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MINUTES OF MEETING
LAKESHORE RANCH
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community Development District was held on Wednesday, February 11, 2015, at 6:00 p.m. at the Lakeshore Ranch Clubhouse located at 19730 Sundance Lake Boulevard, Land O' Lakes, Florida 34638.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Suit called the meeting to order.

Present and constituting a quorum were:

Dan Roberts	Board Supervisor, Chairman
Christine Lagnese	Board Supervisor, Vice Chairperson
John Rose	Board Supervisor, Assistant Secretary
Shawn McCaig	Board Supervisor, Assistant Secretary

Also present were:

Kristen Suit	District Manager, Rizzetta & Company, Inc.
John Most	Clubhouse Manager
John Vericker	District Counsel, Straley & Robin
Josh Kauffman	Aquatic Systems
Audience Members	

SECOND ORDER OF BUSINESS – Audience Comments

Mr. Roberts announced that Amenity proposals will not be discussed at this meeting but will take place at a special meeting held next Wednesday evening.

THIRD ORDER OF BUSINESS – Staff Reports

A. Manager

Ms. Suit expressed her pleasure in working with the Board as District Manager. She stated the proposals for Amenity Services is scheduled for February 18, 2015 at 5:30 p.m.

B. Clubhouse Manager

Mr. Most presented his report to the Board. The annual inspection and maintenance of the fitness equipment was completed by Fitness Logic, as well as the annual inspection of the massage facilities by the State of Florida Department of Health Services. The office equipment was updated at no additional cost to the District. Internet has been installed and WIFI access soon to be finished with an upgrade.

Suncoast Pools successfully completed the re-strapping project of 56 lounge chairs.

He provided pricing information on the Weider Power Tower.

On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved the purchase of the Weider Power Tower exercise equipment in the amount of \$135 for the Lakeshore Ranch Community Development District.
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C. Attorney

Mr. Vericker presented a copy of the contract with DPFG effective February 9, 2015. Rizzetta and Company will assist with the transition of management through March 6, 2015.

ELEVENTH ORDER OF BUSINESS-District Counsel's Report

Mr. Vericker presented the DPFG Management contract effective February 9, 2015 with Rizzetta and Company assisting with transition through March 6, 2015. He requested a motion to adopt Resolution 2015-02, Designating Officers.

On a MOTION by Mr. Rose, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board adopted Resolution 2015-2, Designating Officers, appointing the Officers of the District as follows: Mr. Roberts to serve as Chairman, Ms. Lagnese to serve as Vice Chairperson, and Mr. McCaig, Mr. Rose, Ms. Tremblay to serve as Assistant Secretaries; District staffing as follows: Ms. Oram as District Secretary, Ms. Patricia Comings-Thibaut as Treasurer, Ms. Oram and Mr. Aagaard as Assistant Treasurers; and Ms. Rugg, and Ms. Stewart as Assistant Secretaries for the Lakeshore Ranch Community Development District.

Mr. Vericker presented Resolution 2015-3, Rescinding Previously Adopted Registered Agent/Registered Office and Designating John Vericker as Registered Agent and Registered Office as Straley & Robin, P.A.

On a MOTION by Mr. Rose, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board adopted Resolution 2015-3, Rescinding Previously Adopted Registered Agent/Registered Office Resolutions and Designating John Vericker as the District's Registered Agent, and Further Designating the District's Registered Office for Service of Process as Straley & Robin, P.A., 1510 W. Cleveland, Tampa, Florida, 33606 for the Lakeshore Ranch Community Development District.

DPFG presented a proposal for a website to be established for the District. Discussion ensued.

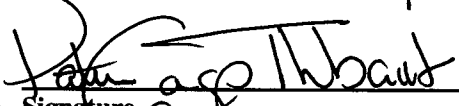
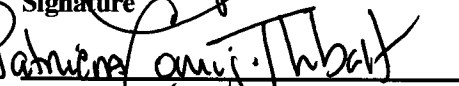
On a MOTION by Mr. Rose, SECONDED by Mr. Roberts, WITH ALL IN FAVOR, the Board approved the proposal for a website in the amount of \$1,000 for initial set-up and \$100 per month for maintenance for the Lakeshore Ranch Community Development District.


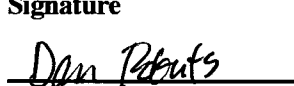
TENTH ORDER OF BUSINESS-Adjournment

On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board adjourned the meeting of 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 March 11, 2015.


Signature

Printed Name
Title: Secretary Assistant Secretary


Signature

Printed Name
Title: Chairman Vice Chairman

1 MINUTES OF THE SPECIAL MEETING
2 LAKESHORE RANCH
3 COMMUNITY DEVELOPMENT DISTRICT
4

5 A Special Meeting of the Board of Supervisors of the Lakeshore Ranch Community Development
6 District was held on Wednesday, February 18, 2015, at 6:00 p.m. at the Lakeshore Ranch Clubhouse
7 located at 19730 Sundance Lake Boulevard, Land O' Lakes, Florida 34638.

8 **FIRST ORDER OF BUSINESS – Roll Call**

9 Ms. Oram called the meeting to order.

10 Present and constituting a quorum were:

11 Dan Roberts	Board Supervisor, Chairman
12 Christine Lagnese	Board Supervisor, Vice Chairperson
13 John Rose	Board Supervisor, Assistant Secretary
14 Shawn McCaig	Board Supervisor, Assistant Secretary
15 Janice Tremblay	Board Supervisor, Assistant Secretary

16 Also present were:

17 Sandra Oram	District Manager, DPFG
18 Patricia Comings-Thibault	District Treasurer, DPFG
19 Mark Straley	District Counsel, Straley & Robin
20 Audience members	

21
22 **SECOND ORDER OF BUSINESS – Audience Comments**

23 Audience comments included; requesting the amenity company to provide activities for people of
24 all ages, including families with teens, and retirees.

25 **THIRD ORDER OF BUSINESS – Staff Reports**

26 **A. District Counsel**

27 There being none, the next item followed.

28 **FOURTH ORDER OF BUSINESS-Business Items**

29 **A. Review and Presentations of Amenity Management Services Proposals**

30 Presenters addressed the Board individually.

- 31 » **Severn Trent**
- 32 » **Melrose Lifestyle Services**
- 33 » **Vesta Amenity Services Group, Inc.**

34
35 Discussion ensued.

36 On a MOTION by Mr. Roberts, SECONDED by Ms. Tremblay, WITH Mr. Roberts, Ms. Tremblay, Ms.
37 Lagnese and Mr. McCaig Voting AYE and Mr. Rose Voting NAY; the Board accepted the Vesta
38 (Amenity Services Group, Inc.) proposal for amenity management services in the amount of \$13,285/per
39 month, fixed fee, to begin immediately for the Lakeshore Ranch Community Development District.

40
41 After discussion, the Board directed Mr. Straley to prepare an agreement for the amenity
42 management services contract.

43 On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board
44 directed Counsel to prepare an agreement for the amenity management services with Vesta dated March
45 1, 2015, and authorized the Chairman to execute the agreement, after its completion and his approval, for
46 the Lakeshore Ranch Community Development District.

1 **FIFTH ORDER OF BUSINESS-Supervisors Requests and Audience Comments**

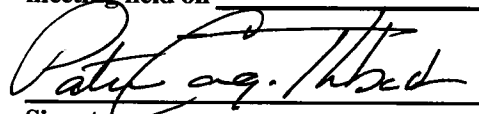
2 There being none, the next item followed.

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4 **SIXTH ORDER OF BUSINESS-Adjournment**

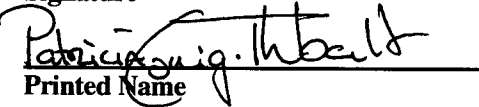
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6 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board
7 adjourned the meeting of for the Lakeshore Ranch Community Development District.

8
9 **Each person who decides to appeal any decision made by the Board with respect to any matter
10 considered at the meeting is advised that person may need to ensure that a verbatim record of the
11 proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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

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17 Signature

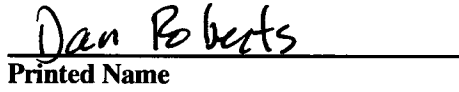
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20 Printed Name

21
22 Title: Secretary Assistant Secretary

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Signature



Printed Name

Title: Chairman Vice Chairman