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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, March 9, 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
Shawn McCaig	Board Supervisor, Assistant Secretary

Also present were:

Patricia Comings-Thibault	District Manager/Treasurer
John Vericker	District Counsel
Heather Alexandre	Amenity Manager
Rusty Miles	Luke Brothers
Josh McGarry	Aquatic Systems

Pledge of Allegiance

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SECOND ORDER OF BUSINESS – Public Comments on Agenda Items

Resident asked about mowing areas at the front entrance. It was advised that it has been too wet to mow.

Resident commented about recycling program, screening blue dumpsters at entrance, clubhouse needs pressure washing. District Staff will obtain pricing for screening the dumpsters, and pressure washing is in discussion.

THIRD ORDER OF BUSINESS – Presentations & Vendor Reports

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

Ms. Comings-Thibault commented that the vendor was not able to call in and then presented the revised Reserve Study and asked for comments or questions.

Discussion ensued.

On a MOTION by Mr. McCaig, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board accepted the Facilities Advisors Revised Reserve Study, to incorporate into the budget for Fiscal Year 2017 with a contribution amount of \$46,191 for the Lakeshore Ranch Community Development District.

On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved allocating \$43,992 for the 2015/2016 Year and move to Assigned Reserves for the Lakeshore Ranch Community Development District.

43 **B. GA Nichols – Pond 25**

44 Mr. Vericker presented an update on GA Nichols - Pond 25 and asked for comments or questions.

45 Discussion ensued.

46 On a MOTION by Mr. Rose, SECONDED by Mr. Roberts, WITH ALL IN FAVOR, the Board rejected
47 the GA Nichols offer of \$14,000 for the Lakeshore Ranch Community Development District.

48

49 On a MOTION by Mr. Rose, SECONDED by Mr. Roberts, WITH Mr. McCaig and Ms. Lagnese voting
50 AYE, and Ms. Tremblay voting NAY, the Board approved authorizing District Counsel to send a
51 Demand Letter to GA Nichols on behalf of the Lakeshore Ranch Community Development District.

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53 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board moved to
54 AMEND the motion made by Mr. Rose, Seconded by Mr. Roberts, WITH Mr. McCaig and Ms. Lagnese
55 voting AYE, and Ms. Tremblay voting NAY, authorizing District Counsel to send a Demand Letter to
56 GA Nichols, to authorizing Greenspoon Marder to send a Demand Letter to GA Nichols for the
57 Lakeshore Ranch Community Development District.

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59 On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board
60 authorized the Chairman to sign with Greenspoon Marder and to conducting a conference call with Larry
61 Brown of Greenspoon Marder and District Counsel for the Lakeshore Ranch Community Development
62 District.

63

64 **C. Aquatic Systems**

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

66 ➤ Status of Pond at Lonesome Pines – by locked gate – 46

67 Mr. McGarry reported it has been treated and will follow up on results.

68 ➤ Clubhouse Pond – 47

69 Mr. McGarry reported this pond has been recently treated as well.

70 Discussion ensued.

71 **D. Luke Brothers**

72 All proposals for Luke Brothers were tabled.

73 **E. DPFG Operations Report**

74 Rusty Miles presented the Operations Report for Rick Hammerl and asked for comments or

75 questions.

76 Discussion ensued.

77 **F. Amenity Manager's Report**

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

79 questions.

80 ➤ Barstools and Board Room Chairs - \$2,175

81 On a MOTION by Mr. Roberts, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board
82 approved the reupholstering of barstools and board room chairs in the amount of \$2,175 for the Lakeshore
83 Ranch Community Development District.

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85 Ms. Alexandre explained the situation with the air conditioning at the Guard House and presented
86 proposals for repair versus complete replacement.

87 Discussion ensued. The Board directed her to obtain two additional proposals for a replacement
88 unit.

89 **FOURTH ORDER OF BUSINESS - Administrative Matters**

90 **A. Approval of the Minutes of the Board of Supervisors Meeting held on February 10,**
91 **2016.**

92 Ms. Comings-Thibault presented the Minutes of the Board of Supervisors Meeting held on
93 February 10, 2016 and asked for comments, questions or corrections.

94 On a MOTION by Mr. Roberts, SECONDED by Mr. Rose, WITH ALL IN FAVOR, the Board approved
95 the minutes of the Board of Supervisors Meeting held on February 10, 2016 for the Lakeshore Ranch
96 Community Development District.

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98 **B. Consideration of Operations & Maintenance Expenditures for January 2016**

99 Ms. Comings-Thibault presented the Operations & Maintenance Expenditures for January
100 2016 and asked for comments or questions.

101 Discussion ensued.

102 On a MOTION by Mr. Roberts, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board
103 accepted the Operations & Maintenance Expenditures for January 2016 for the Lakeshore Ranch
104 Community Development District.

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106 **C. Acceptance of the Unaudited January 2016 Financial Statements**

107 Ms. Comings-Thibault presented the Unaudited January 2016 Financial Statements and asked for
108 comments or questions.

109 Discussion ensued.

110 On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board
111 accepted the Unaudited January 2016 Financial Statements for the Lakeshore Ranch Community
112 Development District.

113
114 **FIFTH ORDER OF BUSINESS – Business Matters**

115 **A. Consideration of Luke Brothers Proposals**

- 116 ➤ Enhancement – Center Island Falcon Crest & Sundance - \$748

117 Ms. Comings-Thibault presented a Luke Brothers Proposal for Enhancement of Center Island
118 Falcon Crest and Sundance - \$748 and asked for comments or questions.

119 Discussion ensued. A new proposal will be brought forward.
120

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

122 **A. District Manager**

123 Ms. Comings-Thibault commented on Alligator Issue – 8520 May Port Court.

124 Discussion ensued.

125 **B. Attorney**

126 There being none next item followed.

127 **C. Engineer**

128 There being none, next item followed

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

130 Supervisor commented on insurance claim from last August.

131 Supervisor commented on sidewalk cracks.

132 **EIGHTH ORDER OF BUSINESS – Adjournment**

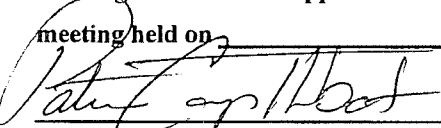
133 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board
134 adjourned the meeting for the Lakeshore Ranch Community Development District.

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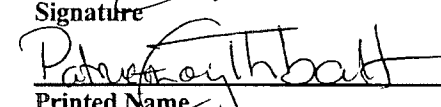
136 **Each person who decides to appeal any decision made by the Board with respect to any matter*
137 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
138 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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

140 **meeting held on _____.**

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142 **Signature**

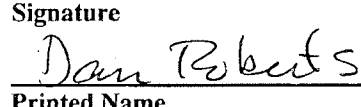
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144 **Printed Name**

145 **Title: Secretary Assistant Secretary**

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142 **Signature**

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144 **Printed Name**

145 **Title: Chairman Vice Chairman**