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3 **MINUTES OF MEETING**  
4 **LAKESHORE RANCH**  
5 **COMMUNITY DEVELOPMENT DISTRICT**

6 The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community  
7 Development District was held on Wednesday, October 12, 2016 at 6:30 p.m. at the Lakeshore Ranch  
8 Clubhouse, 19730 Sundance Lake Boulevard, Land O' Lakes, Florida 34638.

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10 **FIRST ORDER OF BUSINESS – Roll Call**

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12 Ms. Comings-Thibault called the meeting to order.

13  
14 Present and establishing a quorum were:

15 Dan Roberts	Board Supervisor, Chairman
16 Christine Lagnese	Board Supervisor, Vice Chairwoman
17 John Rose	Board Supervisor, Assistant Secretary
18 Janice Tremblay	Board Supervisor, Assistant Secretary
19 Shawn McCaig	Board Supervisor, Assistant Secretary

20  
21 Also present were:

22		
23 Patricia Comings-Thibault	District Manager/Treasurer	
24 John Vericker	District Counsel	
25 Rick Hammerl	DPFG Operations	
26 Heather Alexandre	Amenity Manager	
27 Sabrina Kilgore	Aquatic Systems	
28 Ron Marquez	Luke Brothers	
29 Tina Garcia	Greenspoon Marder ( <i>via phone</i> )	

30  
31 **Pledge of Allegiance**

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33 **SECOND ORDER OF BUSINESS – Public Comments on Agenda Items**

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35 **A. GA Nichols Lawsuit**

36  
37 Ms. Garcia stated the District has been served with a lawsuit from GA Nichols and  
38 requested an Executive Session to be held at the next meeting.

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41 Mr. Vericker explained the statutory requirements and how to proceed with the Executive  
42 Session. The Regular meeting would be opened, closed for the Executive Meeting, and then the Regular  
43 meeting would be reopened.  
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**THIRD ORDER OF BUSINESS – Landscape and Pond Maintenance**

**A. Aquatic Systems – September Report**

Ms. Kilgore introduced Mr. Jimmy Taylor, Sales Manager for Aquatic Systems that is transferring to the Wesley Chapel Office. She then presented the September Aquatics Report, and asked for comments or questions.

**B. Luke Brothers**

Mr. Marquez presented the Luke Brothers Report and asked for comments or questions.

➤ **Pine Needle Removal - \$325**

On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved the Luke Brothers Proposal for Pine Needle Removal - \$325 for the Lakeshore Ranch Community Development District.

➤ **Annual Install - \$3,420 (contract price)**

On a MOTION by Mr. McCaig, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved the Luke Brothers Proposal for Annual Install - \$3,420 (contract price) for the Lakeshore Ranch Community Development District.

➤ **Mulch Install - \$9,750 (contract price)**

On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved the Luke Brothers Proposal for Mulch Install - \$9,750 (contract price) for the Lakeshore Ranch Community Development District.

➤ **Over seeding - \$175 (Luke Brothers for Free)**

Luke Brothers will do the overseeing of Bermuda grass at the Amphitheater at no charge.

**FOURTH ORDER OF BUSINESS - Operations & Amenity Management**

**A. DPFG Operations Report**

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

Discussion ensued.

**B. Amenity Manager Report**

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

100 Discussion ensued.  
101

102 **FIFTH ORDER OF BUSINESS – Administrative Matters**  
103

104 **A. Approval of the Minutes of the September 14, 2016 Meeting**  
105

106 Ms. Comings-Thibault presented the Minutes of the September 14, 2016 Meeting and asked for  
107  
108 comments, questions or corrections.  
109

110 On a MOTION by Mr. Roberts, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board  
111 approved the Minutes of the August 17, 2016 Meeting for the Lakeshore Ranch Community Development  
112 District.

113  
114 **B. Approval of the Minutes of the September 14, 2016 Audit Committee Meeting**  
115

116 Ms. Comings-Thibault presented the Minutes of the September 14, 2016 Audit Committee  
117  
118 Meeting and asked for comments, questions or corrections.  
119

120 On a MOTION by Mr. McCaig, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board  
121 approved the Minutes of the September 14, 2016 Audit Committee Meeting for the Lakeshore Ranch  
122 Community Development District.

123  
124 **C. Consideration of August 2016 Operations & Maintenance Expenditures**  
125

126 Ms. Comings-Thibault presented the August 2016 Operations & Maintenance Expenditures and  
127  
128 asked for comments or questions.  
129

130 On a MOTION by Ms. Lagnese, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board  
131 approved the August 2016 Operations & Maintenance Expenditures for the Lakeshore Ranch Community  
132 Development District.

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134 **D. Acceptance of the Unaudited August 2016 Financial Statements**  
135

136 Ms. Comings-Thibault presented the Unaudited August 2016 Financial Statements and asked for  
137  
138 comments or questions.  
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140 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board accepted  
141 the Unaudited August 2016 Financial Statements for the Lakeshore Ranch Community Development  
142 District.

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144 **SIXTH ORDER OF BUSINESS – Business Matters**  
145

146 **A. Consideration of Invoices for Mowing of CDD Right-of-Way - \$79,940 and**  
147 **Additional Invoice Forwarded 10/11/2016 for \$2,324 - \$82,264 (separately**  
148 **distributed)**

149  
150 Ms. Comings-Thibault presented Invoices for Mowing of CDD Right-of-Way - \$79,940 and  
151  
152 Additional Invoice Forwarded 10/11/2016 for \$2,324 - \$82,264 and asked for comments or questions.  
153

154 Discussion ensued.  
155

156 On a MOTION by Mr. Rose, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board  
157 approved the Invoices for Mowing of CDD Right-of-Way - \$79,940 and Additional Invoice for \$2,324  
158 totaling \$82,264 for the Lakeshore Ranch Community Development District.  
159

160 **B. Presentation of Irrigation Plans**

161  
162 Ms. Comings-Thibault presented the Irrigation Plans and asked for comments or questions.  
163

164 **C. Fast Sign Proposal-Alligators & Snakes - \$184.03**

165  
166 Ms. Comings-Thibault presented Fast Sign Proposal-Alligators & Snakes - \$184.03 and asked for  
167  
168 comments or questions.  
169

170 Discussion ensued. Sign would be placed at entrance to dock.  
171

172 On a MOTION by Mr. Rose, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved  
173 the Fast Sign Proposal-Alligators & Snakes not to exceed \$100 to include picture, for the Lakeshore  
174 Ranch Community Development District.  
175

176 **D. Street Sign Straightening**

177  
178 Mr. Roberts mentioned that there are some street signs that need to be straightened.  
179

180 Discussion ensued.  
181

182 On a MOTION by Mr. Rose, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board  
183 authorized Mr. Hammerl to contact vendor to straighten street signs, not to exceed \$150, for the  
184 Lakeshore Ranch Community Development District.  
185

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

187  
188 **A. District Manager**

189  
190 There being none, next item followed.  
191

192 **B. Attorney**

193  
194 Mr. Vericker mentioned there was another round of public records requests.  
195  
196 He also recommended monitoring maintenance easements for violations. Ms. Comings-Thibault  
197 requested Mr. Vericker to draft a letter to be emailed to residents concerning easements.  
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**C. Engineer**

- SWFMD Compliance Service - Phase 3A - \$1,250 (*separately distributed*)
- SWFMD Compliance Service - Phase 3C - \$1,250 (*separately distributed*)

Ms. Comings-Thibault presented the SWFMD Compliance Service for Phase 3A - \$1250 and Phase 3C - \$1250 and asked for comments or questions.

On a MOTION by Mr. Roberts, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved the SWFMD Compliance Service-Phase 3A - \$1,250 and SWFMD Compliance Service-Phase 3C - \$1250 for the Lakeshore Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS – Supervisor Requests**

Mr. Roberts suggested considering alternative Counsel for the GA Nichols lawsuits.

**NINTH ORDER OF BUSINESS – Adjournment**

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

*\*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.*

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

meeting held on \_\_\_\_\_

Signature

Printed Name

Title:  Secretary     Assistant Secretary

Signature

Printed Name

Title:  Chairman     Vice Chairman