
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, September 10, 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	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:

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 handed out documents showing job descriptions.

C. District Manager

Mr. Needham stated that Mr. Brizendine would be managing the Lakeshore Ranch Community Development District meetings beginning with the October 2014 meeting.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on August 13, 2014

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

On a Motion by Mr. McCaig, seconded by Ms. Oldsen, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on August 13, 2014 as presented for Lakeshore Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operations and Maintenance Expenditures for July 2014

The Board of Supervisors reviewed the Operations and Maintenance expenditures.

On a Motion by Mr. Roberts, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for July 2014 (\$89,458.10) for Lakeshore Ranch Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Monthly Financial Summary (under separate cover)

Mr. Needham discussed 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. He discussed the bid form for the request for proposals for landscape services. Mr. Roberts stated that he felt that the price should be more than 35% of the points. Mr. McCaig suggested changing personnel from 15 to 10 points and adding 5 points to reasonableness. The Board of Supervisors discussed the proposal for copper leaf plants at a price not to exceed \$15 per plant, which would replace the dwarf bottlebrush proposal.

On a Motion by Mr. Roberts, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors accepted the proposal from Austin Outdoor for the copper leaf plants not to exceed a price of \$15 per plant for Lakeshore Ranch Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals to Restrap Pool Chairs

The Board of Supervisors discussed the proposals. The Board of Supervisors requested that, for Accounting purposes, the checks to restrap the pool chairs and previously approved lounge chairs be made out in the 2013-2014 Fiscal Year and held by Ms. Costa.

On a Motion by Mr. Roberts, seconded by Mr. McCaig, with all in favor, the Board of Supervisors accepted the proposal to have the pool chairs restrapped for Lakeshore Ranch Community Development District.

NINTH ORDER OF BUSINESS

Discussion on Holiday Lighting

Ms. Costa discussed the adjusted proposal from Illuminations Holiday Lighting to install holiday lighting at the Clubhouse, Gatehouse and front entry of the community.. staying within the \$5,000 budget suggested from the August, 2014 CDD meeting.

On a Motion by Mr. McCaig, seconded by Mr. Roberts, with all in favor, the Board of Supervisors accepted the proposal for lighting at the Clubhouse, Gatehouse and Front Entrance for a total of \$5,000 for Lakeshore Ranch Community Development District.

Ms. Costa discussed a proposal from Rhythm Electrics for up lighting the palms at the entry of the community. No decision was made.

TENTH ORDER OF BUSINESS

Public Hearing on Rules of Procedure

Mr. Needham asked for a motion to open the public hearing.

On a Motion by Ms. Lagnese, seconded by Ms. Oldsen, with all in favor, the Board of Supervisors opened the Public Hearing on Rules of Procedure for Lakeshore Ranch Community Development District.

There was no public comment.

On a Motion by Ms. Oldsen, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors closed the Public Hearing on Rules of Procedure for Lakeshore Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2014-06, Adopting Rules of Procedure

On a Motion by Mr. Roberts, seconded by Ms. Oldsen, with all in favor, the Board of Supervisors adopted Resolution 2014-06, Adopting Rules of Procedure for Lakeshore Ranch Community Development District.

TWELFTH ORDER OF BUSINESS

Ratification of LLS Tax Arbitrage Rebate Letter, Series 2005

The Board of Supervisors reviewed the rebate letter. There were no questions or concerns.

On a Motion by Mr. Roberts, seconded by Mr. McCaig, with all in favor, the Board of Supervisors ratified the LLS Tax Arbitrage Rebate Letter, Series 2005 for Lakeshore Ranch Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of District Insurance Proposals (Egis and Stahl)

The Board of Supervisors reviewed the proposals. The Board of Supervisors decided that the proposal from Preferred Governmental Insurance Trust (provided by Stahl & Associates Insurance, Inc.) was most suitable for Lakeshore Ranch Community Development District. Discussion ensued regarding adding a barcode scanner. The Board stated that they would like to inquire if the gate entry system is covered.

On a Motion by Mr. Roberts, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors accepted the proposal from Preferred Governmental Insurance Trust (provided by Stahl & Associates Insurance, Inc.) for Lakeshore Ranch Community Development District.

FOURTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were no Supervisor requests. An audience member stated that they liked the artificial turf in the pool area.

Mr. Needham stated that the next meeting of the Board of Supervisors has been scheduled to be held on Wednesday, October 9, 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 Mr. Roberts, seconded by Ms. Lagnese, with all in favor, the Board of Supervisors adjourned the meeting at 7:26 p.m. for Lakeshore Ranch Community Development District.


Asst. Secretary


Chairman / Vice Chairman