

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, August 13, 2014 at 6:05 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:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Lorie Costa	Clubhouse Manager
John Toborg	Operations Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley & Robin
Kelly Evans	Rizzetta Amenity Services
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments Regarding Agenda Items

Mr. Brizendine asked for audience comments. There were none.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker stated that the snipe signs were prohibited by the County Ordinance. He stated that the Lakeshore Ranch CDD could remove the signs if they were on District property.

B. District Engineer
Not present.

C. Clubhouse Manager
Ms. Costa stated that fees collected from any ongoing classes at the Clubhouse were documented on the deposit log.

Mr. Toborg stated that a plumber was contacted regarding the water leak.

C. District Manager
No report.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on July 9, 2014

Mr. Brizendine 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 Board of Supervisors' Meeting held on July 9, 2014 as presented for Lakeshore Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for June 2014

The Board of Supervisors reviewed the Operations and Maintenance expenditures. Ms. Lagnese asked about the pressure washing status and Ms. Costa stated that it was half completed. The Board of Supervisors discussed the funds for the events at the Clubhouse. The Board of Supervisors asked that the deposit log be added to the agenda monthly.

On a Motion by Ms. Lagnese, seconded by Mr. McCaig, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for June 2014 (\$57,919.16) for Lakeshore Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary (under separate cover)

Mr. Brizendine stated that the Financial Summary was updated to reflect the financial statements through July 31, 2014. The Board of Supervisor reviewed the Financial Summary. There were no questions or concerns.

SEVENTH ORDER OF BUSINESS

**Review of Lakeshore Ranch Field
Inspection Report**

Mr. Toborg discussed the Field Inspection Report with the Board Members. The Board discussed the deficiencies of services provided by Austin Outdoor. The Board of Supervisors also discussed the request for proposals for landscaping services. The Board requested that Mr. Toborg obtain responses from Austin Outdoor regarding the deficiencies and provide the responses to the Board of Supervisors for review. Further discussion ensued regarding available funds for landscaping.

Ms. Lagnese noticed that there was a lot of litter at the Clubhouse. Mr. Roberts commented that trash is noticed along the boulevard, wetlands and ponds. He suggested that someone drive around and pick up trash. The Board of Supervisors discussed an additional part time employee and the hours that would be needed allocated to miscellaneous maintenance. When asked by Mr. Roberts, Ms. Evans recommended a total of 25 hours of maintenance service for the amenities and trash pickup in the common areas of the community. It was clarified that 10 of these maintenance hours were already part of the approved proposed budget. Discussion ensued regarding a vehicle for a maintenance person to drive in the community. The Board of Supervisors decided to revisit this issue at a later time. Ms. Lagnese stated that she didn't feel that additional staff was needed at the current time. Mr. Roberts disagreed with Ms. Lagnese. Mr. Roberts asked that the money be budgeted for an additional 15 hours provided by an additional employee. Ms. Lagnese asked Ms. Evans for a list of job responsibilities for the staff.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals

Mr. Toborg discussed the sidewalk survey with the Board of Supervisors. The Board of Supervisors reviewed the proposals from Site Masters and Central Concrete.

On a Motion by Ms. Oldsen, seconded by Mr. McCaig, with all in favor, the Board of Supervisors accepted the proposal from Site Masters for Lakeshore Ranch Community Development District.

Mr. Toborg discussed the proposal for flea treatment in dog park He discussed the proposal from Austin Outdoor for \$133.21 monthly to treat the dog park.

On a Motion by Ms. Lagnese, seconded by Ms. Oldsen, with all in favor, the Board of Supervisors accepted the proposal for flea treatment from Austin Outdoor for \$133.21 monthly for Lakeshore Ranch Community Development District.

Ms. Costa discussed the Illuminations Holiday Lighting proposal to light three palms in front of the community year-round, with the Board of Supervisors. Ms. Costa discussed

incandescent and LED lighting. She stated that if the lighting was put up for the holidays and then left up afterwards, there would not be a \$500 fee. Some discussion ensued regarding the

maintenance agreement of the proposal. The Board of Supervisors decided to table this business item and the proposal to light the exterior water features.

NINTH ORDER OF BUSINESS

Revisit Asian Dwarf Jasmine Proposals

The Board of Supervisors discussed the Asian Dwarf Jasmine proposals from Austin Outdoor, Reeder's and Stewarts with Mr. Toborg.

On a Motion by Mr. McCaig, seconded by Mr. Roberts, with all in favor, the Board of Supervisors accepted the proposal from Reeder's Landscaping for \$847.00 for Lakeshore Ranch Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposals to Restrap Pool Furniture (under separate cover)

Ms. Costa discussed the proposals to re-strap the pool furniture. The Board of Supervisors discussed the condition of the pool furniture. Ms. Costa stated that the furniture has faded and was about 6 years old. The Board of Supervisors discussed restrapping just the chaise lounge chairs and the rest of the chairs at a later time.

On a Motion by Ms. Oldsen, seconded by Mr. Lagnese, with all in favor, the Board of Supervisors accepted the proposal to re-strap the chaise lounge chairs (56 chaise lounge chairs at a cost of \$80 for a total of \$4,480) and authorized Ms. Costa to negotiate pricing and choose the color for Lakeshore Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Tropical Landscape Proposal on Remaining Work

The Board of Supervisors discussed the work already completed by Tropical Landscape.

On a Motion by Mr. Roberts, seconded by Mr. McCaig, with all in favor, the Board of Supervisors authorized Ms. Lagnese to review the completed work by Tropical Landscape and to move forward with the remaining work, at a cost of \$16,254.40 by Tropical Landscape for Lakeshore Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

**Ratification of Audit Report for Period
Ended September 30, 2013**

The Board of Supervisors reviewed the audit report for period ended September 30, 2013.

On a Motion by Ms. Lagnese, seconded by Ms. Oldsen, with all in favor, the Board of Supervisors ratified the Chairman's action of accepting the Audit Report and authorizing District Management to submit the report to the Auditor General for Period Ended September 30, 2013 for Lakeshore Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Public Hearing on FY 14/15 Final Budget

Mr. Brizendine discussed the General Fund Budget. Brief discussion ensued regarding changes made by the Board. Funds budgeted for the Affordable Care Act, \$4,326 within Line item 74 Management Contract, were moved and placed into Miscellaneous Contingency increasing it to \$49,826. The final budget was proposed at \$1,044,817.

On a Motion by Ms. Oldsen, seconded by Ms. Fowler, with all in favor, the Board of Supervisors opened the Public Hearing on General Fund Budget for Fiscal Year 2014/2015 for Lakeshore Ranch Community Development District.

There were no public comments regarding the budget.

On a Motion by Ms. Oldsen, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors closed the Public Hearing on Final Budget for Fiscal Year 2014/2015 for Lakeshore Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-04,
Final Budget Appropriation FY 14-15**

On a Motion by Ms. Oldsen, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors adopted Resolution 2014-04, Final Budget Appropriation FY 14-15 for Lakeshore Ranch Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-05,
Annual Assessments**

On a Motion by Mr. Roberts, seconded by Mr. McCaig, with all in favor, the Board of Supervisors adopted Resolution 2014-05, Annual Assessments for Lakeshore Ranch Community Development District.

SIXTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

An audience member discussed the condition of the ponds and stated that they weren't being maintained properly. Mr. Roberts explained that there is a change being made to obtain improved aquatic services. An audience noted that he witnessed the Rover speeding through the community. Ms. Costa asked that the audience member report it right away if it occurs again. Some discussion took place regarding reporting an open garage door. An audience member stated that the shrubs on the street coming out of the basketball court should be trimmed as it's hard to see oncoming traffic. A representative from Austin Outdoor confirmed that they will trim any growth that is blocking sight lines.

It was clarified that the snipe signs (smaller signs with wires) would not be allowed to be installed by Homes by Westbay. It was also clarified that at night time, the Rover would be allowed to report a resident's open garage door to the Gatehouse Attendant, who would call the resident as a courtesy.

Mr. Brizendine stated that the next meeting of the Board of Supervisors has been scheduled to be held on Wednesday, September 10, 2014 at 6:00 p.m. at the Lakeshore Ranch Clubhouse, located at 19730 Sundance Lake Boulevard, Land O' Lakes, FL 34638.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Lagnese, seconded by Ms. Oldsen, with all in favor, the Board of Supervisors adjourned the meeting at 8:45 p.m. for Lakeshore Ranch Community Development District.


Asst. Secretary


Chairman / Vice Chairman