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**MINUTES OF MEETING
LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

16 The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community
17 Development District was held on Wednesday, December 9, 2015 at 6:00 p.m. at the Lakeshore Ranch
18 Clubhouse, 19730 Sundance Lake Boulevard, Land O' Lakes, Florida 34638.

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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
A. J. Wright	District Field Operations
Josh Kauffman	Aquatic Systems

Pledge of Allegiance

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SECOND ORDER OF BUSINESS – Public Comments on Agenda Items

Resident commented that Pond 25 looks awesome and thanked Mr. Kauffman for the results. She also commented on the Christmas lights and asked about the cost, and the traffic in the Clubhouse during later hours.

THIRD ORDER OF BUSINESS – Vendor Reports

A. Aquatic Systems Report

Josh Kauffman presented the Aquatic Systems Report and asked for comments or questions.

Discussion ensued.

B. Luke Brothers

Ms. Comings-Thibault presented two proposals for replacement of irrigation decoders for Zones 41 & 42 for \$345 and Zones 85 & 86 for \$345.

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On a MOTION by Mr. Roberts, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved the Luke Brothers proposals for irrigation decoder replacement for Zones 41 & 42 for the amount of \$345 and Zones 85 & 86 for the amount of \$345 for the Lakeshore Ranch Community Development District.

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On a MOTION by Mr. Roberts, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved obtaining injection treatment proposals for stressed trees, and authorizing the Chair to approve proposal up to \$2,000 for the Lakeshore Ranch Community Development District.

85 On a MOTION by Ms. Lagnese, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board
86 accepted the Amended Aquatic Systems Contract - \$1,984 monthly, to include the littoral shelf on Pond
87 25, for the Lakeshore Ranch Community Development District.

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89 **B. Consideration and Acceptance of the Universal Proposal - \$1,795.50**

90 Ms. Comings-Thibault presented for consideration and acceptance the Universal Proposal -
91 \$1,795.50 and asked for comments or questions.

92 Discussion ensued. Ms. Comings-Thibault presented an additional proposal from GHD for
93 \$1,500.

94 On a MOTION by Ms. Lagnese, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board
95 accepted the GHD proposal for \$1,500 for the Lakeshore Ranch Community Development District.

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97 **C. Consideration of Builder Letter Regarding Balloon**

98 Ms. Comings-Thibault presented for consideration a builder letter regarding a request for an
99 extension to leave a Pittsburg Steeler balloon up.

100 Discussion ensued.

101 On a MOTION by Ms. Lagnese, SECONDED by Mr. Rose, WITH ALL IN FAVOR, the Board denied
102 the extension and directed that the balloon be removed before Christmas for the Lakeshore Ranch
103 Community Development District.

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105 **D. Review and Consideration of Draft Proposed Rules of Conduct**

106 Ms. Comings-Thibault presented the draft Proposed Rules of Conduct and asked for comments
107 questions.

108 Discussion ensued. The Chairman and Ms. Comings-Thibault will work together to incorporate
109 the bullet points into an expanded paragraphical format.

110 **SIXTH ORDER OF BUSINESS – Staff Reports**

111 **A. District Manager**

112 Since Carlos left, Security Company is having problems manning the front gate.

113 Discussion ensued. It has also been observed that guard is not coming out of booth.

114 **B. Attorney**

115 There being none, next item followed

116 **C. Engineer**

117 There being none, next item followed.

118 **SEVENTH ORDER OF BUSINESS - Public Comments**

119 There being none, next item followed.

120 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

121 There being none, next item followed.

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C. DPGF Operations Report

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

Discussion ensued.

D. Amenity Manager's Report

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

Discussion ensued. Ms. Alexander presented a proposal to have the five outdoor lights replaced that are out due to the ballasts being blown out.

On a MOTION by Mr. Roberts, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved authorizing the Chairman to obtain two additional proposals to replace all 14 lights not to exceed \$1,850 for the Lakeshore Ranch Community Development District.

FOURTH ORDER OF BUSINESS - Administrative Matters

A. Approval of the Minutes of the Board of Supervisors' Meeting held on November 11, 2015

Ms. Comings-Thibault presented the Minutes of the Board of Supervisors' Meeting held on November 11, 2015 and asked for comments, questions or corrections.

On a MOTION by Ms. Tremblay, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors' Meeting held on November 11, 2015 for the Lakeshore Ranch Community Development District.

B. Consideration of Operations & Maintenance Expenditures for October 2015

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

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 October 2015 for the Lakeshore Ranch Community Development District.

C. Acceptance of the Unaudited October 2015 Financial Statements

Ms. Comings-Thibault presented the Unaudited October 2015 Financial Statements and asked for comments or questions.

On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board accepted the Unaudited October 2015 Financial Statements for the Lakeshore Ranch Community Development District.

FIFTH ORDER OF BUSINESS - Business Matters

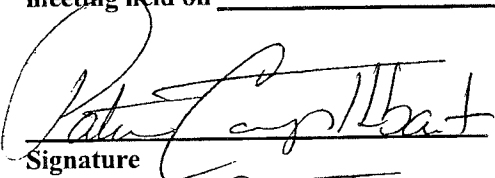
A. Consideration and Acceptance of the Amended Aquatic Systems Contract - \$1,984 monthly (no increase) - Pond 25 Addressed

125 **NINTH ORDER OF BUSINESS – Adjournment**

126 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board
127 adjourned the meeting for the Lakeshore Ranch Community Development District.
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129 **Each person who decides to appeal any decision made by the Board with respect to any matter*
130 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
131 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

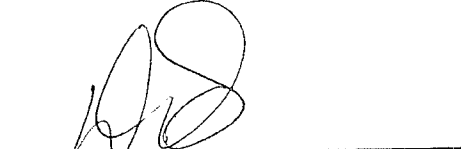
132 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
133 meeting held on _____.

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138 Signature

139 Patricia Long Thibaut
140 Printed Name

141 Title: Secretary Assistant Secretary

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Signature

Dan Roberts
Printed Name

Title: Chairman Vice Chairman