

**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, **June 15, 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:

Jordan Lansford	GMS – District Management
John Monahan	GMS – District Management
Sarah Sandy (<i>by Zoom</i>)	District Counsel
Brent Burford	District Engineer
Margie Gertsman	WTS Amenity Manager
Alex Murphy	WTS Operations Manager
Residents	

The following is a summary of the discussions and actions taken at the June 15, 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. A Request to Speak Form was received from Resident Monica Lewis of 1560 Scarlett Avenue who requested that the amended Amenity Facility Rules and Rates be posted on the website prior to the public hearing on August 17th, that the Board consider all comments and enforce the Rules and Rates. There being no further comments, Ms. Lansford closed the public comment period.

FOURTH ORDER OF BUSINESS**Audience Comment Tracker**

Ms. Lansford would record all of the Request to Speak Forms from this meeting on the Audience Comment Tracking Sheet, which would be updated at each meeting.

FIFTH ORDER OF BUSINESS**District Engineer****A. Pictures of Pool Equipment Drainage System**

Mr. Burford included pictures of the pool equipment drainage system in the agenda package. The vendor did an excellent job and it should alleviate the issue. Mr. Roumy questioned if there was corrugated pipe inside of the inlet and the expected lifespan. Mr. Burford stated that there was a double wall with corrugated pipe, which would probably last 25 years. Mr. Roumy hoped that the landscaping equipment was not damaged. Mr. Burford did not expect any damages because it was 8 to 10 inches below the top of the box where the pipe entered the drainage inlet. Mr. Roumy asked whether any maintenance was needed. Mr. Burford noted that the line should be fine, but the pool equipment needed maintenance and asked the Maintenance Supervisor to keep the mulch around the box from going into it and the pipe cleaned out. Mr. Burford was under the impression that the reason for the flooding was the heavy rainfall, but if there was no electricity to the pumps, the pool water would flow into the box and flood it. If they did have an issue with water from the pool backflowing into it, the drainage inlet would handle it.

Mr. Burford completed the 20-year Stormwater System Needs Analysis Report and would submit it to the state tomorrow. It was due on June 30th. He evaluated the lake bank erosion as requested and hoped to have an exhibit for the Board's review at the August meeting. Mr. Szewczyk requested an estimate. Mr. Burford originally estimated \$50 per linear foot, but it

was now up to \$55 per linear foot. It would be a constant maintenance issue. Mr. Szewczyk recalled that there was a separate line item in the Reserve Study for lake bank restoration. Mr. Roumy questioned the status of the sod repair along the sidewalk by Court 1. Ms. Gertsmann stated that Bloomings was supposed to handle it and would call them tomorrow. If she could not get in touch with them in the next day or two, she would inform Mr. Burford. Mr. Roumy requested that mesh be installed to reinforce it. Mr. Burford believed that irrigating the area would resolve it.

Mr. Burford left the meeting.

SIXTH ORDER OF BUSINESS

New Business Items

A. Consideration of Resolution 2022-10 Resetting the Public Hearing on Adopting Amended Amenity Facility Rules & Rates

Ms. Lansford presented Resolution 2022-10 resetting the public hearing on adopting the Amended Amenity Facility Rules and Rates for August 17th at 6:00 p.m. The purpose was to re-advertise as the advertisement was only for the rules as opposed to changing the fee. At Mr. Roumy's request, Ms. Lansford would provide a redlined version to the Board after the meeting. Mr. Szewczyk questioned how soon the rules could be posted on the website to fulfill Ms. Lewis' request to provide enough time for resident review. Ms. Sandy stated after her review and deciding which version to present to the Board, it could be posted to the website. Ms. Lansford would post it prior to the distribution of the agenda.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor Resolution 2022-10 Resetting the Public Hearing on Adopting Amenity Facility Rules & Rates and Setting the Public Hearing for August 17, 2022 at 6:00 p.m. at this location was adopted.

B. Review of Resident Facility Access Form and Waiver

Ms. Murphy presented the Resident Facility Access Form and Waiver, which would be used when the fobs were issued. The contact information of all household members and signed waiver of liability would be entered into the member management system. If approved, it would be emailed to the community tomorrow with a timeline for the fob system. If homeowners relinquished their rights to the renters, the renters must fill out the form to receive fobs. In

response to Mr. Roumy's question, Ms. Murphy stated that two fobs would be issued per household and two additional fobs could be purchased for \$25, for a maximum of four. The form and waiver were reviewed by District Counsel.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Resident Facility Access Form and Waiver was approved.

Mr. Roumy questioned whether the form and waiver could be used for tennis memberships. Ms. Gertsmann planned to use same form for tennis, except with different verbiage. Residents would be able to purchase a guest FOB with a deposit of \$50. After paying for the membership, the fob would be turned on and turned off on the last day of the membership unless it was renewed.

C. Discussion of Memorial Tribute

Ms. Lansford recalled at the last meeting, the Board directed staff to provide recommendations for some trees and plants. Mr. Monahan spoke to Ms. Benjamin about his ideas for a memorial type of garden, but after Ms. Benjamin expressed interest in residents buying or sponsoring trees, Mr. Monahan presented some ideas for trees. Mr. Roumy asked if each tree would have a plaque with the name of the person. Mr. Monahan recommended that residents sponsor a tree and place a small plaque in front of the tree or on the tree. Mr. Sabol did not want it look like a memorial garden or cemetery. Ms. Lansford spoke to Ms. Sandy who recommended that residents fill out a form and pay for the tree and the CDD would maintain the area. Ms. Benjamin selected an area that would provide a visual barrier between Cypress Falls and the District and the sponsorship would pay for the maintenance cost. Mr. Sabol liked the idea of having a natural barrier between the District and Cypress Falls. Mr. Szewczyk proposed that Ms. Chichelli work with Mr. Monahan on three different options to present to the Board and for Bloomings to provide the number of trees that could be planted in the chosen location. *There was Board consensus for Mr. Monahan to provide the options at the next meeting along with costs for the trees, planting each tree, plaques and maintenance costs.*

SEVENTH ORDER OF BUSINESS**Business Administration****A. Approval of Minutes of the May 18, 2022 Meeting**

Mr. Monahan presented the minutes of the May 18, 2022 meeting, which were included in the agenda package. Mr. Roumy stated on Page 3, he did not suggest the location of the memorial and on Page 7, "*Playground much*" should be "*Playground mulch.*"

On MOTION by Ms. Benjamin seconded by Ms. Chichelli with all in favor the Minutes of the April 20, 2022 Meeting were approved as amended.

B. Approval of Check Register**C. Balance Sheet and Income Statement**

Mr. Monahan presented the Check Register from May 1, 2022 to May 31, 2022 in the amount of \$55,977.28 and the May Balance Sheet and Income Statement, which were included in the agenda package.

Mr. Szewczyk questioned the difference between website administration and information technology on the May 1st GMS bill. Ms. Lansford explained that information technology was for the vendor that makes the website ADA compliant and website administration was for GMS employees to work with the website vendor on posting all documents and notices. Mr. Szewczyk questioned the concept incentives on the WTS invoice dated May 12th. Ms. Murphy stated according to the WTS agreement, the District received 10% of the net revenues for the tennis program and the tennis pro received 80%. Mr. Roumy asked why the District paid payroll taxes for the tennis pro when the District did not want them on their payroll. Ms. Murphy did not know why the District was billed and would look into it. Mr. Roumy questioned the 10% net revenue that the District received because at the end of the month, the District only received \$6 versus 20% of \$1,100. Ms. Murphy would review the contract and the invoice and provide an update to the Board. Mr. Sabol referred to a freon charge of \$2,744 on the Conditioned Air invoice and asked if there was a freon leak. Ms. Gertsman stated that it was a one-time charge when the freon was low and not a monthly occurrence. Freon was very expensive. It was an old unit that was included in the Reserve Fund to be replaced. The freon should be fine until the unit was replaced.

D. Special Assessment Receipts Schedule

Ms. Lansford presented the Special Assessment Receipts Schedule, which was included in the agenda package. Assessment collections were at 91%. Mr. Szewczyk asked out of the 9% that remained, how much was from lot owners that were not going to pay. Ms. Lansford believed that it was 4%, but would check with Ms. Hannah Henry, the District Accountant.

Mr. Roumy asked why *Clubhouse Personnel Services (Management Contract)* on the Balance Sheet, increased \$1,000 last month. Ms. Lansford would ask Ms. Henry but believed that there was some re-coding of line items. Mr. Roumy asked where the \$11,000 collected for the Tennis Pro was accounted for. Ms. Gertsmann believed that it was reported under *Program Revenue* or *General Revenue* but would find out. Mr. Szewczyk requested that the tennis portion be split out under *Miscellaneous* and a second line item be added. Ms. Lansford would have it start on October 1, for the new fiscal year.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the Check Register from May 1, 2022 to May 31, 2022 in the amount of \$55,977.28, May Balance Sheet and Income Statement and Special Assessment Receipt Schedule were approved.

Ms. Lansford would circulate the follow up questions to the Board.

SEVENTH ORDER OF BUSINESS**General Audience Comments**

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

- Donna Keller of 2395 Savannah Drive voiced concern about the District purchasing a tax certificate for the property at the entrance of Toledo Blade, due to taking seven years to mature with the remote possibility of any gain, expenses with the fob system and the Clubhouse Management Fee increasing \$14,000, high inflation and raising CDD fees for a second year in a row. The Board should be using the money meant to improve and maintain the development.
 - Mr. Sabol pointed out that the tax certificate sale may not happen, even though it was budgeted.

- A Resident who was an HOA Member, requested that the Board look at the parking lot surrounding the Clubhouse, particularly by the pickleball courts, which was unused space and the least disruptive place for parking because there were no homes as the swale on Scarlett Avenue was not aesthetically pleasing.
- Resident Nina Blair of 1544 Scarlett Avenue stated that an email was sent out on November 21st stating that property between the road and the sidewalk (swale) was owned by the CDD.

There being no additional comments, Ms. Lansford closed the general audience comments period.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy prepared a standard form agreement with Welch Tennis based on the proposal that the Board approved for the pickleball court resurfacing at the last meeting. Welch would not enter into the agreement and required that the District use their proposal but did allow for an addendum to include some statutory provisions that were required. It did not have all of the provisions Board hoped to see in an agreement, but it was executed and the work should be proceeding.

B. District Manager

1. Action Items List (to be provided under separate cover)

Mr. Monahan presented the Action Items List, which was included in the agenda package. The traffic enforcement was completed. They were working with Mr. Burford on the Stormwater Needs Analysis Report. Mr. Szewczyk asked if the District paid for any extra traffic enforcement. Ms. Lansford reported that they were only out for two days. They were supposed to start on June 1st, but it was pushed to June 13th. The results would be presented at the August meeting. In Mr. Szewczyk's opinion, it did not make sense to have an extra patrol if there was construction. Ms. Gertsman was not aware of the construction and would find out.

2. Filing of Form 1 Statement of Financial Interests

Ms. Lansford reminded the Board to file their Form 1 by June 30th.

Mr. Roumy stated that the Action Items List showed that the Board approved a not-to-exceed amount of \$3,000 for the drainage behind the tennis courts, but the Board actually approved \$7,500. Ms. Chichelli confirmed that the Board approved a not-to-exceed amount of \$3,300. Ms. Lansford would revise the Action items List.

Ms. Lansford asked if the Board wanted to use iPads for their agenda packages versus receiving hard copies. *There was Board consensus to continue receiving hard copies of the agenda package.* Ms. Lansford asked if the Board wanted to cancel the July 20, 2022 meeting as the Board did not typically meet in July. Mr. Szewczyk preferred to wait until a week prior to the meeting to cancel in case there was any business items.

C. Amenities Manager

1. Monthly Report

Ms. Gertsman presented the Amenities Manager Report, which was included in the agenda package. The proposal from Bloomings was \$675 to repair the tennis court drainage. ADT should be completed with the camera installation by the end of next week. The pickleball court resurfacing was proceeding and Welsh Tennis was requesting a deposit check, which would be provided to the Ms. Henry tomorrow. Once they receive the deposit, the work would be scheduled. The spa heater wiring was replaced under the warranty. There was a leak in the pool heater, which was repaired by Dart. The irrigation timers for Plantation and Scarlett were repaired by Bloomings. The fence installation was completed. The pump for the exit fountain was installed on Friday. The fob pick-ups were starting on July 15th and once the fob system installation was completed, the vendor would train staff.

Mr. Roumy asked if the Culligan bottled water that was purchased each month was \$65. Ms. Gertsman stated that they only pay for the water that was used. Mr. Roumy suggested installing a water bottle filling station. Mr. Szewczyk agreed. Ms. Gertsman would obtain estimates. Mr. Roumy asked if Ms. Gertsman obtained a quote from an electrician to put the tennis court lights on a timer as requested by the Board at the last meeting. Ms. Gertsman would have the electrician change the timer. Mr. Szewczyk recalled that the Board agreed to have the lights shut off at 9:15 p.m. Mr. Roumy doubted that the fob system was going to work. Yesterday, he was on the tennis court playing from 5:00 p.m. to 7:30 p.m. and the same three guests were playing tennis, but no one approached them. Ms. Lansford pointed out that if they were playing with a member, the member was allowed to bring guests. Mr. Sabol believed that

the fobs would work great and it was up to office staff, who the District paid a large amount of money to, to speak to these people. Ms. Gertsmann agreed and would speak to staff.

2. Proposals for Fountain Maintenance Services

Ms. Gertsmann presented a proposal from Aquascape Water Gardens for fountain maintenance services. Ms. Lansford provided the proposals that the Board received at the last meeting. Ms. Gertsmann did not receive any response from Living Water Fountain Service regarding recommendations and could not find anything online about them. However, she received a response from Professional Fountain Services and spoke to the City of Sarasota Parks and Recreation who said that they were very responsive and highly recommended them. They provided videos and pictures of the fountains that Professional Fountain Services maintained and they look beautiful. Mr. Sabol recommended using Professional Fountain Services for \$6,000 per year as they needed someone to be responsible for their fountains and they provided references. Ms. Gertsmann explained that they would come out to clean twice a year for \$1,600 and \$500 per month to maintain it.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor the proposal from Professional Fountain Services to maintain the fountains twice a year in the amount of \$1,600 and clean the fountains for \$500 per month was approved.

Mr. Roumy asked if Ms. Gertsmann spoke to AT&T about the gates. Ms. Gertsmann stated that she did not have a chance to speak to them, but a locksmith was coming out tomorrow. The installation people would not be back until next Monday. Mr. Roumy voiced concern about leaving the gate open. Ms. Gertsmann stated that they might be able to install a hinge that makes sure that the gate closes. Mr. Roumy suggested having a signal that the gate was open. Ms. Gertsmann would ask if an alert could be placed on her phone. Mr. Sabol felt that this was going to be an inconvenience and there were going to be issues. Ms. Gertsmann stated if there were issues, the guards must follow procedure by speaking to the individual first and then sending a letter.

Ms. Lansford stated in regards to the question that Mr. Roumy had on the Balance Sheet on why there was a \$2,000 increase in the management contract, it was misquoted. The concept

incentive amounts of \$1,147 and \$818.40 that Mr. Szewczyk questioned for WTS, would be reallocated to the new line item that the Board requested for tennis or other memberships.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Szewczyk hoped that Resident Monica Lewis' concerns were addressed regarding the fobs and follow through with due diligence, agreed with Resident Nina Blair that parking has always been allowed on the swale and appreciated that Ms. Gertsman was meeting with the residents to get their input. Their comments were not 100% positive, but overall, they were positive. Mr. Sabol agreed that Ms. Gertsman was doing a great job and there was a vast improvement in the amenities. Sometimes it needed to be refined, but overall, they were doing a great job. Mr. Roumy agreed.

TWELFTH ORDER OF BUSINESS

Next Scheduled Board Meeting is July 20, 2022 at 6:00 p.m. at Lakeside Plantation Clubhouse

The next meeting was scheduled for July 20, 2022 at 6:00 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman