
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, April 9, 2014 at 6:00 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 (<i>via phone</i>)
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 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. There were none.

THIRD ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
Not present.

C. Clubhouse Manager

Ms. Costa discussed Weight Watcher meetings at the Club House. She stated that they would meet once a week for two hours. The Board stated that being that it was a business, that it could not be considered. Ms. Costa discussed a proposal from Romaner Graphics regarding signs. She stated that some signs were in need of updating due to fading, policy updates and marketing logo changes. Further discussion ensued regarding signage throughout the community. It was stated that the verbiage "Non resident membership and annual passes are available" was not required on the sign. It was also stated that the guest policy was not required on the sign.

On a Motion by Mr. McCaig, seconded by Ms. Oldsen, with all in favor, the Board of Supervisors accepted the proposal regarding signs from Romaner Graphics at \$1,150 for Lakeshore Ranch Community Development District.

Ms. Costa stated that approximately 170 people attended the garage sale that took place the previous Saturday.

C. District Manager

Mr. Needham stated that he would like to discuss proposals first as Ms. Lagnese called into the meeting and might not be able to stay on the phone for the whole meeting.

Mr. Toborg discussed a proposal from Austin Outdoor at \$2,900 and a proposal from Site Masters at \$2,200 addressing the issue regarding removing the plants that block the vision of swimming children in the pool, and capping off the irrigation for those plants. These two proposals would also include paving the area left vacant by the removed plants. Some discussion ensued regarding filling in the area with low lying plants instead of paving. The Board decided to discuss different ideas for the area and pursue further proposals.

On a Motion by Mr. Roberts, seconded by Mr. McCaig, with all in favor, the Board of Supervisors tabled the decision on paving proposals for Lakeshore Ranch Community Development District.

Mr. Toborg discussed some landscape proposals for areas near the pool in the area of about \$4,000. He also discussed some proposals for landscaping at the side entrance of the Club House at a cost of \$1,300. Mr. Toborg discussed a proposal for the bare areas around some palm trees for a total of \$2,035. He discussed a final proposal at a cost of \$5,123 for landscaping near the gym. Further discussion ensued regarding testing the soil to make sure that it does not harm the landscaping. The Board also discussed looking into hardscaping some of the areas instead of planting flowers.

On a Motion by Ms. Oldsen, seconded by Mr. McCaig, with all in favor, the Board of Supervisors tabled the proposals and decided to have the soil tested by Austin Outdoor as well as to look into alternative ideas (turf) instead of flowers for Lakeshore Ranch Community Development District.

Mr. Needham discussed the fence proposal from Big Dog Fence at \$15,900 for a ten foot heavy duty fence similar to the one around the tennis court. Ms. Costa stated that the trespassing issue has not been as much of an issue recently. She stated that the Roving Patrol was helping to deter trespassing. Mr. Needham discussed the proposals for fencing off the short cut area to the basketball court. He stated that one proposal with chain link and synthetic panels was at \$1,192 and another proposal which was all synthetic panels was at \$1,882. The Board of Supervisors discussed installing a "No Trespassing, Private Property" sign.

On a Motion by Ms. Oldsen, seconded by Mr. Roberts, with all in favor, the Board of Supervisors approved ordering a "No Trespassing" sign for the area near the short cut to the basketball court for Lakeshore Ranch Community Development District.

Ms. Lagnese left the meeting (via phone) at 6:57 pm.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Audit Review Committee Meeting held on March 12, 2014

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

On a Motion by Ms. Oldsen, seconded by Mr. McCaig, with all in favor, the Board of Supervisors approved the minutes of the Audit Review Committee Meeting held on March 12, 2014 as presented for Lakeshore Ranch Community Development District.

FIFTH ORDER OF BUSINESS

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

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

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

SIXTH ORDER OF BUSINESS

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

The Board of Supervisors reviewed the Operations and Maintenance expenditures. Some discussion took place regarding the one time pruning of the trees in the dog park. Brief discussion ensued regarding the expenditures.

On a Motion by Mr. Roberts, seconded by Mr. McCaig, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for February 2014 (\$112,553.45) for Lakeshore Ranch Community Development District.

SEVENTH ORDER OF BUSINESS

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

Mr. Needham discussed the Financial Summary with the Board of Supervisors. There were no questions or concerns. Mr. Roberts stated that Sub Phases 3A, 3B, 3C, and 3D should be completed this week and would be ready for home construction.

EIGHTH ORDER OF BUSINESS

**Review of Lakeshore Ranch Field
Inspection Report**

Mr. Toborg discussed the Field Inspection Report with the Board Members. He asked if the Board would like to view bids regarding landscape proposals. The Board stated that they would like to see the landscape bids. Mr. Toborg stated that the drinking fountain has been delivered. He stated that the fountain would be installed on Friday between the basketball and tennis court. Mr. Toborg discussed a proposal, from Arbor-Tec Environmental Group to cut down a tree at a cost of \$1,500. Mr. Toborg discussed a proposal from Remson Aquatics for \$379 for landscaping near the marsh. He also discussed a proposal from Remson Aquatics, LLC regarding clearing out dead material in the marsh. Mr. Roberts suggested that Remson Aquatics include, free of charge, clearing the marsh of dead material in their proposal costing \$379.

On a Motion by Mr. Roberts, seconded by Ms. Fowler, with all in favor, the Board of Supervisors accepted the proposal for \$379 from Remson Aquatics contingent upon including, free of charge, the clearing of dead material in the marsh for Lakeshore Ranch Community Development District.

NINTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

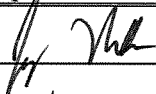
An audience member discussed some issues with weeds and St. Augustine grass throughout the community. There were no Supervisor requests.

Mr. Needham stated that the next meeting of the Board of Supervisors has been scheduled to be held on Wednesday, May 14, 2014 at 6:00 p.m. at the Lakeshore Ranch Clubhouse, located at 19730 Sundance Lake Boulevard, Land O' Lakes, FL 34638.

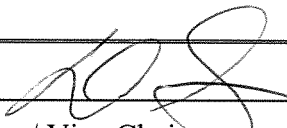
TENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Oldsen, seconded by Ms. Fowler, with all in favor, the Board of Supervisors adjourned the meeting at 8:05 p.m. for Lakeshore Ranch Community Development District.



Asst. Secretary



Chairman / Vice Chairman