling was replaced around the portico. Mr. Szewczyk stated that it was not replaced. It was taken down and put back up. Mr. Roumy explained that it was reinforced.
- Mr. Matt Dalton of 1471 Dixie Lane stated that according to the city ordinance, any public roadway could not have speed bumps and asked what system would be using the key fobs. Mr. Szewczyk noted that this would be addressed.
- Mr. Barry Ronald and Ms. Diane Ronald of 2608 Peach Circle requested more coverage on the weekend when the pool was the busiest as people were constantly coming to the pool with glass bottles, smoking and vaping all around the pool area. Mr. Leon Shlossberg of 1539 Scarlett Avenue agreed as people were eating at the pool and there were many strangers. One resident brought 10 friends who were drinking and swearing and students were coming to the library playing cards. At the edge of the sidewalk and the road, there was a lot of sand, trash and dirt.
- Mr. Jeff Spayd of 1534 Scarlett Avenue requested that maintenance staff pull a huge limb out of the lake and move a "*No Dogs in This Area*" sign near the kids park out further towards the entrance to the sidewalk to provide more visibility.
- Ms. Ann Tyler of 1988 Scarlett Avenue requested that the Board respond to audience comments at the next meeting. She received no reply to her question about the Amenities Budget. There should be money budgeted for social events and someone should be onsite until 9:00 p.m.
- Mr. Ben Maltese of 2486 Magnolia Circle requested that the brush at the back of a lot be trimmed.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Lansford reported that the ADT contract was sent to the vendor. Mr. Eckert had nothing further to report.

**B. District Manager – Action Items List**

Ms. Lansford worked on the Action Items List with Ms. Adams, which was included in the agenda package and appreciated the Board welcoming her to the District. The Proposed Budget will be presented at the May 18<sup>th</sup> meeting.

**C. Amenities Manager**

**1. Monthly Report**

Ms. Gertsman presented the Amenities Manager Report, which was included in the agenda package. Both of the open positions were filled. Ms. Janise Henry was the new part-time Resident Specialist and Mr. Frank Caruso was the new tennis maintenance person, starting on May 4<sup>th</sup>. The ADT contract was with ADT's lawyers and the fence was five to six weeks out. Ms. Murphy did not have information on the software and would look into that. They had a great turnout for the pool and pizza party. Bingo was moved back to 6:00 p.m. in April in order to finish before 8:00 p.m. Customer service received both positive and negative comments. Coffee & Donuts was held as usual. The Easter Egg Hunt was well attended. For Earth Day this Friday, adults would be crafting an alcohol ink trinket dish and kids would be making seed bombs. As long as there was participation, there would be an adult craft each month. Regarding action items, there will be a team review of the Amenity Policy in May and the creation of an Emergency Action Plan. Mr. Roumy preferred that the report be in black and white versus color to save on ink. Ms. Gertsman would provide black and white copies in the future.

**2. Proposals for Fountain Maintenance Services**

Ms. Gertsman presented fountain maintenance proposals. The District had a prior fountain service contract, but it was terminated due to staffing issues. She just received a proposal from Living Water Fountain Service, but did not have a chance to ask questions or compare to the Professional Fountain Service proposal. Ms. Gertsman was not familiar with either company, but they returned her phone calls and worked well with her. The urgency was to get the fountains cleaned and checked for leaks, due to high water bills, although American Leak

Detection did not see a major leak anywhere in the line. Locks were placed on the spickets on Toledo Blade Boulevard due to spikes. At Mr. Roumy's request, Ms. Gertsman would check references. Ms. Chichelli noted water from the fountains going into the bushes during windy days. Ms. Gertsman confirmed that there was spillage from the fountains, but not to the extent of what they were seeing in their water bills. Mr. Szewczyk requested that this item be tabled until the next meeting.

### **3. Proposals for Pickleball Court Resurfacing**

Ms. Gertsman presented proposals from Welsh Tennis and Stewart Tennis Court & Fencing for the pickleball court resurfacing. There was a third proposer, but they did not respond. There was a difference of \$1,200 between the two proposals, which was to fix the cracks and add fill, but neither would guarantee a concrete floor, meaning that the cracks could open up in two weeks, two months or two years. Discussion ensued and the Board addressed the following:

- Mr. Roumy asked if there were irregular or straight-line cracks. Ms. Gertsman stated that there were separations in the concrete and some chips where the pickleball posts go in. If they were filled, it could split back open.
- Mr. Szewczyk noted a chip in the middle of one side of the court, estimated \$30,000 to replace the cement with asphalt versus fixing and questioned when the pickleball court was installed. It was originally a half-court basketball court and then cement was added to make one permanent pickleball court. Mr. Roumy recalled that it was almost 20 years old. Ms. Adams would verify, but it was prior to her serving as District Manager in 2019.
- Mr. Roumy did not want Stewart because they installed the fence on the tennis courts during the pandemic and were difficult to work with. Ms. Gertsman was not aware of any history. Mr. Sabol recalled arguing with them for months. Mr. Szewczyk noted that they had a good working relationship with Welch.
- Mr. Roumy suggested that Ms. Gertsman contact the American Sports Builders Association who have regulated contractors for outdoor courts.
- Ms. Gertsman was waiting for a response from Welch to clarify why their price was higher than Stewart.

- Mr. Sabol suggested resurfacing over two to three years as they would be spending \$75,000 to \$90,000 to resurface the entire court and do it correctly.
- Mr. Szewczyk felt that the expansion joints needed to be fixed, wanted the Board to make a decision at the next meeting and requested an alternate bid to compare with the Welsh proposal for a total resurfacing.
- Mr. Roumy suggested obtaining a bid from Ray Bradley and having their maintenance person fill the cracks with Sikacrete from Home Depot. Ms. Gertsmann stated that Welch could fill in the cracks and grind for \$8,850.

There was Board consensus for Ms. Gertsmann to include the Welsh proposal on the next agenda and provide additional information and proposals for a complete grinding and filling of the courts, including one from GMS.

**4. Ratification of Proposal to Add Refrigerant to Air Conditioner Units**

Ms. Lansford reported that the work was completed and Mr. Szewczyk signed off on the invoice.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the proposal with Conditioned Air to add refrigerant to the air conditioner units was ratified.

Mr. Szewczyk asked if they had an air conditioning maintenance contract. Ms. Gertsmann confirmed that they had a contract with Conditioned Air, but it lapsed and was going to obtain updated proposals, so it could be included in the budget. Mr. Szewczyk suggested looking in the Reserve Study on when the air conditioners needed to be replaced.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being none, the next item followed.

April 20, 2022

Lakeside Plantation CDD

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Board Meeting – May 18, 2022 at 6:00 p.m. at Lakeside Plantation Clubhouse**

The next meeting was scheduled for May 18, 2022 at 6:00 p.m. at this location.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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



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Secretary/Assistant Secretary



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Chairman/Vice Chairman