

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42

**MINUTES OF MEETING  
LAKESHORE RANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community Development District was held on Wednesday, July 12, 2017 at 6:30 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Boulevard, Land O' Lakes, Florida 34638.

**FIRST ORDER OF BUSINESS – Roll Call**

Ms. Comings-Thibault called the meeting to order.

Present and establishing a quorum were:

John Rose	Board Supervisor, Chairman
Christine Lagnese	Board Supervisor, Vice Chairwoman ( <i>via phone</i> )
James Hollingsworth	Board Supervisor, Assistant Secretary
Janice Tremblay	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager/Treasurer
Tracy Robin	District Counsel ( <i>joined in progress</i> )
Heather Alexandre	Amenity Manager
Joe Hamilton	Aquatic Systems
John Burkett	Luke Brothers

**Pledge of Allegiance**

**SECOND ORDER OF BUSINESS – Public Comments on Agenda Items**

There being none, next item followed

**THIRD ORDER OF BUSINESS – Landscape and Pond Maintenance**

**A. Aquatic Systems – Waterway and Inspection Report**

Mr. Hamilton presented the Aquatic Systems Waterway and Inspection Report and asked for comments or questions.

Discussion ensued.

➤ Midge Fly Survey Report

Mr. Hamilton presented the Midge Fly Survey Report.

Discussion ensued.

➤ Consideration of Midge Fly Treatment Proposal - \$5,270

On a MOTION by Mr. Rose, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board approved the Aquatic Systems Midge Fly Treatment Proposal - \$5,270 for the Lakeshore Ranch Community Development District.

43           **B.     Luke Brothers**

44           Mr. Burkett presented the Luke Brothers Report and asked for comments or questions.

45           Discussion ensued.

46           On a MOTION by Ms. Tremblay, SECONDED by Mr. Rose, WITH ALL IN FAVOR, the Board  
47 approved Luke Brothers installing landscape metal barrier at the Clubhouse, not to exceed \$250, for the  
48 Lakeshore Ranch Community Development District.

49

50           **C.     Cornerstone Monthly NPDES Compliance Report**

51           Ms. Comings-Thibault presented the Cornerstone Monthly NPDES Compliance Report and asked  
52 for comments or questions.

53           Discussion ensued.

54           **FOURTH ORDER OF BUSINESS – Operations & Amenity Management**

55

56           **A.     DPFG Operations Report**

57           Ms. Comings-Thibault presented the DPFG Operations Report and asked for comments or  
58 questions.

59           **B.     Operations Proposals – Concrete Repair at Dock**

60           Ms. Comings-Thibault presented Operations Proposals – Concrete Repair at Dock and asked for  
61 comments or questions.

62                     1. Dock Concrete Repair – Extends Dock – \$1,990.26

63                     2. Dock Concrete Repair – Install erosion control - \$1,332.15

64                     3. Chemical Grout – to be provided - \$2,524

65           On a MOTION by Mr. Rose, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board  
66 approved the Chemical Grout Proposal - \$2,524 for the Lakeshore Ranch Community Development  
67 District.

68

69           **C.     Amenity Manager Report**

70           Ms. Alexandre presented the Amenity Manager Report and asked for comments or questions.

71           Discussion ensued concerning the following proposals:

72                     1. Consideration of Roofing Proposal – \$1,375

73           On a MOTION by Mr. Rose, SECONDED by, Mr. Hollingsworth, WITH ALL IN FAVOR, the Board  
74 approved the Roofing Proposal - \$1,375 for the Lakeshore Ranch Community Development District.

75

76                     2. Consideration of Clean Sweep Proposal - \$1,400

77           On a MOTION by Ms. Tremblay, SECONDED by, Mr. Rose, WITH ALL IN FAVOR, the Board  
78 approved the Clean Sweep Proposal - \$1,400 in addition to a 5% discount for the Lakeshore Ranch  
79 Community Development District.

80

81

82 3. Discussion of Pool Resurface

83 The Board requested that King Engineering conduct a pool analysis.

84 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved  
85 having King Engineering to conduct a pool analysis for the Lakeshore Ranch Community Development  
86 District.

87  
88 4. Audio System

89 On a MOTION by Mr. Hollingsworth, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the  
90 Board authorized the Amenity Manager to purchase an Audio System and have it programmed, not to  
91 exceed \$700, for the Lakeshore Ranch Community Development District.

92  
93 **FOURTH ORDER OF BUSINESS – Consent Agenda**

94 **A. Approval of the Minutes of the Board of Supervisors Meeting held on June 14, 2017.**

95 Ms. Comings-Thibault presented the Minutes of the Board of Supervisors Meeting held on June  
96 14, 2017 and asked for comments or questions.

97 A change was made at the request by Ms. Tremblay, to include the address of the resident when  
98 approving driveway improvements.

99 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved  
100 the minutes of the Board of Supervisors Meeting held on June 14, 2017, as amended, for the Lakeshore  
101 Ranch Community Development District.

102  
103 **B. Consideration of May 2017 Operations & Maintenance Expenditures**

104 **C. Acceptance of the Unaudited May 2017 Financial Statements**

105 **D. Ratification of “Swim at your Own Risk” Sign Purchase - \$755.27**

106 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board accepted  
107 **Items B, C & D** for the Lakeshore Ranch Community Development District.

108  
109 **FIFTH ORDER OF BUSINESS – Business Matters**

110 **A. Consideration and Approval of Resolution 2017-05 Fiscal Year 2017-2018 Annual**  
111 **Meeting Schedule**

112 Ms. Comings-Thibault presented Resolution 2017-05 Fiscal Year 2017-2018 Annual Meeting  
113 Schedule and asked for comments or questions.

114 Discussion ensued.

115  
116 On a MOTION by Ms. Tremblay, SECONDED by Mr. Rose, WITH ALL IN FAVOR, the Board adopted  
117 Resolution **2017-05** Fiscal Year 2017-2018 Annual Meeting Schedule for the Lakeshore Ranch  
118 Community Development District.

119  
120

121           **B.       Consideration of Driveway Apron Improvement Agreement - 8436 Eagle Brook**  
122           **Drive**

123  
124           Ms. Comings-Thibault presented Consideration of Driveway Apron Improvement Agreement –  
125           8436 Eagle Brook Drive and asked for comments or questions.

126           On a MOTION by Mr. Hollingsworth, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the  
127           Board approved the Driveway Apron Improvement Agreement - 8436 Eagle Brook Drive for the  
128           Lakeshore Ranch Community Development District.

129  
130           **C.       Discussion of Erosion on Falcon Crest Pond (preliminary proposals to be forwarded**  
131           **at meeting)**

132  
133           Ms. Comings-Thibault presented Discussion of Erosion on Falcon Crest Pond and asked for  
134           comments or questions.

135           Ms. Comings Thibault presented a proposal from GHD - \$4,850. Discussion ensued.

136           On a MOTION by Mr. Rose, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board  
137           approved sending the GHD Proposal to the District Engineer to determine cause and if approved, have  
138           District Counsel install legal language to provide for a warranty for at least one year, for the Lakeshore  
139           Ranch Community Development District.

140  
141           **SIXTH ORDER OF BUSINESS – Staff Reports**

142           **A.       District Manager**

143           1. Swim Kids Contract

144           Ms. Comings-Thibault presented Swim Kids Contract and gave an update on changes.  
145           Discussion ensued.

146           *This item was tabled.*

147           2. Speeding

148           *This item was tabled.*

149           3. Park Analysis

150           Ms. Comings-Thibault presented Park Analysis and asked for comments or questions.

151           Discussion ensued.

152           On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH Mr. Hollingsworth voting Aye and  
153           Ms. Tremblay voting Nay, the Board approved District Engineer to perform a park analysis - \$750, to see  
154           if it is suitable for a playground for the Lakeshore Ranch Community Development District.

155  
156           4. Pavers

157           Ms. Comings-Thibault stated that she had received proposals and they will be having  
158           Creative Decking install the pavers around August 7<sup>th</sup>.

159

160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190

5. Barrier Arms

Mr. Rose requested this item be tabled until a full board will be present in September.

The vendor will be asked to attend this meeting.

*This item was tabled to the September meeting*

**B. District Attorney**

There being none, next item followed

**C. Engineer**

There being none, next item followed.

**SEVENTH ORDER OF BUSINESS – Supervisor Requests**

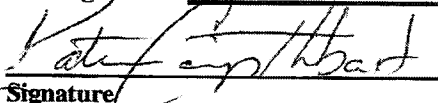
There being none, next item followed.

**EIGHTH ORDER OF BUSINESS – Adjournment**

On a MOTION by Mr. Rose, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board adjourned the meeting for the Lakeshore Ranch Community Development District.

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

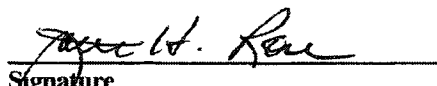
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_



Signature

Printed Name

Title:  Secretary     Assistant Secretary



Signature

Printed Name

Title:  Chairman     Vice Chairman