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

14 The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community
15 Development District was held on Wednesday, July 13, 2016 at 6:00 p.m. at the Lakeshore Ranch
16 Clubhouse, 19730 Sundance Lake Boulevard, Land O' Lakes, Florida 34638.

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FIRST ORDER OF BUSINESS – Roll Call

28 Ms. Comings-Thibault called the meeting to order.

29 Present and establishing a quorum were:

30 Dan Roberts	Board Supervisor, Chairman (<i>via phone</i>)
31 Christine Lagnese	Board Supervisor, Vice Chairman (<i>via phone</i>)
32 John Rose	Board Supervisor, Assistant Secretary
33 Janice Tremblay	Board Supervisor, Assistant Secretary
34 Shawn McCaig	Board Supervisor, Assistant Secretary

35 Also present were:

36 Patricia Comings-Thibault	District Manager/Treasurer
37 John Vericker	District Counsel
38 Rick Hammerl	DPFG Operations
39 Heather Alexandre	Amenity Manager
40 Sabrina Kilgore	Aquatic Systems

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Pledge of Allegiance

SECOND ORDER OF BUSINESS – Public Comments on Agenda Items

Resident had questions about areas that needed improvements and could they be put on future
agendas.

THIRD ORDER OF BUSINESS – Presentations & Vendor Reports

A. Aquatic Systems

Ms. Kilgore presented the Aquatics Report and asked for comments or questions.

The Board requested that Ms. Kilgore check with technician concerning the algae in Pond 25 to
determine if it is the same that was in the pond last year and needs to be treated, or if it is the beneficial
Nitella.

B. Luke Brothers

There was no representative from Luke Brothers present.

49 **C. DPFPG Operations Report**

50 Mr. Hammerl presented the DPFPG Operations Report and asked for comments or questions.

51 Discussion ensued. Mr. Rose gave an update on meeting with Riptide Pressure Wash.

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55 On a MOTION by Mr. McCaig, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board
56 ratified the Riptide Pressure Wash Proposal - \$5,932 for the Lakeshore Ranch Community Development
57 District.

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59 **D. Amenity Manager Report**

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

61 Discussion ensued.

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65 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board accepted
66 the ServPro Proposal for \$1,311 for leak cleanup for the Lakeshore Ranch Community Development
67 District.

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69 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved
70 the Progressive Waste Larger Sized Dumpster for the Lakeshore Ranch Community Development
71 District.

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

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75 **A. Approval of the Minutes of the Board of Supervisors Meeting held on June 8, 2016.**

76 Ms. Comings-Thibault presented the Minutes of the Board of Supervisors Meeting held on June
77 8, 2016 and asked for comments, questions or corrections.

78 Ms. Tremblay commented on corrections that needed to be made.

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83 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved
84 the minutes of the Board of Supervisors Meeting held on June 8, 2016, as amended, for the Lakeshore
85 Ranch Community Development District.

86
87 **B. Consideration of May Operations & Maintenance Expenditures**

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

90 Discussion ensued.

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94 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board accepted
95 the May Operations & Maintenance Expenditures for the Lakeshore Ranch Community Development
96 District.

97
98 **C. Acceptance of the Unaudited May 2016 Financial Statements**
99

100 Ms. Comings-Thibault presented the Unaudited May 2016 Financial Statements and asked for
101
102 comments or questions.

103
104 Discussion ensued.
105

106 On a MOTION by Mr. Rose, SECONDED by McCaig, WITH ALL IN FAVOR, the Board accepted the
107 Unaudited May 2016 Financial Statements for the Lakeshore Ranch Community Development District.
108

109 **FIFTH ORDER OF BUSINESS – Business Matters**
110

111 **A. Consideration of Proposal – Aquatic Systems – Sites #27 & #35**
112 **\$8,624**
113

114 Ms. Kilgore presented a proposal for Sites #27 & #35 - \$8,624 and asked for comments or
115
116 or questions.

117
118 Discussion ensued. The Board decided to not move forward with this proposal.
119

120 **B. Consideration of Contract Renewal – Aquatic Systems**
121

122 Ms. Comings-Thibault presented the Contract Renewal – Aquatic Systems and asked for
123
124 comments or questions.
125

126 On a MOTION by Mr. Rose, SECONDED by Mr. McCaig WITH ALL IN FAVOR, the Board approved
127 the Aquatic Systems Contract Renewal, subject to the inclusion of the Pond 25 guarantee being part of the
128 contract, for the Lakeshore Ranch Community Development District.
129

130 **C. Ratification of Luke Brothers Proposal**
131

- 132 ➤ **Pine Tree Removal - \$1,225**
- 133 ➤ **Pressure Tank Replacement - \$670**
134

135 Ms. Comings-Thibault presented two Luke Brothers Proposal for ratification and asked for
136
137 comments or questions.
138

139 On a MOTION by Mr. Rose, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board ratified
140 the Luke Brothers Proposals for the Lakeshore Ranch Community Development District.
141

142 **D. Consideration of Luke Brothers Proposals**
143

- 144 ➤ **Remove two dead palms - \$500**
145

146 On a MOTION by Mr. Rose, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board
147 approved the Luke Brothers Proposal – Remove Two Dead Palms - \$500 for the Lakeshore Ranch
148 Community Development District.

149
150 > **Remove Declining Holly Tree - \$475**

152 On a MOTION by Mr. Rose, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board
153 approved the Luke Brothers Proposal – Remove Declining Holly Tree - \$475 for the Lakeshore Ranch
154 Community Development District.

155
156 **E. Consideration of Proposal – Alert Air - \$689.10 for repair - \$65 per pound.**

157
158 Ms. Alexandre presented Proposal – Alert Air - \$689.10 for repair - \$65 per pound and
159
160 asked for comments or questions.

162 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved
163 the Alert Air Proposal - \$689.10 for repair - \$65 per pound for the Lakeshore Ranch Community
164 Development District.

165
166 **F. Consideration of Proposals for Survey Behind Eagle Creek**

167
168 > **Scott Survey - \$1,700 for line and corner marking**
169 > **King Engineering - \$3,200 for line and corner marking**

170
171 Ms. Comings-Thibault presented Proposals for Survey Behind Eagle Creek and asked for
172
173 comments or questions.

175 On a MOTION by Mr. Roberts, SECONDED by Mr. Rose, WITH ALL IN FAVOR, the Board approved
176 the Scott Survey Proposal - \$1,700 for line and corner marking for the Lakeshore Ranch Community
177 Development District.

178
179 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board amended
180 the Scott Survey Proposal - \$1,700 for line and corner marking to \$1,700 for line and corner marking
181 using permanent pins and authorizes the Chairman to execute the proposal for the Lakeshore Ranch
182 Community Development District.

183
184 **SIXTH ORDER OF BUSINESS – Staff Reports**

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186 **A. District Manager**

187
188 > **Mowing of Lots Owned by Builders**

189
190 Discussion ensued.

191
192 > **Audit Committee meeting to follow Regular Meeting**

193

➤ **Security Contract – Auto Renewals – Interest by Vista Security Services**

The Board directed Staff to cancel Auto Renew with current security service

Ms. Tremblay will assist with RFP.

On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board approved Mr. Rose to act as temporary Chairman to sign documents for the Lakeshore Ranch Community Development District.

B. Attorney

There being none, next item followed.

C. Engineer

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Supervisor Requests

Mr. Roberts requested that Staff provide a site plan of CDD owned property in Lakeshore Ranch for Mr. Rose. He also requested that when Mr. Rose checks the pond 25 algae bloom, report to Staff of conclusions and recommendation.

Mr. Vericker questioned if CDD project is complete for Engineer certification. Mr. Rose said all CDD common areas have been certified.

Mr. Roberts gave an update on GA Nichols threat of litigation, saying it has been determined the District would not respond to GA Nichols any further unless they take action against the District.

Mr. Roberts will follow up on it. Mr. Rose commented on the dying grass at Pond 25. The Board directed Staff to obtain proposal to test the grass areas.

EIGHTH ORDER OF BUSINESS – Adjournment

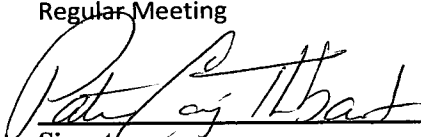
On a MOTION by Mr. Rose, SECONDED by Mr. Roberts, WITH ALL IN FAVOR, the Board adjourned the meeting for the Lakeshore Ranch Community Development District.

**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.*

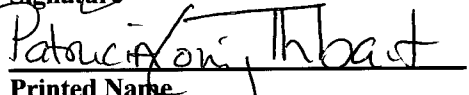
Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

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Signature



Printed Name

Title: Secretary Assistant Secretary



Signature



Printed Name

Title: Chairman Vice Chairman