

**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, July 9, 2014 at 6:02 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>
Cynthia Oldsen	<b>Board Supervisor, Assistant Secretary</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 Toborg	<b>Operations Manager, Rizzetta &amp; Company, Inc.</b>
Vivek Babbar	<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.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Babbar stated that there was no County Ordinance against lighting a palm tree with Christmas lights all year round.
  
- B. District Engineer  
Not present.

C. Clubhouse Manager

Ms. Costa stated that a resident inquired about using the Event Lawn next to the Clubhouse to play softball. The Board of Supervisors was not in favor.

Ms. Costa discussed the management report with the Board of Supervisors.

C. District Manager

Mr. Needham discussed snipe signs being placed throughout the community by developers regarding model homes. It was stated that District Counsel would look into whether or not there were ordinances that may not allow this.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on June 11, 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 Board of Supervisors' Meeting held on June 11, 2014 as presented with revisions made for Lakeshore Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

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

The Board of Supervisors reviewed the Operations and Maintenance expenditures. It was requested that Rizzetta Amenity Services Inc provide a break down of costs for their services.

On a Motion by Mr. McCaig, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for May 2014 (\$54,718.09) 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. There were no questions or concerns.

---

---

**SEVENTH ORDER OF BUSINESS**

**Discussion on Landscape Maintenance**

Mr. Toborg discussed the Field Inspection Report with the Board Members. Mr. Toborg stated that he would meet with Mr. Roberts and Austin Outdoor on July 16, 2014 regarding maintenance to phase three.

The Board of Supervisors discussed maintenance of the utility easement in front of the homes. Brief discussion ensued.

On a Motion by Mr. Roberts, seconded by Mr. McCaig, with all in favor, the Board of Supervisors authorized the transfer of maintenance of the utility easement to Lakeshore Ranch Community Development District.

The Board of Supervisors discussed landscape maintenance.

On a Motion by Ms. Oldsen, seconded by Mr. Roberts, with all in favor, the Board of Supervisors authorized a request for proposals for landscape maintenance for Lakeshore Ranch Community Development District.

The Board of Supervisors discussed allowing Tropical Landscape Design to add two beds of flowers to the islands near Autumn Chase.

On a Motion by Ms. Oldsen, seconded by Mr. Roberts, with all in favor, the Board of Supervisors authorized allowing Tropical Landscape Design to add two beds of flowers to the islands near Autumn Chase for Lakeshore Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Review of Remson Waterway Report,  
June 2014**

The Board of Supervisors discussed the report from Remson.

**NINTH ORDER OF BUSINESS**

**Consideration of Aquatic Proposals  
(under separate cover)**

The Board of Supervisors discussed the proposals from Aquatic Systems, Gators Hydro Services and Remson Waterway.

On a Motion by Ms. Lagnese, seconded by Mr. McCaig, with all in favor, the Board of Supervisors authorized sending Remson Waterway a letter of cancellation and pursuing services with Aquatic Systems for Lakeshore Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Ratification of Audit Report FY  
2012/2013**

The Board of Supervisors reviewed the report that was previously accepted by the Chairman.

On a Motion by Ms. Lagnese, seconded by Mr. McCaig, with all in favor, the Board of Supervisors ratified the Audit Report FY 2012/2013 for Lakeshore Ranch Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor  
Requests**

The Board of Supervisors continued a discussion on putting lights on the palm trees with Christmas lights. Mr. Needham stated that he would obtain a quote for lights around the palm trees.

The Board of Supervisors discussed illuminating the exterior water features at the Gatehouse and Clubhouse. The Board of Supervisors decided that they needed to obtain further information before they could make a decision.

The Board of Supervisors stated that it should be reported to Rizzetta Amenity Services Inc that a fee increase due to the Affordable Care Act would not be accepted at this time.

An audience member asked if a report on pond bank maintenance issues could be made.

Mr. Needham stated that the next meeting of the Board of Supervisors has been scheduled to be held on Wednesday, August 13, 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 Ms. Lagnese, seconded by Mr. McCaig, with all in favor, the Board of Supervisors adjourned the meeting at 7:59 p.m. for Lakeshore Ranch Community Development District.

  
Asst. Secretary

  
Chairman / Vice Chairman