

1  
2  
3  
4  
5  
6  
7  
8  
9

**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, April 8, 2015 at 6:00 p.m. at the Lakeshore Ranch  
12 Clubhouse 19730 Sundance Lake Boulevard Land O' Lakes, Florida 34638.

13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

**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	District Field Operations Manager
Josh Kauffman	Aquatic Systems
Rusty Miles	Luke Brothers
Heather Alexandre	Lifestyle Director
Julie Garretson	Potential Sports

**Pledge of Allegiance**

**SECOND ORDER OF BUSINESS - Public Comments on Agenda Items**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS –Vendor Reports**

**A. Sports Clinic– Presentation**

Ms. Garretson presented a proposal from Potential Sports. The sports program would offer residents access to fitness camps; utilizing District facilities.

On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board agreed to move forward with the Potential Sports proposal, subject to District Counsel's review and Chairman's execution for the Lakeshore Ranch Community Development District.

**B. Verizon – Clubhouse Internet Discussion**

A representative of Verizon presented the clubhouse internet pricing options and discussed details of the FIOS network and asked for comments or questions. A discussion ensued.

Ms. Alexandre will work with Ms. Haley and Supervisor McCaig to develop cost comparisons and will make recommendations to the Board at the next meeting.

**C. Aquatic Systems Report – Josh Kauffman**

Mr. Kauffman reviewed the Aquatic Systems Report with the Board and presented a proposal for physical removal of evasive weeds from five ponds in the amount of \$13,325. Discussion ensued.

1 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved  
2 the Aquatic Systems proposal in the amount of \$13,325 to remove the nuisance and invasive weeds from  
3 ponds 10, 12, 14, 27 and 35, taking the funds from contingency, for the Lakeshore Ranch Community  
4 Development District.

5  
6 Mr. Kauffman continued his regular report in discussing a screening hedge of bushy clumps of  
7 grasses for pond 47.

8 After discussion, the Board requested this item to be brought to the next meeting.

9 Mr. Kauffman reported on the pond treatments for algae and erosion.

10 Ms. Comings-Thibault stated that the pond map, which is held at the Amenity Manager's office,  
11 is available for referencing ponds with possible concerns by their corresponding number. The map will  
12 also be displayed on the District's website.

13 **D. Luke Brothers – Rusty Miles**

14 Mr. Miles presented the work in progress update for the first month and asked for any comments  
15 or questions. He stated he provided Mr. Hammerl with two proposals for the planting of jasmine, and  
16 irrigation repairs in the amount of approximately \$450 and \$1,500.

17 A member of the audience requested information on the trees in the island in which a general  
18 discussion on trees ensued. As was mentioned by Ms. Tremblay in last month's meeting of a tree pushing  
19 into a section of fence, it was determined that there are other trees throughout the community that have  
20 grown into sections of homeowners' fences. There are also large limbs hanging over sidewalks that need  
21 to be trimmed.

22 After discussion, the Board directed staff to contact property owners with trees growing into the  
23 fence and ask if (1) they would mind if District moved the fence away from the tree and further into their  
24 property, or (2) remove the tree.

25 Ms. Tremblay requested that dead branches that have fallen on purple-flowered plants near the  
26 tennis court parking entrance be removed.

27 On a MOTION by Mr. Roberts, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board  
28 approved the Luke Brother's proposal for irrigation repair in the amount of \$635, subject to review that  
29 the proposal is in conformity with their contract for repairs, for the Lakeshore Ranch Community  
30 Development District.

31  
32 On a MOTION by Ms. Lagnese, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board  
33 approved the Luke Brother's proposal for decoder repair in the amount of \$555, subject to review that the  
34 proposal is in conformity with their contract for repairs for the Lakeshore Ranch Community  
35 Development District.

36  
37 On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board  
38 approved Luke Brother's proposal for the planting of jasmine by the pool in the amount of \$450 for the  
39 Lakeshore Ranch Community Development District.

1 **FOURTH ORDER OF BUSINESS- Administrative Matters:**

2 **A. Approval of Minutes of March 11th Meeting**

3 Ms. Comings-Thibault presented the minutes of February 11, 2015 and asked for comments and  
4 questions. Correction: Page 3, L 33 “Roberts” changed to “Rose.”

5 Ms. Tremblay directed that it be noted in the minutes of February 11, 2015 of her concern  
6 regarding the tree growing into the fencing on Watercolor.

7 On a MOTION by Ms. Lagnese, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board  
8 approved the minutes of the Board of Supervisors’ meeting held on February 11, 2015, as amended, for  
9 the Lakeshore Ranch Community Development District.

10  
11 **B. Consideration of Operations & Maintenance Expenditures – February**

12 Ms. Comings-Thibault presented the Operations & Maintenance expenditures for February and  
13 asked for questions and comments.

14 After discussion, the Board directed staff to include a budget to actual trending graph.

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

17  
18 **C. Resolution 2015-04 – Authorizing Disbursement of Funds**

19 Ms. Comings-Thibault presented **Resolution 2015-04**, Authorizing Disbursement of Funds and  
20 asked for questions and comments.

21 Discussion ensued.

22 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board adopted  
23 **Resolution 2015-04** Authorizing Disbursement of Funds under Section 2 combining items 1 and 2 not to  
24 exceed \$5,000 for the Lakeshore Ranch Community Development District.

25  
26 **FIFTH ORDER OF BUSINESS- Business Matters**

27 **A. Aquatic Systems Proposal: Removal of Nuisance & Invasive Weeds**

28 This item was addressed under III, C.

29  
30 **B. Luke Brothers – Ratification of Pump Station 2 Repair - \$1,200**

31 Ms. Comings-Thibault requested the ratification of the Chairman’s action to repair the pump  
32 station.

33 On a MOTION by Mr. Rose, SECONDED by Mr. McCaig, WITH ALL IN FAVOR, the Board ratified  
34 the action of the Chairman to execute the pump station 2 repairs in the amount of \$1200 for the Lakeshore  
35 Ranch Community Development District.

36  
37 **C. Rover Patrol Responsibilities & Hours**

38 Ms. Comings-Thibault invited questions and comments regarding the Rover Patrol  
39 responsibilities.

40 Discussion ensued regarding the documentation of reports and the change of discussion the Board  
41 directed staff to have Rover hours changed to Monday through Saturday, 7:30 pm to 3:30 am (6:30 pm to  
42 2:30 am on non-daylight savings). Sunday, hours will remain the same. Also, direction to staff was given

1 to incorporate a paper trail of reported suspicious activities, notifying residents if their garage doors are  
2 open and, with approval from resident, the checking of their home during absences.

3 **D. Proposed Internet Site Discussion**

4 Ms. Comings-Thibault presented the internet site and asked for comments and questions.

5 After discussion, the Board directed Ms. Alexandre to send out an email blast informing the  
6 residents of the new website and to post it on community bulletin board.

7 **SIXTH ORDER OF BUSINESS-Amenity Manager Reports**

8 **A. Amenity Manager Report**

9 Ms. Alexandre presented the Amenity Manager Report.

10 **»Rhythms Electric Proposal for Clubhouse Can Light LED Retrofit - \$2,408**

11 Ms. Alexandre presented the Rhythms Electric proposal for the clubhouse LED lights and asked  
12 for comments and questions.

13 This item was deferred to be discussed at a later time.

14 She reported there are small, reoccurring issues with non-residents using the basketball courts; the  
15 power fitness equipment will be delivered April 10<sup>th</sup>, ice maker in the main room is not repaired; and the  
16 refrigerator does not cool consistently for which she presented proposals for its replacement.

17 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board accepted  
18 the proposal for the Lowe's Frigidaire refrigerator in the amount of \$898, with a five year warranty for  
19 the Lakeshore Ranch Community Development District.

20 **»Clubhouse Procedures – Resident Visitor Policy**

21 Ms. Alexandre requested approval of the Clubhouse guest pass procedures and resident visitor  
22 policy, asking for comments and questions. Discussion ensued.

23 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved  
24 the Clubhouse Procedures and Resident Visitor Policy presented by the Amenity Manger for the  
25 Lakeshore Ranch Community Development District.  
26

27 The Board directed staff to inform residents of the new Clubhouse procedures and Resident  
28 Visitor Policy, and to provide copies to the Board.

29 **»Ratification Suncoast Pool Service - \$456**

30 **»Clubhouse Inventory**

31 Ms. Alexandre stated the Clubhouse Inventory has been completed.

32 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved  
33 the Clubhouse inventory the for the Lakeshore Ranch Community Development District.  
34

35 Ms. Alexander reported that cars parked on one of the side street continuously could not be towed  
36 because the lack of signage.

37 Discussion ensued.

38 This item will be discussed at next meeting.  
39  
40

1 **SEVENTH ORDER OF BUSINESS- Staff Reports**

2 **A. Manager- Task List**

3 Mr. Hammerl gave a summary of the irrigation proposal, and asked the Board if they can rope off  
4 the Dog Park area one day a month for pest control service. Additional bush hog mowing is needed at the  
5 main entrance and amphitheater.

6 Ms. Coming-Thibault directed Mr. Hammerl to have Luke Brothers bring a proposal for bush  
7 hogging to discuss at next meeting.

8 **B. Attorney**

9 There being none, the next item followed.

10 **C. Engineer**

11 There being none, the next item followed.  
12

13 **EIGHTH ORDER OF BUSINESS-Audience Comments**

14 An audience member expressed concern about garbage trucks dripping on the streets.

15 The Board requested staff to notify the HOA, who in turn, will contact the vendor.

16 The Board directed Ms. Comings-Thibault to work with the HOA manager to get a generic  
17 written HOA summary report on the CDD website each month.

18 **NINTH ORDER OF BUSINESS-Supervisors Requests**

19 The Board requested that agendas be bound and tabbed. Ms. Comings-Thibault stated she will  
20 check in to that.  
21

22 **TENTH ORDER OF BUSINESS-Adjournment**

23 On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board  
24 adjourned the meeting for the Lakeshore Ranch Community Development District.  
25

26 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
27 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
28 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*  
29

30 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
31 meeting held on \_\_\_\_\_.

32   
33 \_\_\_\_\_  
34 Signature

35 Patricia Comings-Thibault  
36 Printed Name

37 Title:  Secretary  Assistant Secretary

32   
33 \_\_\_\_\_  
34 Signature

35 Dan Roberts  
36 Printed Name

37 Title:  Chairman  Vice Chairman