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**LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community Development District was held on Wednesday, February 8, 2017 at 6:30 p.m. at the Lakeshore Ranch Clubhouse, 19730 Sundance Lake Boulevard, Land O' Lakes, Florida 34638.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Comings-Thibault called the meeting to order.

Present and establishing a quorum were:

John Rose	Board Supervisor, Chairman
Christine Lagnese	Board Supervisor, Vice Chairwoman
Janice Tremblay	Board Supervisor, Assistant Secretary
James Hollingsworth	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager/Treasurer
John Vericker	District Counsel
Heather Alexandre	Amenity Manager
Tina Garcia	Greenspoon Marder (<i>via telephone</i>)
Vinny Galianno	King Engineering
Mike Ross	King Engineering
Joe Hamilton	Aquatic Systems
Rick Hammerl	DPFG Operations
John Burkett	Luke Brothers

Pledge of Allegiance

SECOND ORDER OF BUSINESS - Audience Comments

There being none, next item followed.

THIRD ORDER OF BUSINESS – Professional Service Update

A. Greenspoon Marder – Pond 25 – Expended to date - \$14,304

Ms. Comings-Thibault presented Greenspoon Marder – Pond 25 – Expended to Date - \$14,304 and asked Ms. Garcia to review. Ms. Garcia stated after negotiations with opposing counsel, they had dropped their offer for settlement to \$13,250.

Mr. Rose recommended the Board settle at \$13,250. Ms. Tremblay asked if there was a breakdown of the \$14,304. A breakdown sheet was given out.

On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board agreed to settle for \$13,250 for Pond 25 Restoration for the Lakeshore Ranch Community Development District.

B. King Engineering

➤ **Project Completion Certification Status**

39 Ms. Comings-Thibault asked the District Engineer, Mr. Ross to advise the Board of the status of
40 the Project Completion Certification. Mr. Ross stated that they are reviewing their files at this time.

41 ➤ **Consideration of Cornerstone Proposal – Inlet Monitor - \$350 per month**

42 Ms. Comings-Thibault explained we had some problems with the curb inlets and the debris in the
43 inlets. She asked District Engineering to comment on MPDES Monitoring.

44 Mr. Ross stated that they received proposals to monitor from Cornerstone \$350 Monthly and one
45 from AlphaEMC for \$325 per Phase.

46 Discussion ensued.

47 On a MOTION by Mr. Rose, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board
48 approved the Cornerstone Proposal – Inlet Monitoring - \$350 monthly for six (6) months for the
49 Lakeshore Ranch Community Development District.

50
51 ➤ **Consideration of King Engineering – Speed Bumps & Stop Signs**

52 Ms. Comings-Thibault presented King Engineering – Speed Bumps & Stop Signs stating that a
53 speed limit sign audit was sent out for the Board's review and asked Mr. Ross to give an update.

54 Mr. Ross gave an overview on the cost for speed bumps and stop signs.

55 Discussion ensued. Mr. Hollingsworth will reach out to the county to find out the process
56 involved to install signs.

57 **Resident Comments**

58 Resident commented on her attempts to use the crosswalk to the playground. Mr. Rose also
59 asked her opinion of the playground.

60 Residents commented on drivers not heeding the posted speed signs and speeding construction
61 trucks.

62 Resident concerned about the speed limit being 30 mph on Watercolor and felt reducing the speed
63 limit and posting more signs would alleviate some of the problems.

64 Ms. Comings-Thibault assured the residents that the Board is hearing their concerns and are
65 doing something about them.

66 **C. Pasco County Sheriff Application - \$40 per hour – 4 hour minimum**

67 *This item is being tabled for future discussion*

68 **FOURTH ORDER OF BUSINESS – Landscape and Pond Maintenance**

69 **A. Aquatic Systems Report,**

70 Mr. Hamilton presented the Aquatic Systems Report and asked for comments or questions.

71 ➤ **Consideration of Pond 41 Proposal - \$2,225**

72 ➤ **Consideration of Site 30 Cattail Proposal - \$3,700**

73

74 On a MOTION by Ms. Lagnese, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board
75 approved the Aquatic Systems Proposal Pond 41 - \$2,225 and the Site 30 Cattail Proposal - \$3,700 for the
76 Lakeshore Ranch Community Development District.

77
78 **B. Luke Brothers**

79 Mr. Hammerl presented the Luke Brothers report and asked for comments or questions.

80 **C. Luke Brothers Proposals**

- 81 > Bahia Fertilizer - \$1,002.80
- 82 > Palm Tree Fertilizer - \$1,250.00
- 83 > Ornamental Fertilizer - \$206.91
- 84 > Floratam Fertilizer - \$1,002.80

85 Ms. Comings-Thibault presented the Luke Brothers Proposals for Fertilizers to the Board, as per
86 the contract.

87 On a MOTION by Ms. Lagnese, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board
88 approved Luke Brothers Proposals for Fertilizers for the Lakeshore Ranch Community Development
89 District.

90
91 > **Irrigation Renovation Proposal - \$556**

92 On a MOTION by Ms. Tremblay, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board
93 approved the Irrigation Renovation Propqsal - \$556 for the Lakeshore Ranch Community Development
94 District.

95
96 > **Suncoast Rust Control - \$890**

97 On a MOTION by Mr. Rose, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board
98 approved the Suncoast Rust Control - \$890 for the Lakeshore Ranch Community Development District.

99
100 **FIFTH ORDER OF BUSINESS - Operations & Amenity Management**

101 **A. DPFG Operations Report**

102 Mr. Hammerl presented the DPFG Operations Report and asked for comments or questions.

103 Ms. Lagnese gave a report on the meeting with Pasco Country regarding the bus stops to try to
104 come up with a placement and necessity of bike racks for the children, and the safety of the children due
105 the fact that people are driving past and there are so many children at the one stop. Nothing will be done
106 this year, but will definitely get one for next year, possibly two. The additional bus stop would be in
107 Phase 3, before the round-a-bout.

108 Discussion ensued concerning bike rack placement.

109 On a MOTION by Ms. Lagnese, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board
110 approved placement of a semi-permanent 6-bike rack at Sunset Bay and Watercolor as soon as possible,
111 not to exceed \$1,000, for the Lakeshore Ranch Community Development District.

112
113 **B. Consideration of Operations Proposals**

114

➤ **Pool Deck Retaining Walls - \$6,511.68**

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116

117

118

119

On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH Mr. Hollingsworth voting AYE, and Ms. Tremblay voting NAY, the Board approved the proposal for Pool Deck Retaining Walls - \$6,511.68 for the Lakeshore Ranch Community Development District.

➤ **Dead Pine Tree Removal - \$275.00**

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On a MOTION by Mr. Rose, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board approved the proposal for the Dead Pine Tree Removal - \$275.00 for the Lakeshore Ranch Community Development District.

➤ **Oak Tree at Amphitheater Trim - \$50.00**

125

This item was taken care of at no charge.

126

➤ **Enhancement Proposal - \$720.00**

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131

On a MOTION by Ms. Lagnese, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board approved the proposal for enhancement - \$720.00 and for District Counsel to write a letter to the person who hit the tree for the Lakeshore Ranch Community Development District.

C. Amenity Manager Report

132

Ms. Alexandre presented the Amenity Manager's Report and asked for comments or questions.

133

Discussion ensued concerning the pool heaters.

134

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138

On a MOTION by Ms. Lagnese, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board approved the replacement of three (3) gas regulators, one (1) coil and one (1) heater for a total of \$5,384 to include the labor, for the Lakeshore Ranch Community Development District.

A resident asked about the rust stains around the pool drains being cleaned. Ms. Alexandre will have it checked out to see if they can be removed.

140

141

142

Ms. Alexandre said there were some questions about when the mail arrives from residents. Mr. Hollingsworth had developed a website that can be accessed through a link that will let residents know when the mail has arrived. The link will be added to the CDD website.

143

144

145

146

On a MOTION by Mr. Rose, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board approved adding the link to the website for the Lakeshore Ranch Community Development District.

SIXTH ORDER OF BUSINESS – Administrative Matters

147

A. Consideration of the Regular Meeting Minutes of January 11, 2017

148

Ms. Comings-Thibault presented the Minutes of the January 11, 2017 Meeting and asked for comments, questions or corrections.

150

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153

On a MOTION by Ms. Tremblay, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved the January 11, 2017 Meeting Minutes for the Lakeshore Ranch Community Development District.

154 **B. Consideration of December 2016 Operations & Maintenance Expenditures**

155 Ms. Comings-Thibault presented the December 2016 Operations & Maintenance Expenditures
156 and asked for comments or questions.

157 On a MOTION by Ms. Lagnese, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board
158 accepted the December 2016 Operations & Maintenance Expenditures for the Lakeshore Ranch
159 Community Development District.

160

161 **C. Acceptance of the Unaudited December 2016 Financial Statements**

162 Ms. Comings-Thibault presented the Unaudited December 2016 Financial Statements and asked
163 for comments or questions.

164

165 On a MOTION by Ms. Tremblay, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board
166 accepted the Unaudited December 2016 Financial Statements for the Lakeshore Ranch Community
167 Development District.

168

169 **D. Discussion of Consent Agenda Format**

170 Ms. Comings-Thibault presented Consent Agenda Format and asked for comments or questions.

171 Discussion ensued.

172 On a MOTION by Ms. Lagnese, SECONDED by Mr. Hollingsworth, WITH ALL IN FAVOR, the Board
173 approved the Consent Agenda Format for the Lakeshore Ranch Community Development District.

174

175 **SEVENTH ORDER OF BUSINESS – Business Matters**

176 **A. Consideration of Driveway Apron Improvement Agreement**

177 Ms. Comings-Thibault presented the Driveway Apron Improvement Agreement and asked for
178 comments or questions.

179 Discussion ensued.

180 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved
181 the Driveway Apron Improvement Agreement for the Lakeshore Ranch Community Development
182 District.

183

184 **B. Discussion Accident – Sundance & Watercolor**

185 *This item had been previously discussed.*

186 **EIGHTH ORDER OF BUSINESS – Staff Reports**

187 **A. District Manager**

188 **➤ Sample Easement Agreement**

189 Ms. Comings-Thibault presented Sample Easement Agreement and asked for comments or
190 questions.

191 Discussion ensued. Mr. Vericker will bring a policy to the next meeting.

192

193

➤ **District Management Contract Assignment**

194

Ms. Comings-Thibault explained that DPFGL has changed to DPFGL LLC and asked for comments or questions.

195

196

On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved the District Management Contract Assignment for the Lakeshore Ranch Community Development District.

197

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200

➤ **Tablets**

201

Ms. Comings-Thibault asked the Board if they would like tablets with the agenda on them and the tablet would be given out at each meeting. The Board said they prefer paper copies.

202

203

B. Attorney

204

Mr. Vericker discussed communication policy in reference to independent resident websites and the Sunshine Law.

205

206

C. Engineer

207

There being none, next item followed.

208

NINTH ORDER OF BUSINESS – Supervisor Requests

209

Mr. Rose requested a notice about speeding on the website.

210

Mr. Hollingsworth gave an update on the turning lane.

211

TENTH ORDER OF BUSINESS – Audience Comments – New Business

212

Resident mentioned two pot holes at the entrance on each side of the road.

213

Resident commented about not being contacted about the illegal dumping (pond 25) on her property.

214

215

ELEVENTH ORDER OF BUSINESS – Adjournment

216

On a MOTION by Mr. Rose, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board adjourned the meeting for the Lakeshore Ranch Community Development District.

217

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219

**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.*

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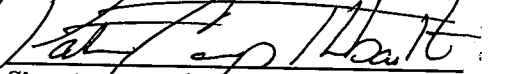
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Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed

223

meeting held on _____

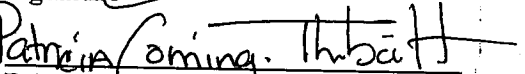
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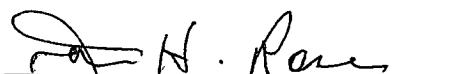
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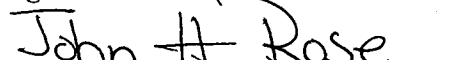
Title: Secretary Assistant Secretary

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Signature



Printed Name

Title: Chairman Vice Chairman