
MINUTES OF MEETING

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.

LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeshore Ranch Community Development District was held on **Wednesday, January 8, 2014 at 6:01 p.m.** at the Lakeshore Ranch Clubhouse, located at 19730 Sundance Lake Boulevard, Land O' Lakes, FL 34638.

Present and constituting a quorum:

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| Dan Roberts | Board Supervisor, Chairman |
| Christine Lagnese | Board Supervisor, Vice Chairperson |
| Cynthia Oldsen | Board Supervisor, Assistant Secretary |
| Shawn McCaig | Board Supervisor, Assistant Secretary |
| Marian Fowler | Board Supervisor, Assistant Secretary |

Also present were:

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|----------------|---|
| Jeremy Needham | District Manager, Rizzetta & Company, Inc. |
| Lorie Costa | Clubhouse Manager |
| John Toborg | Operations Manager, Rizzetta & Company, Inc. |
| John Vericker | District Counsel, Straley & Robin |
| Audience | Present |

FIRST ORDER OF BUSINESS

Call to Order

Mr. Needham called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments Regarding Agenda Items

Mr. Needham asked for audience comments. An audience member discussed paint on a driveway and sidewalk. **It was stated that initially the paint was a spill by the residents and later the residents tried to correct it making it worse.** Brief discussion ensued regarding repair of the sidewalk. It was stated that the HOA should initiate having the driveway and sidewalk repaired by the owner.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker stated that 2014 was an election year and that any residents that are interested in running for the Board would need to qualify by June 2014 with the Supervisor of Elections. He stated that if any residents were interested they should call the Pasco County Supervisor of Elections to discuss qualifications. Some discussion ensued.

B. District Engineer

Not present.

C. Clubhouse Manager

Ms. Costa discussed some vandalism that took place near the amphitheater restrooms. Mr. Needham discussed the camera footage that showed three individuals near the restroom and one individual knocking in the grate in the wall. Ms. Costa stated that she would draft an inquiry to the Homeowners for Mr. Needham to review which would then be distributed to the community.

C. District Manager

Mr. Needham discussed District Attorney hourly rates. Mr. Vericker stated that his fees differ from some of the other Attorney's fees that stand in for him when he is on vacation. Brief discussion ensued on the matter of a fixed rate regardless of what Attorney was attending the meeting. Mr. Vericker stated that his firm would issue the District a credit.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on December 11, 2013

Mr. Needham stated that the minutes were reviewed by District Counsel.

On a Motion by Mr. Roberts, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on December 11, 2013 as presented for Lakeshore Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for November 2013

The Board of Supervisors reviewed the Operations and Maintenance expenditures for November. Mr. Lagnese asked why the Tadlock Kettle Corn bill was paid in the owners name and not paid to his company name. Mr. Needham stated he would look into it. Some discussion took place regarding a customer surcharge from the Electric Company. Ms. Lagnese asked concerning the \$122.95 irrigation repair fee from Austin Outdoor. Mr. Needham stated that he would contact Austin Outdoor to obtain details on the fee.

Ms. Fowler asked about taking a discount on the sales tax. Mr. Needham stated that he would inquire about a collection allowance of 2.5% monthly on sales tax.

On a Motion by Ms. Lagnese, seconded by Ms. Fowler, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for November 2013 (\$60,265.86) for Lakeshore Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary (under separate cover)

Mr. Needham stated that there was a spike at the beginning of the year that was due to insurance. He stated that Lakeshore Ranch was currently trending below the budget. There were no questions or concerns.

SEVENTH ORDER OF BUSINESS

Review of Lakeshore Ranch Field Inspection Report (under separate cover)

Mr. Toborg discussed the Field Inspection Report with the Board Members. He discusses some issues with Austin Outdoor regarding pruning the Savannah Hollies. Mr. Toborg also discussed the fire ant treatment by Top Choice. He also stated that the bench has been relocated out of the dog park to a location between the tennis and basketball court. Mr. Toborg discussed some frustration with Austin Outdoors not responding promptly enough. Mr. Needham stated that he could contact Austin Outdoors regarding Mr. Toborg's frustration. The Board went on to discuss having mulch work begin. Brief discussion ensued regarding O'Neill's Tree Service trimming trees (excluding the Hollies).

On a Motion by Ms. Lagnese, seconded by Mr. McCaig, with all in favor, the Board of Supervisors approved the O'Neill's Tree Service proposal to trim trees within the District (excluding the Hollies) for Lakeshore Ranch Community Development District.

A resident discussed a large tree that has fallen within the conservation area. It was stated that the resident should call Southwest Florida Water Management District regarding the fallen tree.

Mr. Needham discussed speed limit signs. It was stated that speed limit signs were determined by roadway types/designs and roadway curvature by the Florida Department of Transportation.

EIGHTH ORDER OF BUSINESS

Review of Ecological Consultants Semi-Annual Monitoring Report

The Board of Supervisors discussed the Ecological Consultants Semi-Annual Monitoring Report. Mr. Roberts asked Mr. Needham to have King Engineering submit the Ecological report

to Southwest Florida Water Management District and inquire if monitoring could be stopped as the report shows that the minimum requirements are met for a healthy wetland.

On a Motion by Ms. Lagnese, seconded by Mr. McCaig, with all in favor, the Board of Supervisors accepted the Ecological Consultants Semi-Annual Monitoring Report for Lakeshore Ranch Community Development District.

NINTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

It was stated that in the next Homeowners Association (HOA) email/newsletter it would be clarified that Mr. Needham should be contacted on CDD matters not Ms. Costa.

Some discussion took place regarding pavers. Ms. Costa asked the Board if they'd like to see paver samples when they review the quotes.

An audience member asked regarding the basketball hoops being replaced. It was stated that Ms. Costa would have the maintenance man change them out if they were worn out.

An audience member asked about the budget. Mr. Needham stated that the proposed budget would be discussed around May 2014 and is approved in July or August. He stated that the final approved budget would take affect October 1, 2014. Ms. Lagnese asked if a water fountain could be obtained for the basketball court. The Board discussed what funds to utilize for the water fountain. Mr. Needham stated that he would pursue water fountain proposals.

Ms. Costa discussed a vegetable truck from local farmers that would bring fresh vegetables to the community. Brief discussion ensued.

On a Motion by Ms. Lagnese, seconded by Mr. McCaig, with all in favor, the Board of Supervisors approved allowing a vegetable truck to enter the community to sell produce (as long as there were no complaints from residents) for Lakeshore Ranch Community Development District.

Mr. Needham stated that the next meeting of the Board of Supervisors has been scheduled to be held on Wednesday, February 12, 2014 at 6:00 p.m. at the Lakeshore Ranch Clubhouse, located at 19730 Sundance Lake Boulevard, Land O' Lakes, FL 34638.

TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Lagnese, seconded by Mr. McCaig, with all in favor, the Board of Supervisors adjourned the meeting at 7:56 p.m. for Lakeshore Ranch Community Development District.


Asst. Secretary


Chairman / Vice Chairman