

**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, June 11, 2014 at 6:04 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	<b>Board Supervisor, Chairman</b>
Christine Lagnese	<b>Board Supervisor, Vice Chairperson</b>
Shawn McCaig	<b>Board Supervisor, Assistant Secretary</b>
Marian Fowler	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Jeremy Needham	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lorie Costa	<b>Clubhouse Manager</b>
John Vericker	<b>District Counsel, Straley &amp; Robin</b>
Audience	<b>Present</b>

**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 member comments

**THIRD ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Not present.
- C. Clubhouse Manager  
The Board had previously reviewed the management report.

C. District Manager

Mr. Needham discussed switching out the exterior landscape and bollard lighting, as they lose lighting ability, and replace them with LED lights. The Board of Supervisors asked that Tim Gay with Illuminations Holiday Lighting to meet with Mrs. Lagnese and Mr. McCaig to see a demonstration of the lighting in front of the guard house.

On a Motion by Mr. Roberts, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors approved switching out the exterior landscape and bollard lighting to LED's as they fail for Lakeshore Ranch Community Development District.

Mr. Needham discussed the Austin Outdoor sod proposal for the left side at Water Color Drive at a rate of \$1,708.80

On a Motion by Mr. Roberts, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors approved the proposal from Austin Outdoor for sod on the left side of Water Color Drive at a rate of \$1,708.80 for Lakeshore Ranch Community Development District.

Mr. Needham discussed the verbiage for hours at the pool. The Board of Supervisors decided to go with the state required verbiage.

Mr. Needham mentioned a suggestion from a resident to have childcare services at the clubhouse. The Board of Supervisors was not interested in taking on the risk or expense of child care services at the clubhouse.

Mr. Needham discussed some issues with uneven sidewalks. The Board of Supervisors asked that District Staff obtain some quotes from different concrete companies to have the sidewalks repaired.

Mr. Needham discussed a request from the developer to have the District pay for the monthly maintenance of the rows in Phase 3. It was estimated to be about \$7 per lot, with there being about 300 lots. The Board decided to discuss at a future meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Audit  
Review Committee Meeting and the  
Board of Supervisors' Meeting held on  
May 14, 2014**

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

On a Motion by Ms. Oldsen, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors approved the minutes of the Audit Review Committee Meeting and the Board of Supervisors' Meeting held on May 14, 2014 as presented for Lakeshore Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

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

The Board of Supervisors reviewed the Operations and Maintenance expenditures.

On a Motion by Mr. McCaig, seconded by Ms. Oldsen, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for April 2014 (\$58,355.15) for Lakeshore Ranch Community Development District.

**SIXTH ORDER OF BUSINESS**

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

Mr. Needham discussed the Financial Summary Report. There were no questions.

**SEVENTH ORDER OF BUSINESS**

**Review of Lakeshore Ranch Field  
Inspection Report**

Mr. Needham discussed the Field Inspection Report with the Board Members. Further discussion ensued.

**EIGHTH ORDER OF BUSINESS**

**Review of Remson Waterway Report**

The Board of Supervisors requested that proposals for other aquatic services be sought.

**NINTH ORDER OF BUSINESS**

**Consideration of Austin Outdoor Pond  
Mowing Proposal**

The Board of Supervisors reviewed the pond mowing proposal. Brief discussion ensued.

On a Motion by Mr. McCaig, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors approved the Austin Outdoor proposal for pond mowing for Phase 3 at a cost of \$400 per visit every other week for Lakeshore Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Lighting Consultant  
Recommendations**

The Board of Supervisors discussed the lighting consultant recommendations. The Board decided that Mr. Tim Gay would meet with Mr. McCaig and Ms. Lagnese to perform a demonstration before a decision would be reached.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Excavation of Synthetic  
Turf Areas Proposal**

The Board of Supervisors reviewed the proposal from Austin Outdoor to excavate pool planters for the preparation of synthetic turf. Brief discussion ensued.

On a Motion by Mr. Roberts, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors approved the Austin Outdoor proposal for synthetic turf around the pool (but not around the children's pool) for Lakeshore Ranch Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Pressure Washing  
Proposals**

The Board of Supervisors reviewed the proposal for pressure washing. Brief discussion ensued.

On a Motion by Mr. Roberts, seconded by Mr. McCaig, with all in favor, the Board of Supervisors approved the pressure washing proposal from Extreme Concrete Pressure Washing for Lakeshore Ranch Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Rock Landscaping  
Proposals**

The Board of Supervisors reviewed the proposal for rock landscaping. Brief discussion ensued. The Board requested that district staff along with Mr. McCaig obtain other proposals.

**FOURTEENTH ORDER OF BUSINESS**

**Review of Legislative Changes for Special  
Districts**

The Board of Supervisors reviewed the legislative changes memo stating that Community Development Districts must create, operate and maintain an official website for the District by October 1, 2015 and submit the website address to the Department of Economic Opportunity.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-01,  
Proposed Budget Setting the Public  
Hearing for Final Budget FY 14/15**

The Board of Supervisors reviewed the proposed budget. Mr. Needham discussed each line item. The Board opted for August 13, 2014 to hold the public hearing at set the time for 6 p.m. at the Lakeshore Ranch Clubhouse, located at 19730 Sundance Lake Boulevard, Land O' Lakes, FL 34638.

On a Motion by Ms. Fowler, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors adopted Resolution 2014-01, Proposed Budget Setting the Public Hearing for Final Budget FY 14/15 for Lakeshore Ranch Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-02, FY  
14/15 Meeting Schedule**

The Board of Supervisors discussed a schedule for 2014/2015.

On a Motion by Ms. Fowler, seconded by Ms. Oldsen, with all in favor, the Board of Supervisors adopted Resolution 2014-02, FY 14/15 Meeting Schedule for Lakeshore Ranch Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-03  
Setting the Public Hearing for Rules of  
Procedure**

The Board of Supervisors reviewed the rules of procedure and discussed a date for the public hearing. The Board of Supervisors set the date for September 10<sup>th</sup>, 2014 at 6 p.m. at the Lakeshore Ranch Clubhouse, located at 19730 Sundance Lake Boulevard, Land O' Lakes, FL 34638.

On a Motion by Ms. Oldsen, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors adopted Resolution 2014-03 Setting the Public Hearing for Rules of Procedure for Lakeshore Ranch Community Development District.

**EIGHTEENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor  
Requests**

There were no audience comments or Supervisor requests.

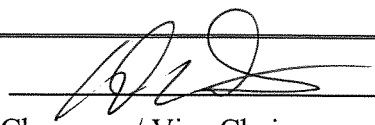
Mr. Needham stated that the next meeting of the Board of Supervisors has been scheduled to be held on Wednesday, July 9, 2014 at 6:00 p.m. at the Lakeshore Ranch Clubhouse, located at 19730 Sundance Lake Boulevard, Land O' Lakes, FL 34638.

**NINETEENTH 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 8:49 p.m. for Lakeshore Ranch Community Development District.

  
Asst. Secretary

  
Chairman / Vice Chairman