

**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, October 14, 2015 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
Heather Alexandre	District Amenity Manager
Kevin Hiller	Luke Brothers
Rusty Miles	Luke Brothers

**Pledge of Allegiance**

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

There being none, next item followed.

**THIRD ORDER OF BUSINESS – Vendor Reports**

**A. Aquatic Systems Report & Pond 32 Status**

Ms. Comings-Thibault presented the Aquatic Systems Report for Josh Kauffman and asked for comments or questions.

Discussion ensued.

**B. Luke Brothers**

Rusty Miles presented a report for Luke Brothers and asked for comments or questions.

Discussion ensued.

**C. DPFG Operations Report**

Ms. Comings-Thibault presented the DPFG Operations Report and asked for comments or questions.

Discussion ensued.

**FOURTH ORDER OF BUSINESS - Administration Matters**

**A. Consideration of the Minutes of the Board of Supervisors' Meeting held on September 9, 2015**

Ms. Comings-Thibault presented the Minutes of the Board of Supervisors' Meeting held on September 9, 2015 and asked for questions, comments or corrections.

Ms. Tremblay said a correction needed be made to add West Bay to the minutes.

On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH Mr. McCaig abstaining, the Board approved the amended minutes of the Board of Supervisors' Meeting held on September 9, 2015 for the Lakeshore Ranch Community Development District.

**B. Consideration of Operations & Maintenance Expenditures for August 2015**

Ms. Comings-Thibault presented the Operations & Maintenance Expenditures for August 2015 and asked for questions or comments.

Discussion ensued.

On a MOTION by Ms. Lagnese, SECONDED by Mr. Roberts, WITH ALL IN FAVOR, the Board approved the Operations and Maintenance Expenditures for August 2015 for the Lakeshore Ranch Community Development District.

**C. Consideration of Resolution 2016-01 Setting the Public Hearing Regarding the District's Adoption of its Proposed Amenity Center Policies**

This resolution was voided. Policies will be kept as is.

On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, the Board approved voiding Resolution 2016-01 and keeping the policies as is for the Lakeshore Ranch Community Development District.

**FIFTH ORDER OF BUSINESS – Business Matters**

**A. Acceptance of the Unaudited August Financial Statements**

Ms. Comings-Thibault presented the Unaudited August Financial Statements and asked for questions or comments.

On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board accepted the Unaudited August Financial Statements for the Lakeshore Ranch Community Development District.

**B. Proposals for Pressure Cleaning – Median Price = \$3,740**

- Shine - \$2,250
- Above & Beyond - \$6,000
- Riptide \$832.40
- K&J Pressure Cleaning - \$2,366.50
- Grease Police - \$7,250

Discussion ensued. A more detailed scope of service will be obtained for these proposals.

**C. Re-Striping**

On a MOTION by Mr. Rose, SECONDED by Mr. Roberts, WITH ALL IN FAVOR, the Board approved re-striping to be done if towing company will do it for free for the Lakeshore Ranch Community Development District.

**SIXTH ORDER OF BUSINESS – Amenity Manager's Report**

**A. Amenity Manager Report**

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

Discussion ensued.

- Holiday Lighting - \$7,500 (FY 2016 Budget estimate at \$5,000)

On a MOTION by Mr. Rose, SECONDED by Mr. Roberts, WITH ALL IN FAVOR, the Board approved working with current vendor for the budgeted \$5,000, obtaining other vendor proposals, and Mr. McCaig reviewing proposals and final selection of vendor for the Lakeshore Ranch Community Development District.

➤ Scrub Fitness Room and Restroom Floors - \$694

On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved the amount of \$694 for scrubbing the Fitness Room and Restroom Floors for the Lakeshore Ranch Community Development District.

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

##### **A. Manager**

- Pond 25 – Scheduled to begin by October 19
- West Bay Trees – cul-de-sac area of Crystal Creek – scheduled by October 19
- Balloon – two resident complaints received

On a MOTION by Mr. Roberts, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board agreed that Mr. Rose ask Ryan Homes/West Bay Homes to move flags to other side of driveway for the Lakeshore Ranch Community Development District.

##### **B. Attorney**

There being none, next item followed.

##### **C. Engineer**

There being none, next item followed.

#### **EIGHTH ORDER OF BUSINESS – Public Comments**

- Excessive number of flags
- Question about ownership of Christmas lights
- Pot holes on Crystal Creek
- Clubhouse hours
- Concern about shrubbery hiding pedestrians at round-a-bout (Falconcrest)

#### **NINTH ORDER OF BUSINESS – Supervisor Requests**

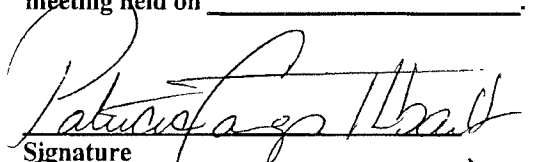
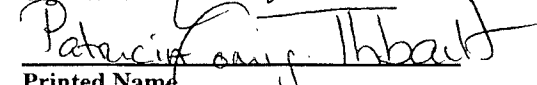
- Animal waste –Crystal Creek & Sundance Lake Boulevard Rotary

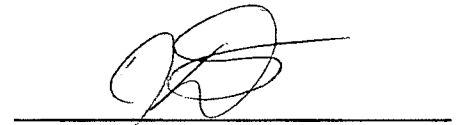

#### **TENTH ORDER OF BUSINESS – Adjournment**

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