

MINUTES OF MEETING  
LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, October 17, 2018 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2200 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

Joe Szewczyk	Chairman
Camille Stephens	Assistant Secretary
Alan (Bud) Sabol	Assistant Secretary
Pina Chichelli	Assistant Secretary

Also present were:

Jill Burns	District Manager
Michelle Rigoni	District Counsel by phone
Mallory Clancy	District Engineer by phone
Nathan Trates	Amenities Manager
Heather Alexandre	Vesta
Rudy Seurattan	Vesta
Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at approximately 6:00 p.m., called the roll, and led the pledge of allegiance. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Specific Items on the Agenda**

*(Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting)*

Ms. Burns: My name is Jill Burns. I am with GMS. George wasn't able to be here tonight, so he asked me to fill in for him. This is the public comment period for anybody who might have questions on any agenda items. If you have comments on items that are not on the agenda, we also have the audience comments portion at the end. I don't have any speaker cards. Are there any audience comments?

Ms. Stephens: I have a statement from a resident that can't be here tonight. James Carr of 2225 Boxwood Street said, *"I have lived here for eight years and there are constant problems with the entry fountains and lights. I have heard all kinds of explanations, but no permanent solutions. As of last night, several lights were out. Can we get a solution?"*

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation Letter from Harry Smith**

Ms. Burns: Do we have a motion to accept Mr. Smith's letter of resignation?

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, Harry Smith's letter of resignation, was accepted.

Ms. Burns: Since we have the election coming up in a couple of weeks, the Board was going to wait and not fill that seat as it was on the November ballot.

**FOURTH ORDER OF BUSINESS**

**District Engineer's Report**

Ms. Burns: Mallory?

Ms. Clancy: I have nothing to report tonight, unless there are questions for me.

Ms. Burns: Are there any questions for Mallory?

Ms. Stephens: No.

Mr. Szewczyk: No.

**FIFTH ORDER OF BUSINESS**

**Unfinished Business Items**

Ms. Burns: There's nothing specific. Is there anything that the Board wants to discuss? Hearing none,

**SIXTH ORDER OF BUSINESS**

**New Business Items**

**A. Ratification of Extended Amenity Facility Management Agreement with Vesta Property Services, Inc.**

Ms. Burns: The Vesta Agreement ended on September 30<sup>th</sup>. This agreement extends the contract through October, so it's a 30-day extension. Does anyone have any questions? Michelle, is there anything that you wanted to add?

Ms. Rigoni: This extension was approved last month in anticipation that Vesta would come back tonight with an updated proposal.

Ms. Burns: If there are no questions, we need a motion to extend the Vesta contract for 30 days.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, extending the Amenity Facility Management Agreement with Vesta Property Services, Inc. for 30 days, was ratified.

**B. Consideration of Amenity Facility Management, Maintenance, and Programming Services Agreement with Vesta Property Services, Inc.**

Ms. Burns: At the last meeting, the Board wanted to have a revised agreement that had an additional six hours of services. That proposal is in the agenda package. This would be an increase above the current amount of about \$6,900.

Ms. Stephens: It's \$6,966.

Mr. Szewczyk: The amount over, whatever that was, was it over the amount in last month's proposal or over last year's proposal?

Ms. Burns: It was over last year's contract amount. The amount that is over budget for Fiscal Year 2019 was \$6,606, so the overage that we are looking at, as a budget line item is \$6,606.

Mr. Trates: I believe that it included the hours that you were talking about in December, where we added the random Sunday and Monday night coverage.

Mr. Szewczyk: George mentioned that, because we run such a tight budget, we would have to tap into reserves slightly to cover that \$6,606 overage. I don't have a problem with that. The fact is that in 14 years, there's only been one raise in the assessments. It's gotten tighter and tighter. Maybe next year, the Board is going to have a take a good hard look at a possible increase. Everything else has gone up, but I figure that once out of 14 years is not a bad ratio, but we might just have to do it. I'm okay with tapping into the reserves to cover this, as I've been happy with Vesta. Are there any other comments?

Mr. Sabol: No. I think that's fine.

Ms. Stephens: I think that's fine. I agree.

Ms. Burns: If the Board is in agreement, we would be looking for a motion to approve this agreement, subject to District Counsel drafting the revised agreement with Vesta and authorizing the Chair to execute the final agreement once it's drafted by District Counsel.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, the Amenity Facility Management, Maintenance, and Programming Services contract with Vesta Property Services, Inc., subject to District Counsel drafting the revised Agreement and authorizing the Chair to execute the final Agreement, was approved.

**SEVENTH ORDER OF BUSINESS**

**Business Administration**

**A. Approval of Minutes of September 19, 2018 Meeting**

Ms. Burns: Does anyone have any questions, comments or corrections?

Mr. Sabol: I do. On Page 6, Mr. Smith's comments were my comments and my comments were Mr. Smith's.

Ms. Burns: Does anyone else have any changes?

Ms. Stephens: No.

Ms. Rigoni: I made a few revisions and emailed them to your office. I'm not sure if the minutes that the Board is approving today, incorporates those revisions.

Ms. Burns: We need a motion to approve the minutes as amended, including the revisions from District Counsel.

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor, the minutes of the September 19, 2018 meeting were approved as amended and incorporating the changes made by District Counsel.

**B. Approval of Check Register**

Ms. Burns: You have the Check Register for September. In your General Fund, we have checks totaling \$59,338.73, checks for \$5,285.95 for the Capital Reserve Fund and automatic drafts for \$5,249.40, for a total of \$69,874.08. Are there any questions on the Summary of the Invoices?

Mr. Sabol: I do. On the last page of the Check Register, an \$800 check was written to American Leak Detection for a chipped out drain pipe. What was that for, Nathan?

Mr. Trates: That was for the hot tub. No, my apologies. That was for the fountain up front. They had to chip around the entrance fountain to find the leak that we were dealing with.

Mr. Sabol: So we are adding \$800 to the \$32,000?

Mr. Trates: Unfortunately.

Ms. Burns: Does anyone have any other questions on the Check Register? If not we need a motion to approve it.

On MOTION by Mr. Sabol, seconded by Ms. Stephens, with all in favor, the September Check Register, was approved.

**C. Balance Sheet and Income Statement**

Ms. Burns: These are the Unaudited Financial Statements through September 30, 2018. No action needs to be taken by the Board. I would be happy to answer any questions.

Ms. Stephens: On Page 3, is the line item for Clubhouse security for the cameras?

Mr. Trates: Yes.

Ms. Burns: Are there any other questions? Hearing none?

**EIGHTH ORDER OF BUSINESS**

**General Audience Comments**

Ms. Burns: This is an opportunity for the public to provide any comments to the Board, for items that are not on the agenda. Please state your name and address and try to limit your comments to three minutes.

Ms. Tyler: Ann Tyler, 1835 Scarlett Avenue. I just returned from up north, so I'm a little behind on what's happening. I just heard that someone resigned from the Board. Are there nominations for replacements?

Mr. Szewczyk: No. We are not looking to fill that seat. The election is next month, so that seat will be filled anyway.

Ms. Tyler: Filled by what candidate?

Mr. Szewczyk: By whoever ran for that seat.

Ms. Tyler: I don't know their name.

Ms. Burns: It's on the General Election ballot, which you will receive at your voting precinct. Everyone in the community is going to get an insert.

Ms. Tyler: So all the nominations are closed for that seat.

Mr. Szewczyk: Correct.

Ms. Burns: There was a qualifying period over the summer.

Ms. Tyler: Okay. Thank you.

Mr. Szewczyk: In all honesty, there are only two months left, by the time you get through the paperwork and the filings and all the financial reportings...

Ms. Tyler: I wasn't going to run. I just wanted to know.

Ms. Burns: Are there any other audience comments or questions? Hearing none, we will move on to Staff Reports.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Burns: Michelle?

Ms. Rigoni: I have a follow up from the last meeting for Item 3 on the Action Items List, which is under the District Manager's Report. We sent a demand letter to GameTime, requesting that they remedy the playground drainage issue. I forwarded a copy of the demand letter to the Board. We have not received a response, one way or another and the District Manager's office also did not receive any response, if I'm not mistaken. At this point, I wanted to get further direction from the Board. At the last meeting, the options were to pursue filing a complaint to see how they react. At the Board's request, we can file the complaint. The form of the agreement does not have a provision for legal costs, so in pursuing this, the District would be responsible for any costs that are accrued. I would like the Board to discuss the options, so I can get clarification on how we should proceed.

Mr. Szewczyk: We have one of three options. One is to wait another month to see if they respond. At this point, the rainy season is over and we are not worried so much about the wetness of the playground, so we might have some time. The second option is to take the next step legally and the third step is to get it fixed now. I don't think we should proceed from a legal standpoint, right now, which leaves either getting it fixed now or waiting one more month to see if they respond. We have some time before it starts raining again to worry about that. What do you think, Camille?

Ms. Stephens: I think we can wait another month and see what happens and at the end of the month, we can make a decision. It's sort of a catch-22, because you really want to sue them, but having said that, at what price? Do we want to put the community through that expense? We already paid enough money, so if we do as you suggested, we can wait a few months and see what happens. If nothing happens, then sometimes you just have to let it go. Hopefully, next time when we do something, maybe all five Board Members can be out there and watch what they are doing and question everything. I'm just being facetious.

Mr. Szewczyk: I know.

Mr. Sabol: Did the 30 days expire from the last meeting?

Mr. Szewczyk: When is our next meeting?

Ms. Rigoni: We have plenty of time.

Mr. Sabol: So we can make a decision at the November meeting?

Mr. Szewczyk: Yes. I think that's the route we should take. Pina, are you okay?

Ms. Chichelli: Yes, I agree.

Mr. Szewczyk: Even though today was the deadline for them to respond, that's their way of playing hardball and they will get back to us the day after the deadline. We will see if anything transpires over the next month and definitely act at the November meeting.

Ms. Burns: We will continue to track that on the Action Items List for next month. Michelle, do you have anything else?

Ms. Rigoni: No, but I would be happy to answer any questions.

**B. District Manager – Action Items**

Ms. Burns: We have some Action Items. The first item was deferred and the second item is on hold, which brings us to Item 3, which we already discussed under District Counsel's Report. Does anybody have anything else that they want to add on the playground?

Mr. Szewczyk: No.

Ms. Burns: Item 4 is to develop options for the streetlight replacement, which is in process. We are waiting for final inspection from the City of North Port. Are there any questions or discussion on that?

Mr. Szewczyk: Nathan, aren't there lights out?

Mr. Trates: The inspection was on Monday, October 15<sup>th</sup> and was approved. I will check the lights to make sure they are working before they get paid.

Ms. Burns: Great. The next item is the renewal of the permit, which is in process. Do we have any update on that?

Mr. Szewczyk: No. That would've been through Mallory.

Ms. Burns: Is Mallory still on the line? I don't think she's there, so we will defer that item to next month. The last item is the Four Way Stop Warrant Study proposals. That is in process. The work is going to commence in late January.

Mr. Szewczyk: I would like to re-address number two. I know that it's on hold, but at this point, we can just remove it, because it was requested by Harry; although, that has nothing to do with it. It may come up again, but I don't think it needs to be an action item at this point. We

are not looking to re-design the front of the Clubhouse and community entrance until we decide about whether or not to leave the fountains. I think we can remove that item from the Action Items List. Is everyone okay with that?

Ms. Stephens: I'm good with that.

Mr. Szewczyk: It's not like it can't be added again.

Mr. Sabol: I was going to say that we wait until we get a full Board in January and then we can talk about that.

Mr. Szewczyk: Okay. So, we will leave it on the Action Items List until January.

Ms. Burns: Sounds good. Is there anything else on the Action Items List before we move on? Hearing none,

**C. Amenities Manager – Monthly Report**

Mr. Trates: This month the Boulevard Lighting Project was completed and passed inspection on Monday, October 15<sup>th</sup>. The Clubhouse verandah and pool deck re-sealing project was completed. The pool lounge chairs were power washed fully today. A leak in the hot tub was fixed. The Clubhouse backflow was leaking and that was also repaired. The fountain electrical repair and new timer boxes were installed. New tables were added to the pool deck for guest enjoyment. We repaired all of the liners for the tennis courts. The entrance pergola pavers were leveled and re-sanded. Regarding activities, I want to thank everyone that signed up for the annual Halloween party. We are almost sold out, so if you want to attend, please sign up. There are 10 to 15 spots left. We will be having our annual Veterans Day barbecue next month and a jazz night wine and cheese with live music from Jim Blackburn. The November calendar will be available on Monday morning. Under Amenity Management, I have a quote for restoring the picnic gazebo structure that is behind the picnic area towards the lake. The wood rotted out in numerous places. In-house with Vesta, we restored the gazebo. We are looking into repainting everything and with the cost of getting a professional sprayer, I reached out to P&N Labor Force, who we used for the pergola at the front entrance and our maintenance shed, to see what price they could give us. They gave us a lower price than I was expecting to repaint that entire area and pressure wash it. It is \$525 for painting and pressure washing the gazebo in the back, using superpaint from Sherwin Williams and painting or staining the wood floor in front of the gazebo. I just wanted to bring that to the Board as an option.

Mr. Szewczyk: You said that it was just fixed. Right?

Mr. Trates: Yes.



Mr. Szewczyk: We need to paint it to finish the job. I think \$525 is a reasonable price, so I'm fine with that.

Ms. Stephens: For painting and power washing.

Mr. Trates: I trust the contractor, since he's done so wonderfully with past jobs, recently.

Mr. Sabol: Is the repair work almost done?

Mr. Trates: It is completed. It just needs sprucing up with paint.

Ms. Stephens: We've done everything else, so we might as well have them do it.

On MOTION by Mr. Sabol, seconded by Ms. Stephens, with all in favor, the proposal from P&N Labor Force for the gazebo and pressure washing and staining, in the amount of \$525, was approved.

Mr. Trates: I did want to bring up one more item. We've been having some drainage issues with the concrete on the pickleball courts. Water flows onto the courts and just sits there. It's breaking down the material, so I wanted to get the Board's approval to get prices from different contractors for adding either a French drain around the pickleball area or curbing that would block the water from getting onto the court. I just wanted to bring that before the Board.

Ms. Stephens: Can we get quotes from different companies?

Mr. Szewczyk: That's what Nathan just said. He's looking for approval to get some bids.

Mr. Trates: That I will bring to the next meeting.

Ms. Stephens: I'm okay with that.

Mr. Szewczyk: I noticed a lot of dirt and sand on the courts the other day after it rained, so something would need to be done. Getting the quotes is not going to cost us anything.

Ms. Chichelli: Get a proposal one way or the other.

Mr. Trates: That's all I have for you, but I'm happy to take any questions.

## **TENTH ORDER OF BUSINESS**

### **Other Business**

Mr. Sabol: There are four or five lounge chairs around the pool that you can't wash anymore, because they are stained badly. We should look at replacing the first four or five.

Mr. Trates: There are a lot of chairs that need to be replaced.

Mr. Sabol: We should get some pricing on it. I don't know if we want to talk about getting all new lounge chairs. That's quite an expense. Maybe we can get some prices for the next Board meeting. What do you think, Joe?

Mr. Szewczyk: We can get prices and in the meantime, take a look at the Reserve Study and see what year they plan to replace them. If it's within a year or two, we may as well get it done. If something like that wasn't projected or it was planned for five or eight years from now, maybe we can just replace a couple of them. I don't know how difficult it is to replace the material.

Mr. Trates: It's more so the structure that needs to be replaced.

Mr. Sabol: The ones that are bad, we can remove, because people complain about them all the time.

Mr. Szewczyk: Get some bids and in the meantime, Jill, have GMS take a look at where that falls in our Reserve Study. If it's coming up, then let's take care of it.

Ms. Burns: Absolutely. We will look into that.

Mr. Szewczyk: Bud, do you have anything else?

Mr. Sabol: Yes. I looked at the tennis courts and around the outside edges, there is a lot of algae growing on the inside of the court. I saw that Nathan purchased something for \$75 for a gallon of some chemical.

Mr. Trates: I purchased some algaecide from Welch Tennis that we use to try to combat the algae during the rainy season.

Mr. Sabol: So all you have to do is have one of the maintenance people spray?

Mr. Trates: Yes. We've been spraying it. It's tough to kill the algae when it's constantly getting rained on, so now that we are out of the rainy season, it's a lot easier to treat.

Mr. Sabol: All of the shrubs between the playground and the tennis court are getting pretty ragged. We will address that in January, once we redo the playground. Those shrubs should be replaced.

Mr. Trates: Okay.

Mr. Szewczyk: The work is going to get done. It's just a matter of who is going to pay for it. The landscaping needs to be spruced up around there.

Mr. Sabol: We will re-sod that area in January or February.

Ms. Burns: Is there any other business?

Ms. Clancy: I would like to give an update on the Water Management District permit. We submitted the Inspection Report of the operation and maintenance to the Southwest Florida Water Management District (SWFWMD). We performed an inspection of all of our lakes for this year and reported that everything was in compliance with the permit. As of the last meeting, it was in process. We just went ahead and submitted it. Once it gets approved, we will be good for the next four or five years. The Four Way Stop Warrant Study was approved by the Board at the last meeting and it's ready to go. I don't know if it was discussed earlier.

Mr. Szewczyk: It was brought up that the Traffic Study would be completed in January when we have a few more people in the community.

Ms. Clancy: Our Transportation Engineers have that on their schedule for January. That's it.

Ms. Burns: Thank you. Are there any questions for Mallory? Hearing none,

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Ms. Burns: Are there any Supervisors' Requests? If not, we need a motion to adjourn.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Szewczyk, seconded by Mr. Sabol, with all in favor the meeting was adjourned at 6:29 pm.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman