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

10 The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community
11 Development District was held on Wednesday, February 10, 2016 at 6:00 p.m. at the Lakeshore Ranch
12 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

Also present were:

Patricia Comings-Thibault	District Manager/Treasurer
John Vericker	District Counsel
Rick Hammerl	District Field Operations Manager
Rusty Miles	Luke Brothers
Lynn Sallee	Facilities Advisors (via telephone)
Greg Nichols	GA Nichols
Steve Janosik	GHD Services
Heather Alexandre	Amenity Manager

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. Facilities Advisors – Reserve Study (vendor call-in)

Ms. Comings-Thibault presented Lynn Sallee of Facilities Advisors who gave a Power Point presentation via telephone and asked for comments or questions.

Discussion ensued. Some changes/deletions are needed then redistributed to Board members at the next meeting.

B. GA Nichols – Pond 25

Ms. Comings-Thibault introduced Greg Nichols from GA Nichols.

Discussion ensued.

➤ Luke Brothers – Pond 25 Sod Replacement - \$1,625

On a MOTION by Mr. Rose, SECONDED by Mr. Roberts, WITH ALL IN FAVOR, the Board approved the Luke Brothers Pond 25 Sod Replacement - \$1,625 proposal for the Lakeshore Ranch Community Development District.

Discussion ensued with Steve Janosik of GHD and Mr. Vericker.

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C. Aquatic Systems

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

Discussion ensued.

D. Luke Brothers

Rusty Miles presented the Luke Brothers Report and asked for comments or questions.

Discussion ensued.

E. DPFG Operations Report

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

Discussion ensued. Ms. Comings-Thibault will bring forward a parking notice for the Board's approval to the next meeting. Discussion on street parking will be discussed at the April CDD meeting.

F. Amenity Manager's Report

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

Discussion ensued.

On a MOTION by Mr. Roberts, SECONDED by Ms. Tremblay WITH ALL IN FAVOR, the Board approved the purchase of umbrellas for \$119 each plus \$60 each for the bases 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 January 13, 2016.

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

On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved the minutes of the Board of Supervisors Meeting held on January 13, 2016 for the Lakeshore Ranch Community Development District.

B. Consideration of Operations & Maintenance Expenditures for December 2015

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

Discussion ensued. Board requested looking into a bank that doesn't charge service fees.

On a MOTION by Mr. Rose, SECONDED by Mr. Roberts, WITH ALL IN FAVOR, the Board accepted the Operations & Maintenance Expenditures for December 2015 for the Lakeshore Ranch Community Development District.

126 ➤ Removal of stump and holly tree - \$425

127 On a MOTION by Mr. Roberts, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board
128 accepted the Luke Brothers Proposal for the removal of the stump and holly tree - \$425 for the Lakeshore
129 Ranch Community Development District.

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D. Consideration of Proposal – Trenam Law - \$5,000

132 On a MOTION by Mr. Roberts, SECONDED by Mr. Rose, WITH ALL IN FAVOR, the Board agreed to
133 authorize the District Manager to execute the construction litigator contract and issue the \$5,000 retainer
134 when a lawsuit is filed and inform the Board of any legal notice for the Lakeshore Ranch Community
135 Development District.

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137 The Board directed District Counsel to initiate discussion with GA Nichols, (offer 50% of contract
138 amount - \$8,000, to restore the slopes as agreed, reimburse the Board for sod replacement - \$1,625 for the
139 encroachment onto the homeowner’s property), punch list to be approved by GHD Services once work
140 has been completed.

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

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A. District Manager

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Resident complained that there were two alligators in Pond 28. Josh said he has not seen them.

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Phase 3 Right of Way – could not find a motion in minutes for reimbursing developer.

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B. Attorney

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There being none next item followed.

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C. Engineer

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There being none, next item followed

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

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There being none, next item followed.

151 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

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

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

159 **meeting held on _____.**

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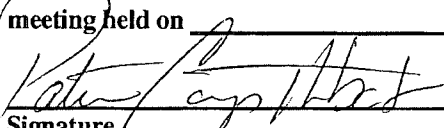
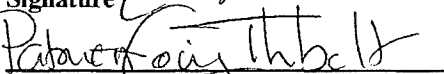
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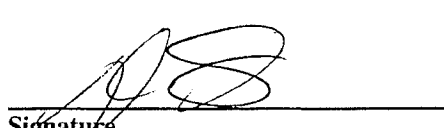

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Signature

Printed Name
Title: Secretary Assistant Secretary


Signature

Printed Name
Title: Chairman Vice Chairman