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**LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

9 The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community
10 Development District was held on Wednesday, January 11, 2017 at 6:30 p.m. at the Lakeshore Ranch
11 Clubhouse, 19730 Sundance Lake Boulevard, Land O' Lakes, Florida 34638.

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FIRST ORDER OF BUSINESS – Roll Call

17 Ms. Comings-Thibault called the meeting to order.

18 Present and establishing a quorum were:

19 John Rose Board Supervisor, Chairman
20 Christine Lagnese Board Supervisor, Vice Chairwoman
21 Janice Tremblay Board Supervisor, Assistant Secretary
22 James Hollingsworth Board Supervisor, Assistant Secretary
23 Shawn McCaig (after oath) Board Supervisor, Assistant Secretary

24 Also present were:

25 Patricia Comings-Thibault District Manager/Treasurer
26 John Vericker District Counsel
27 Heather Alexandre Amenity Manager
28 Joe Hamilton Aquatic Systems
29 Rick Hammerl DPFG Operations
30 John Burkett Luke Brothers

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Pledge of Allegiance

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SECOND ORDER OF BUSINESS - Audience Comments

38 There being none, next item followed.

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THIRD ORDER OF BUSINESS – Organizational Matters

A. Review of Resumes

- Ashley Grohs
- Shawn McCaig
- Ron Mitchell (Not Present)
- Sean Bates (Not Present)
- Ray Lotito (Not Present)

Ms. Comings-Thibault asked each candidate to introduce themselves and give a brief introduction to the Board.

After ballots were filled out, Ms. Comings-Thibault read the ballots and then asked for a motion to approve.

On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved the election of Mr. McCaig for Supervisor for the Lakeshore Ranch Community Development District.

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**B. Oath of Office to New Supervisor & Supervisor Information
Sheet & Form 1 to be filled out within 30 days.**

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Ms. Comings-Thibault presented the Oaths of Office to Mr. McCaig, then asked him to read and
47 sign.

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Ms. Comings-Thibault stated that the Form 1 was to be filed within 30 days of taking the Oath.

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C. Compensation

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Ms. Comings-Thibault explained that the new supervisor was entitled to up to \$200 per meeting
51 per Florida Statute and asked if he accepted or waived compensation.

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Mr. McCaig accepted compensation.

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C. Review of the Sunshine Law

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Ms. Comings-Thibault explained the Sunshine Law and Public Records.

55

D. Consideration and Approval of Resolution 2017-3 Designation of Officers

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Ms. Comings-Thibault asked if the Board wanted to keep the slate as is, adding Mr. McCaig as

57

Assistant Secretary.

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On a MOTION by Ms. Tremblay, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board
59 adopted Resolution 2017-3 Designation of Officers with John Rose as Chairman, Christine Lagnese as
60 Vice Chairwoman, Patricia Comings-Thibault as Secretary/Treasurer, Maik Aagaard as Assistant
61 Treasurer, Carolyn Stewart and Janet Johns as Assistant Secretaries and Janice Tremblay, James
62 Hollingsworth and Shawn McCaig as Assistant Secretaries for the Lakeshore Ranch Community
63 Development District.

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FOURTH ORDER OF BUSINESS – Landscape and Pond Maintenance

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A. Aquatic Systems – October Report

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

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Discussion ensued. Mr. Rose requested he bring proposal to next meeting for Pond 41, and also a
69 proposal for the cattails on Site 30

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B. Luke Brothers

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

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Discussion ensued concerning the suggestion to replace the annuals. Ms. Comings-Thibault
73 requested Mr. Burkett check with the Luke Brothers Manager and let her know why the CDD would have
74 to pay to replace so soon. There was also discussion about irrigation replacement and a proposal for
75 \$616. Ms. Comings-Thibault questioned the hourly rate charge which was at the emergency after hour
76 rate. Mr. Burkett will have the rate adjusted.

77

On a MOTION by Ms. Lagnese, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board
78 approved the Luke Brothers Proposal, subject to the hourly rate change being revised to \$45 an hour or
79 less in accordance with the contract for the Lakeshore Ranch Community Development District.

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FIFTH ORDER OF BUSINESS - Operations & Amenity Management

A. DPFG Operations Report

Mr. Hammerl presented the DPFG Operations Report and the following proposals:

- ROW Mowing – Luke Brothers
- ROW Mowing – Southern Landscape (to be distributed)
These two items were tabled to next meeting
- Fence Repair - Home Repair Solutions - \$500
- Fence Repair – Elite Fence (to be distributed)

On a MOTION by Ms. Tremblay, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved the Home Repair Solutions Proposal for \$500 for fence repair for the Lakeshore Ranch Community Development District.

B. Amenity Manager Report

Ms. Alexandre presented the Amenity Manager’s Report. She then stated the front fountain motor has died and presented two estimates.

- Suncoast Pool Rebuilt Motor - \$1,240
- Suncoast Pool New Motor - \$2,350

Discussion ensued. The Board requested warranty information on both estimates.

On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved the Suncoast Pool new motor - \$2,350 - unless the warranty for the Suncoast Pool rebuilt - \$1,240 - is close or equal to it, for the Lakeshore Ranch Community Development District.

SIXTH ORDER OF BUSINESS – Administrative Matters

A. Approval of the Minutes of the December 14, 2016 Meeting

Ms. Comings-Thibault presented the Minutes of the December 14, 2016 Meeting and asked for comments, questions or corrections.

On a MOTION by Ms. Tremblay, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board approved the December 14, 2016 Meeting Minutes for the Lakeshore Ranch Community Development District.

B. Consideration of November 2016 Operations & Maintenance Expenditures

Ms. Comings-Thibault presented the November 2016 Operations & Maintenance Expenditures and asked for comments or questions.

On a MOTION by Ms. Lagnese, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board accepted the November 2016 Operations & Maintenance Expenditures for the Lakeshore Ranch Community Development District.

121 **C. Acceptance of the Unaudited November 2016 Financial Statements**

122 Ms. Comings-Thibault presented the Unaudited November 2016 Financial Statements and asked
123
124 for comments or questions.
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126 On a MOTION by Ms. Lagnese, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board
127 accepted the Unaudited November 2016 Financial Statements for the Lakeshore Ranch Community
128 Development District.

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

131 **A. Consideration and Approval of the Straley Robin Vericker Engagement Letter for**
132 **District Counsel**

133 Ms. Comings-Thibault presented the Straley Robin Vericker Engagement Letter for District
134 Counsel and asked for comments or questions.

135 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board accepted
136 the Straley Robin Vericker Engagement Letter for District Counsel for the Lakeshore Ranch Community
137 Development District.

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139 **B. Approval of LSR-SLS Site Maintenance Billings**

- 140 > Billing 10-17-2016 -\$4,368
- 141 > Billing 11-10-2016 - \$4,284
- 142 > Billing 11-29-2016 - \$4,284

143 Ms. Comings-Thibault presented the LSR-SLS Site Maintenance Billings and asked for
144 comments or questions.

145 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved
146 the LSR-SLS Site Maintenance Billings for the Lakeshore Ranch Community Development District.

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148 **C. Discussion Regarding Turning Lane**

149 Mr. Hollingsworth gave an update regarding the turning lane.

150 Discussion ensued. Mr. Roberts suggested that District Manager get with Security to ask them to
151 report any accidents reported to the police. Mr. Hollingsworth will get an answer to the question about
152 the one turn lane that the developer paid for that was there initially.

153 **D. Discussion Regarding Revised Code of Conduct**

154 Ms. Comings-Thibault presented the Revised Code of Conduct and asked for comments or
155 questions.

156 Mr. Hollingsworth had three items to comment on:

157 Item 9: strike “not opinions”

158 Item 13: strike “no grandstanding” or reword it.

159 Item 16: remind residents of the 3 minute rule.

160 On a MOTION by Ms. Lagnese, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board
161 accepted the Revised Code of Conduct for the Lakeshore Ranch Community Development District.

162
163 **E. New Business**

164 **➤ Speed Traps**

165 Resident made a comment on how bad the speeding is, especially at Watercolor and Sunset Bay.

166 Discussion ensued. District Manager will reach out to the District Engineer about the process of
167 making a 4 way stop at Watercolor and Sunset, a three way stop at Falcon Crest and Crystal Creek and at
168 Clubhouse a stop sign where the tennis courts are. She was also asked to check on speed bumps. Mr.
169 McCaig also suggested off duty police to monitor and give out speeding tickets. District Manager will
170 find out how much this would cost.

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

172 **A. District Manager**

173 Ms. Comings-Thibault gave an update on the status of developer lots:

- 174 ➤ Homes by WestBay closed on their lots.
- 175 ➤ William Ryan Homes have yet to close; expected to close sometime in January.
- 176 ➤ Once William Ryan Homes closed on their lots, Estancia will have no further
- 177 ownership in Lakeshore Ranch.

178 Ms. Comings-Thibault stated that construction debris in curb inlets are ultimately the
179 responsibility of the CDD. She asked Mr. Galiano from King Engineering to get proposals for us to get
180 someone to start monitoring. Then District Counsel will send letters to builders if needed.

181 Ms. Comings-Thibault requested pictures be sent to her of any debris seen by the Supervisors.

182 **B. Attorney**

183 **➤ Discussion of Easement & Encroachment**

184 Mr. Rose asked that for the two or three areas we know could be a problem in the future,
185 could we send an “awareness” letter. Mr. Vericker said yes, and that it could be sent by District
186 Manager.

187 Discussion ensued.

188 **C. Engineer**

189 There being none, next item followed.

190 **NINTH ORDER OF BUSINESS – Supervisor Requests**

191 Mr. Rose suggested a Consent Agenda be added to the agendas. He had a one page form for the
192 Supervisors to review for next meeting for further discussion

193 **TENTH ORDER OF BUSINESS – Adjournment**

194 On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board
195 adjourned the meeting for the Lakeshore Ranch Community Development District.

196

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

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201 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
202 meeting held on _____.

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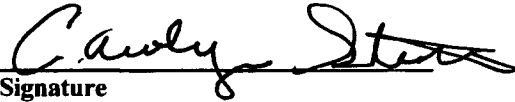
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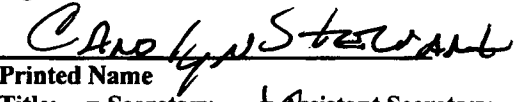
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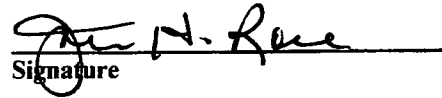
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Signature


Printed Name

Title: Secretary Assistant Secretary


Signature

Printed Name

Title: Chairman Vice Chairman

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