

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, May 14, 2014 at 6:12 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 (<i>via phone</i>)
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 no audience comments regarding the agenda.

THIRD ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
Not present.

C. Clubhouse Manager

Ms. Costa discussed the pool operating hours and how the hours should be worded. She stated that currently it states 8:00 a.m. to dusk. Ms. Costa suggested rewording the pool hours to stated "Sunrise to dusk", suggesting that it would work better than stating a definite time, as lighting changes take place throughout the year. Mr. Vericker stated that he would look into the matter and seek the proper verbiage according to the Health Department. Brief discussion ensued regarding gate access to the pool.

On a Motion by Mr. Roberts, seconded by Mr. McCaig, with all in favor, the Board of Supervisors approved updating the sign with pool hours of operation pending review by District Counsel for Lakeshore Ranch Community Development District.

Ms. Costa discussed the fountain fixtures and lighting issues. She stated that according to Pasco County the fountain shouldn't be running at all because it's considered an exterior water feature that doesn't provide aeration to a pond. Mr. Needham stated that he would speak to a lighting consultant and seek ideas.

D. District Manager

Mr. Needham discussed residents complaining about people fishing in the pond. Brief discussion ensued. No action was taken.

Mr. Needham discussed the trespassing sign to be put in the short cut area leading to the basketball court. The Board discussed a location for the sign, as well as a real need for the sign. It was stated that the Board would hold off on pursuing the installation of the "No Trespassing" sign. An audience member, Mrs. Tait, stated that she would like the "No Trespassing" sign installed. Brief discussion ensued regarding a location for the "No Trespassing" sign. The Board could not decide upon a location suitable for the "No Trespassing" sign to be installed. The Board decided to table this business item.

Mr. Needham discussed the Audit Report for Fiscal Year 2012/2013. He stated that Rizzetta and Company had not yet received the report from Barzana and Associates. Mr. Needham asked that the Board authorize the Chairman to accept the report once it was received and stated that the Board could later ratify it.

On a Motion by Ms. Lagnese, seconded by Mr. McCaig, with all in favor, the Board of Supervisors authorized the Chairman to accept the Audit Report for Fiscal Year 2012/2013 for Lakeshore Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on April 9, 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 April 9, 2014 as presented for Lakeshore Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for March 2014

The Board of Supervisors reviewed the Operations and Maintenance expenditures.

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 March 2014 (\$59,264.52) 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.

SEVENTH ORDER OF BUSINESS

Review of Lakeshore Ranch Field Inspection Report

Mr. Toborg discussed the Field Inspection Report with the Board Members. He discussed fertilizers and the annuals in the community. Brief discussion ensued.

Mr. Toborg stated that he'd requested a current report from Remson Aquatics, LLC.

Mr. Roberts discussed use of rocks for landscaping. Further discussion ensued.

EIGHTH ORDER OF BUSINESS

Consideration of Landscape Plants and Sod – Watercolor Drive

The Board of Supervisors decided to table this business item until they received some proposals for rock landscaping.

NINTH ORDER OF BUSINESS

Consideration of Tree Removal Proposal(s)

The Board of Supervisors discussed the three proposals from O'Neil's, Austin Outdoor and Arbor Tech to remove a dead Red Bay tree east of the fishing dock. Mr. Toborg stated that he'd received an amended proposal from Austin Outdoor adding the two River Birch trees. Mr. Toborg stated that he would need to obtain an amended proposal from O'Neil's and Arbor Tech with the two River Birch trees included.

On a Motion by Ms. Lagnese, seconded by Mr. McCaig, with all in favor, the Board of Supervisors authorized the Chairman to make a decision on the tree removal once the proposals adding the removal of the two River Birch trees was received for Lakeshore Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Pool Plantings

Mr. Toborg discussed the multiple proposals from Reeders, Stewart and Associates, Austin Outdoor, Forever Lawn and Florida Playstructures. Further discussion ensued.

On a Motion by Ms. Lagnese, seconded by Mr. Roberts, with all in favor, the Board of Supervisors accepted the proposal from Forever Lawn for the two triangles in Area 1 and Area 2 for Lakeshore Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Audit Review Committee Recommendation

Mr. Needham discussed the recommendation from the Audit Review Committee members. He stated that Grau & Associates scored a 396 and ranked first and McDirmit Davis scored a 358 and ranked second and stated that the Audit Review Committee Members recommended proceeding with Grau & Associates for Auditing Services for Fiscal Year 2014.

On a Motion by Mr. Roberts, seconded by Mr. McCaig, with all in favor, the Board of Supervisors accepted the recommendation from the Audit Review Committee to proceed with Grau & Associates for Auditing Services for Fiscal Year 2014 the Lakeshore Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Review of Registered Voter Count as of April 15, 2014

Mr. Needham stated that there were 414 registered voters as of April 15, 2014. He stated that for the General Election, Seat 3 (Cynthia Oldsen) and Seat 4 (Marian Fowler) were up.

Mr. Needham stated that the qualifying period would begin at noon on June 16th and end at noon on June 20th.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-01,
Proposed Budget Setting the Public
Hearing for Final Budget Fiscal Year
2014/2015**

The Board of Supervisors discussed some aspects of the proposed budget. The Board of Supervisors discussed certain line items that would increase or decrease and also discussed possible future needs of the community. The Board of Supervisors decided to table this business item.

Mr. Needham discussed the increase in the Rizzetta Amenities services fee due to the effects of the Affordable Care Act. The Board asked that the fee increase be further researched.

FOURTEENTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

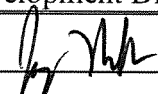
An audience member discussed issues with removing plants near the pool. Mr. Roberts stated that there were about 35 ponds that had vegetation that was encroaching on the ponds and would need to be maintained.

Mr. Needham stated that the next meeting of the Board of Supervisors has been scheduled to be held on Wednesday, June 11, 2014 at 6:00 p.m. at the Lakeshore Ranch Clubhouse, located at 19730 Sundance Lake Boulevard, Land O' Lakes, FL 34638.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Lagnese, seconded by Mr. Roberts, with all in favor, the Board of Supervisors adjourned the meeting at 8:46 p.m. for Lakeshore Ranch Community Development District.



Asst. Secretary



Chairman / Vice Chairman