

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, May 13, 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

**FIRST ORDER OF BUSINESS – Roll Call**

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

22 Present and establishing a quorum were:

23 Dan Roberts	Board Supervisor, Chairman
24 Christine Lagnese	Board Supervisor, Vice Chairwoman
25 John Rose	Board Supervisor, Assistant Secretary
26 Janice Tremblay	Board Supervisor, Assistant Secretary

27 Also present were:

28 Patricia Comings-Thibault	District Manager/Treasurer, DPFG
29 John Vericker	District Counsel, Straley & Robin
30 Rusty Miles	Luke Brothers
31 Heather Alexandre	Lifestyle Director

32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44

**Pledge of Allegiance**

45  
46  
47  
48  
49

**SECOND ORDER OF BUSINESS-Audience comments**

Audience comments included: parking on streets; speed bumps; pond 25; contractor truck speeding.

**THIRD ORDER OF BUSINESS-No Parking on Street**

Discussion ensued regarding the governance of cars parking on the street.

On a MOTION by Ms. Lagnese, SECONDED by Ms. Tremblay, with Mr. Rose and Mr. Roberts voting NAY, a motion for the District to govern parking on the streets died for the Lakeshore Ranch Community Development District.

This item was tabled.

On a MOTION by Mr. Roberts, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board voted to table the matter for the Lakeshore Ranch Community Development District.

**FOURTH ORDER OF BUSINESS-Vendor Reports**

A. Aquatic Systems Report- Josh Kauffman was not in attendance to present the report.

On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board directed either the District Engineer or Aquatic Systems to present a pond mapping report of Pond 25 at the June meeting for the Lakeshore Ranch Community Development District.

1           **B.       Status of Wetland Buffer Areas & Landscaping**

2           Ms. Comings-Thibault reported on the status of the wetland area and received resident concerns  
3           on the tall growth of vegetation. She advised that some areas, such as near the Sundance Lake Boulevard,  
4           are under the rules and regulations of the South Florida Water Management District and may not be  
5           encroached upon. She acknowledged an audience member's concern regarding decaying vegetation in  
6           Pond 25 and reported that improvement is expected in the next 60-90 days.

7  
8           **C.       Luke Brothers-Rusty Miles**

9           Mr. Miles presented his report and explained that an irrigation variance meant controlling zones  
10          for best water coverage while still staying within the water restrictions that are imposed by the county.  
11          Mowing burn spots of turf would be detrimental to its recovery.

12          He presented a proposal for the repair of a Rainbird valve for Zone 53 in the amount of \$245.

13          On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved  
14          the Luke Brothers' proposal to repair a Rainbird Valve for Zone 53 in the amount of \$245 for the  
15          Lakeshore Ranch Community Development District.

16  
17          **FIFTH ORDER OF BUSINESS-Administration Matters**

18               **A.       Approval of Minutes-April 8, 2015**

19          On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved  
20          the minutes of the Board of Supervisors' meeting held on April 8, 2015 for the Lakeshore Ranch  
21          Community Development District.

22  
23               **B.       Consideration of Operations & Maintenance Expenditures-March**

24          On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, The Board  
25          accepted the March Operations and Maintenance Expenditures for the Lakeshore Ranch Community  
26          Development District.

27  
28          **SIXTH ORDER OF BUSINESS-Business Matters:**

29               **A.       Luke Brothers**

30               Mr. Miles presented proposals for the following:

31                       **Bush Hogging**

32          On a MOTION by Ms. Lagnese, SECONDED by Mr. Roberts, WITH ALL IN FAVOR, the Board  
33          approved the Luke Brothers' proposal for bush hogging of a) the natural area to North Side of Entry in the  
34          amount of \$750; and b) the natural area east side of the Amphitheatre in the amount of \$350 for the  
35          Lakeshore Ranch Community Development District.

36  
37                       **Arbor Care**

38          On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved  
39          the Luke Brothers' proposal for a) the pruning of trees at 8947 Crystal Creek Drive in the amount of  
40          \$575; and b) the removal of three (3) trees without any replacement trees and that a revised proposal be  
41          submitted to the Chairman with the Board authorizing him to execute for the Lakeshore Ranch  
42          Community Development District.

1                   **Spring Mulch Proposal**

2                   On a MOTION by Ms. Lagnese, SECONDED by Mr. Roberts, WITH ALL IN FAVOR, the Board  
3                   approved the Luke Brothers' proposal for spring mulch in the amount of \$9,750 for the Lakeshore Ranch  
4                   Community Development District.

5  
6                   **Ratification of Valve Repair**

7                   This item was approved at last meeting.

8                   Mr. Miles presented a proposal for the pruning of a tree near fencing.

9                   On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved  
10                  the Luke Brothers' proposal for a tree near the fence to be pruned in the amount of \$450 for the  
11                  Lakeshore Ranch Community Development District.

12  
13                  Ms. Tremblay directed Mr. Miles to trim back the shrubs beside the entrance to the parking area.  
14                  He will take care of this.

15                  **B.       Ratification of Manhole Cover Purchase**

16                  On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board ratified  
17                  the man hole cover purchase in the amount of \$185.29 for the Lakeshore Ranch Community Development  
18                  District.

19  
20                  **C.       Proposal – Security Solution – Tennis Court**

21                  This item was tabled.

22                  **D.       Pasco County Supervisors of Elections Report of Registered Voters**

23                  Ms. Comings-Thibault reported that there are 448 registered voters in the District.

24                  **E.       Acceptance of Unaudited March Financial Statements**

25                  On a MOTION by Mr. Rose, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board  
26                  accepted the Unaudited Financial Statements as of March 31, 2015 for the Lakeshore Ranch Community  
27                  Development District.

28  
29                  **F.       Presentation of Proposed Budget Fiscal Year 2015-2016**

30                  This item was tabled.

31                  **SEVENTH ORDER OF BUSINESS-Amenity Manager**

32                  **A.       Supervisor Request-Discussion of Minors and Amenity Usage**

33                  Ms. Comings-Thibault requested Ms. Alexandre to prepare a draft survey to present to the Board  
34                  at the next meeting.

35                  **B.       Amenity Manager Report**

36                  Ms. Alexandre presented a proposal to change wireless internet service from Bright House to  
37                  Verizon FiOS.

38                  On a MOTION by Mr. Rose, SECONDED by Ms. Lagnese, WITH ALL IN FAVOR, the Board approved  
39                  changing the internet service provider from Bright House Wi-Fi Service to Verizon FiOS for the  
40                  Lakeshore Ranch Community Development District.

41  
42                  Ms. Alexandre reported on the following: the refrigerator is running well; two urinals are not  
43                  working properly; air filters were ordered; air conditioning problems are resolved; and the pool passed

1 inspection. She gave an overview of upcoming special events. She requested to replace the chair lift  
2 battery.

3 On a MOTION by Mr. Rose, SECONDED by Ms. Tremblay, WITH ALL IN FAVOR, the Board  
4 approved replacing a chairlift battery in the amount of \$250 from Sun Coast Pools for the Lakeshore  
5 Ranch Community Development District.

6  
7  
8 **EIGHTH ORDER OF BUSINESS-Reports**

9 **A. Manager-Operations Task List**

10 Ms. Comings-Thibault summarized the operations task list.

11 **B. Attorney**

12 There being none, the next item followed.

13 **C. Engineer**

14 There being none, the next item followed.  
15

16 **NINTH ORDER OF BUSINESS-Audience Comments**

17 A member of the audience questioned maintenance of weeds in the parking lot. The Board  
18 advised they will address this.

19 **TENTH ORDER OF BUSINESS-Supervisors Requests**

20 Ms. Tremblay requested to follow along on next month's inspection. Ms. Comings-Thibault will  
21 direct Mr. Hammerl to contact Ms. Tremblay.

22 **ELEVENTH ORDER OF BUSINESS-Adjournment**

23 On a MOTION by Mr. Rose, SECONDED by Ms. Tremblay, 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 Patricia Comings-Thibault  
33 Signature

34 Patricia Comings-Thibault  
35 Printed Name

36 Title:  Secretary  Assistant Secretary

Don Roberts  
Signature

37 Don Roberts  
Printed Name

38 Title:  Chairman  Vice Chairman