

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, March 12, 2014 at 6:11 p.m.** at the Lakeshore Ranch Clubhouse, located at 19730 Sundance Lake Boulevard, Land O' Lakes, FL 34638.

Present and constituting a quorum:

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:

Jeremy Needham	District Manager, Rizzetta & Company, Inc.
Lorie Costa	Clubhouse Manager
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 on agenda items. An audience member asked about the policy of the basketball court. Mr. Needham stated that the basketball court is for members and their guests. He stated that non residents could obtain membership by

paying a fee. Discussion ensued regarding many non residents using the basketball court who acted in

a belligerent manner when asked to leave. The Board of Supervisors discussed obtaining proposals to have a fence put in to keep trespassers off the basketball court.

On a Motion by Ms. Lagnese, seconded by Mr. McCaig, with all in favor, the Board of Supervisors authorized the Chairman to execute a proposal to fence off the short cut to the basketball court for Lakeshore Ranch Community Development District.

Further discussion took place regarding membership to the basketball court. Mr. Roberts recommended sending out an email to the residents to inquire about the use of the basketball court. It was stated that the daily membership fee for non-residents is \$50 per person per day.

Ms. Costa clarified that the Roving Patrol would be allowed to question those at the basketball court and ask their name, age and to document it on a report form that she would create. She stated that the Roving Patrol would also have the permission to ask anyone that shouldn't be there to leave and if they do not he has permission to call the Sheriffs Department. Ms. Costa stated that she would send out an email to the residents to alert them of this new procedure along with mentioning the membership policy and prices. Ms. Costa stated that the signage was becoming worn out and also needed to be updated with the correct community guidelines. Mr. Roberts asked if Ms. Costa would send a photo of the signs to the Board members. Ms. Costa stated that she would send photos to the Board members.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Not present.

C. Clubhouse Manager

The Board of Supervisors reviewed the Management Report from Ms. Costa. There were no questions.

C. District Manager

Mr. Needham discussed the 2.5% discount on sales tax. He stated, per an email from Ms. Leslie Spock, Staff Accountant with Rizzetta & Co. Inc, that according to the directions from the Florida Department of Revenue "If you electronically file (e-file) your return and electronically pay (e-pay) tax timely, you are entitled to receive a collection allowance. The collection allowance is 2.5% (.025) of the first \$1,200 of the

Total Tax Due (Line 7), not to exceed \$30 per month.” Mr. Needham stated that meant a savings of only \$18.50 for the fiscal year, which Ms. Leslie Spock didn’t feel was

sufficient enough savings to set up electronic accounts that could compromise the safety of the accounts.

Mr. Needham discussed proposed budget meeting dates. He stated that the mid May meeting would be a good time to discuss the proposed budget.

Mr. Needham passed out Pasco County Town Hall Meeting documents regarding a meeting pertaining to the development of state roads.

Mr. Needham stated that Ms. Costa has been using her personal cell phone for CDD business but would like a separate cell phone line for just CDD business. The Board of Supervisors also discussed the debit card limit of \$1000 and increasing it to \$1500 per month.

On a Motion by Mr. Roberts, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors approved seeking quotes for a separate cell phone for Ms. Costa for CDD business only as well as increasing the debit card limit to \$1500 per month for Lakeshore Ranch Community Development District.

Mr. Needham stated that Thomopalos & Associates, Training ASHI (American Safety & Heart Institute) Center would like to offer CPR/AED & First Aid courses at the clubhouse for the residents as well as the community for a fee. He stated that per the information provided by Mr. Thomopalos that 10% of the income from each class would be forwarded to the CDD as a fee for amenity use. Brief discussion ensued regarding utilizing the clubhouse for profit. The Board was not interested in allowing the classes to take place at the Clubhouse.

The Board of Supervisors discussed CPR classes for residents only with Mr. Jeff Williams through the American Heart Association (AHA) which has a Friends and Family program. It was stated that the Friends and Family CPR is for people who want to learn CPR but do not need a course completion card or certification. A cost of \$15 per family was discussed with 10% being given back to the CDD. It was also stated that the Board of Supervisors would decide on how often the classes were to take place depending on how well the first class went.

On a Motion by Ms. Oldsen, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors approved of a one time CPR and Friends and Family class by Mr. Jeff Williams at the Clubhouse for residents only for Lakeshore Ranch Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board
of Supervisors' Meeting held on
February 12, 2014**

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

On a Motion by Mr. Roberts, seconded by Mr. McCaig, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on February 12, 2014 as presented for Lakeshore Ranch Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations and
Maintenance Expenditures for
January 2014**

The Board of Supervisors reviewed the Operations and Maintenance expenditures for January 2014.

On a Motion by Mr. Roberts, seconded by Ms. Oldsen, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for January 2014 (\$46,584.93) for Lakeshore Ranch Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Monthly Financial
Summary (under separate cover)**

Mr. Needham discussed the monthly Financial Summary with the Board of Supervisors. There were no questions or concerns.

SEVENTH ORDER OF BUSINESS

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

Mr. Needham stated that the water fountain has been ordered and should be installed prior to the next meeting. He stated that Mr. Toborg was awaiting some proposals from Austin Outdoor for landscaping. Mr. McCaig asked about the Spanish moss being removed. Mr. Roberts asked that Mr. Needham let Mr. Toborg know he wasn't content with the retention ponds which were filled with algae and cat tails. Mr. Roberts requested a report from Remson Aquatics regarding the previous monthly care of the retention ponds.

Mr. Needham discussed the Southern Automated NEMA box proposal. He stated that they decide on the smaller NEMA box.

EIGHTH ORDER OF BUSINESS

Review of Apology Letter from Resident (Vandalism)

The Board of Supervisors reviewed the letter of apology from the resident.

NINTH ORDER OF BUSINESS

Consideration of Recommendation from Audit Review Committee Members

Mr. Needham stated that the Audit Review Committee Members has recommended evaluating the proposals with price and stated that is was okay for Rizzetta & Co, Inc to solicit for proposals and not just rely on the newspaper advertisement. He stated that the Audit Review Committee recommended a due date of April 18, 2014 by 12:00 p.m. for audit proposals. He also stated that the Audit Review Committee recommended an audit meeting to rank the proposals to be set for May 14, 2014.

On a Motion by Ms. Oldsen, seconded by Mr. McCaig, with all in favor, the Board of Supervisors accepted all of the said recommendations of the Audit Review Committee Members for Lakeshore Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of District Allowing Realtor Access for Marketing Purposes

Mr. Needham discussed the email regarding realtor access for marketing purposes. He stated that the realtor wished to video tape the pool and utilize the footage on a website for marketing reasons. Mr. Roberts asked that the realtor included a disclosure that their company is not an exclusive agency for the community. It was stated that residents should not be included in the video of the pool area. Mr. Roberts stated that the Board of Supervisors should have the right to approve the video. Brief discussion ensued.

On a Motion by Ms. Lagnese, seconded by Mr. McCaig, with Ms. Oldsen opposing, the Board of Supervisors approved the request realtor access to video tape the pool area, but must include a disclosure stating that their agency is not an exclusive agency for the Community, the video must not include any of the residents, and the Board of Supervisors has the right to approve the video for Lakeshore Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

An audience member discussed some grievances with edging near the grass and dumpsters on empty lots. Brief discussion ensued regarding unnecessary dumpsters within the community. Another audience member stated that she felt it could come across as intrusive to

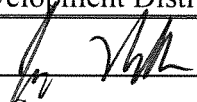
ask people at the basketball court for their name etc. Mr. Needham stated that the inquiry would be non hostile. Mr. Roberts stated that should there be any confrontation that becomes hostile the Roving Patrol would step away and possibly alert the authorities. Some brief discussion ensued.

Mr. Needham stated that the next meeting of the Board of Supervisors has been scheduled to be held on Wednesday, April 9, 2014 at 6:00 p.m. at the Lakeshore Ranch Clubhouse, located at 19730 Sundance Lake Boulevard, Land O' Lakes, FL 34638.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Roberts, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors adjourned the meeting at 8:30 p.m. for Lakeshore Ranch Community Development District.



Asst. Secretary



Chairman / Vice Chairman