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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, April 13, 2016 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
Rick Hammerl	DPFG Operations
Heather Alexandre	Amenity Manager
Rusty Miles	Luke Brothers
Josh McGarry	Aquatic Systems
Sabrina Kilgore	Aquatic Systems
Larry Brown	Construction Litigator (via phone)

Pledge of Allegiance

SECOND ORDER OF BUSINESS – Public Comments on Agenda Items

Resident presented a proposal concerning adjacent commercial property.

Ms. Hughes addressed the proposal of overnight towing; stating that she and other residents were against it.

Discussion ensued. Supervisor McCaig advised that Pasco County had a no parking in the street ordinance in effect. The Board agreed to not take action pertaining to District towing.

THIRD ORDER OF BUSINESS – Presentations & Vendor Reports

A. Pond 25 Status

Mr. Brown gave an update on the Pond 25 Status and recommended that the Board take no action at this time. He also suggested that District Manager take photographs of current erosion and get cost quotes.

Discussion ensued.

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41 **B. Aquatic Systems**

42 Mr. McGarry introduced Sabrina Kilgore, who will be taking over presenting the reports in the
43 future.

44 Mr. McGarry presented the Aquatic Systems Report and asked for comments or questions.

45 Discussion ensued.

46 **C. Luke Brothers**

47 Mr. Miles presented the Luke Brothers report and asked for comments or questions.

48 Discussion ensued. The Board requested proposals on landscaping pictures that Mr. Miles
49 handed out.

50 **D. DPFG Operations Report**

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

52 Discussion ensued. Mr. Rose asked that the trash bins in the parking lot be removed.

53 On a MOTION by Mr. McCaig, SECONDED by Mr. Rose, WITH Mr. Roberts and Ms. Lagnese voting
54 Aye and Ms. Tremblay voting Nay, the Board approved removing the trash bins in the parking lot for the
55 Lakeshore Ranch Community Development District.

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57 **E. Eagle Brook Landscape Easement Encroachment**

58 Mr. Hammerl explained the situation concerning Eagle Brook Landscape Easement
59 Encroachment and asked for comments or questions.

60 Discussion ensued. The Board took no action as to the landscape easement encroachment as it
61 was not a District matter. The Board directed Staff to have a survey made of the landscape easement on
62 both sides and rear of lots on Eagle Brook.

63 **F. Amenity Manager Report**

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

65 Discussion ensued. Ms. Alexander gave an update on the repair of the clubhouse roof.

66 On a MOTION by Mr. Rose, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved
67 the clubhouse roof repair proposal from Mitchell & Sons for \$2,300, and requested an inspection for
68 additional roof damage for the Lakeshore Ranch Community Development District.

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

71 **A. Approval of the Minutes of the Board of Supervisors' Meeting held on March 9,**
72 **2016.**

73 Ms. Comings-Thibault presented the Minutes of the Board of Supervisors Meeting held on March
74 9, 2016 and asked for comments, questions or corrections.

75 On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board
76 approved the minutes of the Board of Supervisors' Meeting held on March 9, 2016 for the Lakeshore
77 Ranch Community Development District.

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81 **C. Acceptance of the Unaudited February 2016 Financial Statements**
82 Ms. Comings-Thibault presented the Unaudited February 2016 Financial Statements and asked
83 for comments or questions.
84 Discussion ensued.

85 On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board
86 accepted the Unaudited February 2016 Financial Statements for the Lakeshore Ranch Community
87 Development District.

88
89 **D. Discussion – District Towing**
90 > **Examples of Towing Policy**
91 This item was discussed under Public Comments.

92 **FIFTH ORDER OF BUSINESS – Business Matters**

93 **A. Proposal – Guard House Air Conditioning**
94 > Air Hawk - \$2,095
95 > Air Hawk - \$3,995
96 > Alert - \$4,850

97 On a MOTION by Mr. Rose, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board
98 authorized the Amenity Manager to research the two proposals to identify the brand, the warranty, and
99 SEER rating, and if all equal, go with lowest bid for the Guard House Air Conditioning for the Lakeshore
100 Ranch Community Development District.

101 **B. Ratification – Sign Repair & Install - \$935**

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103 On a MOTION by Ms. Lagnese, SECONDED by Mr. Rose, WITH ALL IN FAVOR, the Board ratified
104 the Sign Repair & Install - \$935 for the Lakeshore Ranch Community Development District.

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

107 **A. District Manager**
108 There being none, next item followed.

109 **B. Attorney**
110 There being none, next item followed.

111 **C. Engineer**
112 There being none, next item followed

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

114 Ms. Lagnese asked for update on Code of Conduct

115 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

118
119 **Each person who decides to appeal any decision made by the Board with respect to any matter*
120 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
121 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

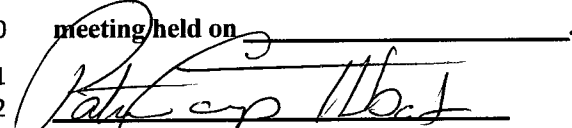

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121 **EIGHTH ORDER OF BUSINESS – Adjournment**

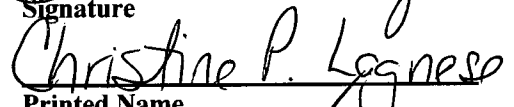
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124

125 **Each person who decides to appeal any decision made by the Board with respect to any matter*
126 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
127 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
128

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

131 
132 _____
133 Signature
134 
135 _____
136 Printed Name
137 Title: Secretary Assistant Secretary
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Signature


Printed Name
Title: Chairman Vice Chairman