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**MINUTES OF MEETING
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 17, 2016 at 6:00 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:

| | |
|-------------------|---------------------------------------|
| Dan Roberts | Board Supervisor, Chairman |
| Christine Lagnese | Board Supervisor, Vice Chairman |
| John Rose | Board Supervisor, Assistant Secretary |
| Janice Tremblay | Board Supervisor, Assistant Secretary |
| Shawn McCaig | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|---------------------------|-------------------------------|
| Patricia Comings-Thibault | District Manager/Treasurer |
| John Vericker | District Counsel |
| Tina Garcia | Greenspoon Marder (via phone) |
| Rick Hammerl | DPFG Operations |
| Heather Alexandre | Amenity Manager |

Pledge of Allegiance

SECOND ORDER OF BUSINESS – Public Comments on Agenda Items

➤ Landscape Committee

No action was taken on this item.

Resident requested a bike rack be placed at the bus stop. Discussion ensued.

On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved purchasing a temporary bike rack, not to exceed \$500, for the Lakeshore Ranch Community Development District.

Resident thanked the Board for hearing the bike issues. Also asked that the age limit the teenagers can use the pool and clubhouse be revisited, commented that aggressive alligators are hanging out at the dock, and rapid gunfire is being heard on back property.

49 **A. GA Nichols Update on Pond 25**

50

51 Ms. Garcia gave an update on the GA Nichols contract.

52

53 Discussion ensued.

54

55 On a MOTION by Mr. Rose, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved
56 offering 50% of the original contract, less sod costs for the Lakeshore Ranch Community Development
57 District.

58

59 **B. Security RFP Proposals**

60

61 Ms. Comings-Thibault presented proposals for the following Security Companies: Diamond,

62

63 Signal 88, Alamo, Vista and G4US.

64

65 Each representative presented an overview of their company.

66

67 Discussion ensued.

68

69 On a MOTION by Mr. Rose, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board selected
70 Alamo, subject to review of financials and references by the District Manager and the Chairman, with
71 Vista as second choice and Diamond as third choice for the Lakeshore Ranch Community Development
72 District.

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76 **THIRD ORDER OF BUSINESS – Landscape and Pond Maintenance**

77

78 **A. Aquatic Systems**

79

80 Ms. Comings-Thibault presented the Aquatics Report and asked for comments or questions.

81

82 **B. Luke Brothers**

83

84 Mr. Hammerl introduced the new representatives for Luke Brothers, Ron Marquez and John

85

86 Roquette.

87

88 Mr. Marquez gave an introduction and a report and asked for comments or questions.

89

90 Discussion ensued.

91

92 Ms. Comings-Thibault presented Luke Brothers Proposals and asked for comments or questions.

93

94 > **Canopy Raising of Dog Park Trees - \$625**

95

96 On a MOTION by Ms. Tremblay, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board
97 approved the Canopy Raising of Dog Park Trees Proposal - \$625, for the Lakeshore Ranch Community
98 Development District.

99
100 ➤ **Stump Grinding Sunset Bay - \$125**

101
102 No action was taken on this item.

103
104 ➤ **Removal of Dead Oak on Entranceway - \$375**

105
106 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved
107 flush cut of dead oak tree at the entranceway - \$375, for the Lakeshore Ranch Community Development
108 District.

109
110 **FOURTH ORDER OF BUSINESS - Operations & Amenity Management**

111
112 **A. DPFG Operations Report**

113
114 Mr. Hammerl presented the DPFG Operations Report and asked for comments or questions.

115
116 Discussion ensued.

117
118 ➤ **Survey Report**

119
120 Mr. Hammerl presented the Survey Report and asked for comments or questions.

121
122 Discussion ensued. The Board requested Mr. Hammerl to check that every lot has been
123
124 pinned.

125
126 ➤ **Discussion of Boundary Fencing**

127
128 Ms. Comings-Thibault presented Boundary Fencing for discussion.

129
130 Discussion ensued.

131
132 ➤ **Electrical Boxes Painting Update**

133
134 Mr. Hammerl gave an update on the Electrical Boxes Painting and asked for comments or
135
136 questions.

137
138 **B. Amenity Manager Report**

139
140 Ms. Alexandre presented the Amenity Manager Report and asked for comments or questions.

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142 ➤ **Lane Ropes - \$380 each**

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144 Ms. Alexandre presented a proposal for Lane Ropes.

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No action was taken on this item.

➤ **Gym Floor and Carpet**

Ms. Alexandre presented proposal for Gym Floor and Carpet

On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved the Gym Floor and Carpet Cleaning Proposal - \$1,000, for the Lakeshore Ranch Community Development District.

➤ **Holiday Lighting**

Ms. Alexandre presented a proposal for Holiday Lighting - \$5,800.

On a MOTION by Ms. Lagnese, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board approved the Holiday Lighting proposal for \$5,800, subject to approval of the laser lights, for the Lakeshore Ranch Community Development District.

FIFTH ORDER OF BUSINESS – Administrative Matters

A. Approval of the Minutes of the Board of Supervisors Meeting held on July 13, 2016.

Ms. Comings-Thibault presented the Minutes of the Board of Supervisors Meeting held on July 13, 2016 and asked for comments, questions or corrections.

On a MOTION by Mr. Roberts, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved the Minutes of the Board of Supervisors Meeting held on July 13, 2016 for the Lakeshore Ranch Community Development District.

B. Approval of the Minutes of the Audit Committee Meeting held on July 13, 2016.

Ms. Comings-Thibault presented the Minutes of the Audit Committee Meeting held on July 13, 2016 and asked for comments, questions or corrections.

On a MOTION by Mr. Roberts, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved the Minutes of the Audit Committee Meeting held on July 13, 2016 for the Lakeshore Ranch Community Development District.

C. Consideration of June 2016 Operations & Maintenance Expenditures

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

192 On a MOTION by Mr. Roberts, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board
193 accepted the June 2016 Operations & Maintenance Expenditures for the Lakeshore Ranch Community
194 Development District.

195
196 **D. Acceptance of the Unaudited June 2016 Financial Statements**

197
198 Ms. Comings-Thibault presented the Unaudited June 2016 Financial Statements and asked for
199
200 comments or questions.
201

202 On a MOTION by Mr. Roberts, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board
203 accepted the Unaudited June 2016 Financial Statements for the Lakeshore Ranch Community
204 Development District.

205
206 **FIFTH ORDER OF BUSINESS – Business Matters**

207
208 **A. 2016-2017 Budget Public Hearing**

209
210 **1. Open Budget Public Hearing**

211
212 Ms. Comings-Thibault requested a motion to open the Budget Public Hearing.
213

214 On a MOTION by Mr. McCaig, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board
215 opened the Budget Public Hearing for the Lakeshore Ranch Community Development District.

216
217 **2. Presentation of the 2016-2017 Budget**

218
219 Ms. Comings-Thibault presented the 2016-2017 Budget and asked for comments or
220 questions.
221

222 **3. Public Comment & Testimony**

223
224 There being none, next item followed.
225

226 **4. Close Budget Public Hearing**

227
228 Ms. Comings-Thibault requested a motion to close the Budget Public Hearing.
229

230 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board closed
231 the Budget Public Hearing for the Lakeshore Ranch Community Development District.

232
233 **B. Consideration and Adoption of Resolution 2016-04 Annual Appropriation
234 Resolution Adopting the Fiscal Year 2016-2017 Budget**

235
236 Ms. Comings-Thibault presented Resolution 2016-04 Annual Appropriation Resolution Adopting
237
238 the Fiscal Year 2016-2017 Budget and asked for comments or questions.
239

240 On a MOTION by Mr. McCaig, SECONDED by Mr. Rose, WITH ALL IN FAVOR, the Board adopted
241 Resolution 2016-04 Annual Appropriation Resolution Adopting the Fiscal Year 2016-2017 Budget for
242 the Lakeshore Ranch Community Development District.

243
244 **C. Consideration and Approval of Resolution 2016-05 Imposing Assessments to Fund**
245 **Fiscal Year 2016-2017 Budget**

246
247 Ms. Comings-Thibault presented Resolution 2016-05 Imposing Assessments to Fund Fiscal Year
248 2016-2017 Budget and asked for comments or questions.
249
250

251 On a MOTION by Mr. Rose, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board adopted
252 Resolution 2016-05 Imposing Assessments to Fund Fiscal Year 2016-2017 Budget for the Lakeshore
253 Ranch Community Development District.

254
255
256 **SIXTH ORDER OF BUSINESS – Staff Reports**

257
258 **A. District Manager**

259
260 **➤ Pet Waste Stations**

261
262 No action was taken on this item.

263
264 **B. Attorney**

265
266 There being none, next item followed.

267
268 **C. Engineer**

269
270 There being none, next item followed.
271

272 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

273
274 Ms. Tremblay requested that the speed limit be reduced to 20 mph on all streets. District
275 Manager will get the speed study from Rizetta.

276
277
278 Mr. McCaig requested District Manager check with the school district to see if the bus stop could
279 be moved to accommodate a bike rack.
280

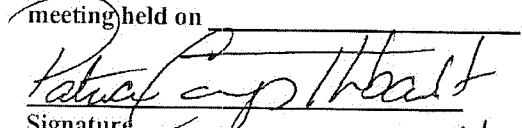
281
282 **EIGHTH ORDER OF BUSINESS – Adjournment**

283
284 On a MOTION by Mr. Rose, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board
285 adjourned the meeting for the Lakeshore Ranch Community Development District.
286

287 *Each person who decides to appeal any decision made by the Board with respect to any matter
288 considered at the meeting is advised that person may need to ensure that a verbatim record of the
289 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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

291 meeting held on _____

292 
293 _____

294 Signature
295 Patricia Comings Thibault
296 _____
297 Printed Name

298 Title: Secretary Assistant Secretary
299



Signature
295 Dan Roberts
296 _____
297 Printed Name

298 Title: Chairman Vice Chairman
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