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**LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community Development District was held on Wednesday, March 8, 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
Janice Tremblay	Board Supervisor, Assistant Secretary
James Hollingsworth	Board Supervisor, Assistant Secretary
Shawn McCaig	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager/Treasurer
John Vericker	District Counsel
Tina Garcia	Greenspoon Marder (<i>via phone</i>)
Heather Alexandre	Amenity Manager
Joe Hamilton	Aquatic Systems
John Burkett	Luke Brothers

Pledge of Allegiance

SECOND ORDER OF BUSINESS - Audience Comments

Ms. Comings-Thibault addressed the audience stating that there would be no discussion about signage or speed limits, as we found out a traffic study would first be required. She then asked Mr. Hollingsworth to go over his findings.

Resident commented how important it is to her that something be done about the speeding for her children's safety.

Resident commented about cement trucks speeding, and concerns about parents waiting to see their kids get on the bus parking on both sides of the street. He also said the stones around trees look good.

THIRD ORDER OF BUSINESS – Professional – Pond 25

A. Settlement Agreement & Release

Ms. Comings-Thibault presented Settlement Agreement & Release and asked Ms. Garcia to address the differences in the agreement.

On a MOTION by Mr. McCaig, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved the Settlement Agreement & Release for the Lakeshore Ranch Community Development District.

40 **FOURTH ORDER OF BUSINESS – Landscape and Pond Maintenance**

41 **A. Aquatic Systems**

42 Mr. Hamilton presented the October Report and asked for comments or questions.

43 Discussion ensued. Ms. Comings-Thibault asked about Pond 13. Mr. Hamilton replied that Pond
44 13 is not in the contract but if there is a request to remove the Chinese Tallow he can come up with a
45 special services removal proposal. Ms. Comings-Thibault requested a proposal.

46 **B. Luke Brothers**

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

48 Discussion ensued. Mr. Burkett presented a proposal for Sunset Gully Cleaning - \$475

49 On a MOTION by Ms. Lagnese, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board
50 approved the Luke Brothers Proposal Sunset Gully - \$475 for the Lakeshore Ranch Community
51 Development District.

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53 **FIFTH ORDER OF BUSINESS - Operations & Amenity Management**

54 **A. DPFG Operations Report**

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

57 ➤ Luke Brothers Proposal – Annuals in Pool Area (*to be distributed*)

58 Ms. Comings-Thibault requested more proposals.

59 Ms. Comings-Thibault presented a proposal for guard house repair for \$1,193.31.

60 On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board
61 approved the Home Repair Solutions Proposal - \$1,193.31 for guard house repair for the Lakeshore Ranch
62 Community Development District.

63

64 Ms. Comings-Thibault presented a proposal for information signage \$1,750 and asked for
65 comments or questions.

66 Discussion ensued.

67 On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board
68 approved the information Signage Proposal - \$1,750 for the Lakeshore Ranch Community Development
69 District.

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71 **B. Amenity Manager Report**

72 Ms. Alexandre presented the Amenity Manager's Report and asked for comments or questions.

73 Discussion ensued concerning the fountains. The Board agreed to run the fountains 8 a.m. to 8
74 p.m.

75 Ms. Alexandre commented that a resident wanted to use the pool area to make a video for the
76 Salvation Army.

77

78 Discussion ensued.

79 On a MOTION by Mr. McCaig, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board
80 approved the usage of the community pool by the Salvation Army to make a safety video for disaster
81 training for the Lakeshore Ranch Community Development District.

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83 **SIXTH ORDER OF BUSINESS – Consent Agenda**

84 **A. Approval of the Minutes of the February 8, 2017 Meeting**

85 **B. Consideration of January 2017 Operations & Maintenance Expenditures**

86 **C. Acceptance of the Unaudited January 2017 Financial Statements**

87 On a MOTION by Ms. Lagnese, SECONDED by Mr. Rose, WITH Ms. Tremblay and Mr. Hollingsworth
88 voting Aye, AND Mr. McCaig abstaining from Item A, the Board approved **Items A-C** for the Lakeshore
89 Ranch Community Development District.

90

91 **D. Cornerstone Compliance Inspection – 03-03-2017 Inspection**

92 Ms. Comings-Thibault presented Cornerstone Compliance Inspection – 03-03-2017 Inspection
93 and asked for comments or questions.

94 **SEVENTH ORDER OF BUSINESS – Business Matters**

95 **A. Discussion Regarding Guard Shack Accident Damage**

96 *This item was discussed in DPFG Operations Report*

97 **B. Discussion Regarding Additional Signage**

98 Mr. Rose opened this discussion to address the speeding issue since signage had already been
99 discussed. He stated there were two alternatives: speed bumps/humps or to hire an off duty policeman.
100 Ms. Comings-Thibault reviewed the off duty policeman proposal from the last meeting.

101 Discussion ensued.

102 On a MOTION by Ms. Lagnese, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board
103 approved hiring an off duty policeman for \$320 to cover two shifts for the Lakeshore Ranch Community
104 Development District.

105

106 Mr. Hollingsworth asked if the Board wanted to revisit the signage item. Mr. Rose requested 3
107 quotes for signs and to put warning signs at crosswalks, and at the bus stops stipulating state law.

108 On a MOTION by Ms. Lagnese, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board
109 approved the purchase and installation of eight (8) cross walk warning signs and five (5) bus stop signs,
110 not to exceed \$2500, for the Lakeshore Ranch Community Development District.

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112 **EIGHTH ORDER OF BUSINESS – Staff Reports**

113 **A. District Manager – Tablets**

114 Ms. Comings-Thibault brought up the tablet subject again and asked which the Board preferred.

115 Discussion ensued. No action was taken on this item.

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B. Attorney

- Easement & Encroachment Policy

Mr. Vericker presented Easement & Encroachment Policy and asked for comments or questions.
The Board will review and send any comments to District Manager prior to next meeting.

- Status of Demand Letter to Resident

Ms. Comings-Thibault presented Status of Demand Letter to Resident for accident for \$720 and stated their insurance company wanted the invoice broken down between labor and materials. She just received that today and will be forwarded.

C. Engineer

There being none, next item followed.

NINTH ORDER OF BUSINESS – Supervisor Requests

Mr. Rose commented about checking on the possibility of adding a playground or dog park if the builders would donate a lot.

Discussion ensued. Mr. Hollingsworth will approach the builders about considering a dog park or playground, and Ms. Alexandre will send out two email blasts to residents to let them know we will be discussing usage as either a dog park or playground on lot between Pond 26 and Post Island Loop and to email comments or come to next meeting.

TENTH ORDER OF BUSINESS – Audience Comments – New Business

A. Via Email to the District Manager

Ms. Comings-Thibault presented email from residents with concerns about cracked and black sidewalks. The Board requested proposals to pressure wash the black sidewalks .

ELEVENTH ORDER OF BUSINESS – Adjournment

On a MOTION by Mr. McCaig, SECONDED by Ms. Lagnese, 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 3-8-2017.

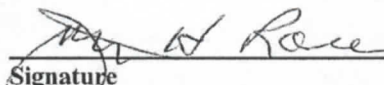


Signature

Janet Johns

Printed Name

Title: Secretary Assistant Secretary



Signature

John H. Rose

Printed Name

Title: Chairman Vice Chairman