

District: **LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, January 9, 2024

Time: 6:30 PM

Location: Lakeshore Ranch Clubhouse  
19730 Sundance Lake Boulevard  
Land O' Lakes, Florida 34638

## ***Regular Meeting Agenda***

*Note: For the full agenda package, please contact [patricia@breezehome.com](mailto:patricia@breezehome.com)*

**I. Roll Call**

**II. Pledge of Allegiance**

**III. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*

**IV. Professional & Operations Management**

**A. District Engineer – Greg Woodcock**

- Conservation Cutback Reviews *(To be Distributed)*
- **Presentation of Easement Review Form (Draft)** **Exhibit 1**
- 19606 Post Island Loop Fence Modification Review **Exhibit 2**
- Finn Outdoor- Clear and Grade Area Around 19607 Post Island Loop Stump Holding Water- \$9,975.00 **Exhibit 3**
- Roadway Concepts- 19813 Lonesome Pine Sidewalk Crack Repair- \$351.00 **Exhibit 4**

**B. BREEZE Operations Report** **Exhibit 5**

- Consideration of Proposals
  - ❖ DC Integrations- CCTV Management for Courts and Dog Park- \$135.00 Per Quarter **Exhibit 6**
  - ❖ DC Integrations- CCTV Management for Entrance- \$135.00 Per Quarter **Exhibit 7**
  - ❖ DC Integrations- CCTV Management for Clubhouse- \$135.00 Per Quarter **Exhibit 8**
  - ❖ DC Integrations- CCTV Management for Tot Lot and Dock- \$135.00 Per Quarter **Exhibit 9**
  - ❖ **DC Integrations- Replace Photo Beam- \$588.00** **Exhibit 10**

**V. Professional Vendor Operations**

**A. Redtree Landscape**

- **Site Audit Reports** **Exhibit 11**
- Consideration of Redtree Proposals
  - ❖ Remove Dead Tree Behind 8538 Mayport Court- \$750.00 **Exhibit 12**
  - ❖ **Palm Booting and Pruning Proposal- \$95.00 Per Tree** **Exhibit 13**

**B. Steadfast Environmental**

- Steadfast Waterway Inspection Report **Exhibit 14**

**C. Amenity Center Management Report**

**Exhibit 15**

- Debit Card Report **Exhibit 16**
- Lakeshore Ranch Clubhouse Maintenance Inspection Report **Exhibit 17**  
(To be Distributed)
- Presentation of Cintas Fire Protection Reports
  - ❖ Back Flow Report **Exhibit 18**
  - ❖ Hydrant Report **Exhibit 19**
  - ❖ Sprinkler Report **Exhibit 20**
- Consideration of Proposals
  - ❖ Always There Air, Electric and Pools- Heater Replacement- \$5,465.00 **Exhibit 21**
  - ❖ Always There Air, Electric and Pools- Heater Repair- \$2,116.76 **Exhibit 22**
  - ❖ GPS Pools- Heater Replacement- \$10,491.00 **Exhibit 23**
  - ❖ GPS Pools- Heater Repair- \$2,408.96 **Exhibit 24**

**VI. Consent Agenda**

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 12, 2023 **Exhibit 25**
- B. Consideration for Acceptance – The November Unaudited Financial Report **Exhibit 26**
  - **Variance Report** **Exhibit 27**

**VII. Staff Reports**

- A. District Manager
- B. District Attorney
- C. Amenity Manager

**VIII. Supervisors Requests**

A. **Discussion of Holiday Lighting at Entrance**

**IX. Audience Comments – New Business** – *(limited to 3 minutes per individual for non-agenda items)*

**X. Adjournment**