

Lakeshore Ranch

CDD

February 11, 2025

5:30 PM

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

District: **LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, February 11, 2025

Time: 5:30 PM–*Regular Meeting Beginning at the Clubhouse*

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

Agenda

Note: For the full agenda package, please contact patricia@breezehome.com

I. Roll Call

II. Pledge of Allegiance

III. Close Regular Meeting- *Approximately 5:30PM*

IV. Shade Session (*Exempt from Sunshine and Public Records Laws*)

- A. Open Shade Session
- B. Discussion
- C. Close Shade Session

V. Reopen Regular Meeting- *Approximately 6:30PM*

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

VII. Professional & Operations Management

A. **Stantec- District Engineering Report** – Greg Woodcock- Project Manager

B. **District Counsel**

C. Presentation of Adopted **Resolution 2025-01**, Meeting Rules of Conduct for All CDD Board Supervisors and Attendees of District Meetings

Exhibit 1

D. **Incident Reports**

1. Resident 1 Incident Report

Exhibit 2

➤ Response to Incident Report

Exhibit 3

2. Resident 2 Incident Report

Exhibit 4

3. Resident 3 Incident Report

Exhibit 5

a. Addendum to Report

➤ Additional Context Email

- Email Attachment- Response to Incident Report

4. Resident 4

Exhibit 6

➤ Response to Incident Report

5. Resident 5 Incident Report

Exhibit 7

6. Resident 6 Incident Report

Exhibit 8

7. Resident 7 Incident Report

Exhibit 9

8. Resident 8 Incident Report

Exhibit 10

VIII. Professional Vendor Operations

A. Redtree Landscape Systems

1. Redtree January Maintenance Report (*To Be Distributed*) [Exhibit 11](#)
2. Consideration of Proposals
 - a. Redtree Landscape Tree Stalking Proposal \$1,100.00 [Exhibit 12](#)
 - b. Redtree Tree and Debris Cleanup Proposal - 19555 Sunset Bay Drive \$900.00 [Exhibit 13](#)
 - c. Redtree Root Pruning and Root Barrier Installation Proposal \$3,700.00 [Exhibit 14](#)
 - d. Redtree Holly Tree Replacement Proposal \$1,800.00 [Exhibit 15](#)
 - e. Redtree Tree Removal Proposal \$650.00 [Exhibit 16](#)
 - f. Redtree Fallen Tree and Planter Bed Cleanup Proposal \$250.00 [Exhibit 17](#)
 - g. Redtree Landscape Enhancement Proposal for Amphitheater Woodline Proposal \$2,250.00 [Exhibit 18](#)
 - h. Redtree Landscape Enhancement Proposal Northside of Entrance \$840.00 [Exhibit 19](#)
 - i. Redtree Sylvester Palm Replacement Proposal \$13,250.00 [Exhibit 20](#)
 - j. Redtree Walking Area Debris Cleanup Proposal \$150.00 [Exhibit 21](#)
 - k. Redtree Enhancement Proposal Remove Existing Flax Lily \$1,500.00 [Exhibit 22](#)
 - l. Redtree Sylvester Palm Replacement \$7,250.00 [Exhibit 23](#)
 - m. Redtree Debris Cleanup in the Natural Area on the East Side of Amenities Pool \$450.00 [Exhibit 24](#)
 - n. Redtree Debris Cleanup in the Conservation Area on the East Side of Amenities Pool \$450.00 [Exhibit 25](#)
 - o. Redtree Debris Flush Cut on the East Side of the Amenity Center \$550.00 [Exhibit 26](#)

B. Steadfast Environmental

1. Steadfast Waterway Inspection Report
 - a. Report Dated January 07, 2025 [Exhibit 27](#)
 - b. Report Dated January 30, 2025 [Exhibit 28](#)

C. BREEZE Operations

1. Monthly Analytics [Exhibit 29](#)
2. Hurricane Guide [Exhibit 30](#)
3. Consideration of Sign Proposals
 - a. Florida Brother's Maintenance & Repair
 - Florida Brother's Install New Street Sign Proposal \$265.92 Quantity - 2 [Exhibit 31](#)
 - b. Image360
 - Image360 Street Sign Replacement Proposal \$516.40 Quantity – 2 [Exhibit 32](#)
4. Consideration of Paving and Sealing Proposals
 - a. DMI Paving & Sealcoating
 - DMI Paving & Sealcoating Concrete Grinding Proposal \$1,246.00 [Exhibit 33](#)

- 5. Consideration of Sidewalk Remediation
 - a. Site Masters of Florida, LLC
 - Site Masters- Remediate Pedestrian Hazard on Water Color Drive at Six (6) Locations- \$1,200.00 [Exhibit 34](#)
 - c. Roadway Concepts
 - Roadway Concepts Trip Hazard Removal Sidewalk \$1,350.00 [Exhibit 35](#)
 - Sidewalk Picture Image #1 [Exhibit 36](#)
 - Sidewalk Picture Image #2 [Exhibit 37](#)
- D. Amenity Center Management Report**
 - 1. Report Dated January 2025 [Exhibit 38](#)
 - 2. Debit Credit Card Report Dated January 01, 2025 - January 31, 2025 [Exhibit 39](#)
 - 3. Lakeshore Ranch Clubhouse Maintenance Inspection Report
 - a. Report Dated January 28, 2025 [Exhibit 40](#)
 - 4. Discussion and Amendment of the Policies Relating to Age Requirements [Exhibit 41](#)
 - 5. Consideration of Gym Proposals
 - a. FitRev
 - FitRev Brochure [Exhibit 42](#)
 - FitRev Treadmill – P31 With Console Advanced LED Display \$3,899.00, Shipping & Handling \$200.00, Installation \$450.00, Total \$4,549.00 [Exhibit 43](#)
 - FitRev Treadmill Standard CT800 \$,3249.99, Shipping & Handling \$250.00, Installation \$450.00, Total \$3,949.00 [Exhibit 44](#)
 - b. Core Health & Fitness
 - Core Health & Fitness Brochure Star Trac 4 Series Treadmill [Exhibit 45](#)
 - c. Fitnessmith
 - Fitnessmith Star Trac 4 Series Treadmill \$2,550.00, Shipping & Handling \$300.00, Installation \$300.00, Total \$3,349.50 [Exhibit 46](#)
 - 6. Consideration of Track Lighting Proposals
 - a. Blue Wave Lighting
 - Blue Wave Lighting Clubhouse Indoor Track Lighting \$1,125.00 [Exhibit 47](#)
 - b. Wizard Electric Service
 - Wizard Electric Relocate Track Lighting \$899.00 [Exhibit 48](#)
- IX. Budget Amendment**
 - A. Consideration for Adoption of **Resolution 2025-04**, FY 2024-2025 Budget Amendment [Exhibit 49](#)
 - Exhibit A: FY 2024-2025 Amended Budget
- X. Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held December 10, 2024, [Exhibit 50](#)
 - B. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 14, 2025 [Exhibit 51](#)
 - C. Consideration for Acceptance – The December 2024 Unaudited Financial Report [Exhibit 52](#)
 - 1. Financial Variance Report [Exhibit 53](#)

XI. Staff Reports

- A. District Manager
- B. District Attorney

XII. Supervisors' Requests and Comments

- A. Discussion of LSR CDD Community Association Agreement Signature Decision Process
- B. Discussion of Letter of Reprimand for Community Association Incidents

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

XIV. Close Regular Meeting - *Approximately 8:30PM*

XV. Private Discussion of Security System *(Exempt from Sunshine and Public Records Laws)*

- A. Open Private Discussion on Security
- B. Discussion of Security
- C. Close Private Discussion on Security

XVI. Reopen Regular Meeting

XVII. Adjournment

Exhibit 54

EXHIBIT 1

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RESOLUTION 2025- 01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT ADOPTING BOARD MEETING RULES OF CONDUCT FOR ALL CDD BOARD SUPERVISORS AND ATTENDEES OF DISTRICT MEETINGS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lakeshore Ranch Community Development District (the “**District**” or “**CDD**”) is a local unit of special- purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Section 190.011(5), Florida Statutes, to establish Board Meeting Rules of Conduct (the “**Rules of Conduct**”); and

WHEREAS, the Board held a public meeting to receive public comment on its proposed Rules of Conduct; and

WHEREAS, after meeting and considering public comment, the Board has concluded that the proposed Rules of Conduct shall be adopted.

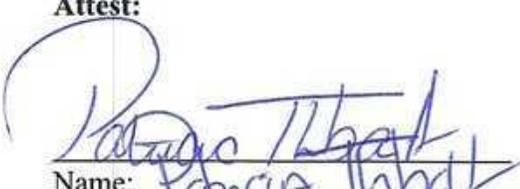
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The Board Meeting Rules of Conduct attached hereto as **Exhibit “A”** is adopted by the District.

Section 2. This Resolution shall become effective immediately upon its adoption.

Passed and adopted this 12th day of November, 2024.

Attest:


Name: Pamela Thibault
Assistant Secretary

**Lakeshore Ranch
Community Development District**


Ronald Mitchell
Chair of the Board of Supervisors

Exhibit “A”

CDD Board supervisors shall behave at all times in a manner that shall reflect creditably on the Board. CDD Board supervisors shall adhere to the spirit and the letter of the rules listed below.

CDD BOARD SUPERVISOR MEETING ATTENDANCE

1. CDD Board supervisors are expected to be present no later than five (5) minutes prior to meeting time.
2. CDD Board supervisors must accept the meeting invite electronically or call the District Management office by 12:00 p.m. on the day of the meeting to ensure a quorum.
3. All cell phones muted and not in use during the board meeting.

BOARD AND STAFF ATTITUDE AND CULTURE

1. CDD Board supervisors must maintain a professional appearance at all scheduled meetings.
2. CDD Board supervisors must show respect toward each other and contracted vendors at all times.
3. CDD Board supervisors are expected to offer open and balanced participation on matters before the Board.
4. CDD Board supervisors must provide the residents and members of the public with a three (3) minute uninterrupted time period to speak openly during the identified agenda time.
5. CDD Board supervisors may request a CDD Board supervisor to cease ongoing discussions and/or request a vote from the sitting CDD Board supervisors to remove a disruptive CDD Board supervisor during an active meeting. If the CDD Board supervisor refuses to remove themselves, the CDD Board Chairperson or any other CDD Board Supervisor may request a vote to recess the meeting as they deem appropriate.

COMMUNICATION & DECISION MAKING

1. CDD Board supervisors must allow each peer time to voice their comments without interruption.
2. CDD Board supervisors must de-personalize input during the discussion of issues before the board. (i.e. no attacks on others).

4. CDD Board supervisors must listen, be non-judgmental, and keep an open mind on issues until it is time to make a decision.
5. CDD Board supervisors must not grandstand. Respectfully present an opinion or issue.
 - a) All vendor complaints must be submitted in writing and added to the agenda under Supervisor reports prior to the scheduled meeting. (This will allow time for other board supervisors to review the concern ahead of time).
 - b) All complaints must be of measurable issues.
6. CDD Board supervisors must accept responsibility and accountability along with the authority given.

EXHIBIT 2

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Shawn McCaig
19102 Lone Creek Ct.
Land O' Lakes FL 34638

Lakeshore Ranch Community Development District
19730 Sundance Lake Blvd
Land O Lakes, FL 34638
Attn: Board of Supervisors

December 20, 2024

Dear Board Members,

I am submitting this formal complaint regarding the public statements, behavior, and actions of Christine Thomas during an HOA meeting. Her inappropriate remarks, violate the **Lakeshore Ranch CDD Community Policies and Rules**, including the following sections:

- **General Facility Policy 14:** *Use of profane or inappropriate language is prohibited.*
- **General Facility Policy 15:** *Bullying, fighting, and vandalism are prohibited.*
- **General Facility Policy 16:** *Behavior that creates a hostile environment, disturbs others, or poses a safety issue is prohibited.*
- **General Facility Policy 18:** *Any type of harassment or disrespect to staff or other residents and members is prohibited.*

This stems from the he actions during a HOA meeting. Specifically, she was identified as the Architectural Committee Chair (ACC) responsible for approving a homeowner's patio that was out of compliance with community standards. As a direct result of her approval, the HOA was forced to spend **\$1,700.00 of community funds** to correct the issue. I personally discovered the spend when I did an audit of the HOA books after the President and Treasurer resigned on the same day. I attended a meeting and asked about the funds and why they were spent. When I asked what it was for, the board president indicated that the ACC Chair approved an out of standards patio and the board had to pay to have it fixed to comply to community standards. At that point someone else asked who was the Chair that approved it because it's costing the community unnecessary expenditures. The president said it was Christine Thomas.

It was at that point when Christine Thomas shouted inappropriate and profane language, yelling along the lines of; **keep my name out of your SH**** at least twice in the meeting. I don't have an exact quote because hearing issues, but that word stood out. This outburst was not only unprofessional but escalated tensions in the room and created an uncomfortable and hostile environment for those present. She continued to yell at the board president throughout the rest of the meeting over various things.

At the subsequent HOA meeting, Ms. Thomas initiated a verbal altercation with a retiree resident of the community. The incident began when the resident pointed out that video recording was not permitted without prior approval. In response, Ms. Thomas began yelling at the resident and arguing from across the room. This disruptive exchange continued for approximately three minutes during the meeting, creating an unnecessary disturbance.

Christine's actions conflict with her own public stance displayed at the November meeting where she was adamant on holding others accountable for their behavior. Her exact words were: **"None of us should be excluded from any misbehavior towards any resident. We should be accountable for our actions. The same way we hold anybody, any of them accountable for their actions. We need to be held accountable for our actions."** It is imperative that her actions are reviewed with the same level of scrutiny to ensure fairness, transparency, and adherence to community guidelines.

Given the severity of these issues, I respectfully request that the board take appropriate action against Christine Thomas. Accountability for her conduct must be enforced to uphold the integrity of the community and maintain consistency with CDD policies as she demanded.

I am available to provide further details or statements if required. Thank you for your prompt attention to this matter.

Sincerely,

Shawn McCaig
mccaigshawn@gmail.com

EXHIBIT 3

[Return to Agenda](#)

Lakeshore Ranch Community Development District
19730 Sundance Lake Blvd
Land O Lakes, FL 34638
Attn: Board of Supervisors
February 1, 2025

Dear Board Members,

My only hope is that since this community has a different HOA board, which hopefully will serve the community and not their own individual interests, I feel we will move back to what this community once was.

However, as I have stated previously, I have reviewed the tapes of the HOA meetings on 7/1/2024, 9/9/2024 and the CDD meeting on 9/10/2024, along with the letters submitted by Mr. McCaig and the 4 residents regarding the outbursts from one individual.

First let me say that I do partially agree with the notion that one individual wrote a complaint only for a retaliation aspect since she was not at the meeting. I do agree with some aspects of what was included. The only reason I say this is because, I could understand if she said she watched the tape and was upset by the behavior, but for her to say in her complaint on how the individual should be dealt with, that is where she took it to another level. I felt that was just over the top on what she requested and not what I felt should be done. Not to say I do not take her feelings into consideration, I do, however I feel we are a community that at this point, needs to learn to come together and work as such. I also feel that there were counter letters written out of retaliation rather than owning one's bad behavior.

I joined this board when the builder was still holding the majority of the vote in this community so that I could be the voice of the community **NOT** of myself. I do understand at board meetings emotions can get heated as we all have our own feelings about what we want for the community, however I also feel as a board we need to be accountable when sitting in our seats.

I want to address the complaint Mr. McCaig filed regarding me first. You have no date on which this happened. I stopped going to HOA meetings once the leadership there did not want to consider anything the residents had to say. Yes, I have attended a few here and there, when something important was occurring. In 2024, I attended the December meeting, in 2023 I attended the September and October meetings. So, I believe the one you are referring to when I stood up was at the October 17, 2023, meeting. You state in your complaint "The General Facility Policy states that violations must be addressed promptly, with individual being informed of the issue and asked to leave if the behavior continues" Well you are 15 months past that meeting and I was not asked to leave that meeting by the HOA president as I did not continue with my behavior. If you feel that 2 months is past the timely requirements, what do you consider 15 months to be? For the record the complaints were written in September after it was brought to the CDD meeting in September, and following your behavior at that meeting, which I would consider that to be timely.

I find it funny how when I asked for clarification of the miscellaneous expenses, including emails to Angela at Greenacres, I never received a response. I know at the January 18, 2022, meeting both the newly elected HOA president and Treasurer/ Secretary motioned to pay Elite Pavers \$1700 to "**repair pavers**" at 19127 Falcon Crest. That was said at an open HOA meeting but once you wrote your complaint, you brought it into the public view. So, lets set the record straight and this is why I did stand up at that October 17, 2023, meeting and loudly told Michelle to keep my name out of her mouth. Do I remember my exact words from 15 months ago, not word for word, but I know what she was saying was **slander**. You have now **slandered** my name and work ethic as well in a public forum. You see the HOA rules do not say the rear patio has to match the driveway nor does it state the HOA is responsible to remove pavers from a back patio. The first owners of that property purchased the house in 2013 received an approval from Sunbelt to add a screen enclosure and extend a patio in the rear along with a walkway. I never approved that, that was approved by Sunbelt.

They sold the home in June 2021- those owners submitted an ARC request in August 2021 to repair their lanai enclosure and repave their back patio and walkway to match the driveway- they were not changing the design or size of any patio/sidewalk. That is what was approved by the ARC committee. The bill from Elite Pavers states, **“Removal of 2 feet of pavers on Back Patio and Dispose of them”** How is that in any way something that any ARC committee has control over on what a homeowner is storing on their back patio? This was paid out on check 233 and sign by the same 2 people who motioned the work to be done.

I think I can fairly say I am not what caused tension in any HOA meeting, but we all can have a difference of opinion on that. As for the so called altercation on a retiree, I have never approached anyone and I do know who you are referring to and if you think by telling her to “shhh” while she got out of her seat and approached a woman sitting near me at that meeting- which I have a recording of the woman telling her to get away and go back to her seat, again at a meeting 15 months ago- then again your opinion. I do recall her saying to me “don’t ever shush me Christine”.

If the board chooses to send me a letter for defending myself at a meeting over 15 months ago so be it. I admit I did stand up for myself, the difference is I own what I do and say, and I did not call anyone explicit names.

If you only just had apologized to Ms. Austin at the September 10, 2024, CDD meeting or even got up at the September 9, 2024, HOA meeting and moved in a silent manner, we would not be where we are today. This has escalated into something I am just totally astonished about. I am appalled that a board member recorded a resident when they came up to speak without their knowledge and if that board member is going to do that, they need to let all residents know they are being recorded from the board table.

I know there are many things that can impact someone’s behavior on any given day, however we need to acknowledge the behavior and own it, you do not have to share your story on the why’s but just explain it was a bad day, and you regret those actions.

For the letters from Ms. Martin, Ms. Rolling and Ms. Cummings, I have already acknowledged the behavior displayed within their complaints at a previous meeting, after listening to the previous HOA recordings. Acknowledgement and accountability are what they were looking for. This behavior has now separated this community and has restricted the residents from holding their HOA and HOA committee meetings from freely occurring as they have in the past. This really is not how we should be as a community. The CDD amenities are for the residents, they pay fees to utilize them and should have the ability to gather within the amenities for the community use.

So, let me ask, should we now have groups sign to use the basketball and tennis courts? I personally feel with a new HOA board, the issues of the past board will no longer be, and the meetings will be fair. In my opinion we should retract the motion to have the HOA sign a contract or at least make it a blank date open contract that the clubhouse manager and HOA board/committee chairs agree to the dates. Let’s work together as a community and as boards for this community.

For Mr. McCaig’s claims within his letters, I think they are all moot especially since Ms. Martin owned her behavior and apologized at two different meeting for that. The other letters of complaint from residents, after listening to the recordings hold truth to them and there is no malice on behalf of the complaints which were written. I have listened in great detail to the meetings and do not hear Mr. Lumpkin saying anything threatening to anyone at a meeting. Mr. Austin never said anything to Mr. McCaig and was there to ensure nothing escalated further. Mr. McCaig wrote in his complaint how he told a resident he was the CDD and that everyone needed to leave the clubhouse. It was not his meeting to have people leave or take charge of the microphones- he was not there as the CDD and does not do that at a CDD meetings- that is for the clubhouse staff to do. It was up to the HOA president who was speaking to a group of residents and or clubhouse employees to tell them they had to get out of the clubhouse. The Clubhouse staff remain to lock up after every HOA meeting and for him to state there was no staff present is not true, they may not be in the room, but they are in the building. Also, the CDD does not incur any

additional fees if the HOA stays past the 7pm time frame. The agreement with the HOA is they are billed \$15 per hour if the clubhouse remains open past 7 pm for the clubhouse staff fees.

In regard to Mr. McCaig statement that cursing is a norm in our culture, that may be true, however it is crucial to consider the context, tone and body language associated with such language. Using a curse word within a statement is different than calling an individual a curse word. Aggressive or inappropriate delivery can make language feel intimidating or threatening, particularly in a community setting and especially for female residents. I do agree that leadership positions demand a high standard of conduct especially since the individuals set the tone for the respectful and constructive interaction of their position.

This issue has nothing to do with where anyone sat but more about the actions and behavior which made people feel a specific way. It may not be the words you use but your tone in which you used them that has a very harsh impact and impression.

Back in July 2024 Legal counsel sent another resident a “Cease any behavior that would negatively impact another patron enjoyment of District amenities” advising him that it would be discussed at the next CDD meeting. At the August 13 meeting the Chair was adamant how that behavior would not be tolerated, and this resident was given a warning. The issue is why was one given a warning and legal counsel willing to send that letter, but refused to send the letter from the December meeting? We need to be sure that this board is not inconsistent in our actions as that can set a dangerous precedent and setting different rules for board members then residents and can open the CDD up to lawsuits.

My only ask of Mr. McCaig is to acknowledge his behavior and agree to restrain from that type of behavior.

I have always said how we need to treat all residents the same and be fair to all and not treat any one individual any different from another. As a board we are committed to fostering a respectful and equitable community and must hold all individuals regardless of their positions or friendships to the same standards of conduct. We also need to address all concerns with transparency while being impartial which will be essential to rebuilding trust and ensuring fairness within the community.

I want this CDD board to work as a board and no one member unless directed by this board is to determine how any amenities are to be utilized as an individual, or any notification to the board is to be flowed out. I am extremely upset with the fact that this entire board did not receive the initial complaints as soon as they were received by Clubhouse management Lori Karpay and I would like to know why we all were not forwarded these correspondences in September, rather the Chair and legal counsel and from what I see Mr. McCaig received Ms. Rollings letter prior to the rest of the board. The entire board received copies on 1/14/2025 after our board meeting when it was discussed that we should all receive a copy of them. However, Mr. McCaig had Ms. Rollings letter as early as December as he included that letter written in his counter response on December 20, 2025. This is totally unacceptable, and I want to know who made that decision to hold back the letters from the board upon receipt in September.

I will state once again that the CDD/Amenities management company **MUST** apprise **all** board members of all issues at the same time with accordance to the sunshine law. All amenity inquiries are to go to CDD management for a decision, not any board member and if necessary, those will be added to the agenda for the next meeting. We are a board who needs to work as such, making decisions as a board not as a single individual, along with the residents and in harmony with the HOA board.

Best Regards,
Christine Thomas
CDD Supervisor

EXHIBIT 4

[Return to Agenda](#)

Renee Austin
19851 Lonesome Pine Dr
Land O Lakes, FL, 34638
austinfam903@hotmail.com

16 September 2024

To The Attention of Lakeshore Ranch Board and Greenacre Management,

I am writing to formally address the repeated and disruptive behavior exhibited by Mr. Shawn McCaig at the LAKESHORE RANCH HOA board meetings. Despite the repeated incidents no action has been taken to address his conduct. Although many have assumed he has taken on the responsibility of the LSR Clubhouse sound system and the clearing of the room after HOA meetings, I have recently become aware that he was not formally assigned by the CDD board to represent them in an official capacity. It would then seem that he has been instructed to perform these duties as an HOA representative and has not had any repercussions.

Mr. McCaig's conduct at several HOA meetings has not only been inappropriate but has also reflected poorly on the board's ability to enforce the Code of Conduct that all board members, committee members, representatives and association members are expected to follow.

The first incident occurred during the January 2024 board meeting when Mr. McCaig, seated in the audience, pounded the table and yelled at a newly elected board member who was speaking. This was not only unprofessional but set a troubling tone for future meetings. Mr. Mccaig was seen by several residents either recording or taking pictures during parts of the meeting but I am unaware if an official notice was sent to the board prior to the meeting date. During the May and July meetings Mr McCaig moved away from the audience seating and was now seated directly in front of the billiard table centered before the board. Near the end of May's meeting I asked the board if I could also sit in that location and was not denied. The audio system had just been fixed and Mr McCaig's new seating arrangement coupled with an armed police deputy assigned to "guard" the meeting was sending the wrong message. For reference the HOA board President asked the deputy to remove a resident at a previous meeting. This resident was not aggressive and was simply voicing his frustration at a new rule implementation without official vote.

At the July 1st meeting, which was focused on new Florida standards presented by the Association's legal counsel, I was advised by the board President, Michele Riverol, that I would be able to ask my questions once the meeting adjourned. Other residents also expressed interest in hearing the discussion and the HOA Board was aware they would also be staying in the

Complete fabrication. I have not been instructed by anyone to perform any duties. I have done so in the past (including CDD meetings) since I have technology background and I was just trying to be helpful. I also don't want something being broken or lost in the process of cleaning up. As in the past during hurricanes or other events, I help as a member of a community trying to make things better instead of complaining about them.

I have never pounded the table. Since I have peripheral neuropathy that would be painful. What I did do is stand up to Mr. Lumpkin who had just discriminated against my wife and another new board member for being female. He also did age discriminate the other board member. On top of that, he implied they were less important since they volunteered to take on seats vacated by resignation and were appointed, not elected like him.

I took a picture of our newly elected board member texting on his phone, which is what he is normally doing during board meetings. No where in the community standards does it say that pictures are not allowed and I would have to request to do so.

I positioned myself in front of the room starting in March, May and again in July. It is not to intimate anyone. As a stage IV cancer patient I continue to lose my hearing at a drastic rate due to the Chemotherapy drug used. Some days are worse than others so when I am having a bad day it helps to be able to see lips moving along with facial expressions. At that same meeting Ms. Austin sat next to me. Who was she trying to intimidate?

This location at the front of the room has been used by previous boards for years and started back in 2008 at the first meeting. The clubhouse staff used to setup chairs in this area before every meeting.

room in order to hear the inquiry and the board's response. This was now the second time, during this meeting, Ms. Riverol had assured residents that the board would be available to discuss any concerns after the meeting adjourned. When I stepped up to the microphone, several board members began engaging in private conversations, showing a lack of respect for the residents in the room as well as those residents unable to attend who would later view the recorded meeting. At this point, Mr. McCaig removed the microphone positioned in front of me (which he had already turned off) and yelled at the crowd in attendance who was already disturbed by his behavior. His actions were unnecessary and escalated an already tense situation. It was shocking and thus created a great deal of anxiety for some of us in attendance. While I was explaining to two board members who walked over to me that his behavior was out of control and the board's lack of attention to residents in attendance was quickly escalating the frustration in the room, Mr. McCaig shouted to the residents who had questioned the manner in which he grabbed the microphone pedestal in front of me **"Because I turned off the microphone! The battery is dead! I want everyone to leave!"** He then proceeded to insult a resident by using profanity and calling her a bitch and when his wife, who is an HOA board member, attempted to intervene and attempt to quiet him, he replied angrily, **"I don't give a fuck who she is!"**. Please note that Mr. McCaig was well aware that there were 2 young children in the room that had arrived in the company of our HOA attorney, Mr. George Root, still present during this verbal altercation. Although my focus at the time was on communicating with the board members, it was evident that his language and aggressive manner had thrown the gathering into chaos. Later that evening, I spoke with Board President Michele Riverol, who although in close proximity to what was happening, denied hearing Mr. McCaig's outbursts or seeing the aggressive manner he took when approaching my space and grabbing the microphone stand. I relayed that I, along with many residents, find it hard to attend the meetings due to either PTSD or anxiety. I encouraged her to review the recording of the meeting to ensure appropriate measures would be taken to prevent such behaviors from occurring again. I chose not to take further action at that time, trusting the President, and subsequently the board, to handle the situation internally in hopes that the following meeting would be conducted in a professional manner and no residents would feel threatened by his aggressive manner. I abstained from commenting on the postings describing the chaos at the meeting and did not take any further action as I believed it would be handled and corrected.

At the next meeting, on September 9th, it became evident that either these disruptions had not been addressed, or that if they had Mr. McCaig chose to attempt to intimidate any resident wishing to speak. He had positioned himself in yet a new spot this time seated at the bar directly behind the microphone where residents address the board. When it was my turn to speak, I addressed the board from my seat with my concerns about his placement. Given his prior behavior I had no intention of turning my back to a

At the July meeting the board did say they would speak to individuals after the meeting if they had questions. The board adjourned the meeting and began speaking to individuals after the meeting. I yelled "it's 7pm clubhouse is closed, everyone has to leave" because the microphone batteries were dead.

I removed the microphones from their normal locations as I have done at the end of other meetings (See above). In this case, the batteries were dead (they died during the meeting) and were not useful anyway. I placed the hand mic in the bag and put both on the manager's desk.

I returned to the room as my wife was still speaking to residents. At that point, some older lady I didn't recognize said something to me insinuating that I was trying to keep residents from speaking. She said, "What did you do with the mics?" I answered, "I put them away since the meeting was over and batteries were dead" the older lady said, "you know those belong to us?" I said "yes I do, they actually belong to the CDD" and the older lady said, "that's us, we are the CDD" I responded, "yes and so am I" and then said "the batteries were dead and I couldn't find an attendant to replace them so I put them away" that is when the older lady responded "yeah right, the batteries are dead" it was at that point when I had enough of her questioning my integrity. I called her an IDIOT and walked away. She was trying to impugn my reputation by challenging my ethics and integrity. She continued saying something but as I stated earlier my hearing is bad. I yelled that she should stop complaining. She continued and my wife said something to me about her. That's when I spoke to my wife and said, "I don't give a fuck who she is!!!!".

If I got loud, refer to hearing issues. I sometimes don't know how loud I am. I probably shouldn't have said fuck, but in the moment it was the most appropriate word. In today's society it is common place to use words that once were considered taboo. In fact I have heard the word and others used at many different times and events at the clubhouse and in daily life outside of the neighborhood.

man unable to control his temper. Instead of taking a seat in the audience, Mr. McCaig again began yelling and asserted that he could sit wherever he wanted. President Riverol supported this stance by repeating the same. It became clear that the president, and board chairperson, was not willing to address the inappropriate conduct that had become a recurring issue at meetings and that residents would not receive protection from this behavior. It was instead recommended that I move the microphone to the other side of the room. I refused to do that as I would not allow him to intimidate either myself or anyone else that called his behavior to task. He continued yelling and eventually conceded to move as he walked directly behind me as he moved to the other side of the room. I was extremely upset at the disrespect he, a man, had shown to a woman at the previous meeting and was now directing the same vitriol towards me. While walking behind me I thought I heard him refer to me in an expletive but the chaos around me had raised my anxiety to an extremely high level and everything else was hard to decipher. It had become clear that Mr McCaig would not be addressed for his behavior even after one of the board members told the board president I should get protection. With my husband now by my side I was able to address the board and let Mr McCaig know that I refused to be disrespected.

Mr. McCaig's aggressive nature and intimidation tactics are a clear violation of proper conduct by a resident and even more so by an elected community official. His repeated outbursts and disruptive behavior are unacceptable, and it is concerning that the board continues to allow him to act in this manner. This situation needs to be addressed promptly to restore the professionalism and order that should define HOA meetings. This obvious preference treatment is damaging and has had a lasting effect on any attempt to help bridge the gap of unity and trust between our HOA organization and the rest of the community.

I trust the board, Greenacre management and LSR legal counsel will take this matter seriously and implement corrective actions to ensure this does not continue and proper steps are taken to ensure Mr McCaig is properly reprimanded for this behavior. I am disappointed this behavior has progressed to this point, and equally disappointed that the HOA president did not take my concerns seriously when first given. I believe that this experience could have been prevented if addressed with him privately months ago. It has become certain to me that his behavior is out of control as he chose to again raise his voice to me the very next day as I addressed the CDD board inquiring if he had been officially assigned to represent CDD interests during the HOA meetings. I am available to provide additional details if necessary and all incidents can be substantiated with all 2024 meeting recordings.

Sincerely,
Renee F. Austin

At the September meeting a board member asked me to not sit in the middle of the room in front of the pool table since it was causing issues with the video recorder. I sat on the stools at the countertop bar area. This was a better spot since it allowed me to remove pressure off my legs and feet which also suffer from peripheral neuropathy.

As I sat there a couple of residents came up to speak and then sat down. The third or fourth person came up and it was an elderly looking lady that I had seen before, but didn't know her name began yelling about me sitting at the bar area. I came to later realize the older lady was Ms. Austin. She yelled and then her husband came back up to try to intimidate me. At the same time Joe Lumpkin of the HOA board stood up. I later learned that he had yelled "I will snap him in half" which I guess is his attempt to intimidate me. Unfortunately, I didn't hear it.

After a couple minutes of Ms. Austin yelling about the location I was sitting at, I said fine I will move. I moved to the other side of the room to the high-top table with bar stools. I did not use an expletive as she embellished her story with. At the same time Ms. Austin followed me and continued yelling and then I think her husband pulled her back. She continued to yell at the board about something. I really couldn't understand her. When she was finished, she came back over to my side of the room yelling again and then walked back. As you can deduce from Ms. Austin statements and actions since she came at me, I was not the person who was the aggressor at this point.

I am not sure how she claims to suffer from PTSD and anxiety since she was coming after me. She also sat next to me at one of the meetings. Moreover, my new location did not afford me the ability to see all the board members along with facial expressions and their lips moving. This incident has flared my medical PTSD since I have total strangers making my medical disabilities more obvious by making it harder to participate in normal activities. I was simply trying to sit in area that afforded me the ability to see and hear without drawing attention to my disabilities.

From Ms. Austin's first complaint:

At the following meeting, In March, there was profanity used and this came from a board member. I would have expected that if the board member had not resigned the following day, she would have received a reprimand from the board. The outburst was never addressed and instead focus was put on the conduct of residents as the cause of chaos.

It seems that Ms. Austin has edited this portion out of her current version, so I added it back in case she forgot to.

Which board member? That would be the one who was sexually and age discriminated by Mr. Lumpkin (noted above). This was a great portion of why Mr. Lumpkin received a Cease-and-Desist letter voted on by the board at the next meeting.

I believe she had a reason and every right to use "profanity" when Mr. Lumpkin discriminated her.

Renee Austin
19851 Lonesome Pine Dr
Land O Lakes, FL 34638
austinfam903@hotmail.com

September 17, 2024

Lakeshore Ranch Community Development District
19730 Sundance Lake Blvd
Land O'Lakes, FL 34638
Attn: Ms. Lori Karpay,

I am writing to formally address the repeated and disruptive behavior exhibited by Mr. Shawn McCaig at the Lakeshore Ranch Clubhouse Meeting Room. I have had no other contact with Mr McCaig outside of HOA and CDD meetings and have never had private one on one conversations with him. Having been a witness to his behavior during some of the HOA meetings I've chosen not to approach him personally about my concerns in reference to his behavior. Instead, I made an unofficial report to the HOA meeting Chair requesting his behavior, which I now perceive as out of control, be handled privately and swiftly in order to prevent further escalation. Despite the repeated incidents no action has been taken to address his conduct and I find myself with no other option but to make a formal report. All incidents have been during gatherings for HOA meetings and most recently the last CDD meeting.

His temperament took a drastic turn on the evening of July 2nd immediately following the adjournment of the HOA meeting. During this meeting the HOA President had assured the audience members that we could stay after the guest speaker, HOA Legal Counsel, and the board finished their meeting agenda. The residents in attendance had relayed to the board that they would remain in the clubhouse meeting room as they were also interested in the Board's response to my inquiries. The meeting was officially adjourned and I stepped up to the microphone. Mr. McCaig approached my space and removed the microphone stand positioned in front of me. His actions were unnecessary and his angry demeanor escalated what had now become a tense situation. While I was explaining to two board members, who walked over to me, that his behavior was out of control Mr. McCaig shouted to the residents who had questioned the manner in which he grabbed the microphone pedestal in front of me **"Because I turned off the microphone! The battery is dead! I want everyone to leave!"** He then proceeded to insult a resident by using profanity and calling her a bitch and when his wife, who is an HOA board member, attempted to intervene and quiet him, he replied angrily, **"I don't give a fuck who she is!"** Please note that Mr. McCaig was well aware that there were 2 young children in the room that had arrived in the company of our HOA attorney, Mr. George Root, still present during this verbal outburst. Although my focus at the time was on communicating with the board members, it was evident that his language and aggressive manner had thrown the gathering into chaos. Although it was loud enough for all to hear, as witnessed by surprised

looks, I am unaware of any other board members, besides his wife, attempting to calm him. Later that evening, my husband and I had a chance to speak to the HOA President and I encouraged her to review the recording of the meeting to ensure appropriate measures would be taken to prevent such behaviors from occurring again.

At the next meeting, on September 9th, it became evident that either these disruptions had not been addressed, or that if they had Mr. McCaig still made the choice to sit in one of the barstools directly behind the microphone rather than with the audience. Please note that the room is never full and attendees do not sit in that section. My only conclusion was that after his outburst in the previous meeting, and my complaint about his aggressive behavior, this had now become a form of intimidation. Once the meeting began and residents started to approach the microphone, as they were called to speak, I noticed that Mr. McCaig would remain by the microphone. When it was my turn to speak, I stood and addressed the board from my seat with my concerns about his placement. Given his prior behavior I had no intention of turning my back to a man unable to control his temper. Instead of taking a seat in the audience, Mr. McCaig immediately began yelling at me and asserted that he could sit wherever he wanted. It became clear that the president was not willing to address the inappropriate conduct that had become a recurring issue at meetings and that residents would not receive protection from this behavior. It was instead recommended that I move the microphone to the other side of the room. Although I moved the microphone enough so that I could still have him within view, I refused to move the microphone all the way to the other side of the room as I would not allow him to intimidate either myself or anyone else that called his behavior to task. He continued yelling and eventually conceded to move as he walked directly behind me to the other side of the room. I was extremely upset at the disrespect he, a man, had shown to a woman at the previous meeting and was now directing the same vitriol towards me. While walking behind me I thought I heard him refer to me in an expletive but the chaos around me had raised my anxiety to a high level and everything else was hard to decipher. It had become clear that Mr McCaig would once again not be addressed for his behavior even after one of the board members told the board president I should be protected. To be completely transparent, although I heard him mumble "bitch" while he walked behind me I was already in an anxious state and the chaos became overwhelming. I walked towards him and yelled "Watch how you talk about me". That was out of character for me and I wish I would have been able to completely avoid his disrespect. With my husband now by my side I was able to return to the microphone and address the board.

The next day, September 10th, I attended the CDD meeting. Mr. McCaig was in attendance as he is an officer (Assistant Secretary) on the LSR CDD board. In reference to the agenda item on "Professional Decorum and Code of Conduct" I attempted to get clarification on whether or not he was attending the meetings and assisting the HOA in an official capacity for the CDD. Less than

a minute into my allotted 3 minute time CDD Board member Shawn McCaig, once again, began yelling at me. He once again proved that he is unable to control his temper and conduct himself in a professional and civil manner while in a public forum.

Mr. McCaig's aggressive nature and intimidation tactics are a clear violation of proper conduct by a resident and even more so by an elected community official. These incidents all happened in the Lakeshore Ranch Community Clubhouse and thus subject to LSR CDD POLICY GUIDELINES. In our policies it states that:

- Use of profane and inappropriate language is prohibited
- Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, creates a health or safety problem, creates a hostile environment, or otherwise disturbs others may be reported to the local law enforcement agency.
- Any type of harassment or disrespect to staff or other residents and members is prohibited.

I find Mr. McCaig's repeated outbursts and disruptive behavior to be unacceptable. These incidents have become a pattern and so I don't believe a simple warning will be enough to curb the behavior at this point. As a homeowner I have every right to attend HOA & CDD meetings without the added anxiety that a man with authority in this community will be aggressive towards me or any other resident. No matter what his position is in our community, I ask for fairness and equal treatment as you investigate these incidents. I am available to provide additional details if necessary and all incidents can be substantiated with meeting audio and visual recordings which can be made available upon request. I ask that, if available, any video of the clubhouse meeting room be examined for further evidence of behavior on all dates specified.

Sincerely,
Renee F. Austin

EXHIBIT 5

[Return to Agenda](#)

Shawn McCaig
19102 Lone Creek Ct.
Land O' Lakes FL 34638

Lakeshore Ranch Community Development District
19730 Sundance Lake Blvd
Land O Lakes, FL 34638
Attn: Board of Supervisors

December 20, 2024

Dear Board Members,

I am submitting this formal complaint regarding the public statements and written documents and physical threat presented by Renee Austin and Martin Austin. The content of her remarks contains misleading, inflammatory, and defamatory allegations, along with physical intimidation which violate the **Lakeshore Ranch CDD Community Policies and Rules**, specifically:

- **General Facility Policy 15:** *Bullying, fighting, and harassment are prohibited.*
- **General Facility Policy 16:** *Behavior that creates a hostile environment, disturbs others, or poses a safety issue is prohibited.*
- **General Facility Policy 18:** *Harassment or disrespect to staff or other residents and members is not permitted.*

During the HOA meeting on September 9, 2024, I sat on a barstool at the side of the room at the bar area, as advised by a board member, to avoid obstructing the video recorder placed on the pool table. I had been sitting in front of the pool table during prior meetings. It provided me a better vantage point to see and hear the board member. This seat at the bar was less accommodating, but I was still able to see and hear all the board members.

During the Resident Comments section, a woman whom I now know as Ms. Renee Austin loudly objected to my seating position, alleging it was intended to intimidate. Her accusations escalated into shouting, and her husband's subsequent actions appeared confrontational as he came towards me from his sitting position in the main area. I responded that I was asked not to sit in front of the camera, and this gave me a vantage point to hear and see the board. The HOA president yelled: He can sit wherever he wants. After a minute of shouting back and forth, I calmly relocated to another area of the room to de-escalate the situation. However, Ms. Austin and her husband continued to follow me, raising her voice further, which I found both unwarranted and distressing. Her husband led her back to the other side of the room. She continued to yell at the board about something. I really couldn't understand her. When she was finished, she and her husband came back over to my side of the room yelling again and then walked back and sat down in the audience.

I firmly reject the claims she has made by characterization of my actions as aggressive or threatening. My behavior was not intended to intimidate anyone but to address my personal medical needs, particularly hearing and vision loss along with physical discomfort. Accusations suggesting otherwise have and continue to exacerbate my medical disabilities, which is protected under the **Americans with Disabilities Act (ADA)**.

The area where I sat has historically been used for meetings in front of the pool table or at the bar area, including those held since the Clubhouse opened. My actions align with longstanding practices and were not a violation of any stated policy. In fact, Ms. Austin sat next to me at the July meeting in front of the pool table when the HOA lawyer was discussing new Statute's related to HOA's. If I was sitting there to intimidate, why would Ms. Austin do the same?

At the **September meeting**, Renee Austin and her husband were the clear aggressors. Their behavior escalated the situation unnecessarily, creating a hostile and uncomfortable environment for myself and other

residents. The accusations Ms. Austin presented were not only false but also defamatory, with the intent to damage my reputation and character.

Ms. Austin has written at least 2 letters to the HOA about my conduct, and I understand based on her statements at least 2 have been sent to the CDD. These letters and her public speech include Slanderous and Libelous statements. When she came to the October meeting and continued to utter these allegations, I was upset that she continued to do so. I waited till she finished speaking (at least it seemed to me she was done) and said, "I would like to address this". At that point she yelled that she was not done speaking and other board members told me to stop. I did try to explain how she was mischaracterizing the incident she continues to spread falsehoods about. I was not given that opportunity.

Summary of Slanderous and Libelous Allegations

1. Incomplete and Misleading Accounts

Renee Austin's statements selectively omit key facts, including explanations of my medical conditions (significant hearing loss, vision loss, peripheral neuropathy, and other disabilities). Her claims focus on isolated interactions while ignoring the broader context, such as my need to position myself in certain areas for medical accommodations. By presenting an incomplete narrative, she portrays me as aggressive and disruptive, which is both inaccurate and defamatory.

2. False Allegations of Aggression

- **Fabrication of Events:** Ms. Austin's claim that I "pounded the table" and shouted aggressively is false. Such actions would be physically painful for me due to documented medical issues (peripheral neuropathy).
- **Profanity Claims:** While I admit to using one inappropriate word under stress after my integrity was repeatedly questioned, Ms. Austin exaggerates the incident, framing it as a prolonged, hostile attack. This misrepresentation does not align with the events as they occurred. In fact the words used were during a private discussion with my wife.
- **Intimidation Narrative:** Ms. Austin suggests that my seating choices were deliberate attempts to intimidate residents or board members. In reality, I sat in positions that allowed me to see and hear clearly due to my vision and hearing impairments. Her interpretation is unfounded and unfairly maligns my intentions.

3. Unsubstantiated Accusations of Misconduct

Ms. Austin alleges that I improperly handled the sound system and acted without board authorization. In truth, my actions were voluntary, aimed at preventing damage or loss to community equipment and to expedite the clearing of the clubhouse and let attendant lock up and leave. She provides no factual evidence to support her accusation that I acted improperly.

4. Harmful Public Repetition

By reiterating her claims in public forums and formal documents, Ms. Austin amplifies the defamatory statements, causing undue harm to my character and reputation within the community. Her assertions are presented as facts without substantiation, misleading residents and fostering division.

5. Violation of Community Standards

Mr. & Ms. Austin's behavior—repeated confrontations, inflammatory accusations, and public

mischaracterizations—appears to conflict with the **Lakeshore Ranch CDD General Facility Policies**:

- **Policy 15:** *Bullying, fighting, and harassment are prohibited.*
- **Policy 16:** *Behavior that creates a hostile environment, disturbs others, or poses a safety issue is prohibited.*
- **Policy 18:** *Any harassment or disrespect to other residents is not permitted.*

While she accuses me of violating community guidelines, her own conduct—through public defamation and confrontational behavior—fails to meet these same standards.

6. **Legal Implications of Defamation**

Under legal definitions, **libel** (defamation in written form) and **slander** (verbal defamation) occur when false or misleading statements are made that harm an individual's reputation. Ms. Austin's comments, as presented in this document and publicly, contain inaccuracies and embellishments that portray me in a false light. These statements have caused harm to my personal and professional reputation, as well as emotional distress.

Conclusion

Renee Austin's comments are defamatory as they provide misleading, exaggerated, and incomplete accounts of events. Furthermore, both Renee Austin and her husband Martin Austin approached me in an aggressive manner during the incident multiple times, creating a reasonable perception of intent to cause bodily harm. This behavior not only violated community guidelines but also contributed to an environment of hostility and intimidation.

Her repeated public dissemination of these defamatory claims has unfairly harmed my reputation and conflicts with established community standards. These actions should be addressed and corrected to prevent further damage, ensure accountability for spreading false information, and deter future incidents of aggression toward other residents.

Given the severity of their actions and their disruptive impact on the community, I respectfully request that the board take appropriate action under the policy enforcement guidelines, including a **6-month suspension** of Martin & Renee Austin's access to CDD facilities. Such a measure is necessary to uphold community standards, ensure fairness, and prevent further incidents of harassment or aggression.

Furthermore, failure to address this issue adequately could expose the Lakeshore Ranch CDD to liability in the future should similar incidents occur and result in harm. By taking decisive action now, the board can demonstrate its commitment to enforcing policies, protecting residents, and mitigating potential legal risks to the community.

I am available to provide further details or statements if required. Thank you for your prompt attention to this matter.

Sincerely,

Shawn McCaig
mccaigshawn@gmail.com

Addendum:

As a Marine Veteran who is disabled mostly because of the treatment I received for cancer I have fought the physical, emotional, and mental battle against stage IV cancer for the last five years. My body's been through hell and back, but you don't endure something like this without learning a few things about pain, struggle, and how to keep going when it seems impossible. Profanity, for me and for many others, isn't just some ugly words to spit out in anger—it's a tool, a release, a way of reclaiming some small piece of control over an uncontrollable situation.

Now, I know some folks get bent out of shape about cursing. They say it's vulgar, disrespectful, unprofessional. But let's be real—profane language has woven itself into the very fabric of our culture, from the lowest ranks to the highest offices. Leaders, politicians, public figures—they all use it. And it's not just used to insult, it's used to punctuate, to emphasize, to connect. In fact, the Oxford Dictionary includes as part of the definition of most profane language as “an exclamation of disgust, anger, or annoyance”.

Look at Joe Biden—he's been caught on a hot mic calling something a "big f*ing deal." And he's right—sometimes no other word gets the point across like that one does. Kamala Harris, too, has dropped a few choice words in interviews, particularly when discussing issues that hit close to home, like systemic racism and inequality. And then there's Donald Trump. Like him or not, you can't deny he made a career out of using sharp, cutting language, and it resonated with millions. Whether he's calling someone a "son of a b***" or throwing out insults, he knows exactly how to use profane language to rally people and draw attention.

Ron DeSantis is no stranger to colorful language either, particularly when it comes to heated debates. In the trenches of politics, profanity isn't just about being crass—it's about communicating with passion, about letting people know you're not afraid to get dirty if that's what it takes. These politicians aren't just leaders—they're humans, dealing with pressure, anger, and frustration like the rest of us, and sometimes a curse word is exactly what the moment demands.

But here's the thing—profanity isn't just a political tool, it's a psychological release. Studies show it can help reduce stress, anxiety, and even physical pain. Hell, the research says it works as a self-defense mechanism, a way to vent all those emotions that can otherwise tear you apart. When you're dealing with something like cancer, or even just the grind of everyday life, sometimes letting out a good curse feels like the only thing keeping you sane.

In today's world, profanity has been normalized because it's become a way of expressing the things we feel most deeply—anger, pain, joy, even humor. It's raw, unfiltered, and in a society that often feels fake and polished, it's real. So, when you hear someone drop a curse, remember—it's not just a word. It's a release, a survival mechanism, a reminder that we're all just trying to make it through this mess the best way we know how.

Saying "you can't use profanity" in a list of rules might seem simple, but it's complicated because what one person considers profanity can be very different from what someone else does. Profanity, like most language, is subjective—it changes depending on culture, context, and personal sensitivity.

For instance, what's considered profane in one country might be totally normal in another. In the U.S., words like "damn" or "hell" are often used casually, but in certain religious or conservative circles, they're still seen as offensive. Meanwhile, in other parts of the world, even harsher words might not carry the same weight they do here. It's all about the values and norms of the people using or hearing the words.

Even within the same culture, definitions of profanity can shift. Younger generations often view words that were once shocking as less offensive. Phrases like “WTF” have become so common in casual speech and texting that they barely raise eyebrows anymore, while older folks might still consider them inappropriate.

On top of that, context plays a huge role. A word used between friends in a private setting might not be considered offensive, but the same word shouted in a formal meeting could cause outrage. And then there's intent—using a word as a joke or to vent frustration is very different from using it to insult or belittle someone.

Because everyone's definition of profanity is different, simply saying "no profanity" is vague and unhelpful. You need clear guidelines that take context, intent, and audience into account. Otherwise, you end up with confusion, inconsistent enforcement, and a lot of subjective judgment calls that make it hard to fairly apply the rule.

For example, if a workplace or school says, "no profanity," who decides what counts? One person might think "crap" is fine, while another might find it offensive. And if someone gets punished for using a word, they didn't think was wrong, that leads to resentment and confusion. Without defining what's off-limits, you're setting people up to fail.

In short, it's not enough to just say "no profanity" because the lines aren't clear for everyone. If you really want to set a standard, you've got to be specific and flexible, recognizing that language evolves, and that people's sensitivities vary based on their backgrounds, experiences, and environments.

Videos of "Leaders" swearing/cursing in everyday life:

<https://x.com/EugeneDaniels2/status/1790051153993953298>

<https://www.nbcnews.com/video/biden-swears-at-fox-news-reporter-on-hot-mic-131599429777>

<https://www.youtube.com/watch?v=32L1qml8ZWg>

https://youtu.be/HNxAadoWRPQ?si=wHBt_B45vmin-yOQ

<https://www.youtube.com/watch?v=R696lGvYG-4>

<https://x.com/TaraBull808/status/1847486745933467746?s=19>

<https://x.com/EricLDaugh/status/1869038950842769677?s=19>

From: Shawn McCaig <mccaigshawn@gmail.com>
Sent on: Friday, January 17, 2025 9:17:02 PM
To: Patricia Comings-Thibault <Patricia@breezehome.com>
Subject: Additional Incident Context
Attachments: Letter To Lakeshore Ranch Board and Greenacre Management Response.pdf (618.62 KB), 20250114_195942_1_001.mp4 (20.48 MB)

Dear Board,

After attending the January meeting of the CDD and receiving additional information forwarded by the District Manager, I decided to revisit previous information submitted to HOA.

I am submitting this statement to address ongoing issues related to defamatory claims and targeted behavior against me during HOA and CDD meetings. Please find attached relevant document and video evidence to support my position as previously submitted. These materials highlight inconsistencies in the complaints made against me, expose efforts to mischaracterize my actions, and provide proof of bias and collusion among certain individuals. The attached letter is what was submitted to the HOA by Ms. Austin and includes my response to those accusations. The video is of Ms. Austin at the most recent CDD meeting.

Key Points from Evidence

1. Admission of Aggressive Behavior by Ms. Austin:

- In the attached video, Ms. Austin explicitly admits starting at timestamp **1:45** that “I wish I wouldn't have gone after him” and was the aggressor in our interactions.
- This admission contradicts her repeated claims that I have been the one engaging in intimidation and bullying.

2. Inconsistencies in Ms. Austin's Statements:

- In her complaints to both the HOA and the CDD, Ms. Austin omits key facts that disprove her narrative. For example, she acknowledges in her HOA complaint that the HOA President, Ms. Michele Riverol, stated she did not witness any aggressive behavior on my part:

"Board President Michele Riverol, who although in close proximity to what was happening, denied hearing Mr. McCaig's outbursts or seeing the aggressive manner..."
- Despite this acknowledgment, Ms. Austin's complaint to the CDD entirely ignores and omitted this statement, creating a misleading narrative. This is evidence as preciously outlined that interactions were not as depicted in the complaints.

3. Misrepresentation of Seating Arrangements:

- Ms. Austin and others have falsely characterized my choice to sit near the pool table or bar area during meetings as “intimidation.” However, this seating arrangement has been a normal and accepted practice in the clubhouse since its first HOA and CDD meetings in 2008.
- In fact, Ms. Austin herself admits in her HOA complaint that she chose to sit in the same area during the May meeting and even sought permission to do so:

"Near the end of May's meeting, I asked the board if I could also sit in that location and was not denied..."
- Her claim that my seating choice is aggressive or intimidating is not only inconsistent but baseless. By her own logic, her decision to sit there could also be interpreted as intimidation, which clearly is not the case. I can only assume she did so to hear better which as I have explained is why I choose to sit there. This too was omitted from her complaint submitted to CDD.

4. Evidence of Collusion:

4. Evidence of Collusion:

- Having reviewed all the complaints submitted to the CDD, it is clear that Ms. Austin, Ms. Irene King, Ms. Yvette Rollings, and Ms. Kelley Cummings have worked together to create a false narrative about me. Their complaints show coordinated language and a shared intent to misrepresent my actions in order to portray me as an aggressor.

The ongoing misrepresentation of my actions is unjust and harmful. The attached evidence demonstrates that these claims are baseless, contradictory, and part of a coordinated effort to tarnish my reputation. I trust the board will act responsibly to address this matter and ensure that all residents are treated with fairness and respect.

At this point, I am requesting the board cease to portray me as the aggressor of all these actions and stop these defamatory statements being spoken in public forum as it puts the district complicit to these actions. The repeated allowance of defamatory statements and targeted attacks during public meetings violates my First Amendment rights to participate in public forums without intimidation. The failure of the CDD to intervene and ensure I can participate without being harassed at HOA and CDD meetings constitutes a violation of my rights under the ADA and Section 504 of the Rehabilitation Act of 1973.

Regards,

Shawn McCaig
mccaigshawn@gmail.com

EXHIBIT 6

[Return to Agenda](#)

From: [WithHopeAndPeace](#)
To: [Lori R. Karpay](#)
Subject: Incident Report for 7/2, 9/9, and 9/10/2024
Date: Saturday, September 14, 2024 8:31:35 PM

You don't often get email from withhopeandpeace@protonmail.com. [Learn why this is important](#)

Yvette Rollings
19207 Sunset Bay Dr
Land O Lakes, FL 34638

Lakeshore Ranch Community Development District
19730 Sundance Lake Blvd
Land O Lakes, FL 34638
Attn: Lori R Karpay Vesta Property Services

September 14, 2024

Dear Ms. Lori Karpay,

Please find the below detailed account of incidents by resident Shawn McCaig violating Lakeshore Ranch CDD Community Guidelines occurring in the Clubhouse on July 2, 2024, September 9, 2024, and September 10, 2024.

According to General Facility Policy Guideline 30, "Residents and members are encouraged to assist the staff in the enforcement of the usage guidelines". I am including with this statement of the incidents a USB thumb drive, delivered in an envelope with a signed copy of this letter to your office on 9/14 at 6:40pm, which contains videos of the three separate events occurring on the three above dates showing Shawn McCaig violating our community guidelines according to the written Lakeshore Ranch Community Development District Community Guidelines Revised 04/2018. I request the CDD to investigate the three events, watch the videos showing Shawn McCaig's pattern of violating behavior, then enforce the CDD written policies and suspend Shawn McCaig from the Clubhouse for a minimum of six months.

Incident #1:

On July 2, 2024 shortly after 7pm in the Clubhouse general meeting room directly after the HOA meeting was adjourned, roughly 20 or so residents were present. Resident Shawn McCaig created a hostile environment by multiple times raising his voice, shouting at residents, using profane and inappropriate language, and using demeaning bullying language.

Some of the words he used and statements he made during his angry outbursts were:

"Don't be an idiot!", "Jesus Christ!", "I turned off the microphone because I wanted everyone to leave!", "The damn things batteries died", "She is acting like I did something wrong", "I'm not stopping!", "That bitch!", and a few other words and angry grumblings.

Shawn McCaig's words and actions are in direct violation of General Facility Policy

Guidelines:

14. Use of profane or inappropriate language is prohibited.
15. Bullying, fighting and vandalism are prohibited.
16. Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
18. Any type of harassment or disrespect to staff or other residents and members is prohibited.

Incident #2:

On September 9 2024 shortly after 6pm during the Resident Comments portion of the HOA meeting in the Clubhouse general meeting room, roughly 20 residents were present. Resident Shawn McCaig chose to sit directly behind the microphone on a bar stool. At previous meetings this year Shawn has sat in a chair placed directly in front of the pool table, which has appeared to many residents in the room as a form of intimidation to one of the board members, rather than sit at a table like all the other residents. Resident Renee Austin approached the microphone to make comments and questioned why Shawn was seated directly behind the speaker and stated she felt uncomfortable with him sitting there. Shawn shouted, "Don't give me that crap!" and a verbal altercation ensued. When Shawn did move to another seat, he chose to instead of walking around the back of the table, chose to walk up behind the resident and move into her personal space. To many of us it was very aggressive and unnecessary.

Shawn McCaig's words and actions are in direct violation of General Facility Policy

Guidelines:

14. Use of profane or inappropriate language is prohibited.
15. Bullying, fighting and vandalism are prohibited.
16. Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
18. Any type of harassment or disrespect to staff or other residents and members is prohibited.

Incident #3:

On September 10, 2024, shortly after 6:30pm during the Resident Comments portion of the CDD meeting in the Clubhouse general meeting room, roughly 20 residents were present. Resident Renee Austin inquired how to handle her concerns regarding CDD member, Shawn McCaig's disturbing outbursts and actions toward her at the two prior HOA meetings. Shawn McCaig again began shouting and pointing his finger angrily at resident Renee Austin and denied the wrongdoing that she was asking the CDD board for direction about. Other board members and Patricia tried to calm Shawn McCaig so that Renee Austin could finish her

comments.

Shawn McCaig's words and actions are in direct violation of General Facility Policy

Guidelines:

15. Bullying, fighting and vandalism are prohibited.

16. Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.

18. Any type of harassment or disrespect to staff or other residents and members is prohibited.

Below are the approximate times in the videos where the violations begin:

July 2, 2024: 3:56-7:15

September 9, 2024: 2:23

September 10, 2024: :38

In summary, Shawn McCaig has clearly violated multiple CDD policy guidelines on three consecutive occasions, all taking place in the LSR clubhouse. As a resident, I do not feel safe in the presence of Shawn McCaig at the Clubhouse even though I was not the object of his outbursts, anger and aggression. I would like to request that the CDD Board give the strongest consequences available, an extensive suspension, to ensure the safety and well being of the residents who attend the HOA and CDD meetings at the clubhouse.

Respectfully,
Yvette Rollings

Sent with [Proton Mail](#) secure email.

Yvette Rollings
19207 Sunset Bay Dr
Land O Lakes, FL 34638

Lakeshore Ranch Community Development District
19730 Sundance Lake Blvd
Land O Lakes, FL 34638
Attn: Lori R Karpay Vesta Property Services

September 14, 2024

Dear Ms. Lori Karpay,

Please find the below detailed account of incidents by resident Shawn McCaig violating Lakeshore Ranch CDD Community Guidelines occurring in the Clubhouse on July 2, 2024, September 9, 2024, and September 10, 2024. According to General Facility Policy Guideline 30 "Residents and members are encouraged to assist the staff in the enforcement of the usage guidelines". I am including with this written statement of the incidents a USB thumb drive which contains videos of the three separate events occurring on the three above dates showing Shawn McCaig violating our community guidelines according to the written Lakeshore Ranch Community Development District Community Guidelines Revised 04/2018. I request the CDD to investigate the three events, watch the videos showing Shawn McCaig's pattern of violating behavior, then enforce the CDD written policies and suspend Shawn McCaig from the Clubhouse for a minimum of six months.

Incident #1:

On July 2, 2024 shortly after 7pm in the Clubhouse general meeting room directly after the HOA meeting was adjourned, roughly 20 or so residents were present. Resident Shawn McCaig created a hostile environment by multiple times raising his voice, shouting at residents, using profane and inappropriate language, and using demeaning bullying language.

Some of the words he used and statements he made during his angry outbursts were:

"Don't be an idiot!", "Jesus Christ!", "I turned off the microphone because I wanted everyone to leave!", "The damn things batteries died", "She is acting like I did something wrong", "I'm not stopping!", "That bitch!", and a few other words and angry grumblings.

Shawn McCaig's words and actions are in direct violation of General Facility Policy Guidelines:

14. Use of profane or inappropriate language is prohibited.
15. Bullying, fighting and vandalism are prohibited.
16. Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
18. Any type of harassment or disrespect to staff or other residents and members is prohibited.

Response:

On July 2, 2024, following the conclusion of the HOA meeting at approximately 7 PM, I informed the attendees that the Clubhouse was officially closed by yelling over the crowd talking in groups. I did this because the HOA has traditionally extended their meeting beyond the 7 PM closing time. They never give notice to the employees, and I personally find it disrespectful to the attendants. This also ultimately cost's the district as our contract with amenities company requires payment for out of hours employee time. At this point it was just people milling about and talking since the meeting had finished. I was unable to use the PA system since the microphones had dead batteries. Due to microphone battery issues and the absence of staff to assist, I removed the microphones and placed them on the manager's desk as part of my usual effort to expedite staff departure.

Upon returning to the room to join my wife, an unidentified resident directed a question at me, and implying I was preventing communication with the board. The individual questioned my handling of the microphones, to which I provided factual explanations. When my integrity and ethics were repeatedly questioned, I lost my temper and, admittedly, used inappropriate language by referring to her as an "idiot." This exchange was brief, isolated, and did not persist beyond the initial outburst. She continued saying something about not being heard, or something along those lines as I walked to where my wife was standing. I yelled that she should stop complaining and speak with the board members she wanted to. The woman continued yelling and saying, "it won't get videotaped then". That's when my wife said something to me about her along the lines of 'just stop talking to her, they want to get a reaction'. I took it that She was referring to a group of women who have issues with the board president that have claimed "Targeted Enforcement" online and at previous meetings by the president. That's when while speaking to my wife I said, "I don't give a fuck who she is!!!!". Even Ms. Rollings statement includes evidence that my statement about the battery issue is true because she repeated it: "The damn things batteries died".

The outburst described in the complaint was not as loud or disruptive as claimed. A video recorder was positioned just a few feet from where I was speaking with my wife, and this footage has been used to construct a false and exaggerated narrative. Notably, after Ms. Rollings submitted her claims to the HOA, the president sought out association counsel for guidance. During this discussion, the attorney questioned the timing of the alleged incident, stating that he was retrieving his children from the couches at the time and did not hear anything to support the accusations.

The **General Facility Policy** states that violations must be addressed promptly, with individuals being informed of the issue and asked to leave the property if the behavior continues. This was not the case here, as the complaint was filed more than two months after the incident, undermining the requirement for timely action. Additionally, my hearing is significantly impaired due to medical conditions. On certain days, this impairment makes it challenging to regulate my volume, especially during confrontational exchanges.

Incident #2:

On September 9 2024 shortly after 6pm during the Resident Comments portion of the HOA meeting in the Clubhouse general meeting room, roughly 20 residents were present. Resident Shawn McCaig chose to sit directly behind the microphone on a bar stool. At previous meetings this year Shawn has sat in a chair placed directly in front of the pool table, which has appeared to many residents in the room as a form of intimidation to one of the board members, rather than sit at a table like all the other residents. Resident Renee Austin approached the microphone to make comments and questioned why Shawn was seated directly behind the speaker and stated she felt uncomfortable with him sitting there. Shawn shouted, "Don't give me that crap!" and a verbal altercation ensued. When Shawn did move to another seat, he chose to instead of walking around the back of the table, chose to walk up behind the resident and move into her personal space. To many of us it was very aggressive and unnecessary.

Shawn McCaig's words and actions are in direct violation of General Facility Policy Guidelines:

14. Use of profane or inappropriate language is prohibited.
15. Bullying, fighting and vandalism are prohibited.
16. Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
18. Any type of harassment or disrespect to staff or other residents and members is prohibited.

Response:

During the HOA meeting on September 9, 2024, I sat on a barstool at the side of the room at the bar area, as I was advised by a board member to avoid obstructing the video recorder on the pool table. This location provided me with a better vantage point to observe the meeting and accommodate my medical hearing limitations then sitting at the tables.

During the Resident Comments section, the third speaker, a woman whom I now know as Ms. Renee Austin loudly objected to my seating position, alleging it was intended to intimidate residents and board members. At that point the HOA board president said: “He can sit wherever he wants”. Ms. Austin’s accusations escalated into shouting, and her husband’s subsequent actions appeared confrontational. He approached me from his seated position in the audience. In response, I said “fine, I will move” and calmly relocated to another area of the room to de-escalate the situation. However, Ms. Austin and her husband followed me, and she continued raising her voice and yelling further, which I found both unwarranted and distressing. Her husband led her back to the other side of the room. She continued to yell at the board about something. I really couldn't understand her. When she was finished, she and her husband came back over to my side of the room yelling again and then walked back and sat down in the audience.

I firmly reject the characterization of my actions as aggressive or threatening. My behavior was not intended to intimidate anyone but to address my personal medical needs, particularly hearing loss and vision loss. Accusations suggesting otherwise exacerbate my medical disabilities, which is protected under the **Americans with Disabilities Act (ADA)**.

The area where I sat at the bar and in front of the pool table, has historically been used for meetings, including those held since the Clubhouse first opened. My actions align with longstanding practices and were not a violation of any stated policy.

Incident #3:

On September 10, 2024, shortly after 6:30pm during the Resident Comments portion of the CDD meeting in the Clubhouse general meeting room, roughly 20 residents were present. Resident Renee Austin inquired how to handle her concerns regarding CDD member, Shawn McCaig’s disturbing outbursts and actions toward her at the two prior HOA meetings. Shawn McCaig again began shouting and pointing his finger angrily at resident Renee Austin and denied the wrongdoing that she was asking the CDD board for direction about. Other board members and Patricia tried to calm Shawn McCaig so that Renee Austin could finish her comments.

Shawn McCaig’s words and actions are in direct violation of General Facility Policy Guidelines:

15. Bullying, fighting and vandalism are prohibited.
16. Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
18. Any type of harassment or disrespect to staff or other residents and members is prohibited.

Response:

At the September 10, 2024, CDD meeting, Ms. Austin spoke during the Resident Comments section and reiterated her version of the events from the prior HOA meeting. When I attempted to address these claims (after it seemed she was done speaking), she began raising her voice again, preventing me from providing my perspective. I refrained from further participation when the board intervened.

It is important to note that my conduct was limited to defending myself against unfounded accusations. I did not engage in behavior that could reasonably be classified as aggressive, threatening, or unsafe in fact it’s just the opposite. Mr. & Ms. Austin came at me 3 different times in an aggressive threatening manner. Moreover, denying me an opportunity to respond raises concerns about my **Civil Liberties and First Amendment rights** and protections under the **ADA**, which ensure fair participation in public meetings despite medical conditions.

Below are the approximate times in the videos where the violations begin:

July 2, 2024: 3:56-7:15

September 9, 2024: 2:23

September 10, 2024: :38

In summary, Shawn McCaig has clearly violated multiple CDD policy guidelines on three consecutive occasions, all taking place in the LSR clubhouse. As a resident, I do not feel safe in the presence of Shawn McCaig at the Clubhouse even though I was not the object of his outbursts, anger and aggression. I would like to request that the CDD Board give the strongest consequences available, an extensive suspension, to ensure the safety and well being of the residents who attend the HOA and CDD meetings at the clubhouse.

Respectfully,

Yvette Rollings

Summary of Responses

I categorically refute any allegations of bullying, intimidation, or aggression. My behavior across all three incidents was a direct result of addressing personal medical challenges, defending my integrity, and responding to confrontational and unwarranted accusations from others. These medical issues, including profound hearing loss, vision loss and physical limitations, are protected under the Americans with Disabilities Act (ADA), and the board should consider these matters in this legal context.

I also would like the board to watch the videos. You will see that in the first incident, I picked up the desktop mic after the battery died and left the room looking for batteries. This was during the meeting. In the second incident, you can hear Ms. Austin approach me where I was and begin accosting me. Then you will see me walk in front of the camera and take a seat across the room. At that point you will see Mr. & Ms. Austin approach me on the other side of the room. Then they retreat to the microphone area, and she continues to talk. After she finishes, she and her husband approached me again yelling about something. I am sure the third incident will show that I waited for Ms. Austin to finish (at least I assumed she was done) and I said let me address this calmly. That's when she started yelling that she was not done.

I would like to bring it to the boards attention that I was not formally notified by breeze or the CDD that an incident report was filed against me, dated December 20, 2024.

Since I was not informed of this and that the report would be discussed tonight, I am requesting the discussion be moved to the March agenda.

- A) Approved. No further comment needed
- B) Denied. Further comment needed.

I would like to gain clarity by the board. Will I be allotted time to speak on this matter when it is addressed?

- A) Approved. No further comment needed
- B) Denied. "with that information, I would like to provide the following comment on the matter"

I was instructed by the chairman of the board in September to file an incident report regarding the yelling and profanity that was used at meetings held in the clubhouse.

So I completed a report with the information I had regarding these concerns. I had no knowledge of any extenuating circumstances. I did not construct a false and exaggerated narrative by omitting information. I am happy to provide the board the full and complete recording on the events to provide clarity on this matter.

My report was not intended to be a personal attack against an individual, but rather to bring awareness to infractions that were continuing to occur in our clubhouse.

Each time I followed up with the board regarding the investigation, I did not disclose the individuals name.

My intention with the report I filed was to bring attention to a pattern of infractions that were negatively affecting our community members and meetings.

If the board has any questions regarding what I reported I am more than happy to answer and provide supporting documentation.

EXHIBIT 7

[Return to Agenda](#)

Shawn McCaig
19102 Lone Creek Ct.
Land O' Lakes FL 34638

Lakeshore Ranch Community Development District
19730 Sundance Lake Blvd
Land O Lakes, FL 34638
Attn: Board of Supervisors

December 20, 2024

Dear Board Members,

I am submitting this formal complaint regarding the public comments and written statements made by Yvette Rollings. The content of her remarks fails to provide an accurate and complete representation of events and, as such, violates the **Lakeshore Ranch CDD Community Policies and Rules**, specifically the following sections:

- **General Facility Policy 15: *Bullying, fighting, and vandalism are prohibited.***
- **General Facility Policy 16: *Behavior that creates a hostile environment or otherwise disturbs others is prohibited.***
- **General Facility Policy 18: *Any type of harassment or disrespect to staff or other residents and members is prohibited.***

The repeated public dissemination of inaccurate and inflammatory allegations has created unnecessary hostility and tension within the community, damaging my reputation and personal well-being.

Misleading and Defamatory Allegations

1. Failure to Provide Complete and Accurate Information

The board should formally address Yvette Rollings for submitting a written complaint and making public comments that present incomplete, misleading, and factually distorted accounts of the incidents. These omissions omit key contextual information, including:

- The respondent's medical conditions (hearing and vision loss, peripheral neuropathy, and other disabilities).
- Mitigating circumstances that explain the behavior in question, including specific accommodations required under the **Americans with Disabilities Act (ADA)**.

Action: The board should remind Yvette Rollings that all complaints must be based on **full and accurate information** to ensure fairness and to avoid undue harm to individuals' reputations.

The outburst described in the complaint was not as loud or disruptive as claimed. A video recorder was positioned just a few feet from where I was speaking with my wife, and this footage has been used to construct a false and exaggerated narrative. Notably, after Ms. Rollings submitted her claims to the HOA, the president sought out counsel for guidance. During this discussion, the attorney questioned the timing of the alleged incident, stating that he was retrieving his children from the couches at the time and did not hear anything to support the accusations.

2. Inflammatory and Defamatory Comments

By using subjective and inflammatory language—such as “hostile,” “aggressive,” and “bullying”—Rollings has escalated tensions within the community. These terms suggest a deliberate intent to harm, intimidate, or threaten others without providing substantiated evidence. As her claims have been shared publicly, they can reasonably be considered defamatory (libelous and slanderous) and harmful to the accused individual's character.

Action: The board should formally caution Yvette Rollings against using defamatory and exaggerated language in written complaints and public forums, reminding her of the legal and community consequences of such behavior.

3. **Failure to Follow CDD Policy Guidelines**

The CDD guidelines state that violations must be reported promptly and appropriately. Rollings failed to adhere to this requirement by raising they July complaint months after the incidents occurred, undermining the policy's intent to address issues in a timely manner.

Action: The board should clarify to Yvette Rollings that all complaints must comply with **CDD policy timelines** and standards for addressing resident disputes. Any failure to do so diminishes the credibility of future complaints.

4. **Disruption of Community Harmony**

Yvette Rollings' actions—both through written and verbal accusations—have contributed to discord within the Lakeshore Ranch community. Her public remarks have fostered an environment of hostility and mistrust, contrary to the purpose of community forums, which is to promote constructive dialogue.

Action: The board should remind Rollings of the importance of **respectful communication** and constructive conflict resolution during public forums and in formal complaints. They should emphasize that public accusations and inflammatory statements can harm community cohesion.

5. **Accountability and Corrective Action**

To maintain fairness and transparency, the board should admonish Yvette Rollings in writing and request the following:

- A public retraction or clarification of her statements to ensure the full and accurate account of events is presented.
- A commitment to refrain from further defamatory remarks or misleading complaints.

Additionally, the board should remind all residents, including Yvette Rollings, of their responsibility to address disputes respectfully and within the confines of community guidelines.

Conclusion

Given the severity of these violations and their impact, I request the Lakeshore Ranch CDD Board to enforce the consequences outlined in the **Policy Enforcement Section** of the Community Policies, including a **6-month suspension** of Yvette Rollings' access to CDD facilities. The board should also formally admonish Yvette Rollings for submitting defamatory and incomplete complaints, failing to adhere to policy, and contributing to community discord. A formal written notice should be issued, emphasizing the importance of factual reporting, respectful conduct, and adherence to CDD policies.

Additionally, by continuing to allow these inaccurate and inflammatory statements to persist unaddressed, the CDD risks being implicated in potential legal action. Failing to act on this matter could expose the district to claims of negligence in enforcing its policies, particularly when such behavior contributes to harm within the community. Taking decisive action now is necessary to ensure the enforcement of community guidelines, maintain a safe and respectful environment, and mitigate potential legal liability for the district.

I am available to provide further details or statements if required. Thank you for your prompt attention to this matter.

Sincerely,

Shawn McCaig
mccaigshawn@gmail.com

EXHIBIT 8

[Return to Agenda](#)

Lakeshore Ranch Community Development District
c/o Lori Karpay

I am writing to report the verbally abusive behavior of a resident Shawn McCaig who resides at 19102 Lone Creek Court. Unfortunately, there were three such incidents in which this man raised his voice to numerous members of our community, ultimately causing a hostile, unwanted, anxiety inducing environment. I am providing you with this letter of my report as well as the video that I recorded that evening. The videos are shared with you in a google drive using your email lkarpay@vestapropertyservices.com and located in a folder labeled CDD Incidents. It is to be known that these videos are for evidence purposes only and to highlight the behavior that I was witness to during these incidents. The videos are not to be shared with anyone outside of the Association.

Incident #1 (See: 7_1_24_Video 9.mp4)

This incident occurred during the HOA meeting held in the clubhouse on July 2, 2024. At the end of the meeting which had adjourned at 7:00 pm, Shawn was getting agitated that members had stuck around to talk. He walked up to a resident talking at the mic and took the microphone from in front of her then turned the microphone off. He then began raising his voice to residents saying to one person present in the room "Don't be an idiot, Jesus Christ" "I turned off the microphone because I wanted everyone to leave. The damn thing the batteries died." The whole room was instantly silenced while he yelled and numerous people asked him to stop. After his wife asked him to stop, he said "I'm not stopping." He proceeded to have a conversation with his wife in which he was clearly upset, then looks out the audience and says, "that bitch!" He walks back to his wife in which the audio was inaudible, then turns around and says, "I don't know who the fuck she is."

Incident #2 (See: 9_0_24_Video 3.mp4)

This incident occurred during the HOA meeting held in the clubhouse on September 9, 2024. A resident got up to speak on how she was uncomfortable with Shawn sitting next to the microphone. She asked if there was a reason he was sitting in that seat (given that we were in the large meeting room) he then instantly got defensive and started yelling at her. When he was asked to stop, he said "She just addressed me so don't give me that crap." He then began yelling at a board member even though not once was he addressed with a raised voice. A resident asked why he was being hostile, and he started yelling "Watch out." They finally got him to calm down by having the resident's husband stand behind her. She asked why Shawn had to be there during the discussion to which he said "Fine, here ya go, dumb bitch." As he proceeded to walk behind her, instead of respectfully going to even the other side of the pool table. Instead, his behavior was aggressive and hostile and unfortunately this got the resident very upset, and she told him to "Watch how he talks about her."

Incident #3 (See: 9_10_24 Video 1.mp4 (end of) and 9_10_24 Video 2.mp4)

This incident occurred during the CDD meeting held in the clubhouse on September 10, 2024. The same resident got up to speak and inquire how she should handle the incident that occurred the night before. When she finished speaking, Shawn began to speak, and she said no. Shawn then began yelling and pointing his finger. Multiple people had to ask him to stop, and his behavior was again aggressive and hostile.

Given the nature of these events and that our CDD Community Guidelines under the General Facility Policies (p. 8) state that:

14. Use of profane or inappropriate language is prohibited.
15. Bullying, fighting, and vandalism are prohibited.
16. Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
18. Any type of harassment or disrespect to staff or other residents and members is prohibited.

I ask that the CDD board consider maximum suspension for Shawn McCaig from this facility. His aggressive behavior has made it uncomfortable for me to attend the meetings. Because of his hostility I have also had to inform my husband, who is a veteran that suffers from PTSD, that he cannot attend for fear of how this will affect his mental health. This is a situation that is not fair to the residents that have been in attendance, nor to those like my husband, who now must avoid attending events in which he may be present for fear of the environment he will create.

Thank you for your time and consideration in rectifying this behavior.

Kindest Regards,

Kelley Cummings
8030 Rock Spring Court

EXHIBIT 9

[Return to Agenda](#)

Lori R. Karpay

From: IRENE KING <istark1@verizon.net>
Sent: Wednesday, September 11, 2024 6:21 PM
To: Lori R. Karpay
Subject: Suspension of Amenities Privledges

Lori:

Although I was not physically present for last nights CDD meeting, I understand residents were asked by Patricia to submit a complaint to you as the Clubhouse Manager. After watching the video recording of Sean's McCaigs unprofessional, harassment, intimidation tactics, unruly, and completely disrespectful behavior towards another resident warrants his amenity privileges not only be suspended for one year additionally I request he be banned access inside the clubhouse building with the exception to attend monthly CDD meetings and access to the mail room via the breezeway to protect residents from becoming victimized.

I would also like to be placed on the Agenda for next month's meeting to address and support this complaint. If I need to address my agenda request with Patricia please advise me accordingly. Thanks.

Irene
Sent from my iPad

EXHIBIT 10

[Return to Agenda](#)

Shawn McCaig
19102 Lone Creek Ct.
Land O' Lakes FL 34638

Lakeshore Ranch Community Development District
19730 Sundance Lake Blvd
Land O Lakes, FL 34638
Attn: Board of Supervisors

December 20, 2024

Dear Board Members,

I am submitting this formal complaint regarding the behavior and public statements made by Joe Lumpkin at the **September HOA meeting** held on Lakeshore Ranch CDD property. Specifically, Mr. Lumpkin made a verbal threat of physical harm directed toward me by stating, *"I will snap him in half."* In addition, he lifts himself out of his seat and attempting to come towards me. He was stopped by members of the board. Witnessed and heard by multiple members of the HOA board. I did not hear him say it myself but did witness him getting out of his seat. I was later informed by one board member of this along with the fact that other board members also heard this.

This conduct is a clear violation of the **Lakeshore Ranch CDD Community Policies and Rules**, including the following sections:

- **General Facility Policy 15:** *Bullying, fighting, and harassment are prohibited.*
- **General Facility Policy 16:** *Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, or otherwise disturb others may be reported to local law enforcement.*
- **General Facility Policy 18:** *Any type of harassment or disrespect to staff or other residents and members is prohibited.*

Mr. Lumpkin's threat was made in a public forum, during an official HOA meeting, and on CDD property. Such a statement and threat are not only unacceptable but also created an intimidating and unsafe environment for me and others present. Threats of bodily harm, particularly when made openly in a community setting, undermine the trust, safety, and decorum that residents of Lakeshore Ranch are entitled to expect.

Given the seriousness of this matter and the clear violation of CDD policies, I respectfully request that the board enforce the appropriate consequences as outlined in the **Policy Enforcement** section, including a **6-month suspension** of Mr. Lumpkin's access to CDD facilities. This action is necessary to uphold community standards, ensure resident safety, and deter any future occurrences of similar behavior.

Furthermore, failure to address this issue adequately could expose the Lakeshore Ranch CDD to liability in the future should similar incidents occur and result in harm. By taking decisive action now, the board can demonstrate its commitment to enforcing policies, protecting residents, and mitigating potential legal risks to the community.

I am available to provide further details or statements if required. Thank you for your prompt attention to this matter.

Sincerely,

Shawn McCaig
mccaigshawn@gmail.com

EXHIBIT 11

[Return to Agenda](#)

EXHIBIT 12

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The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday FL 34690

**TREE STAKING PROPOSAL
FOR
LAKESHORE RANCH CDD**

Entry Monument

Attention: Ms. Patricia Comings-Thibault – District Manager

January 16, 2025

Scope of Work:

Stake (2) Cypress trees at the entry monument.



- Stake (2) Cypress trees.
- Includes all labor and materials.

Total Cost: \$1,100.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscapesystems.com / Cell phone: (727) 267-2059

EXHIBIT 13

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The New Standard in Landscape Maintenance

1.888.RED.TREE

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5532 Auld Lane, Holiday FL 34690

Tree and Debris Cleanup Proposal

FOR

Lakeshore Ranch CDD

19555 Sunset Bay Drive

Attention: Patricia Comings-Thibault – District Manager

January 28, 2025

Scope of Work – Cut up and remove debris, as tree is inhibiting storm water flow.



- **Cut up & remove debris to promote storm water flow.**
- **Includes all labor, debris disposal, hauling and dump fees.**

PRICE: \$900.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscapesystems.com / Cell phone: (727) 267-2059

EXHIBIT 14

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The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday FL 34690

Root Pruning and Root Barrier Installation Proposal

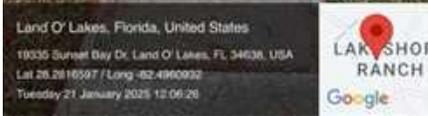
FOR

Lakeshore Ranch CDD Watercolor Boulevard

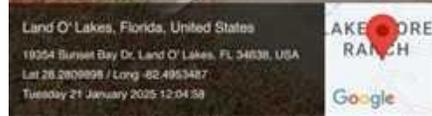
Attention: Patricia Comings-Thibault – District Manager
January 28, 2025

Scope of Work – Prune roots of (2) trees and install root barrier - both on Watercolor Boulevard

Across from roundabout
at Sundance & Watercolor



at Sunset Bay Drive



- Prune roots of (2) trees.
- Install root barrier for both trees.
- Includes all labor, materials, debris disposal, hauling and dump fees.

PER TREE \$1,850.00 x 2 TREES – TOTAL PRICE: **\$3,700.00**

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 15

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The New Standard in Landscape Maintenance

1.888.RED.TREE

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5532 Auld Lane, Holiday FL 34690

January 20, 2025

Holly Tree Replacement Proposal

For

Lakeshore Ranch at Amphitheater

Attn: Michael Sakellarides

michael@breezehome.com



- 2 Nellie Stevens Holly trees are showing signs of disease that is non preventive and non curable... I suggest changing to Japanese Blueberry
- Remove 2 diseased Holly trees and haul away
- Install 2 Japanese Blueberry 30gal full to base
- Includes all materials, labor, hauling and dump fees

Total: \$1,800.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

EXHIBIT 16

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The New Standard in Landscape Maintenance

1.888.RED.TREE

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5532 Auld Lane, Holiday FL 34690

**TREE REMOVAL PROPOSAL
FOR
LAKESHORE RANCH CDD
first roundabout near the entrance**

Attention: Ms. Patricia Comings-Thibault – District Manager

January 23, 2025

Scope of Work:

Remove (1) tree at the first roundabout near the entrance.



- Flush cut and remove (1) dying tree at the first roundabout near the entrance (see photo above).
- Includes all labor, debris removal, hauling and dump fees.

Total Cost: \$650.00

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscapesystems.com / Cell phone: (727) 267-2059

EXHIBIT 17

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The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

Fallen Tree and Planter Bed Cleanup Proposal

FOR

Lakeshore Ranch CDD

Planter bed at 19537 Post Island Loop

Attention: Patricia Comings-Thibault – District Manager

January 27, 2025

Scope of Work – Cutback / Cleanup fallen tree and planter bed. (see photo - 19537 Post Island Loop)



- Cutback and cleanup fallen tree and planter bed.
- Includes all labor, debris disposal, hauling and dump fees.

PRICE: \$250.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jbkett@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 18

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The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

January 20, 2025

Enhancement Proposal

For

Lakeshore Ranch at Amphitheater

Attn: Michael Sakellarides

michael@breezeshome.com



- Clean out invasive's in wood line west side of amphitheater
- Spray with Garlon Herbicide
- Includes all materials, labor, hauling and dump fees

Total: \$2,250.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.com / Cell phone: (727) 426.3679

EXHIBIT 19

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The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday FL 34690

LANDSCAPE ENHANCEMENT PROPOSAL
FOR
LAKESHORE RANCH CDD
Northside of entrance sign

Attention: Ms. Patricia Comings-Thibault – District Manager

January 23, 2025

Scope of Work:

Landscape enhancement – to replenish bare areas of Loropetalum on the northside of entrance sign.

- Install (30) 3-gallon Loropetalum to replenish bare areas.
- Includes all labor and materials.

Total Cost: \$840.00

Authorized Signature to Proceed

_____/_____
Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscapesystems.com / Cell phone: (727) 267-2059

EXHIBIT 20

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The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

January 15, 2025

Sylvester Palm Replacement Proposal

For

Lakeshore Ranch

Attn: Michael Sakellarides

michael@breezehome.com

- Eradacate root ball in preparation of palm tree installation
- Install 1 Sylvester Palm 18' ct to include bracing
- Includes all materials, labor, hauling & dump fees

Total: \$13,250.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.com / Cell phone: (727) 426.3679

EXHIBIT 21

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The New Standard in Landscape Maintenance

1.888.RED.TREE

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5532 Auld Lane, Holiday FL 34690

Walking Area Debris Cleanup Proposal

FOR

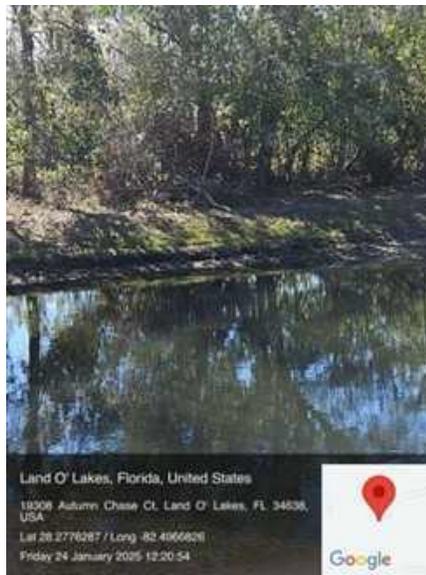
Lakeshore Ranch CDD

Near 19308 Autumn Chase Court

Attention: Patricia Comings-Thibault – District Manager

January 28, 2025

Scope of Work – Cut up branch to keep from impeding on walking area access.



- Cut up branch and throw debris in conservation area.
- Includes all labor, debris disposal, hauling and dump fees.

PRICE: \$150.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jbkett@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 22

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The New Standard in Landscape Maintenance

1.888.RED.TREE

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5532 Auld Lane, Holiday FL 34690

January 20, 2025

Enhancement Proposal

For

Lakeshore Ranch at Amphitheater

Attn: Michael Sakellarides

michael@breezehome.com



- Remove existing Flax Lily and prep area for new planting
- Install 50 Variegated Flax Lily 3gal
- Install 1 yard Coco Hardwood Mulch
- Includes all materials, labor, hauling and dump fees

Total: \$1,500.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

EXHIBIT 23

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The New Standard in Landscape Maintenance

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5532 Auld Lane, Holiday FL 34690

January 20, 2025

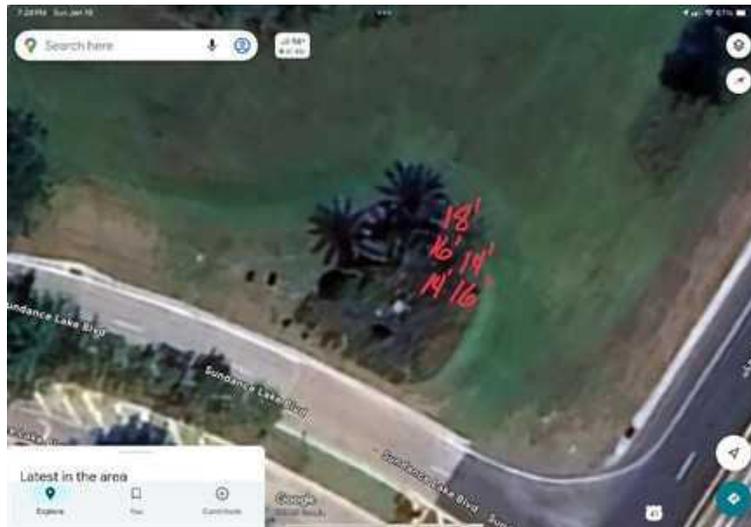
Sylvester Palm Replacement Proposal

For

Lakeshore Ranch

Attn: Michael Sakellarides

michael@breezehome.com



GENERAL LAYOUT FIELD ADJUSTMENTS WILL BE MADE AS NEEDED

- Eradacate root ball in preparation of palm tree installation
- Install 2 Washingtonian Palms 14'ct
- Install 2 Washingtonian Palms 16'ct
- Install 1 Washingtonian Palms 18'ct
- Includes all materials, labor, hauling & dump fees

Total: \$7,250.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscape.systems / Cell phone: (727) 426.3679

EXHIBIT 24

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The New Standard in Landscape Maintenance

1.888.RED.TREE

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5532 Auld Lane, Holiday FL 34690

Debris Cleanup Proposal

FOR

Lakeshore Ranch CDD East Side of Amenities Pool

Attention: Patricia Comings-Thibault – District Manager

February 6, 2025

Scope of Work – Cut up and throw debris in natural area – East side of Amenities Pool area.



- Cut up & throw debris in natural area on the East side of Amenities Pool area.

PRICE: \$450.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 25

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The New Standard in Landscape Maintenance

1.888.RED.TREE

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5532 Auld Lane, Holiday FL 34690

Debris Cleanup Proposal
FOR
Lakeshore Ranch CDD
East Side of Amenity Center

Attention: Patricia Comings-Thibault – District Manager

February 6, 2025

Scope of Work – Cut up and throw debris in conservation area – East side of Amenity Center.



- Cut up and throw debris in conservation area – East side of Amenity Center.

PRICE: \$450.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jburrkett@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 26

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The New Standard in Landscape Maintenance

1.888.RED.TREE

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5532 Auld Lane, Holiday FL 34690

Debris Cleanup Proposal

FOR

Lakeshore Ranch CDD Amenity Center East side

Attention: Patricia Comings-Thibault – District Manager

February 6, 2025

Scope of Work – Flush cut and dispose of debris – Amenity Center East side



- Flush cut & dispose of debris – Amenity Center East side.
- Includes all labor, debris disposal, hauling and dump fees.

PRICE: \$550.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by John Burkett - Client Care Specialist
jbkett@redtreelandscape.com / Cell phone: (727) 267-2059

EXHIBIT 27

[Return to Agenda](#)



Lakeshore Ranch CDD Aquatics

Inspection Date:

1/7/2025 12:05 PM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 25

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This SRA has improved since last inspection. Still some decaying slender spikerush present along one side, but it is starting to decay away. Technician will continue to treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

SITE: 27

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Overall, this SRA is in great condition. Littoral shelf contains most of the nuisance growth, and consists of torpedo grass and slender spikerush. A lot of this growth is decaying from previous treatments/going dormant due to the decreased temperatures. Our technician will continue to target.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 28

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Very minor subsurface growth observed around the perimeter of this SRA. Will be addressed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 29

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor filamentous algae growth observed around the perimeter of this SRA as well. Technician will treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 30

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor filamentous algae growth was present along parts of the perimeter. Also observed a few patches of decaying torpedo grass. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

SITE: 31

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Excellent condition here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears Chara
	Hydrilla	Slender Spikerush	Other:

Inspection Report

SITE: 32

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Slender spikerush was present all along the shoreline of this SRA. Technician will target this growth during the next visit.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: 33

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Moderate amounts of slender spikerush growth present around the perimeter of this SRA as well. Will be addressed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
Torpedo Grass	Pennywort	Babytears	Chara
Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

Inspection Report

SITE: 34

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Decaying slender spikerush was observed along the shoreline of this SRA. This growth will be treated accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

SITE: 35

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Some filamentous algae growth present along one side of this SRA. Littoral shelf is being maintained and most vegetation on it is entering a dormant state. Routine maintenance and monitoring will occur here.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

MANAGEMENT SUMMARY



With the arrival of January, winter intensifies. Mornings and night temperatures have decreased, with the occasional higher daytime temperature. The growth rate for both algae and nuisance plants are slowing as a result, giving technicians the ability to make headway in more overgrown areas. Rainfall events have been few and far between, and with only the occasional isolated event; the water levels of most SRAs have decreased as winter progresses. Decreased rainfall provides assistance in the growth of algae, as well as decreased nighttime temperatures extending the time it takes for treated algae to decay (beyond the usual 7-10 day period). Additionally, most types of vegetation that enter a dormant period will do so during winter's shortened light-cycles. It may look as though many types of vegetation are "dead" or "dying" but are simply awaiting the return of spring, where these species will return to life.

On this visit, most SRAs noted were in good condition. Algae was present in minor amounts in a handful of them. Nuisance grasses were present in moderate amounts, and mainly consisted of slender spikerush along the shorelines. Some forms of vegetation that are present in the ponds are going dormant due to the decreasing temperatures. Our technician will continue to apply the proper treatments to combat any new or existing growth.

RECOMMENDATIONS

Continue to treat SRAs for algae, administer follow-ups to SRAs experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating SRAs, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the SRA's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Lakeshore Ranch CDD
Sundance Lake Blvd, Land O' Lakes, FL

Gate Code:



EXHIBIT 28

[Return to Agenda](#)



Lakeshore Ranch CDD Aquatics

Inspection Date:

1/30/2025 12:34 PM

Prepared by:

Lee Smith

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940

Inspection Report

SITE: 25

Condition: Excellent Great Good Poor Mixed Condition Improving



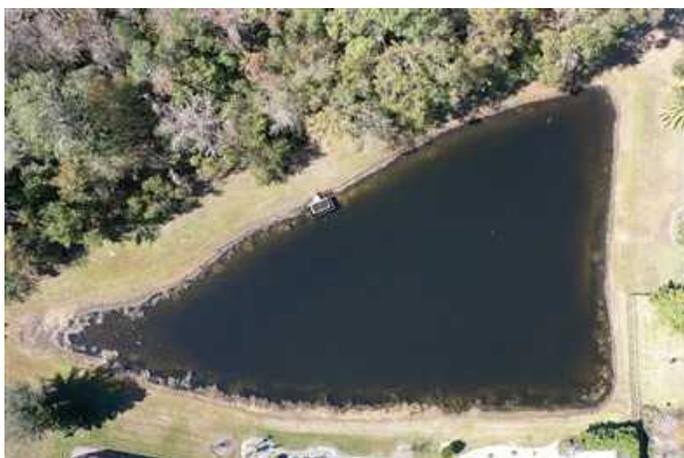
Comments:

Still a moderate amount of decaying slender spikerush on one side of this SRA. It is decaying away, just at a very slow rate. We will continue to treat this accordingly and monitor.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

SITE: 36

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Decaying slender spikerush and torpedo grass was present along the shoreline. Technician will continue to target during future maintenance events.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	<input checked="" type="checkbox"/> N/A	Subsurface Filamentous	Surface Filamentous	
		Planktonic	Cyanobacteria	
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:	

Inspection Report

SITE: 37

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Subsurface growth was noted here. Will be treated accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface	Filamentous	Surface Filamentous
		Planktonic		Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

SITE: 38

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Some subsurface growth noted here as well, but nothing of major concern. Routine maintenance and monitoring will occur.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic	
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface	Filamentous	Surface Filamentous
		Planktonic		Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate	Substantial
<u>NUISANCE SPECIES OBSERVED:</u>				
	Torpedo Grass	Pennywort	Babytears	Chara
	Hydrilla	Slender Spikerush	Other:	

Inspection Report

SITE: 39

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Filamentous growth noted throughout. Will be addressed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 40

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Great condition here. Some decaying grasses were observed along the shoreline, as well as some subsurface growth.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	<input checked="" type="checkbox"/> Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

Inspection Report

SITE: 41

Condition: Excellent Great Good ✓Poor Mixed Condition Improving



Comments:

A mixture of surface algae and slender spikerush has scattered across this SRA. Also noted some torpedo grass growing in a few areas. Technician will apply the proper treatments here to combat this growth.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

SITE: 42

Condition: Excellent Great ✓Good Poor Mixed Condition Improving



Comments:

Filamentous algae was present along the shoreline. Technician will treat accordingly.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	<input type="checkbox"/> Turbid	<input type="checkbox"/> Tannic
<u>ALGAE:</u>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		<input type="checkbox"/> Planktonic	<input type="checkbox"/> Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Minimal	<input type="checkbox"/> Moderate
			<input type="checkbox"/> Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input type="checkbox"/> Torpedo Grass	<input type="checkbox"/> Pennywort	<input type="checkbox"/> Babytears
	<input type="checkbox"/> Hydrilla	<input type="checkbox"/> Slender Spikerush	<input type="checkbox"/> Other:
			<input type="checkbox"/> Chara

Inspection Report

SITE: 43

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Minor filamentous algae present throughout this SRA as well. Will be addressed.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	<input checked="" type="checkbox"/> Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	<input checked="" type="checkbox"/> N/A	Minimal	Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	Torpedo Grass	Pennywort	Babytears
	Hydrilla	Slender Spikerush	Other:
			Chara

SITE: 44

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

One side of SRA in good condition. The other side on the littoral shelf contains a moderate amount of Torpedo grass and slender spikerush growth. These grasses will be targeted during the next maintenance event.

<u>WATER:</u>	<input checked="" type="checkbox"/> Clear	Turbid	Tannic
<u>ALGAE:</u>	N/A	<input checked="" type="checkbox"/> Subsurface Filamentous	Surface Filamentous
		Planktonic	Cyanobacteria
<u>GRASSES:</u>	N/A	Minimal	<input checked="" type="checkbox"/> Moderate
			Substantial
<u>NUISANCE SPECIES OBSERVED:</u>			
	<input checked="" type="checkbox"/> Torpedo Grass	Pennywort	Babytears
	Hydrilla	<input checked="" type="checkbox"/> Slender Spikerush	Other:
			Chara

MANAGEMENT SUMMARY



With February here, temperatures continue to fluctuate between warm and cold. Mornings and night temperatures are still relatively cool (50-60), and daytime temperatures range from being a normal warm Florida day to a chilly, cloudy day. The growth rate for both algae and nuisance plants are still slower than usual as a result of the weather, giving technicians the ability to make headway in more overgrown areas. Rainfall events are less frequent and have been few and far between, and with only the occasional isolated event; the water levels of most SRAs has decreased as a result of the recent weather. Decreased rainfall provides assistance in the growth of algae, as well as decreased nighttime temperatures extending the time it takes for treated algae to decay (beyond the usual 7-10 day period).

On this visit, nearly all SRAs noted were in good condition. Algae was present in moderate amounts. Nuisance grasses were also present in moderate amounts. Luckily, most of the nuisance vegetation observed was either in a state of decay or beginning to enter a state of decay. Our technicians will continue to work to diminish as much of this growth as possible while water levels are low and growth rates are slow. Some forms of vegetation that are present in the SRAs are dormant due to the recent decreased temperatures. Our technicians will continue to treat any new growth that pops up.

RECOMMENDATIONS

Continue to treat SRAs for algae, administer follow-ups to SRAs experiencing extended decay times.

Administer treatments to any nuisance grasses growing along exposed shorelines and within beneficial plants.

Continue to apply treatment to overgrown littoral areas.

Avoid over treating SRAs, to prevent fish kills or toxic blooms.

Stay alert for debris items that find their way to the SRA's shore.

Thank you for choosing Steadfast Environmental!

MAINTENANCE AREA



Lakeshore Ranch CDD
Sundance Lake Blvd, Land O' Lakes, FL

Gate Code:

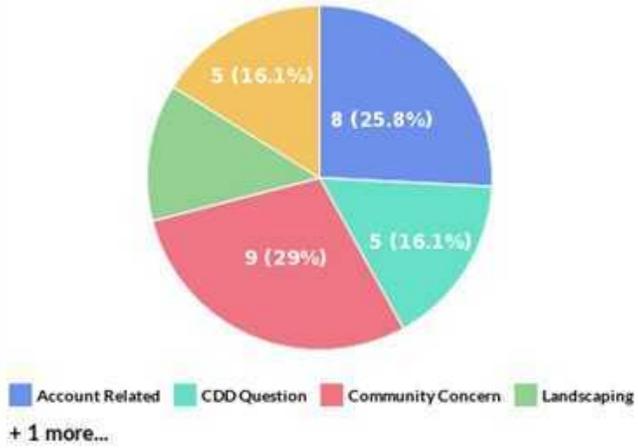


EXHIBIT 29

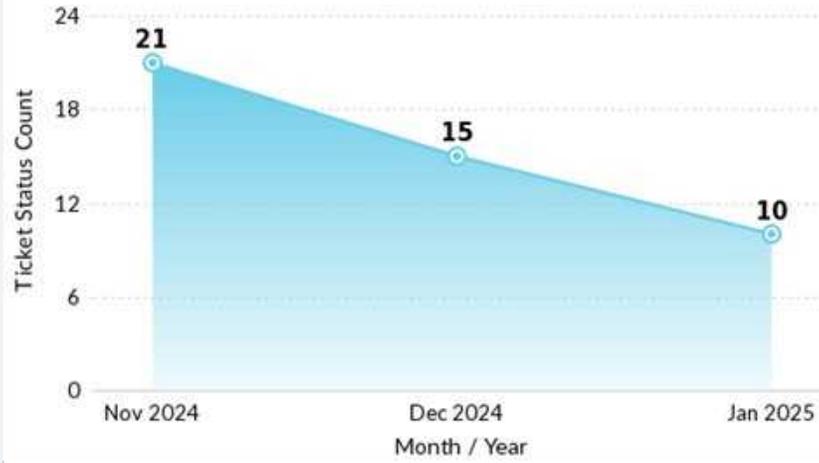
[Return to Agenda](#)

Monthly Dashboard - Lakeshore Ranch

Community Engagement



Lakeshore Ranch - Tickets Resolved



Dec 2024

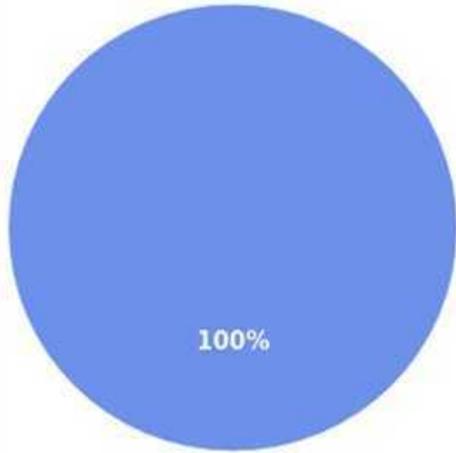
15 ↓

AVG Response Time

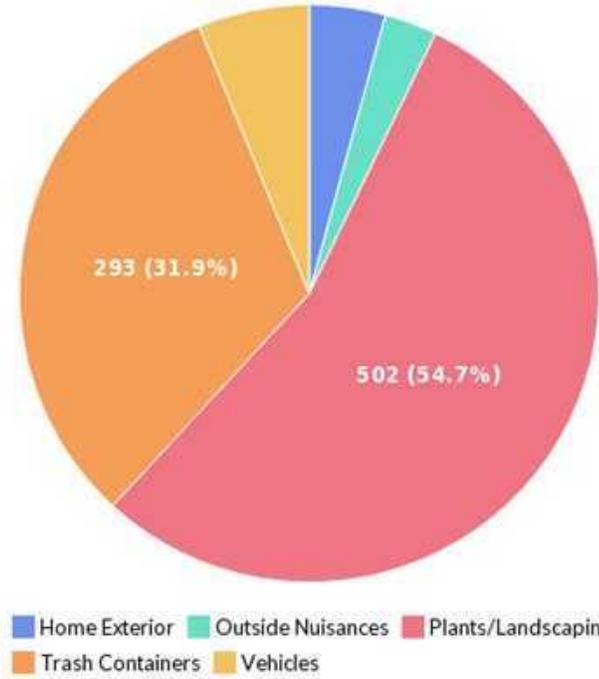
18 hrs 57 mins

Satisfaction Rating

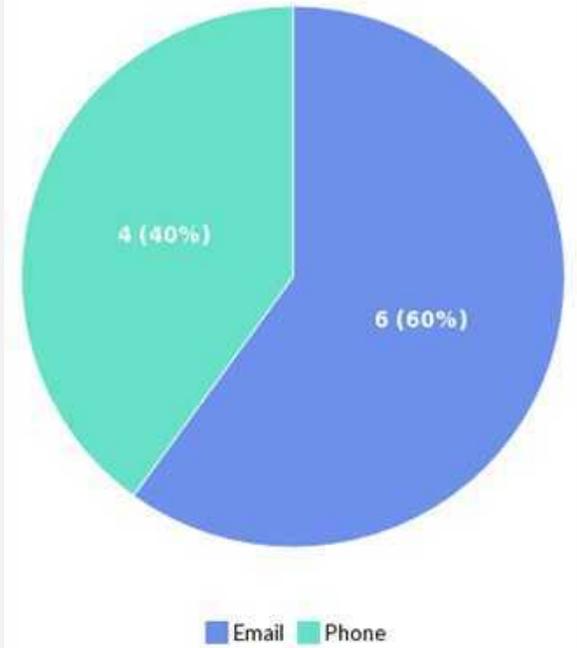
Happy! 5



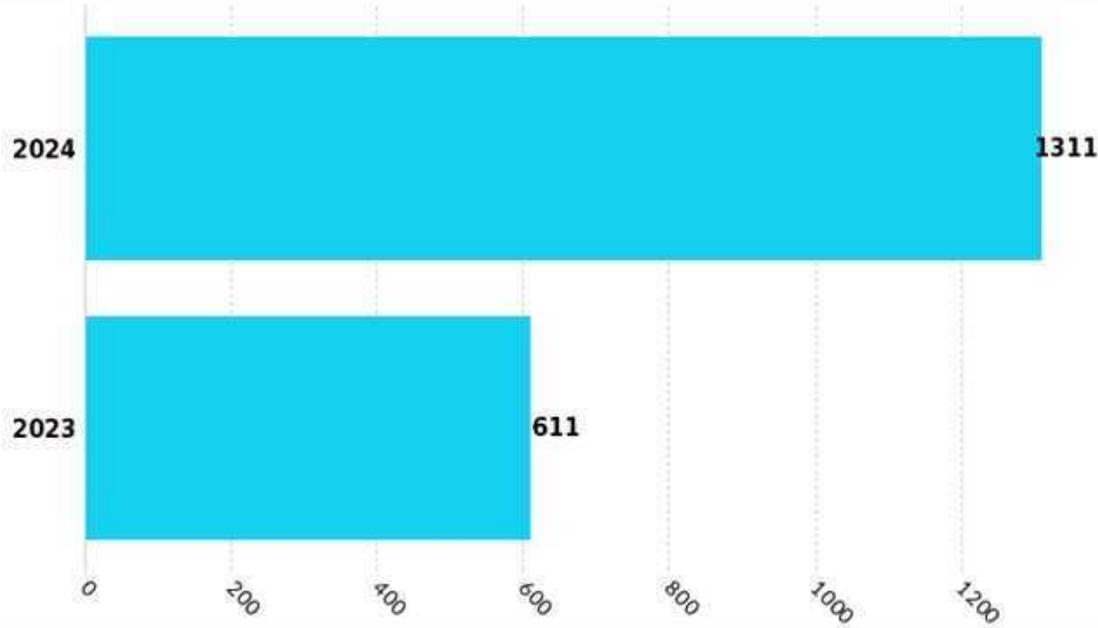
Compliances By Item



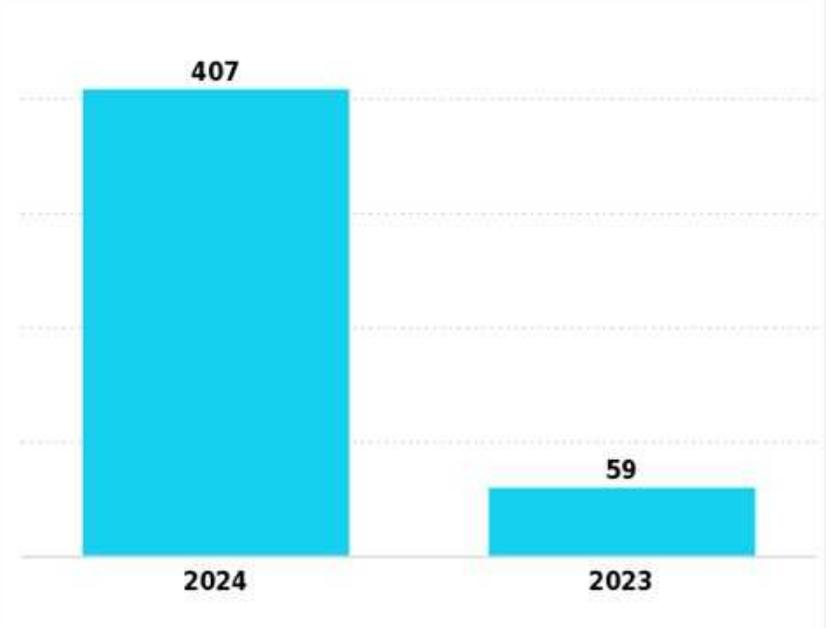
Ticket By Type



Breeze Working Hours



Field Service Hours On Site



Lakeshore Satisfaction Data

Ticket ID	Subject	Created At	Type	Status Group	Ticket Source	Company Name	Survey Received Time	Rating
270318	Lakeshore Ranch Clubhouse	24-01-2025 15:08:43	Amenity Reservations	Completed	Phone	Lakeshore Ranch		
270276	Agenda CDD	24-01-2025 13:11:08	CDD Question	Completed	Email	Lakeshore Ranch		
269718	Tree	22-01-2025 10:32:46	Community Concern	Completed	Phone	Lakeshore Ranch		
269384	Trash	21-01-2025 05:55:32	Trash	Completed	Email	Lakeshore Ranch		
268848	referred to GreenAcre	17-01-2025 10:44:45	Account Related	Completed	Phone	Lakeshore Ranch		
267928	Call for Lori Karpay (Lakeshore Ranch)	13-01-2025 17:06:01	Question	Completed	Phone	Lakeshore Ranch		
267638	Tennis court net	12-01-2025 17:19:57	Community Concern	Completed	Email	Lakeshore Ranch		
267521	HOA inquiry	10-01-2025 17:26:36	Question	Completed	Phone	Lakeshore Ranch		

267194	Re: Lakeshore Ranch Resident - 19737 Lonesome - Inquiry Regarding Tree Maintenance in Adjacent Conservation Area	09-01-2025 15:04:31	Landscaping	In Progress	Email	Lakeshore Ranch		
265939	Landscaping LSR	06-01-2025 07:18:57		Completed	Email	Lakeshore Ranch		
265938	Security Guard / Gate	06-01-2025 07:14:42	Community Concern	Completed	Email	Lakeshore Ranch		
265752	Fw: LSR Community Landscaping	03-01-2025 16:55:57	Community Concern	Completed	Email	Lakeshore Ranch		
265473	Call for Patricia	03-01-2025 10:44:19	CDD Question	Completed	Phone	Lakeshore Ranch		
265275	Amenity center	02-01-2025 15:30:29	Amenity Center	Completed	Phone	Lakeshore Ranch		
263021	Re: Sewer line info requested	23-12-2024 13:08:40		Completed	Email	Lakeshore Ranch		
263012	Inquiry	23-12-2024 12:51:40	Question	Completed	Phone	Lakeshore Ranch		
262990	Inquiry	23-12-2024 12:20:22	Question	Completed	Phone	Lakeshore Ranch		
262820	Sewer line info requested	21-12-2024 18:35:14	Question	Completed	Email	Lakeshore Ranch		
262600	Lakeshore Ranch Clubhouse	20-12-2024 11:22:09	CDD Question	Completed	Phone	Lakeshore Ranch		Not Valid
262579	Inquiry	20-12-2024 10:29:47	Question	Completed	Phone	Lakeshore Ranch		
262534	Lakeshore Ranch Amenity Center	20-12-2024 09:11:15	Amenity Center	Completed	Phone	Lakeshore Ranch		
262310	[Lakeshore Ranch] New message received from rarjar1@verizon.net	19-12-2024 12:17:11	Community Concern	Completed	Email	Lakeshore Ranch		
262174	CDD - Lakeshore Ranch Contact [#295]	18-12-2024 18:15:40		Completed	Email	Lakeshore Ranch		
260981	Lakeshore Ranch	12-12-2024 15:26:07	Question	Completed	Phone	Lakeshore Ranch		
260581	Re: Recycling Truck Fluid Leaking On Street	11-12-2024 10:50:49	Community Concern	Completed	Email	Lakeshore Ranch		
260493	Pond 9	10-12-2024 19:17:42	Pond	Completed	Email	Lakeshore Ranch		

260492		10-12-2024 19:08:29	Pond	Completed	Email	Lakeshore Ranch		
260424	Re: Garofalo Residence Hurricane Milton Tree Down	10-12-2024 15:23:14	Landscaping	Completed	Email	Lakeshore Ranch		
260140	CDD - Lakeshore Ranch Contact [#294]	09-12-2024 15:45:39	CDD Question	Completed	Email	Lakeshore Ranch		
260058	Inquiry	09-12-2024 12:45:39	Question	Completed	Phone	Lakeshore Ranch		
259593	Tree removal	06-12-2024 08:30:45	Landscaping	Completed	Phone	Lakeshore Ranch		
259418	Clubhouse contact	05-12-2024 13:18:02	Amenity Center	Completed	Phone	Lakeshore Ranch		
258778	Clean ponds around the neighborhood	03-12-2024 11:51:23		Completed	Email	Lakeshore Ranch		
258777	Pond behind my house (dirty)	03-12-2024 11:50:38		Completed	Email	Lakeshore Ranch		
258772	Dirty Pond	03-12-2024 11:46:53	Pond	Completed	Email	Lakeshore Ranch		
258513	CDD Question	02-12-2024 13:57:31	CDD Question	Completed	Email	Lakeshore Ranch		
258353	Missed Call	02-12-2024 10:06:07	Returned Call	Completed	Phone	Lakeshore Ranch		
258185	Follow up call	30-11-2024 11:33:14	Returned Call	Completed	Phone	Lakeshore Ranch		
258168	Incorrect Number Dialed - Looking for Guard Gate Contact at Lakeshore Ranch	30-11-2024 10:13:02	Returned Call	Completed	Phone	Lakeshore Ranch		
258143	CDD question	29-11-2024 16:53:48	Account Related	Completed	Email	Lakeshore Ranch		
257908	Automatic reply: Have a Happy Thanksgiving!	27-11-2024 15:02:56	Newsletters	Completed	Email	Lakeshore Ranch		
256965	Club House Related	22-11-2024 11:53:22	Account Related	Completed	Phone	Lakeshore Ranch		
256908	Fallen Tree	22-11-2024 09:43:24	Community Concern	Completed	Phone	Lakeshore Ranch		
256879	Fwd: Conservation tree damage	22-11-2024 08:18:28	Community Concern	Completed	Email	Lakeshore Ranch		
256499	Missed Call	20-11-2024 15:18:08	Returned Call	Completed	Phone	Lakeshore Ranch		

256377	FW: Access to pond near 8206 Summer Brook Ct - Lakeshore	20-11-2024 11:15:56	CDD Question	In Progress	Email	Lakeshore Ranch		
256228	Returned call/ no answer	19-11-2024 16:56:04	Returned Call	Completed	Phone	Lakeshore Ranch		
255747	CDD fee	18-11-2024 13:49:46	CDD Question	Completed	Phone	Lakeshore Ranch		
255232	Re: Inquiry call	15-11-2024 13:41:44	Community Concern	Completed	Email	Lakeshore Ranch		
255164	Lakeshore Ranch HOA	15-11-2024 11:04:48	Account Related	Completed	Phone	Lakeshore Ranch		
255043	Lakeshore Ranch HOA	14-11-2024 16:00:40	Landscaping	Completed	Phone	Lakeshore Ranch		
254388	Fwd: Access to pond near 8206 Summer Brook Ct	12-11-2024 15:08:38	Pond	Completed	Email	Lakeshore Ranch		
254261	Re: Recycling Truck Fluid Leaking On Street	12-11-2024 10:45:27	Community Concern	Completed	Email	Lakeshore Ranch		
254260	Follow up on dead branches	12-11-2024 10:42:17	Account Related	In Progress	Phone	Lakeshore Ranch		
253680	Looking For Patricia	08-11-2024 15:45:23	Account Related	Completed	Phone	Lakeshore Ranch		
253341	Fw: 19547 Sunset Bay Dr. - Lake Shore Ranch	07-11-2024 14:07:51	Community Concern	Completed	Email	Lakeshore Ranch		
253290	RE: Dead branches	07-11-2024 11:58:41	Community Concern	Completed	Email	Lakeshore Ranch		
253029	Lakeshore Ranch Amenity Center	06-11-2024 12:05:33	Amenity Center	Completed	Phone	Lakeshore Ranch		
252949	Fishing in the pond	06-11-2024 09:05:51	Pond	Completed	Phone	Lakeshore Ranch		
252761	Fallen trees	05-11-2024 12:01:10	Community Concern	Completed	Phone	Lakeshore Ranch		
252514	Irrigation busts, active leak, sunset bay/water color	04-11-2024 13:47:52	Account Related	Completed	Email	Lakeshore Ranch		
252430	HOA concern	04-11-2024 11:37:42	Question	Completed	Phone	Lakeshore Ranch		
251415	CDD - Lakeshore Ranch Contact [#290]	29-10-2024 19:30:38	Streetlights	Completed	Email	Lakeshore Ranch		
251267	CDD - Lakeshore Ranch Contact [#289]	29-10-2024 09:48:01	CDD Question	Completed	Email	Lakeshore Ranch		

251254	Call for Patricia	29-10-2024 09:27:39	CDD Question	Completed	Phone	Lakeshore Ranch		
250898	Carlos Rodriguez, this picture shows an excess amount of trees that fall over which is more than one from the property onto mines	27-10-2024 14:53:48		Completed	Email	Lakeshore Ranch		
250897	Carlos Rodriguez, this picture shows how much the bushes are pushed forward and bend it over from the trees that fell on it from your property	27-10-2024 14:52:59		Completed	Email	Lakeshore Ranch		
250896	Carlos Rodriguez they show how much the bushes are pushing on my property because of the fall of the trees that are on CDD property	27-10-2024 14:52:20		Completed	Email	Lakeshore Ranch		
250895	Carlos Rodriguez 19232 Falcon Crest Blvd. Land O Lakes FL 34638. The picture is showing where the tree fell over onto my property and I please need an answer from you guys. I'm gonna send you several more pictures but it's nowhere near my property line. T	27-10-2024 14:51:36		Completed	Email	Lakeshore Ranch		
250710	Inquiry call	25-10-2024 13:39:18	Account Related	Completed	Phone	Lakeshore Ranch	10/26/2024 07:14	Not Valid
250676	Lake Shore Ranch Land O Lakes	25-10-2024 12:21:24	Community Concern	Completed	Email	Lakeshore Ranch		
250614	CDD	25-10-2024 09:09:17	CDD Question	Completed	Phone	Lakeshore Ranch		
250610	Abandoned call from Tina Valenti	25-10-2024 08:55:14	CDD Question	Completed	Phone	Lakeshore Ranch		
250536	Inquiry on Lakeshore Ranch Halloween Party	24-10-2024 17:05:19	Question	Completed	Phone	Lakeshore Ranch		

250443	Lakeshore Ranch	24-10-2024 13:34:40	Landscaping	Completed	Email	Lakeshore Ranch	10/25/2024 21:16	Not Valid
250413	Tree and debris.	24-10-2024 12:06:07	Community Concern	In Progress	Email	Lakeshore Ranch		
250388	CDD fee	24-10-2024 11:15:34	CDD Question	Completed	Phone	Lakeshore Ranch		
250244	Inquiry	23-10-2024 16:37:34	Amenity Center	Completed	Phone	Lakeshore Ranch		
250151	Tree damage from hurricane Milton	23-10-2024 12:01:37	Community Concern	Completed	Phone	Lakeshore Ranch		
250140	RE: Tree damage from hurricane Milton	23-10-2024 11:00:34		Completed	Email	Lakeshore Ranch		
249906	RE: Light at tennis courts	22-10-2024 13:35:06	Community Concern	Completed	Email	Lakeshore Ranch		
249894	Follow-up on Fallen Tree	22-10-2024 13:05:14	Landscaping	Completed	Phone	Lakeshore Ranch		
249888	Follow-up: no answer	22-10-2024 12:46:46	Returned Call	Completed	Phone	Lakeshore Ranch		
249798	CDD Questions	22-10-2024 10:13:59	Account Related	Completed	Phone	Lakeshore Ranch		
249734	Sprinkler	21-10-2024 19:05:04	Irrigation	Completed	Email	Lakeshore Ranch		
249687	CDD Question	21-10-2024 15:54:26	CDD Question	Completed	Phone	Lakeshore Ranch		
249613	Community concerns	21-10-2024 13:13:05	Community Concern	Completed	Phone	Lakeshore Ranch	10/23/2024 12:13	Happy!
249192	Clarification of Lakeshore Ranch Sign Policy	18-10-2024 12:12:42	Question	Completed	Phone	Lakeshore Ranch		
249092	This is where you see the other snap trees that even beside one fell if you need any further pictures, please call me or email me. My phone number is 516-492-8531.	18-10-2024 08:34:00		Completed	Email	Lakeshore Ranch		
249091	You can see where the trees were snap from on this photo	18-10-2024 08:32:20		Completed	Email	Lakeshore Ranch		

249090	This is how well it was clean back to that. Will you see very little shrub growing that's on the opposite side from my right to the left.	18-10-2024 08:31:37		Completed	Email	Lakeshore Ranch		
249088	This is all the overhang from the down trees and weather	18-10-2024 08:30:26		Completed	Email	Lakeshore Ranch		
249086	Overhang From Trees	18-10-2024 08:29:34	Landscaping	Completed	Email	Lakeshore Ranch		
249059	Tree fell in yard - 19140 sunset bay drive	17-10-2024 19:18:03	Community Concern	Completed	Email	Lakeshore Ranch		
248984	Doodycalls	17-10-2024 14:42:03	Question	Completed	Phone	Lakeshore Ranch		
248943	Inquiry	17-10-2024 14:00:18	Amenity Center	Completed	Phone	Lakeshore Ranch		
248807	Carlos Rodriguez 19232 Falcon Crest Blvd Land Lakes FL 34638 this was done no later than at least a month or two ago you see how clean it looked. It was back to the property line. This next set of pictures will show you how it ended up on my property. I w	17-10-2024 09:17:49	Community Concern	Completed	Email	Lakeshore Ranch		
248369	CDD Inquiry	15-10-2024 11:09:25	CDD Question	Completed	Phone	Lakeshore Ranch		
248336	CDD - Lakeshore Ranch Contact [#286]	15-10-2024 10:02:36		Completed	Email	Lakeshore Ranch		
248239	Mailboxes	14-10-2024 18:10:59	Mailbox	Completed	Chat	Lakeshore Ranch		
248171	Garofalo Residence Hurricane Milton Tree Down	14-10-2024 15:28:43	Community Concern	Completed	Email	Lakeshore Ranch		
248107	Lakeshore Ranch HOA	14-10-2024 13:22:21	Question	Completed	Phone	Lakeshore Ranch		
248068	Fallen Tree	14-10-2024 12:12:06	Community Concern	Completed	Phone	Lakeshore Ranch		

248052	Reservation	14-10-2024 12:01:25	Amenity Reservations	Completed	Phone	Lakeshore Ranch		
247996	Clubhouse Reservation	14-10-2024 10:31:45	Amenity Reservations	Completed	Phone	Lakeshore Ranch		
247679	Repairs	11-10-2024 16:31:13	Question	Completed	Email	Lakeshore Ranch		
247660	Pool Inquiry	11-10-2024 16:03:20	Pool	Completed	Phone	Lakeshore Ranch		
247643	Dog Waste Vendor	11-10-2024 15:01:37	Community Concern	Completed	Phone	Lakeshore Ranch		
247572	Reporting trees	11-10-2024 11:56:42	Community Concern	Completed	Phone	Lakeshore Ranch		
247563	Hello Breeze	11-10-2024 11:32:02	Community Concern	Completed	Email	Lakeshore Ranch		
247542	Follow-up: Electricity	11-10-2024 10:53:02	Returned Call	Completed	Phone	Lakeshore Ranch		
247523	Downed Tree	11-10-2024 10:11:55	Landscaping	Completed	Phone	Lakeshore Ranch		
247518	CDD - Lakeshore Ranch Contact [#284]	11-10-2024 10:05:13		Completed	Email	Lakeshore Ranch		
247507	Lakeshore Ranch	11-10-2024 09:43:39	CDD Question	Completed	Phone	Lakeshore Ranch		
247394	Flooded Drainage	10-10-2024 15:08:06	Community Concern	Completed	Phone	Lakeshore Ranch		
247333	Hello Breeze	10-10-2024 14:00:41	Community Concern	Completed	Email	Lakeshore Ranch		
247276	CDD - Lakeshore Ranch Contact [#283]	10-10-2024 11:48:27	Community Concern	Completed	Email	Lakeshore Ranch		
247269	Fallen Tree	10-10-2024 11:44:24	CDD Question	Completed	Phone	Lakeshore Ranch		
247257	Broken Limbs	10-10-2024 10:58:29	Landscaping	Completed	Email	Lakeshore Ranch		
247238	Good morning	10-10-2024 09:25:27	Community Concern	Completed	Email	Lakeshore Ranch	12/11/2024 00:00	Happy!
247166	Re: Garbage Can Wasteconnection/Baron Lakeshore Ranch	09-10-2024 12:08:01	Community Concern	Completed	Email	Lakeshore Ranch		
247162	Garbage Can Wasteconnection/Baron Lakeshore Ranch	09-10-2024 11:45:02	Community Concern	Completed	Email	Lakeshore Ranch		
246628	Good morning	06-10-2024 14:16:39	Community Concern	Completed	Email	Lakeshore Ranch		

246545	Dog Waste Vendor	05-10-2024 10:22:31	Question	Completed	Phone	Lakeshore Ranch		
245968	Banning her Borthor	03-10-2024 10:21:33	Account Related	Completed	Phone	Lakeshore Ranch		
245549	Lawn Question	02-10-2024 07:35:25	Landscaping	Completed	Email	Lakeshore Ranch		
245519	Leaking water	01-10-2024 20:14:48	Community Concern	Completed	Email	Lakeshore Ranch	10/06/2024 11:18	Happy!
245010	Re: Recycling Truck Fluid Leaking On Street	01-10-2024 07:59:44	CDD Question	Completed	Email	Lakeshore Ranch		
244381	Issues in gate security	29-09-2024 15:37:47	CDD Question	Completed	Email	Lakeshore Ranch		
244297	Re: Post-Hurricane Helene	28-09-2024 11:22:21	Interior Home Issue	Completed	Email	Lakeshore Ranch		
244226	Clubhouse Number	27-09-2024 16:14:57	Amenity Center	Completed	Phone	Lakeshore Ranch		
242108	Grass mowing of pond area behind our home	17-09-2024 14:56:00	CDD Question	Completed	Email	Lakeshore Ranch		
242018	Lakeshore Ranch Amenity Center	17-09-2024 11:08:44	Amenity Center	Completed	Phone	Lakeshore Ranch		
241815	Lakeshore Ranch Amenity Center	16-09-2024 15:28:11	Amenity Center	Completed	Phone	Lakeshore Ranch		
241686	CDD inquiry	16-09-2024 10:24:31	CDD Question	Completed	Phone	Lakeshore Ranch		
241532	Pond 7	14-09-2024 11:17:33	Pond	Completed	Email	Lakeshore Ranch		
241332	CDD - Lakeshore Ranch Contact [#281]	13-09-2024 09:23:46	CDD Question	Completed	Email	Lakeshore Ranch		
240919	8513 Eagle Brook Dr	11-09-2024 14:51:40	Account Related	Completed	Email	Lakeshore Ranch		
240102	Re: Recycling Truck Fluid Leaking On Street	09-09-2024 13:26:52		Completed	Email	Lakeshore Ranch		
240011	Lakeshore Ranch inquiry	09-09-2024 10:43:08	Realtor/Lender/Title	Completed	Phone	Lakeshore Ranch		
239827	RE: Recycling Truck Fluid Leaking On Street	07-09-2024 10:20:29	Community Concern	Completed	Email	Lakeshore Ranch		
239633	Wants to speak to Gaby	06-09-2024 12:03:38	Community Concern	Completed	Phone	Lakeshore Ranch		

238749	CDD - Lakeshore Ranch Contact [#280]	03-09-2024 13:28:46	CDD Question	Completed	Email	Lakeshore Ranch		
238459	Lakeshore Ranch	02-09-2024 10:44:33	CDD Question	Completed	Email	Lakeshore Ranch		
238318	Missed Call	31-08-2024 13:57:35	Returned Call	Completed	Phone	Lakeshore Ranch		
238308	Tree maintenance	31-08-2024 13:17:15	Landscaping	Completed	Email	Lakeshore Ranch	09/06/2024 14:55	Happy!
238308	Tree maintenance	31-08-2024 13:17:15	Landscaping	Completed	Email	Lakeshore Ranch	09/06/2024 14:55	Happy!
238103	CDD fee inquiry	30-08-2024 12:26:19	CDD Question	Completed	Phone	Lakeshore Ranch		
237839	CDD - Lakeshore Ranch Contact [#278]	29-08-2024 11:57:55	CDD Question	Completed	Email	Lakeshore Ranch		
237323	CDD	27-08-2024 11:40:41	CDD Question	Completed	Phone	Lakeshore Ranch		
237288	Tree overgrowth	27-08-2024 10:05:32	Landscaping	Completed	Chat	Lakeshore Ranch		
236553	Inquiry	22-08-2024 15:45:45	HOA Related Question	Completed	Phone	Lakeshore Ranch		
236346	Lakeshore Ranch Thermostat Repair	21-08-2024 16:07:33	Community Concern	Completed	Phone	Lakeshore Ranch		
236269	Lakeshore Ranch HOA	21-08-2024 11:49:51	HOA Related Question	Completed	Phone	Lakeshore Ranch		
236136	Questions	20-08-2024 15:48:44	Account Related	Completed	Phone	Lakeshore Ranch		
236125	Lakeshore Ranch HOA	20-08-2024 15:25:20	HOA Related Question	Completed	Phone	Lakeshore Ranch		
235454	Rules for the Lap Pool at Lake Shore Ranch	16-08-2024 13:46:21	Community Concern	Completed	Email	Lakeshore Ranch		
235444	CDD meeting inquiry	16-08-2024 13:21:49	CDD Question	Completed	Phone	Lakeshore Ranch		
235156	CDD fee question	15-08-2024 10:58:36	CDD Question	Completed	Phone	Lakeshore Ranch		
235037	CDD assessment inquiry	14-08-2024 14:48:29	CDD Question	Completed	Phone	Lakeshore Ranch		
234968	Call for Michael	14-08-2024 11:47:09	CDD Question	Completed	Phone	Lakeshore Ranch		
233987	Call for Patricia	09-08-2024 09:33:57	CDD Question	Completed	Phone	Lakeshore Ranch		

233769	Pool Company Check for Lakewood Ranch - Owner Not Proceeding with Services	08-08-2024 12:40:27	Pool	Completed	Phone	Lakeshore Ranch		
233407	Lakeshore Ranch Re-assessment	07-08-2024 09:56:04	CDD Question	Completed	Phone	Lakeshore Ranch		
233294	RE: Lagoon acct number	06-08-2024 16:05:46	Question	Completed	Email	Lakeshore Ranch		
232561	Abandoned call from Lakshore Ranch Resident	03-08-2024 13:46:09	Amenity Reservations	Completed	Phone	Lakeshore Ranch		
232554	Missed Call	03-08-2024 12:43:05	Returned Call	Completed	Phone	Lakeshore Ranch		
232007	Lakeshore Ranch	01-08-2024 12:51:03	Amenity Center	Completed	Phone	Lakeshore Ranch		
231748	CDD Letter	31-07-2024 15:19:54	CDD Question	Completed	Phone	Lakeshore Ranch		
231657	Lakeshore Ranch clubhouse	31-07-2024 14:40:56	Amenity Center	Completed	Phone	Lakeshore Ranch		
231370	gates	30-07-2024 15:37:11	Gate/Clicker/Fob	Completed	Phone	Lakeshore Ranch		
230906	Busted irrigation head	29-07-2024 14:01:02	Irrigation	Completed	Email	Lakeshore Ranch		
230822	Letter and HOA Related	29-07-2024 12:13:35	CDD Question	Completed	Phone	Lakeshore Ranch		
230462	CDD Related	26-07-2024 15:24:53	Account Related	Completed	Phone	Lakeshore Ranch		
230092	Landscaping inquiry	25-07-2024 11:51:32	Landscaping	Completed	Email	Lakeshore Ranch		
229648	Fence Encroachment	23-07-2024 16:25:24	Home Improvement	Completed	Phone	Lakeshore Ranch		
222605	Tree trimming Lakeshore Ranch	21-06-2024 17:01:18	Irrigation	Completed	Email	Lakeshore Ranch		
214294	RE: Joshua Tomlin - mowing easement - 8233 West Haven DR.	18-05-2024 11:23:49	Landscaping	Completed	Email	Lakeshore Ranch		
131596	Returned Call	04-05-2023 10:35:30	Landscaping	Completed	Phone	Lakeshore Ranch		

EXHIBIT 30

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From: Michael Sakellarides, LCAM <michael@breezehome.com>
Sent on: Tuesday, January 21, 2025 4:18:04 PM
To: Caroline Miller <Caroline@breezehome.com>; Gaby Arroyo, LCAM <gaby@breezehome.com>
Subject: RE: Lakeshore Ranch Hurricane Guide

Caroline please include a section about debris cleanup, that's the main thing they're going for. It needs to be clear the CDD is cleaning up and removing debris from common grounds only, and debris on private lots is to be removed by the residents

Michael Sakellarides
Field Services Director
813.565.4663
Michael@BreezeHome.com
www.BreezeHome.com

From: Caroline Miller <Caroline@breezehome.com>
Sent: Monday, January 20, 2025 3:12 PM
To: Gaby Arroyo, LCAM <gaby@breezehome.com>
Cc: Michael Sakellarides, LCAM <michael@breezehome.com>
Subject: Fw: Lakeshore Ranch Hurricane Guide

Here is a helpful guide that we can send out to the residents in preparation of the hurricane season.

When we know we will be in the line affected, more information will be included as far as:

- Track of the storm
- Different links that the county will provide for additional assistance.
- We usually follow up with what breeze will be doing from the management standpoint to prep as well for CDD property etc.

Thank you.

Caroline Miller
Manager, Community Outreach
813.565.4663
caroline@breezehome.com
www.BreezeHome.com

From: Breeze at Lakeshore Ranch <lakeshoreranch@breezehome.com>

Sent: Monday, January 20, 2025 3:08 PM

To: Caroline Miller <Caroline@breezehome.com>

Subject: Lakeshore Ranch Hurricane Guide

lakeshore ranch residents

Hurricane Guide for Residents

Don't panic. Be prepared.

The Atlantic Hurricane Season runs from June 1 through November 30. Hurricanes may impact all of Florida, including inland areas. Losses may be caused by flooding, wind, wind-driven rain, tornadoes, falling trees, and flying debris. The following guidelines will help you and your family prepare for a storm.

Before the Storm

- Designate an out-of-state friend or family member as an emergency contact for loved ones seeking information on you and your family during the storm and its aftermath.
- Check your insurance coverage. Place your important documents—including deeds, identification and insurance papers—in one waterproof bag.
- Understand your home's vulnerability to storm surge, flooding and wind.
- Determine where you will ride out the storm in a "safe room" in your home. The room should be one away from windows. Bathrooms and closets may be your best options.
- Identify a meeting place outside your home (car, backyard) if severe damage forces you to evacuate.
- Determine nearby shelter locations in the event you need to evacuate.
- Prepare for what to do with your pets if you need to evacuate. Not all shelters welcome pets. Make sure your pets' registration and vaccinations are current, and keep a copy of this documentation with you in a waterproof bag.

- Buy flashlights, battery-powered cellphone chargers, a battery-powered radio and extra batteries.
- Stock up on emergency supplies to last your family for three to seven days:
 - Bottled water: 1 gallon per person per day
 - Nonperishable food items: Canned meats, fruits, vegetables, soups; protein and granola bars; dried fruits; nuts and nut butters; cereal; crackers
 - Baby supplies: Formula, food and diapers
 - Manual can opener
 - First-aid kit
 - Prescription medications, over-the-counter medications and pain relievers
 - Toiletries: Toothpaste, toothbrush, toilet paper, feminine-hygiene products
 - Disposable paper plates, cups and utensils
 - Insect repellent and sunscreen
 - Cleaning supplies: Soap, liquid detergent, disinfectant and bleach
 - Pet supplies, including food and water
- Bring in or secure patio furniture, plants and all loose items on your balcony or porch.
- Secure a supply of cash (including small bills) as banks, ATMs and credit-card processing may not be available immediately after the storm.
- Fill your bathtubs with water for bathing and/or boiling.
- Fill your car's gas tank.

During the Storm

- Turn off or unplug any nonessential electrical equipment.
- Turn your refrigerator up to the coldest setting in order to preserve foods as long as possible if the power fails. Avoid unnecessary opening and closing of the refrigerator doors.
- Keep your windows closed.
- Listen to your radio for updates and storm tracking.
- Use your telephone for emergencies only.
- In case of broken windows or damage to your home, retreat to your "safe room" and take cover.
- Stay indoors until the "all clear" from authorities is issued.

After the Storm

- Listen to your radio for emergency updates and news reports.

- Use the phone only to report life-threatening emergencies.
- Stay off the streets until given the “all clear” from authorities. If you must go out, watch for fallen objects, downed electrical wires, weakened walls, bridges, roads and sidewalks.
- Use caution when assessing damage to your home and property.
- Once you have assessed the damage, if necessary, contact your insurance company and/or FEMA.

For additional information on hurricane safety, please visit the following resources:

- **Hurricanes—Be Informed:** <https://www.ready.gov/hurricanes>
- **Hurricane Seasonal Preparedness Digital Toolkit:** <https://www.ready.gov/hurricane-toolkit>
- **Hurricane Safety:** <https://www.redcross.org/get-help/how-to-prepare-for-emergencies/types-of-emergencies/hurricane.html>
- **Survival Kit Supplies:** <https://www.redcross.org/get-help/how-to-prepare-for-emergencies/survival-kit-supplies.html>
- **FEMA (Federal Emergency Management Agency):** <https://www.fema.gov/>

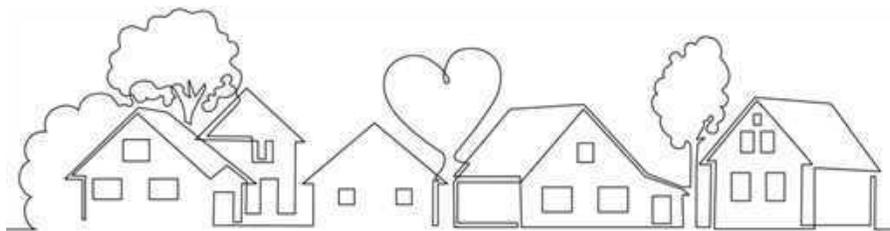
American Red Cross: <https://www.redcross.org/>

We are here for you!

If you have any questions, you can always contact **Breeze Home**.

Please be safe

Breeze Home



[Call Us](#)

[Email Us](#)

[Visit Us](#)

[iMessage](#)

Message sent by Breeze at Breeze, Tampa, FL, United States.

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EXHIBIT 31

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ESTIMATE

Florida Brothers Maintenance & Repair, LLC.
820 Old Windsor Way
Spring Hill, FL 34609-4652

floridabrothersllc@gmail.com
+1 (813) 476-1933



Bill to

Lakeshore Ranch CDD
1540 International Pkwy
Suite 2000
Lake Mary
FL
32746
USA

Estimate details

Estimate no.: 1403
Estimate date: 01/20/2025
Expiration date: 02/20/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Install New Street Sign	This estimate is to install (2) new street signs, in accordance with MUTCD standards. These street signs are (1) Crystal Creek Ct & (1) Falcon Crest Blvd (made with White Background w/ Green Lettering). Total includes supplies, material & labor for installation.	2	\$132.96	\$265.92

Total **\$265.92**

Expiry date 02/20/2025

Accepted date

Accepted by

EXHIBIT 32

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1902 N 43rd St
 Suite D
 Tampa, FL 33605
 (813) 800-7446

ESTIMATE

E-11772

www.Image360YborCity.com

Payment Terms: Cash Customer

Created Date: 1/20/2025

DESCRIPTION: Street sign replacements with removal installation

Bill To: Lakeshore Ranch CDD
 1540 Intertional Pkwy
 Suite 2000
 Lake Mary, FL 32746
 US

Pickup At: Image360
 1540 Intertional Pkwy
 Suite 2000
 Lake Mary, FL 32746

Requested By: Gaby Arroyo
 Email: Gaby@BreezeHome.com

Salesperson: Leilani LaFrance
 Email: Leilani@image360yborcity.com
 Entered By: Leilani LaFrance

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Street sign replacements + installation - qty 2	2	\$253.12	\$506.24
1.1	Custom Product - Signs			
1.2	Calendered Cut Vinyl - Vinyl			
1.3	Installation Services - Installation			

Subtotal:	\$506.24
Taxes:	\$10.16
Grand Total:	\$516.40

This estimate covers only the services outlined above.
 If the scope of the work changes from the original estimate, approved revisions and additions will be charged accordingly.

Your sign or graphic is custom-made; if you require changes to or cancel your order after it has been approved, additional design charges will apply, as well as any restocking fees, and the costs of any goods manufactured.

A 50% deposit is required to begin work unless credit terms have been established. All orders less than \$2500 require payment in full.
 We accept all major credit cards, ACH payments, Zelle, Cash, and Checks.

This quote is valid for 30 days.

A 3% credit card processing fee will be applied to all payments made via credit card.

Signature: _____ **Date:** _____

EXHIBIT 33

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Date: Tuesday, January 21, 2025

Project # T25-2653

Submitted To: Gaby Arroyo, Breeze Home, 1540 International Parkway Ste 2000, Lake Mary, FL 33598. Contact Information: Phone: (813) 565-4663, Mobile: gaby@breezehome.com

Site Description: # S154353, Lakeshore Ranch, 19730 Sundance Lake Blvd, Land O Lakes, FL 34638. Site Contact: Site Phone:

Prepared By: James Surowiecki. Contact Information: Mobile: 813-541-1014, Office: (305) 836-8678, E-mail: jsurowiecki@driveway.net. Project Manager: Mobile, Email:

Table with 3 columns: Qty, Proposed Service(s) & Description(s), Depth. Row 1: 30 LF Concrete Grinding, (6) areas / Approx. 30 LF, \$1,246.00. Includes 3 numbered steps for grinding process.

*WORK TO BE DONE IN (1) MOBILIZATION

PAYMENT TERMS 0 Down Down, Balance Net Upon Completion

Project Total \$1,246.00

SERVICE TERMS Final Price Subject to Change based on material costs at time of permit issuance as applicable. Project will be scheduled with client ahead of commencement. It is the responsibility of the customer to ensure all irrigation systems are shut off ahead of scheduled work. DMI will not be responsible for damage to existing irrigation systems in areas of construction or repair. DMI will not be responsible for damage to any underground utilities in areas of construction. Landscape restoration is not included. This proposal may be withdrawn at our option if not accepted within 30 days of Jan 21, 2025

Certified Pavement Professional James Surowiecki

Accepted Authorized Signature

Signature lines with labels: Print Name, Signature

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404 | FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916
ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808 | TAMPA | 3710 Corporex Park Dr. Suite 212, Tampa, FL 33619



TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

TERMS: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and additional costs accrued due to unpaid balances.

Price is based on specifications and estimates as shown on the "Proposal & Agreement" from date of issuance. The cost estimates for this project are based upon current material or supply pricing. Since the market for materials is currently considered volatile, and sudden price increases could occur, DMI reserves the right to increase pricing for the work in the event that DMI directly incurs additional expenses arising out of or related to purchasing, shipping, or otherwise obtaining materials. Pricing is subject to change based on actual costs of materials at time of permit issuance. Pricing adjustments will be agreed upon by customer prior to the commencement of work.

Unless expressly noted within the proposal agreement, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

Additional charges may become necessary if extra materials or extra labor would become necessary to perform or complete this job or if extra services and/or materials are requested in writing by the owner or general contractor by their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges will be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

CONDITIONS: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry all necessary insurance. We do not guarantee against pavement cracking from weather cycles, reflective cracking, power steering marks or gauges in new asphalt pavement/patches, and water ponding or retention due to preexisting grade conditions. We cannot guarantee drainage or against water ponding on new asphalt. "DMI" shall not be liable for damage to adjoining asphalt, concrete flat work, or curbing, damages to underground utilities in the areas of construction, damages to irrigation within or adjacent to repair areas, damages/modifications to newly completed work due to removal of barricades or trespassing on job site during or after construction activities. Customer shall be responsible for costs of permits, procurement of permit by Contractor, and any additional work required by the permit or site inspections resultant of the permit.

EXCLUSIONS: The following items are excluded unless otherwise stated in the proposal: Engineering, Record Retrieval, Additional Excavation, Staking, Material Testing, Sod or Landscape Restoration, Irrigation Repairs, Manhole/Catch Basin/Gate Valve Adjustments or Repairs unless specified, Vegetation Removal, SAC/WAC Charges, Dewatering.

NOTICE OF LIEN: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____

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Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

Lakeshore Ranch CDD

Water Color Sidewalk Repairs

1/21/2025

**Remediate pedestrian hazards on sidewalk along Water Color Dr.
at 6 locations by grinding raised edges of sidewalk panels**

Total \$1,200

Site Masters of Florida, LLC

5551 Bloomfield Blvd.

Lakeland, FL 33810

Phone: (813) 917-9567

Email: tim.sitemastersofflorida@yahoo.com

EXHIBIT 35

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5196 Le Tourneau Circle, Tampa, FL 33610
Office 813-874-3600

Date
Quote #
Phone #
Terms

Project Name:

Roadway Concepts is an approved SLBE & WBE with the City of Tampa

Description	Qty	U/M	Rate	Total
<p>Project Overview: Eliminate trip hazards in sidewalk section caused by uneven surfaces. One location is considered 5 LF.</p> <p>Number of locations to repair</p> <p>All repairs found along Water Color Drive</p> <p>Scope of work: Clear work area of any debris, loose materials, or obstacles that may hinder the grinding process. The work will involve using a scarifier and surface grinder to eliminate raised sections (to within 1/8th"), ensuring a safe and level walking path for pedestrians. The scarifier will be used to remove larger sections of the trip hazards, leveling the concrete surface. Finished grinding is accomplished with diamond surface grinder.</p> <p>Note: Due to code restrictions, no offset greater than 2 inches may be reduced via grinding.</p> <p>The contractor does not provide a guarantee that trip hazards will not reform due to the presence of tree roots. Contractor not responsible for shortened tree life, if roots are removed.</p> <p>Excludes replacement of sod/grass.</p>		lump sum		

			Subtotal
			Sales Tax (0.0%)
			Total
	Cell Phone	Web Site	
jay@roadwayconcepts.com	813-412-5152	www.RoadwayConcepts.com	

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EXHIBIT 37

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EXHIBIT 38

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AMENITY CENTER MANAGEMENT REPORT

For the month of JANUARY 2025

Date of Meeting: February 11, 2025

Submitted by: Lori Karpay

MAILCHIMP EMAILS

1/2 – OneBlood notification

1/4 – Reminder: gift card bingo

1/4 – OneBlood notification

1/7 – Reminder: gift card bingo

1/8 – Third party vendors onsite: requirements

1/10 – January CDD Board meeting agenda

1/15 – LOCKS on lockers in fitness center bathroom notification

1/16 – Reminder: kids bingo

1/17 – Reminder: kids bingo

1/18 – Save the date: Music in the park

1/20 – No yoga tonight notification

1/22 – Fraudulent flyer in fitness center notification

1/29 – Reminder: LOCKS on lockers in fitness center bathroom notification

1/30 – February newsletter

SPECIAL EVENTS/PROGRAMMING

- Adult residents enjoyed gift card bingo along with an appetizing spread of food. A lot of new faces joined in the fun!



- A concert at the amphitheater is scheduled for Sunday, February 16th, 1-4pm. I have deployed “save the date” emails to the residents.

FACILITY AND AMENITY MANAGEMENT

- Please see Inspection Report.
- Due to the mailroom expansion, we had to relocate furniture, including the TV. In order to use the cable, I purchased a fire stick rather than having Frontier run lines to hook up cable. Additionally, there are no monthly fees.
- Confirmed with Tim Gay that our new bollard lights will be installed in February.

- Uneven area under turf at playground has been leveled with sand.

BEFORE



AFTER



- Replaced crank on tennis court net.

BEFORE

AFTER



- Mount was broken on bottom part of the fence panels at the playground.

BEFORE



AFTER



- Sofa table arrived and was assembled. The flyers look much better there and residents see them as soon as they enter the clubhouse.



- Life preserver and hook were installed on the dock. To prevent people from throwing the life preserver in the lake – not to rescue someone – Billy secured the ring with plenty of cord to reach someone in the lake.



- Upgraded the two outlets at the amphitheater to GFCI.

BEFORE



AFTER



- Repaired emergency exit gate by the lap pool. The area where the latch catches to close the gate was damaged. Billy repaired it with metal flanges so the latch can catch and close properly.

BEFORE



AFTER



- Tightened bolts on fishing dock handrails.

- Replaced old FIRE stickers with new ones in clubhouse and outdoor bathrooms.

BEFORE

AFTER



- Straightened stones by amphitheater path.

BEFORE



AFTER



- Month of January staff hours:
 - Facility Attendants: 220.96
 - Maintenance Tech: 178.01
- Camera Inspection: N/A

CONSIDERATIONS:

- Follow up on the available funds to replace carpet in clubhouse.
- One of the treadmills is inoperable and parts for it no longer exist as the machine is approximately 15 years old. There are treadmills on Amazon, etc, but the old one needs to



be removed. Below are quotes to please consider as there's only one treadmill for the residents.

- **Fitnessmith - STAR TRAC 4 SERIES TREADMILL W/ 10" LCD** \$2,550
 Shipping, removal, and disposal of old treadmill \$ 600
 Warranty is 5 year parts, 2 year labor
TOTAL: \$3,150

- **FitRev – SPIRIT CT800 TREADMILL** \$3,249.99
 Shipping, removal, and disposal of old treadmill \$ 700.00
 Warranty is Frame Lifetime
 Motor, Deck, Parts 5 Years / Labor 2 Years
TOTAL: \$3,949.99

- **FitRev - PRECOR PHRCT531BG301130EN TRM 531 TREADMILL P31 CONSOLE W/LED** \$3,899
 Shipping, removal, and disposal of old treadmill \$ 650
 Warranty is Frame: 7 years/Motor: 5 years/Parts: 3 years/
 Console & Screen: 3 years/Labor: 1 year
TOTAL: \$4,549

- The track lighting over the mailroom can be relocated to illuminate the hallway into the mailroom, from the clubhouse. At this point, it's very dark in that hallway. Please refer to supporting documentation.
 - **Wizard Electric - \$899**
 - **Blue Wave - \$795**

EXHIBIT 39

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Lakeshore Ranch CDD
Bank United Debit Card # XXXXXXXX0030 (Balance \$500)
Beginning January 1, 2025 | Ending January 31, 2025

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>GL Code</u>	<u>Amount</u>	<u>Bd. Appvd</u>	<u>Subsidized Amount</u>
1/3/2025	Mailchimp	Marketing platform	1520200	45.00	Yes	
1/6/2025	Amazon	Firestick for clubhouse TV	1520200	59.99		
1/6/2025	Amazon	Sofa table for clubhouse	1520200	135.99		
1/10/2025	Sam's Club	Cups for clubhouse	1520200	16.48		
1/10/2025	Sam's Club	Food for gift card bingo	1520260	104.21		
1/13/2025	USPS	CDD deposit	1520200	8.68		
1/13/2025	Lowe's	Items to repair turf at playground	1520040	35.52		
1/21/2025	Tractor Supply Co.	Padding for basketball hoop poles	1520200	192.54		
1/21/2025	Amazon	Fire extinguisher adhesive signs	1520200	7.95		
1/21/2025	Amazon	Ink cartridges for copier	1520120	85.88		
1/21/2025	Lowe's	Items to repair playground fence, pool emerg.gate	1520040	99.34		
1/23/2025	Bank United	Final credit from claim		-12.83		
1/27/2025	Bank United	Provisional reverse credit from claim #4439 on 12/26/24	(more info to come)	100.00		
1/30/2025	Mailchimp	Marketing platform	1520200	45.00	Yes	
1/30/2025	Pandora	Music subscription for clubhouse	1520200	5.66	Yes	
1/31/2025	Tractor Supply Co.	Returned items ordered for basketball poles	1520200	-192.54		
			TOTAL:	736.87		

District Manager



Mailchimp Order

From No Reply - Mailchimp <no-reply@mailchimp.com>
Date Fri 1/3/2025 1:18 PM
To Lori R. Karpay <lkarpay@vestapropertyservices.com>



Your order has been processed.

Order MC17148079

Processed on January 03, 2025 01:18 PM Indiana - Indianapolis.

Standard plan	\$45.00
1,500 contacts	
Intuit Assist for Mailchimp*	\$0.00
AI-powered marketing	

Paid via Visa ending in **0030** which expires **12/2029** **\$45.00**
on January 03, 2025

Balance as of January 03, 2025	\$0.00
---------------------------------------	---------------

* Intuit Assist functionality (beta) is available to certain users with Premium, Standard and Legacy plans in select countries in English only. Access to Intuit Assist is available at no additional cost at this time. Pricing, terms, conditions, special features and service options are subject to change without notice. Availability of features and functionality varies by plan type. Features may be broadly available soon but represents no obligation and should not be relied on in making a purchasing decision. For details, please view Mailchimp's various [plans and pricing](#).

Issued to

Lori Karpay
theclubhouseLSR@outlook.com
lkarpay@vestapropertyservices.com
LakeShore Ranch CDD
1021 E. Broad Street Tampa, FL 33604
8133886839
Tax ID: 858013294242C-6

Issued by

Mailchimp
c/o The Rocket Science Group, LLC
405 N. Angier Ave. NE, Atlanta, GA 30312
USA
www.mailchimp.com
Tax ID: US EIN 58-2554149

View In Your Account

Sales Tax was not applied to this purchase.

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405 N. Angier Ave. NE, Atlanta, GA 30312 USA

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Final Details for Order #111-3458412-4293865[Print this page for your records.](#)**Order Placed:** January 3, 2025**Amazon.com order number:** 111-3458412-4293865**Order Total: \$59.99**

Shipped on January 5, 2025**Items Ordered**1 of: *Amazon Fire TV Stick 4K Max streaming device (newest model) supports Wi-Fi 6E, free & live TV without cable or satellite***Price**

\$59.99

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Shipping Address:

Lori Karpay

19730 SUNDANCE LAKE BLVD

LAND O LAKES, FL 34638-2720

United States

Shipping Speed:

FREE Shipping

Payment information**Payment Method:**

Visa ending in 0030

Item(s) Subtotal: \$59.99

Shipping & Handling: \$6.99

Free Shipping: -\$6.99

Total before tax: \$59.99

Estimated tax to be collected: \$0.00

Billing address

Lori Karpay

1021 E BROAD ST

TAMPA, FL 33604-4310

Credit Card transactions

Visa ending in 0030: January 5, 2025:

\$59.99

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #111-1218983-0431414[Print this page for your records.](#)**Order Placed:** January 3, 2025**Amazon.com order number:** 111-1218983-0431414**Order Total: \$135.99**

Shipped on January 3, 2025**Items Ordered**1 of: *Tribesigns 70.9-Inch Narrow Sofa Table, Industrial Long Sofa Table Behind Couch, Entry Console Table with Storage for Entryway, Living Room, Foyer, Unique Design, Rustic Brown***Price**

\$135.99

Sold by: Tribesigns-Way to Origin ([seller profile](#))

Supplied by: Other

Condition: New

Shipping Address:Lori Karpay
19730 SUNDANCE LAKE BLVD
LAND O LAKES, FL 34638-2720
United States**Shipping Speed:**

Standard Shipping

Payment information**Payment Method:**

Visa ending in 0030

Item(s) Subtotal:

\$135.99

Shipping & Handling:

\$0.00

Billing addressLori Karpay
1021 E BROAD ST

Total before tax:

\$135.99

Estimated tax to be collected:

\$0.00

TAMPA, FL 33604-4310

United States

Grand Total:

\$135.99

Credit Card transactions

Visa ending in 0030: January 3, 2025:

\$135.99

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sam's club

(813) 960 - 2110
TAMPA, FL
01/09/25 18:38 5535 06401 002 3822

LAKESHORE

E 990351027	ESTR140CT F	16.48 E
	SUBTOTAL	16.48
	TOTAL	16.48
	DEBIT TEND	16.48
	CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY
16.48 TOTAL PURCHASE
US DEBIT **** * **** * **** * 0030 I 0
NETWORK ID. 0069 APPR CODE 511674

US DEBIT
AID A0000000980840
AAC BC7489E2F6BF9599
*NO SIGNATURE REQUIRED
TERMINAL # 18166111

ITEMS SOLD 1

TC# 7214 3507 0701 7409 3889





sam's club

(813) 960 - 2110

TAMPA, FL

01/09/25 18:36 5534 06401 002 3822

LAKESHORE

E	980260895	PUFFPASTRIEF	6.98	N
E	980260895	PUFFPASTRIEF	6.98	N
E	980357688	GRILLOPICKLF	6.28	N
E	980357688	GRILLOPICKLF	6.28	N
	980244623	12OZ CUP	10.98	E
E	980098298	CHOC CHUNK F	7.48	N
	368520	POTATO SALAF	6.98	N
E	980098298	CHOC CHUNK F	7.48	N
E	723152	CS4INWHTHOGF	6.98	N
E	990006000	OR TURKEY F	7.48	N
E	990006101	MMHONEYTURKF	7.48	N
E	990006002	MMROTICHICKF	8.87	N
E	723152	CS4INWHTHOGF	6.98	N
E	723152	CS4INWHTHOGF	6.98	N
		SUBTOTAL	104.21	
		TOTAL	104.21	
		DEBIT TEND	104.21	
		CHANGE DUE	0.00	

EFT DEBIT PAY FROM PRIMARY
 104.21 TOTAL PURCHASE
 US DEBIT **** * **** * 0030 I 0
 NETWORK ID. 0069 APPR CODE 647520

US DEBIT
 AID A0000000980840
 AAC F9F7B0EF03617081
 *NO SIGNATURE REQUIRED
 TERMINAL # 18166111

ITEMS SOLD 14

TC# 3705 1591 8181 3831 5567 7



*** MEMBER COPY ***

From: noreply-ecns@usps.com
To: [Lori R. Karpay](#)
Subject: USPS - Click-N-Ship(R) Payment Confirmation
Date: Friday, January 10, 2025 1:37:40 PM



Order #: [1c074eaf-2ad4-4d5c-a719-9bb117bc03df](#)

Thank you for your order.

Review details in USPS Click-N-Ship® shipping history.

[View Order Details](#)

ORDER DETAILS

Account #: 413101007

Order #: [1c074eaf-2ad4-4d5c-a719-9bb117bc03df](#)

Placed on: Jan 10, 2025
18:34:54 PM UTC

Payment Method: VISA-0030

Status: PAID

Email: lkarpay@vestapropertyservices.com

ORDER SUMMARY

Item	Total
Priority Mail® 4203274650969405530109355086682470 Scheduled delivery date: 01/13/2025 Shipped To: LakeShore Ranch CDD LakeShore Ranch 1540 INTERNATIONAL PKWY STE 2000 LAKE MARY FL 32746-5096 US	\$8.68
Subtotal:	\$8.68
Shipping:	\$0.00
Total:	\$8.68

NEED HELP?

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[Go to FAQ's](#)

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[Go to Click-N-Ship](#)



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LOVE'S HOME CENTERS, LLC
21500 STATE RD 54
LUTZ, FL 33549 (813) 345-9020

-- SALE --

SALES#: FSTLAN03 2218432 TRANS#: 320998702 01-10-25

205480 VEL 5-CT 1-IN X 4-IN EXTR	9.56
2 @ 4.78	
523431 TBLR 6 CT 3/16-IN PLAS AN	3.98
5120164 SUPER TOUGH ALL WTHR 30YD	21.98

SUBTOTAL:	35.52
TOTAL TAX:	0.00
INVOICE 91654 TOTAL:	35.52
VISA:	35.52

VISA: XXXXXXXXXXXX0030 AMOUNT: 35.52 AUTHCD: 674988
 TAP REFID:223840654055 01/10/25 13:01:52
 CUSTOMER CODE: NA
 TVR : 000000000
 ATD : A0000000980340

STORE: 2238 TERMINAL: 40 01/10/25 13:02:29
 # OF ITEMS PURCHASED: 4
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.
 FOR DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
 A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
 AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.
 FOR DETAILS VISIT LOWES.COM/MYLOWESREWARDS

 * SHARE YOUR FEEDBACK! *
 * ENTER FOR A CHANCE TO BE *
 * ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *
 * ENTRE EN EL SORTEO MENSUAL *
 * PARA SER UNO DE LOS CINCO GANADORES DE \$500! *
 * *
 * ENTER BY COMPLETING A SHORT SURVEY *
 * WITHIN ONE WEEK AT: www.lowes.com/survey *
 * Y O U R I D #916544 223820 102646 *
 * *
 * NO PURCHASE NECESSARY TO ENTER OR WIN. *
 * VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
 * *****

From: [Lori Karpay](#)
To: [Lori R. Karpay](#)
Subject: Fwd: Thank you for ordering from Tractor Supply Co.!
Date: Thursday, January 16, 2025 6:53:50 PM

----- Forwarded message -----

From: **Tractor Supply Company** <no-reply@ta.tractorsupply.com>
Date: Thu, Jan 16, 2025 at 6:50 PM
Subject: Thank you for ordering from Tractor Supply Co.!
To: <lorikarpay@gmail.com>

[View in browser](#)



Order Number: 1179671187
Order Date: Jan 16, 2025

Shop TSC

Neighbor's Club

Credit Center

Hello Lori,

We have received your order!

You may view order details below.

[View Order Details](#)

Ordered Item(s)

Standard Delivery



POLE PAD ROUND RED

SKU# 1719053

Quantity: 6

Price: \$29.99

Subtotal: \$179.94

Standard Delivery **Thu Jan 23 - Sat Jan 25**

Shipping Address Location:

[19730 Sundance Lake Blvd](#)
[Land O Lakes, FL 34638-2720](#)

Order Summary

Subtotal	\$179.94
Discount	– \$30.94
Shipping	\$30.94
Tax	\$12.60
Total	\$192.54

Payment:

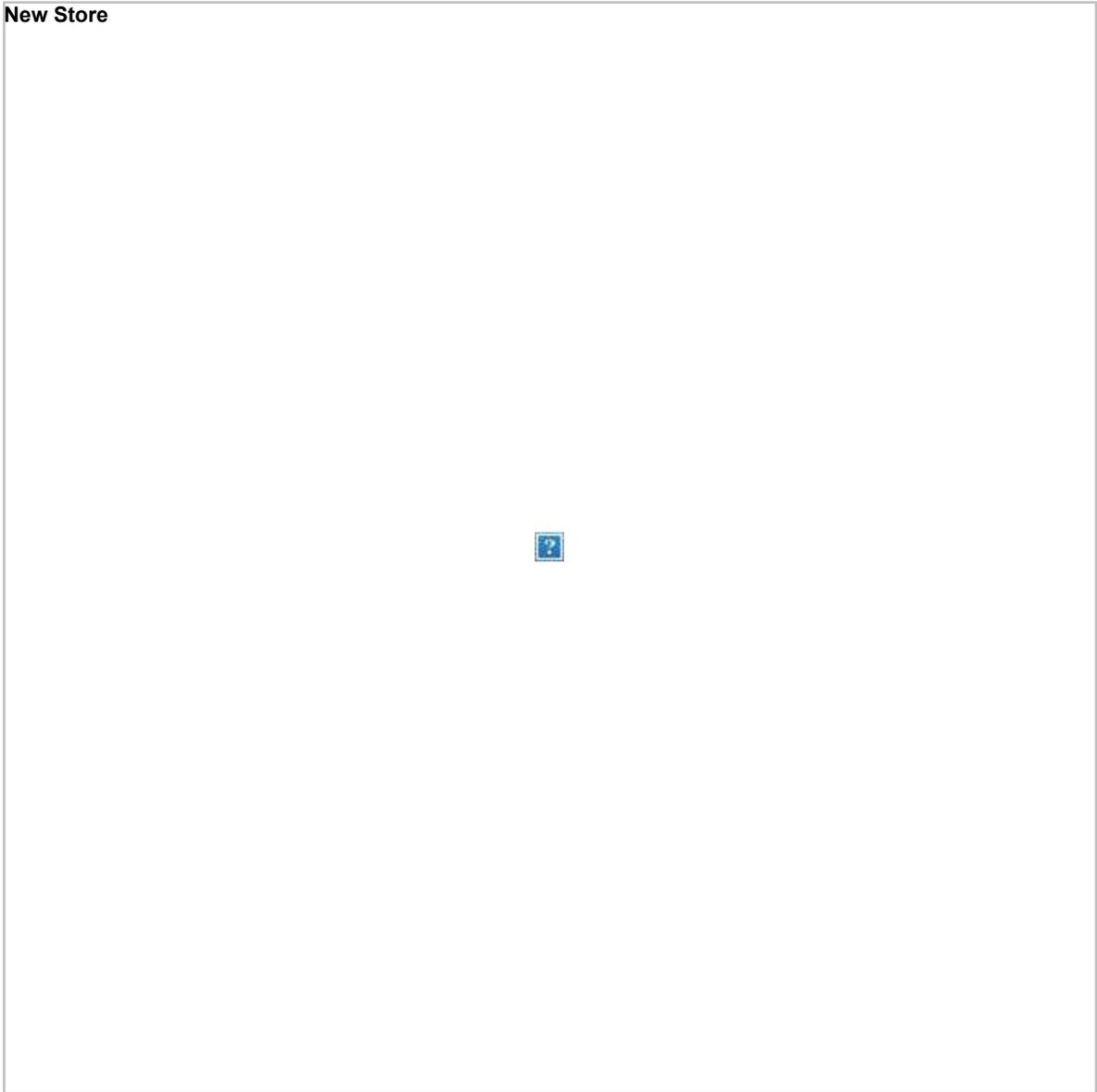
VISA 0030

Billing Address:

[1021 E Broad Street](#)
[Tampa, FL 33604](#)



New Store



New Store



Shop 1



Shop 2



Shop 3



Thanks for shopping at Tractor Supply Co. Everything you need for Life Out Here.
Questions or comments? Visit tractorsupply.com/customersolutions.
Not satisfied with your purchase? [View our Return Policy](#).

Download the Tractor Supply app for easier shopping wherever you are. [Learn More](#)

Sent by: Tractor Supply Co.
[5401 Virginia Way, Brentwood, TN, 37027](https://www.tractorsupply.com/locations/5401-Virginia-Way-Brentwood-TN-37027)

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Final Details for Order #111-8816951-6873819[Print this page for your records.](#)**Order Placed:** January 16, 2025**Amazon.com order number:** 111-8816951-6873819**Order Total: \$7.95**

Shipped on January 18, 2025**Items Ordered**1 of: *iSYFIX Fire Extinguisher Signs Stickers – 3 Pack 4x12 Inch – Premium Self-Adhesive Vinyl Decal, Laminated for Ultimate UV, Weather, Scratch, Water & Fade Resistance, Indoor & Outdoor***Price**

\$7.95

Sold by: iSYFIX-Direct ([seller profile](#))Supplied by: iSYFIX-Direct ([seller profile](#))

Condition: New

Shipping Address:Lori Karpay
19730 SUNDANCE LAKE BLVD
LAND O LAKES, FL 34638-2720
United States**Shipping Speed:**

FREE Shipping

Payment information**Payment Method:**

Visa ending in 0030

Item(s) Subtotal: \$7.95

Shipping & Handling: \$6.99

Free Shipping: -\$6.99

Billing addressLori Karpay
1021 E BROAD ST

Total before tax: \$7.95

Estimated tax to be collected: \$0.00

TAMPA, FL 33604-4310

United States

Credit Card transactions

Grand Total:

\$7.95

Visa ending in 0030: January 18, 2025:

\$7.95

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #111-9120419-3029022[Print this page for your records.](#)**Order Placed:** January 16, 2025**Amazon.com order number:** 111-9120419-3029022**Order Total:** \$85.88

Shipped on January 18, 2025**Items Ordered**

	Price
1 of: <i>Dunzy Aluminum Fence Post Caps 2" x 2" Black Post Caps Fence Topper Pressure Fit Fence Post Cover for Mailbox Metal Wood Plastic Vinyl Iron Deck Railing (12 Pcs)</i>	\$25.99

Sold by: Mallxiugull ([seller profile](#)) | Product question? [Ask Seller](#)Supplied by: Mallxiugull ([seller profile](#))

Condition: New

1 of: <i>HP 952XL Black High-yield Ink Cartridge Works with HP OfficeJet 8702, HP OfficeJet Pro 7720, 7740, 8210, 8710, 8720, 8730, 8740 Series Eligible for Instant Ink F6U19AN</i>	\$59.89
--	---------

Sold by: Amazon.com Services, Inc

Supplied by: Other

Condition: New

Shipping Address:

Lori Karpay
19730 SUNDANCE LAKE BLVD
LAND O LAKES, FL 34638-2720
United States

Shipping Speed:

FREE Shipping

Payment information

Payment Method:

Visa ending in 0030

Billing address

Lori Karpay

1021 E BROAD ST

TAMPA, FL 33604-4310

United States

Credit Card transactions

Item(s) Subtotal: \$85.88

Shipping & Handling: \$6.99

Free Shipping: -\$6.99

Total before tax: \$85.88

Estimated tax to be collected: \$0.00

Grand Total: \$85.88

Visa ending in 0030: January 18, 2025: \$85.88

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From: [Lowe's Home Improvement](#)
To: [Lori R. Karpay](#)
Subject: Your Lowe's Purchase Receipt
Date: Friday, January 17, 2025 1:31:54 PM



Your Lowe's Receipt

Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.

LOWE'S HOME CENTERS, LLC
21500 STATE RD 54
Lutz , FL 33549
(813) 345-9020

Transaction # : 386307912
Order # : 202501172238386307912
Order Date : 01/17/25 13:31:39



Item	Price
PS 3X5FT PVC IN/OUT UTILI	\$ 39.98
Item #: 4904593	
1 @ 39.98	
12-OZ 2X GLOSS CRANBERRY	\$ 6.48
Item #: 5271506	
1 @ 6.48	
12 OZ R-O SR 5N1 GLS ALMO	\$ 6.98

Item #: 5745102

1 @ 6.98

RB 3-IN ZN MENDING BRACE \$ 7.96

Item #: 3632096

2 @ 3.98

J-HOOK \$ 3.98

Item #: 267933

1 @ 3.98

MICROFIBER CEILING FAN BR \$ 33.96

Item #: 1063920

2 @ 16.98

Invoice 90689 Subtotal \$ 99.34

Invoice 90689 Subtotal \$ 99.34

Subtotal \$ 99.34

Total Tax \$ 0.00

Total \$ 99.34

Total # of items purchased: 8

Excludes fees, services and special order items

Payment: VISA ending in 0030 \$ 99.34

AuthTime 01/17/25 13:30:42

AuthCD 679551

REFID 223843689548

AID A0000000980840

TVR 0000000000

Customer Code NA

Order Date 01/17/25 13:31:39

Store #

2238

Terminal #

43

Tell us how we did! Enter for a chance to win!

START SURVEY

* SHARE YOUR FEEDBACK! *

* ENTER FOR A CHANCE TO BE *

* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! *

* ¡ENTRE EN EL SORTEO MENSUAL *

* PARA SER UNO DE LOS CINCO GANADORES DE \$500! *

* *

* ENTER BY COMPLETING A SHORT SURVEY *

* WITHIN ONE WEEK AT: www.lowes.com/survey *

* Y O U R I D #906892 223830 176332 *

* *

* NO PURCHASE NECESSARY TO ENTER OR WIN. *

* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *

* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

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This email is sent from an unmonitored mailbox. If you need to speak to someone about your purchase, please call the store using the number at the top of the receipt.

From: [No Reply - Mailchimp](#)
To: [Lori R. Karpay](#)
Subject: Mailchimp Order
Date: Thursday, January 30, 2025 1:40:36 AM



Your order has been processed.

Order MC17464075

Processed on January 30, 2025 01:40 AM Indiana - Indianapolis.

Standard plan	\$45.00
1,500 contacts	
Intuit Assist for Mailchimp*	\$0.00
AI-powered marketing	

Paid via Visa ending in **0030** which expires **12/2029** **\$45.00**
on January 30, 2025

Balance as of January 30, 2025	\$0.00
--------------------------------	--------

* Intuit Assist functionality (beta) is available to certain users with Premium, Standard and Legacy plans in select countries in English only. Access to Intuit Assist is available at no additional cost at this time. Pricing, terms, conditions, special features and service options are subject to change without notice. Availability of features and functionality varies by plan type. Features may be broadly available soon but represents no obligation and should

not be relied on in making a purchasing decision. For details, please view Mailchimp's various [plans and pricing](#).

Issued to

Lori Karpay
theclubhouseLSR@outlook.com
lkarpay@vestapropertyservices.com
LakeShore Ranch CDD
1021 E. Broad Street Tampa, FL 33604
8133886839
Tax ID: 858013294242C-6

Issued by

Mailchimp
c/o The Rocket Science Group, LLC
405 N. Angier Ave. NE, Atlanta, GA 30312
USA
www.mailchimp.com
Tax ID: US EIN 58-2554149

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Sales Tax was not applied to this purchase.

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EXHIBIT 40

[Return to Agenda](#)

Lakeshore Ranch Clubhouse Maintenance Inspection



Inspection Date: 01/28/2025

Created By: Steven Giovannello

Vesta Property Services Regional General Manager



Daily:

Resident Mail Room

Construction COMPLETED

Area is brand new and functional. Maintenance to ensure this high-traffic area is kept clean and tidy at all times.

Daily:

Organized and cleaned

Satisfactory



Pool area always cleaned, organized, and all necessary pressure washing complete.

Clean outdoor table tops.

Satisfactory

Power blow outside Clubhouse areas , if needed

Satisfactory



Cleaned and orderly. All necessary pressure washing complete.

Restrooms: sinks, toilets, counters, showers & mirrors

Satisfactory



Playground Restroom Sink Playground Restroom
Clean and in working order

Empty trash in/around building/ pool/ playground, courts

Satisfactory

Any trash that was filled was emptied.

Sweep & Mop Clubhouse tile/wood floors

Satisfactory

The tile floors are well kept and cleaned throughout entire clubhouse.

Counters/Kitchen sinks clean

Satisfactory



Counters and appliances are cleaned and well kept throughout entire clubhouse.

Vacuum carpets

Satisfactory

Wipe down gym equipment.

Satisfactory



Equipment in fitness center is consistently wiped down and dusted on a daily basis by Maintenance and Clubhouse Staff.

Clean glass on door and windows, inside and out.

Satisfactory



Exterior of clubhouse, including windows and railings, were cleaned of debris and dirt.

Satisfactory

Disinfect door handles/railings.

Satisfactory

Clean debris from pool



Pools were serviced and in good working order.

Satisfactory

Check breezeway for debris



Breezeway and all entry areas were cleaned of any insects and debris.

Weekly:

Satisfactory

Check and spray for bee nests.

Satisfactory

Check nets



Sports Courts were in good working condition.

N/A

Put out/away tables and chairs for events

Satisfactory

Dust; includes furniture.



Room is consistently checked and cleaned. No issues to report with this area.

Monthly:

Satisfactory

Clean and organize pool pump area.

Satisfactory

Clean and organize main area



Spray for weeds

Outside shed at main clubhouse.
Maintenance takes great care of ALL maintenance and storage spaces throughout amenity spaces.

Ongoing

When Needed:

Dust fan blades



Satisfactory

Lobby fans were clean and routinely dusted.

Empty ice machine

Satisfactory

Check AED Machine

Satisfactory

Seasonal:

Put seasonal items up/Teardown

N/A

As they arise:

Clean interior doors.

Satisfactory

Wipe down railings

Satisfactory



Columns

Satisfactory

Checked ALL columns and everything was wiped down of debris and dirt.

Pick up trash outside.

Satisfactory

Touch up painting.

Ongoing

Check and clean up around sports areas/playground.

Satisfactory

Wipe down window sills.

Satisfactory

Window sills in Fitness Center are clean.

Pressure Washing

Ongoing

Table Tops Clean

Satisfactory

Additional Pictures Provided Below:



Dog park was cleaned of all trash and debris.



Walkways and park areas were cleaned of all trash and debris.



Everything throughout the clubhouse is kept clean and neat by Maintenance and Clubhouse Staff.



Sink clean in ALL clubhouse restrooms.

Tennis/Basketball:

Check nets

Satisfactory



Sports courts were cleaned of any trash and debris.

Check Windscreens

Satisfactory



Sports courts were cleaned of any trash and debris.

Dog Park:

Inspect gate/fencing

Satisfactory

Check poop station

Satisfactory



Poop stations remain well taken care of, stocked, and no outstanding issues.

Amp/Playground/Dock:

Trash

Ongoing

Inspect Playground/Dock: spray for bees

Ongoing



Playground and dock areas were inspected for insects/pests. Clean and well maintained

Pressure wash

Ongoing

[

Maintenance continues to keep up on pressure washing in high demand areas throughout all amenity areas.

Thank You

EXHIBIT 41

[Return to Agenda](#)

From: Lori R. Karpay <lkarpay@vestapropertyservices.com>

Sent: Tuesday, February 4, 2025 4:32 PM

To: Patricia Comings-Thibault <Patricia@breezehome.com>

Subject: [REDACTED]

Patricia,

Here you go:

pg. 3:

Access Cards

Use of the District's amenity areas is restricted to residents, members and their guests. An access card is necessary to gain entry to the amenity areas. These photo identification cards are issued during resident/member orientations. Initial access cards, additional cards and replacements for lost or damaged cards are available at the Clubhouse for a fee. No more than four (4) access cards (issued to those 16 years or older) may be held by any resident or member household at any time. This access card system protects you and the facility from unapproved non-resident entry. Under no circumstance should a resident or member provide their access card to an unapproved non-resident to allow them to utilize the amenities.

Guest Policies Clubhouse, Pools and Pool Area:

Resident and member households will be able to bring up to 4 guests with them to the facility unless the facility has been rented for a private event or function. These guests must be accompanied by an adult resident or member (18 years or older). Inquire at the Clubhouse about a pre-approved exception for up to 4 additional Guest Pool Passes. Residents and members 16 to 17 years old, who are visiting the facility without their families may bring one guest of the same age or older. All guests will be required to sign a waiver and log in at the Clubhouse Reception Desk or Fitness Center prior to utilizing the facility.

Fitness Center: Due to the size of the Fitness Center, resident and member households will be able to bring up to 2 guests with them to the facility. These guests must be accompanied by an adult resident or member (18 years or older). Residents and members 16 to 17 years old, who are visiting the facility without their families, may bring one guest of the same age or older. All guests will be required to sign a waiver and log in at the Clubhouse Reception Desk or Fitness Center prior to utilizing the facility.

Outdoor Areas (Playcourts, Amphitheater, Playground, Dock): Resident and member households will be able to bring up to 4 guests with them to the outdoor amenities. These guests must be accompanied by an adult resident or member (18 years or older). Residents and members 14 to 17 years old, who are visiting the facility without their families, may bring one guest of the same age or older.

Pg. 7:

3. In the Clubhouse, Pools and Pool Area, residents and members under the age of 16 must be accompanied by an adult resident or member (18 years or older).

4. In the Outdoor Areas (Playcourts, Playground, Dock, Amphitheater), the minimum age allowed unsupervised by an adult resident or member (18 years or older), is 14.

Pg. 9:

2. Residents and members between the ages of 13 - 15 must be accompanied by a parent/guardian at all times to utilize the fitness room.

3. Residents and members ages 16 and older may utilize the fitness center independently, but they must have an access card and a signed waiver on file.

4. Adult residents and members (18 years and older) may have 2 guests while using the Fitness Center.

5. Residents and members between the ages of 16 and 17 may have one guest of the same age or older, while using the Fitness Center.

20. Spa massage is designed for adult use. Persons must be at least 18 years of age to receive services, or be in the Spa Massage area.

Pg. 11

Activities Center, Meeting Rooms and Gathering Areas Usage Guidelines

4. No one under the age of 16 is allowed in the pool area alone unless accompanied by an adult resident or member (18 years or older).

Business Center and Community Mailroom Usage Guidelines

2. No one under the age of 16 is allowed in the area alone unless accompanied by an adult resident or member (18 years or older).

Pg. 12

Tennis Courts Usage Guidelines

6. No one under the age of 14 is allowed in the area alone unless accompanied by an adult resident or member (18 years or older).

Basketball Courts Usage Guidelines

7. No one under the age of 14 is allowed in the area alone unless accompanied by an adult resident or member (18 years or older).

Pg. 13

Amphitheater, Picnic Area and All Outdoor Areas
Usage Guidelines

3. No one **under the age of 14** is allowed in these areas alone unless accompanied by an adult resident or member (18 years or older).

Playground Area
Usage Guidelines

1. The Playground equipment is designed for **ages up to 12.**

5. No one **under the age of 14** is allowed in these areas alone unless accompanied by an adult resident or member (18 years or older).

Pg. 14

Dog Park
Usage Guidelines

9. Children **under 10 years of age** are not permitted in the park.

14. All dogs must be **under control of an adult resident or member (18 years or older)**, and there is a limit of 3 dogs per adult.

Pg. 15

Lake or Pond Areas
Usage Guidelines

4. No one **under the age of 14** is allowed in the area alone unless accompanied by an adult resident or member (18 years or older).

Best,



Your Community.
Our Commitment.

Lori Karpay

Clubhouse & Amenities Manager

P. 813.388.6839

LakeShore Ranch

19730 Sundance Lake Blvd.

Land O' Lakes, FL 34638

www.VestaPropertyServices.com



[Careers](#) | [Request Proposal](#)



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EXHIBIT 42

[Return to Agenda](#)



Lakeshore Ranch

Proposal

/HELLO!

Since 1997, we have proudly served the commercial fitness market in Southwest, Central, and East Coast Florida, being the most experienced single-source fitness distributor in Florida today.

Our purpose is to create unique fitness experiences by providing streamlined and comprehensive solutions that empower our clients to achieve their vision and goals.

With over 25 years of experience and as exclusive distributors of iconic industry-leading brands, we stand as a reliable one-stop shop for commercial fitness projects. From space planning and user-centered amenity design, powered by cutting-edge equipment, all the way to ongoing support and service, we collaborate with some of the most successful and innovative projects in the industry.

  PELOTON
EXCLUSIVE DISTRIBUTORS

FITREV / LAKESHORE RANCH

/PRECOR CARDIO



PRECOR

TRM 531 TREADMILL

The TRM 531 delivers Precor's signature reliability and natural running feel in a compact, space-saving design. Ideal for lighter-use facilities, it combines durable construction with low-maintenance operation for smooth, quiet performance.

- Precor's patented shock absorption systems – Integrated Footplant Technology™ and Ground Effects® Impact Control – deliver a natural running experience while minimizing joint stress. Paired with a spacious running surface, over-molded handlebars, and hand sensor heart rate technology, the treadmill provides exercisers with a smooth, lower-impact workout and a gym-like experience.
- Speeds up to 12 MPH, has a spacious 60-inch running surface, and 15% incline elevation range for uphill training with pre-programmed workouts.
- Built with commercial-grade components and thoughtfully engineered to exceed Precor's rigorous testing standards. Designed for lighter-use facilities like multi-family housing, corporate wellness centers, and hotels, it ensures reliable performance, dependable uptime, and minimal maintenance.

PRECOR

P31 CONSOLE

A LED console that works harder for you, your servicers, and your exercisers. Get integrated asset management to supercharge your service techs with extra information, right at their fingertips and yours. Exercisers will enjoy the well-placed hand holds indentations at grip-height sculpted into the back. The black color on the P31 looks great with the full range of Experience™ Series 600 Line.

- Sophisticated workout controls, readouts, and settings with an old school display of peaks and valleys on a brilliant LED screen.
- The integrated reading rack, placed at just the right height, securely holds phones and tablets. Exercisers can keep the tunes, video, or audio books flowing, while our mobile device charger keeps devices powered.
- We carefully observe exercisers using Precor equipment, and we know gripping the console provides a helpful assist, especially during tough workouts. We added indentations at grip-height and key pad and workout buttons within thumb's reach.



FITREV / LAKESHORE RANCH

/SPIRIT CARDIO

SPIRIT

CT800 TREADMILL

The CT800 commercial treadmill has a reputation for reliability and value that meets your space and budget needs. Weighing in at 380 lb, this machine is truly heavy-duty and packs a load of premium features that keep clients happy. The top control panel boasts a simple and intuitive design with direct speed and incline buttons, multiple storage options for water bottles, phones, and other accessories, as well as a built-in fan that helps keep users cool. The ergonomically positioned hand pulse sensors let users easily monitor vital stats, while a variety of built-in programs allow nearly endless workout customization to suit a wide range of fitness levels.

- Bright white multi-window LED console is easy to read and simple to use.
- Direct speed and incline buttons make workouts more efficient.
- Contact and wireless heart rate options to help keep clients in their safe and effective training zone.
- Dual-drive motor cooling fans to protect and extend the life of the motor and control board.
- Spacious 22" x 60" running deck to accommodate users of all sizes.
- Multi-ply commercial belt for superior belt life.



/WARRANTY INFO

PRECOR Commercial Cardio Lines

Frame: 7 years

Motor: 5 years

Parts: 3 years

Limited Parts: See Limited Warranty Statement

Console/Screen: 3 years

Labor: 1 year

Spirit Fitness

CT800: Frame Lifetime / Motor, Deck, Parts 5 Years / Labor 2 Years

FIT/REV

PRECOR  **PELTON**
EXCLUSIVE DISTRIBUTORS

Tyler Johnson
Design & Development

 (727) 218-3533

 tyler@fitrev.com

EXHIBIT 43

[Return to Agenda](#)



FITREV Inc.

7823 N Dale Mabry Hwy – STE 107

Phone: 813-870-2966

Fax: 813-870-2896

sales@fitrev.com

QUOTE

Sold to:

Lakeshore Ranch
Lori Karpay
19730 Sundance Lake Blvd
Land O' Lakes, FL 34638
813-388-6839

Ship to:

Lakeshore Ranch
Lori Karpay
19730 Sundance Lake Blvd
Land O' Lakes, FL 34638
813-388-6839

Quote #

AAAQ35695

Date

01/15/25

Sales Rep

Tyler Johnson

Qt	Manuf	Manuf #	Description	Unit List Price	Unit Price	Ext. Price
1	Precor	PHRCT531BG301130EN	TRM 531 Treadmill – P31 console with advanced LED display	\$5,495.00	\$3,899.00	\$3,899.00
1	FITREV	Freight	Shipping and Handling	\$0.00	\$200.00	\$200.00
1	FITREV	Installation	Installation (Includes Removal of 1 Treadmill)	\$0.00	\$450.00	\$450.00

SubTotal	\$4,549.00
Sales Tax	\$0.00
TOTAL	\$4,549.00

Terms and conditions:

Orders of \$5,000 or less must be prepaid.

Orders exceeding \$5,000 require a 50% deposit at the time of order, followed by an additional 25% payment before shipping. The remaining balance is due upon installation or 30 days after the equipment arrives, whichever comes first.

Flooring orders require a 50% deposit, with the remaining balance due before the flooring ships. Flooring installations are handled by a third-party vendor and are not the responsibility of FITREV.

Purchase orders, in lieu of the initial payment, must be provided before the order can be processed.

Both deposit and final payment are required at installation.

Important Note: Equipment stored by FITREV or an affiliate off-site for more than 30 days after the installation date is subject to additional storage charges.

Restocking Fee:

- / 25% charge on all canceled cardio equipment, plus shipping costs.
- / 50% charge on all canceled strength equipment, plus shipping costs.
- / Extractions are an additional cost, based on the list of equipment to be extracted.

*Custom and logo items are non-returnable, and full payment will be required.

**All orders remain the property of FITREV until paid in full.
This quote is valid for 90 days (unless otherwise stated).**

This quote becomes an order with signature:

Signed: _____

Name: _____

Requested installation date: _____

EXHIBIT 44

[Return to Agenda](#)



FITREV Inc.
7823 N Dale Mabry Hwy – STE 107
Phone: 813-870-2966
Fax: 813-870-2896
sales@fitrev.com

QUOTE

Sold to:
Lakeshore Ranch
Lori Karpay
19730 Sundance Lake Blvd
Land O' Lakes, FL 34638
813-388-6839

Ship to:
Lakeshore Ranch
Lori Karpay
19730 Sundance Lake Blvd
Land O' Lakes, FL 34638
813-388-6839

Quote # AAAQ35697
Date 01/15/25
Sales Rep Tyler Johnson

Qt	Manuf	Manuf #	Description	Unit List Price	Unit Price	Ext. Price
1	Spirit	800840	CT800 - Treadmill standard power plug	\$4,999.99	\$3,249.99	\$3,249.99
1	FITREV	Freight	Shipping and Handling	\$0.00	\$250.00	\$250.00
1	FITREV	Installation	Installation (Includes Removal of 1 Treadmills)	\$0.00	\$450.00	\$450.00

SubTotal \$3,949.99
Sales Tax \$0.00
TOTAL **\$3,949.99**

Terms and conditions:

Orders of \$5,000 or less must be prepaid.

Orders exceeding \$5,000 require a 50% deposit at the time of order, followed by an additional 25% payment before shipping. The remaining balance is due upon installation or 30 days after the equipment arrives, whichever comes first.

Flooring orders require a 50% deposit, with the remaining balance due before the flooring ships. Flooring installations are handled by a third-party vendor and are not the responsibility of FITREV.

Purchase orders, in lieu of the initial payment, must be provided before the order can be processed.

Both deposit and final payment are required at installation.

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- / 25% charge on all canceled cardio equipment, plus shipping costs.
- / 50% charge on all canceled strength equipment, plus shipping costs.
- / Extractions are an additional cost, based on the list of equipment to be extracted.

*Custom and logo items are non-returnable, and full payment will be required.

**All orders remain the property of FITREV until paid in full.
This quote is valid for 90 days (unless otherwise stated).**

This quote becomes an order with signature:

Signed: _____

Name: _____

Requested installation date: _____

EXHIBIT 45

[Return to Agenda](#)



STAR TRAC®

4 SERIES

The 4 Series cardio line from Star Trac is the perfect solution for the hospitality and multi-housing markets. With premium display options, quick select adjustment keys and optional personal viewing screen, the 4 Series provides smaller facilities with the look and performance of a full commercial product.



4-TR TREADMILL

BASE	
DECK SYSTEM	Reversible MDF deck
RUNNING BELT SYSTEM	22in (55cm) wide belt
SIZE OF RUNNING SURFACE	60in x 22in (152cm x 55cm)
ABSORPTION SYSTEM	Triple cell cushioning system provides maximum shock absorption making the entire deck a sweet spot
STEP UP HEIGHT	7in (17cm)
INCLINE RANGE	0-15% max incline
SPEED RANGE	0.5-12.5mph (0.5-20kmh)
HEART RATE MEASUREMENT SYSTEM	Telemetry and contact HR
CENTER CONTROLS BAR	Warm bar with contact HR and Emergency Stop
DISPLAY	Choose from Full Color 10" LCD, 10" Capacitive Touchscreen or 15" OpenHub Touchscreen
USER DETECT SYSTEM	Yes, programmable on/off
ACCESSORIES	Bottleholder, pre-wired for PVS entertainment, USB port
MAX USER WEIGHT	450lb (205kg)
DRIVE SYSTEM	3 HP DC motor
ELECTRICAL REQUIREMENTS	110V/15 Amp with standard outlet; or 220V/15 Amp
ADDITIONAL FEATURES	3.5in rollers

FRAME	
MATERIAL	Powder Coated Steel Frame
CUSTOMIZABLE	Paint color options approval required
STANDARD COLOR OPTIONS	60 Black
LENGTH	81in (206cm)
WIDTH	32in (81cm)
HEIGHT	60in (152cm)
PRODUCT WEIGHT	399lbs (181kg)
SHIPPING DIMENSIONS	89in x 36in x 23in (226cm x 92cm x 59cm)
SHIPPING WEIGHT	442lbs (201kg)

ADDITIONAL SKUS

9-3613-4TR-110-15A-10IN-60BLK
 9-3614-4TR-220CE-UL-10IN-60BLK
 9-3613-4TR-110-15A-10-TS-60BLK
 9-3614-4TR-220CE-UL-10-TS-60BLK
 9-3613-4TR-110-15A-15-ATSC-60BLK
 9-3614-4TR-220CE-UL-15-ATSC-60BLK
 9-3613-4TR-110-15A-15-PAL-60BLK
 9-3614-4TR-220CE-UL-15-PAL-60BLK

PVS SKUS

700-0489-20 BLACK PVS, PAL TUNER w/ 4-TR MOUNT
 700-0489-74 PVS, PAL TUNER w/ 4-TR MOUNT
 700-0490-20 BLACK PVS, ATSC/NTSC TUNER w/ 4-TR MOUNT
 700-0490-74 PVS, ATSC/NTSC TUNER w/ 4-TR MOUNT
 700-0491-20 BLACK PVS, PAL TUNER w/ 4-CT/UB/RB MOUNT
 700-0491-74 PVS, PAL TUNER w/ 4-CT/UB/RB MOUNT
 700-0492-20 BLACK PVS, ATSC/NTSC TUNER w/ 4-CT/UB/RB MOUNT
 700-0492-74 PVS, ATSC/NTSC TUNER w/ 4-CT/UB/RB MOUNT



CONSOLES

DISPLAY	4 Series 15" Touchscreen	4 Series 10" Touchscreen	4 Series 10"
DISPLAY TYPE	Capacitive Touchscreen	Capacitive Touchscreen	Full Color LCD Display, non-touch
MULTI-LANGUAGE OPTIONS	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Finnish, Danish, Chinese, Japanese, Turkish, Polish, Russian, Hebrew, Czech, Slovak	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Chinese, Japanese, Polish	English, German, Spanish, Dutch, Portuguese, French, Italian, Swedish, Russian, Chinese, Japanese, Polish
PRE-PROGRAMMABLE WORK OUTS	Yes, 20+	Yes, 20+	Yes, 20+
QUICK START OPTIONS	Yes, single button start options	Yes, single button start options	Yes, single button start options
TV TUNER ENABLED	Yes (Global TV tuner options)	No	No
ETHERNET AND WIFI ENABLED	Yes	No	No
BLUETOOTH DATA TRACKING/APP CONNECTIVITY	Yes	No	No
BLUETOOTH HEADPHONES	Yes	No	No
BLUETOOTH HEART RATE	Yes	No	No
APPLE GYMKIT/SAMSUNG GALAXY WATCH CONNECTIVITY	Yes	No	No
RUNTV INTEGRATED WORKOUT VIDEOS	Yes	No	No
INTEGRATED WEB-BASED APPS	Yes	No	No
CUSTOMIZABLE HOME SCREEN	Yes	No	No
HDMI STREAMING	Yes; cables not included	No	No
USB	USB port for software updates and device charging; cables not included	USB port for software updates and device charging; cables not included	USB port for software updates and device charging; cables not included
RFID	Optional	No	No
IPTV/SET TOP BOX COMPATIBLE	Yes, add-on accessories required	No	No
ANT+ FOR GROUP DISPLAY	Yes	No	No
PERSONAL FAN	Yes, programmable auto start	Yes, programmable auto start	Yes, programmable auto start
ASSET MANAGEMENT	Ecofit Optional	Ecofit Optional	Ecofit Optional
TABLET HOLDER	Integrated front	Integrated front	Integrated front
PVS	No	No	Optional
800/900 MHZ RECEIVER	No	No	No



PVS FEATURES

PVS	4 Series
DISPLAY TYPE	15.6" HD LED
RESOLUTION	1366 x 768
TUNER OPTIONS	1) ATSC/NTSC/QAM 2) PAL/DVB-T/DVB-C
DIGITAL AND ANALOG SUPPORT	Yes
SIGNAL INPUTS	Coax, HDMI
INPUT RF SIGNAL RANGE	-70 dBm(Min) ~ -10 dBm(Max)
CLOSE CAPTION	Yes
HEADPHONE JACK	3.5mm on Display

Core Health & Fitness is more than gym equipment, we offer innovative solutions for all your facility needs. This is why we've brought together five of the most recognizable fitness brands to ensure our customers can offer their members authentic fitness experiences. Whether working with us directly or through our partners and distributors worldwide, we provide the highest quality equipment backed by a service and support team that will always go the extra mile to get you what you need, when you need it. Partner with us and see how our Core Values motivate our every decision.

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CORE
HEALTH & FITNESS

StairMaster
SCHWINN
NAUTILUS
STAR TRAC
THROWDOWN

EXHIBIT 46

[Return to Agenda](#)

FITNESSMITH



DESIGN | PROCURE | INSTALL

PROJECT PROPOSAL

YOUR VISION. OUR MISSION.



FITNESSMITH



TREADMILL

Prepared by:

Fitnessmith

Garrett Gilbertson
(561) 529-5590
Fax (561) 997-8788
ggilbertson@fitnessmith.com

Prepared for:

LAKESHORE RANCH

19730 SUNDANCE LAKE BLVD.
Land O Lakes, FL 34638
LORI KARPAY
(813) 388-6839
LKARPAY@VESTAPROPERTYSERVICES
.COM

Quote Information:

Quote #: 025388

Version: 1
Delivery Date: 01/29/2025
Expiration Date: 02/28/2025

Cardio

Description	List Price	Customer Price	Qty	Ext. Price
STAR TRAC 4 SERIES TREADMILL W/ 10" LCD	\$4,649.00	\$2,550.00	1	\$2,550.00

Subtotal: \$2,550.00

Services

Description	List Price	Customer Price	Qty	Ext. Price
SHIPPING CHARGES - EQUIPMENT	\$300.00	\$300.00	1	\$300.00
INSTALLATION: INSIDE DELIVERY, ASSEMBLY, TESTING, TRASH REMOVAL: (FEE IS FOR FIRST FLOOR DOUBLE DOOR ACCESS ONLY) SITE SURVEY REQUIRED FOR GUARANTEED PRICE. FITNESSMITH WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS.	\$300.00	\$300.00	1	\$300.00
COLOR:	\$0.00	\$0.00	1	\$0.00
THIS PROPOSAL IS PREPARED BASED ON CURRENT ECONOMIC CONDITIONS AND MANUFACTURER PRICING. PRICES MAY BE SUBJECT TO CHANGE BASED ON RISING COST OF GOODS, UNKNOWN SURCHARGES, OR ESCALATING SHIPPING AND INSTALLATION FEES.	\$0.00	\$0.00	1	\$0.00

DISPOSAL OF EXISTING TREADMILL INCLUDED IN PRICE

Subtotal: \$600.00

FITNESSMITH



TREADMILL

Prepared by:

Fitnessmith

Garrett Gilbertson
(561) 529-5590
Fax (561) 997-8788
ggilbertson@fitnessmith.com

Prepared for:

LAKESHORE RANCH

19730 SUNDANCE LAKE BLVD.
Land O Lakes, FL 34638
LORI KARPAY
(813) 388-6839
LKARPAY@VESTAPROPERTYSERVICES
.COM

Quote Information:

Quote #: 025388

Version: 1
Delivery Date: 01/29/2025
Expiration Date: 02/28/2025

Quote Summary

Description	Amount
Cardio	\$2,550.00
Services	\$600.00

Subtotal: \$3,150.00

Estimated Tax (Subject to change): \$199.50

Total: \$3,349.50

Total savings: \$2,099.00

Tax is recalculated at time of Invoice and subject to change.

Payment Terms

Standard: 50% deposit upon order placement and payment in full prior to installation.

Multi-housing New Construction: 50% deposit upon placing order, 40% progress payment 8 weeks from installation, 10% balance upon completion of installation.

Government: Payment terms per purchase order not to exceed net 30 terms.

LAKESHORE RANCH

Signature:

Name:

LORI KARPAY

Title:

CLUBHOUSE & AMENITIES MGR.

Date:

FITNESSMITH



AGREEMENT:

The product quotation, purchase orders, shipping documents and these terms and conditions of sale constitutes a continuing sale Agreement between Centurion Partners Health and Fitness, a Florida Limited Liability Company doing business as FitnessSmith (hereafter referred to as ("FitnessSmith")) and Buyer, as set forth at the end of this Product Quotation Agreement, for the purchase of any product and services to be provided by FitnessSmith to Buyer. FitnessSmith sales representatives do not have the authority to change or modify the terms and conditions of this Agreement.

PURCHASE ORDER:

Buyer may provide Buyer's standard form of purchase order to place orders for product and service, but any terms and conditions on such standard form which are in addition to or inconsistent with the terms and conditions of this Agreement will be deemed stricken from such order. If Buyer does not deliver written objection to the terms hereof which are different than those appearing on the Buyer's purchase order, Buyer agrees to all of FitnessSmith's terms and conditions. All purchase orders shall be made or confirmed in writing and are subject to acceptance by FitnessSmith. The Buyer shall be responsible for all costs and fees incurred by FitnessSmith for refused shipments, including freight and insurance costs. Orders cancelled less than thirty (30) days from originally scheduled shipment date will be subject to a cancellation fee of 25% of the value of the purchase order.

PRICES:

The prices to be paid by Buyer for all products and services purchased hereunder shall be FitnessSmith's standard prices in effect on the date of FitnessSmith's receipt of Buyer's purchase order, less any applicable deductions which may be in effect from time to time. FitnessSmith reserves the right to change its standard prices and to publish a new price list from time to time and at any time, without prior notice to Buyer. Should any new price result in an increase in the price of any product or services, the increased price shall apply to any Buyer order placed after the effective date of the new price. For orders that are placed for delivery more than ninety (90) days into the future, FitnessSmith reserves the right to review and adjust the agreed upon pricing within thirty (30) days of fulfilling the purchase order. In this case, the Buyer has the option of canceling the order with no penalties, if the cancellation is in writing and within ten (10) days of the notification of the price increase. Buyer is solely responsible for any prices it charges to its customer. Nothing in this Agreement shall in any way restrict the Buyer's freedom to sell products at prices determined in accordance with its own judgment. Buyer shall be responsible for all sales, use, or other taxes (other than taxes on FitnessSmith's income or ownership of property), applicable to Buyer's purchase of products and/or services. Buyer shall pay such taxes when invoiced by FitnessSmith or shall supply appropriate tax exemption or resale certificates. Buyer is also responsible for any domestic or foreign forwarding agent or brokerage fees, duties, or other fees and any export licenses which may be necessary to export the products. Seller reserves the right to correct any clerical or mathematical errors at any time.

CUSTOM PRODUCT:

FitnessSmith requires a non-refundable 50% down payment for all custom products. A purchase order for custom product contractually obligates the Buyer to take delivery. Custom orders are non-cancelable and may not be rescheduled without the prior approval of a corporate officer of FitnessSmith, which may be withheld at the sole and absolute discretion of FitnessSmith. All custom orders have an up charge to be determined by FitnessSmith. All build to order strength orders cancelled less than thirty (30) days from the original scheduled delivery will be subject to a 25% cancellation fee.

SHIPMENTS:

F.O.B. shipping point shall be FitnessSmith warehouse unless otherwise specified. Risk of loss with respect to FitnessSmith products shall pass to Buyer at the time of delivery of the products to the carrier for shipment. The Buyer assumes all risk involved in the transportation and handling of the equipment or goods once it has left the FitnessSmith warehouse, including, but not limited to, damage during shipment. The Buyer is advised that inspection should be made of any equipment or goods before accepting delivery. Acceptance of delivery constitutes acceptance of goods. The Buyer must file its own claim for any type of damages directly with the carrier in the event of any loss or damage during transportation, and must make payment for any equipment of goods purchased from FitnessSmith regardless of any dispute the Buyer may have with any carrier or agents. FitnessSmith will attempt in good faith to ship on or before any scheduled shipment date. Buyer acknowledges that FitnessSmith may, from time to time, be subject to manufacturer production or shipping delays. In such event, Buyer agrees that FitnessSmith may,

FITNESSMITH



in its sole discretion, allocate distribution of FitnessSmith's products among its customers, notwithstanding the effect such allocation may have on Buyer's outstanding orders, and FitnessSmith will not be liable for any damage, however described or arising, for a good faith failure to fill any order or for delay in meeting a scheduled shipment date. FitnessSmith may provide reasonable notice to Buyer regarding any material delay in shipment. FitnessSmith may make partial shipments of Buyer's orders. Such partial shipments shall be separately invoiced and paid for when received, without regard to subsequent shipments. Delay in shipment or delivery of any particular installation shall not alone relieve Buyer of its obligation to accept subsequent installations. FitnessSmith may provide reasonable notice to Buyer in the event of material delays in connection with partial shipment of an order. FitnessSmith will use its best efforts to deliver as specified, but in no event will FitnessSmith be liable for any damage, consequential or otherwise, arising from any failure of FitnessSmith to meet any delivery date.

RETURNS:

Any Custom Products and/or Customer modified Standard Products ordered from FitnessSmith are non-cancelable and/or non-returnable. Credit may be issued only on those items that are stock items of standard manufacture and in new, salable condition in the original packaging. Any such return shall be at the expense and risk of the Buyer and subject to a 25% restocking charge of the original purchase price.

WARRANTY:

EACH FITNESSMITH PRODUCT WILL CARRY ITS OWN LIMITED WARRANTY AS SET FORTH BY THE MANUFACTURE.

SUCH WARRANTY WILL BE BUYER'S SOLE AND EXCLUSIVE REMEDY FOR ANY BREACH OF WARRANTY AND IS IN LIEU OF ALL OTHER WARRANTIES BY FITNESSMITH, EXPRESSED OR IMPLIED, INCLUDING CONSEQUENTIAL DAMAGES.

INSTALLATION:

At the time the order is placed, the Buyer will provide FitnessSmith with an installation date. FitnessSmith will make reasonable commercial efforts to install the product on or before the installation date. Product held more than 10 days after the installation date at the Buyer's request will be subject to a storage fee. Product held more than 30 days past the installation date at the Buyer's request will be subject to a 15% restocking fee as well as a storage fee. With the exception of Grand Openings, partial installations require the installed product to be paid per the terms of the invoice.

PROPER USAGE:

It is imperative that equipment is used properly as to avoid injury. Buyer agrees that equipment will not be used in any way other than as designed or intended by the manufacturer, specifically including, but not limited to the following: 1) Keep hands and feet clear of moving parts at all times. 2) Read all machine instructional placards and warnings and direct any questions to a qualified fitness professional prior to use. 3) All strength equipment MUST be secured (bolted and tightened) to a solid, level surface to ensure stabilization and eliminate rocking or tipping. As it pertains to treadmills, Buyer agrees that it is aware of electrical requirements relating to dedicated circuit and plug configurations; additional information can be found in the owner's manual.

PAYMENT:

All invoices not paid when due shall bear interest at 1.5% per month or the highest rate allowed by law until paid in full. FitnessSmith reserves the right to exercise any of its lawful remedies if Buyer does not make payment when due. Without limiting the provisions of the immediately preceding sentence, Buyer's failure to pay any invoice for the products and/or services when due shall entitle FitnessSmith to delay installation of orders placed by Buyer and, at FitnessSmith's option, to cancel any pending orders placed by Buyer. FitnessSmith shall have the right to offset and deduct from any amounts due Buyer all sums owing from Buyer to FitnessSmith. To secure the payment and performance of all obligations due and owed by Buyer to FitnessSmith hereunder, Buyer hereby grants FitnessSmith a Uniform Commercial Code purchase money security interest in products purchased from FitnessSmith hereunder and proceeds there from. This Agreement constitutes a security agreement between Buyer, as debtor, and FitnessSmith, as secured party, under the Uniform Commercial Code, and FitnessSmith has the rights and remedies of a secured party hereunder. Buyer hereby appoints FitnessSmith as its attorney in fact to execute such financing statements as may be required, from time to time, to perfect the security interest granted herein. FitnessSmith may, upon default from Buyer, require Buyer to assemble the

FITNESSMITH



products and make them legally available to FitnessSmith for repossession, including reasonable access to the facilities of Buyer, and FitnessSmith shall be entitled to all reasonable expenses of repossession, including reasonable attorney's fees incurred in connection therewith. There will be a \$35.00 service charge for each returned check.

TERMINATION:

Buyer may not terminate this Agreement except by giving FitnessSmith thirty (30) days prior written notice. Upon termination, Buyer will be obligated to pay FitnessSmith immediately any and all outstanding balances as of the date of termination.

MISCELLANEOUS:

Delivery dates set forth in any sales order or any confirmation thereof shall be determined to be estimates only. FitnessSmith shall not be liable for delays in performance of any of its obligations under this Agreement if such failure is caused by the occurrence of any contingency beyond its reasonable control, including but not limited to acts of God, strikes and other industrial disturbances, failure of raw material vendors, terrorism, failure of transport, accidents, wars, riots, insurrections, or orders of government agencies. Performance shall be resumed as soon as possible after cessation of such cause. No failure or delay on the part of either party in exercising any right or remedy hereunder will operate as waiver thereof, nor will any or a single or partial exercise of any such right or remedy preclude any other or further exercise thereof of any other right or remedy. No provision of this Agreement may be waived except in a writing signed by the party granting such waiver. Except as specified herein, all notices, communications and reports required or permitted pursuant to this Agreement shall be in writing, and the same shall be given and shall be deemed to be have been delivered and received on the date served, if personally delivered and three (3) days after mailing, if placed in the United States Mail, postage prepaid, certified mail addressed to the parties at the address set forth below or at such other addresses as may be specified hereafter in writing in accordance with this Section. Severability. In the event that any one or more of the provisions or parts of any provision, contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any aspect by a court of competent jurisdiction, the same shall not invalidate or otherwise affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision, or part of any provision, had never been contained herein. Applicable Law; Personal Jurisdiction; Venue. This Agreement shall be construed in accordance with, and all disputes hereunder shall be governed by, the laws of the State of Florida. All parties to this Agreement agree to submit to personal jurisdiction in the County of Palm Beach, State of Florida, United States of America. Any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be resolved in the applicable Federal or state court in the County of Boynton Beach, State of Florida, United States of America. Section Headings. The section headings contained herein are for convenience only and are not intended to affect the meaning or interpretation of this Agreement. This Agreement does not constitute Buyer to be a partner, employee, agent, franchisee of or in joint venture with FitnessSmith nor does this Agreement authorize Buyer to represent or act for FitnessSmith in any manner. Buyer will have no right or authority to assume or create any obligation of any kind, express or implied, on behalf of FitnessSmith nor may Buyer bind FitnessSmith in any way whatsoever. Buyer acknowledges that is has not paid FitnessSmith any sum of money or any other consideration as a franchise fee or as a condition to signing this Agreement. In the event of any voluntary proceedings in bankruptcy or insolvency by or against Buyer, or in the event of the appointment, with or without Buyer's consent, of an assignee for the benefit of creditors or a receiver, FitnessSmith shall be entitled to cancel any unfilled part of Buyer's purchase without any liability whatsoever. Entire Agreement. The entire agreement between the parties is set forth herein and supersedes all prior discussions and agreements between the parties relating to the subject matter hereof. There are no representations, warranties, covenants, agreements or collateral understanding, oral or otherwise, expressed or implied, affecting this Agreement which are not expressly set forth herein. This Agreement shall not be supplemented or modified by any course of dealing or trade usage. Attorney's Fees. If any party institutes any action or proceeding, the prevailing party shall be entitled, in addition to such other relief as may be granted, to be reimbursed by the losing party for all costs and expenses incurred thereby, including, but not limited to, reasonable attorneys' fees (including pre-judgment and post-judgment) and costs.

FITNESSMITH



YOUR VISION. OUR MISSION.

Phone 561.529.5590 Website www.fitnessmith.com

EXHIBIT 47

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BLUE WAVE LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827

TO:
Lake Shore Ranch CDD
1540 International Parkway, Suite 280
Suite 2000
Lake Mary, FL 32746

(813) 565-4663



JOB DESCRIPTION
Indoor track lights need to be moved as requested

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Clubhouse Indoor Lighting	
Remove 2 Track lights from current location and move to hallway as requested	\$1,125.00
Requires 50% Deposit	Waived
TOTAL ESTIMATED JOB COST	\$1,125.00

- * Price includes material and labor needed to complete project
- * Assumes adequate power available. If additional power needed community responsible for providing.
- * Remaining balance of project due upon receipt of invoice after installation.

Tim Gay
PREPARED BY

1/31/2025
DATE

AUTHORIZED SIGNATURE FOR LAKESHORE RANCH CDD

DATE

EXHIBIT 48

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Wizard Electric Service

19730 Sundance Lake Blvd
Land O' Lakes, FL 34638

☎ (813) 388-6839
✉ lkarpay@vestapropertyservices.com

ESTIMATE	#100060
TOTAL	\$899.00

CONTACT US

11437 Challenger Ave
Odessa, FL 33556

☎ (727) 804-6078
✉ contact@WizardElectricService.com

ESTIMATE

Services	qty	unit price	amount
Relocate track lighting	1.0	\$899.00	\$899.00
Relocate existing track lighting by extending existing electrical and adding junction box			

Services subtotal: \$899.00

Total **\$899.00**

All deposits collected are non refundable. Please see terms and conditions for further details.

EXHIBIT 49

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RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESHORE RANCH COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Lakeshore Ranch Community Development District (the “**District**”) previously adopted its budget for fiscal year 2024/2025;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2024/2025 (the “**Amended Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
 - a. That the Board has reviewed the Amended Budget, a copy of which is on the District’s website, on file with the office of the District Manager, and at the District’s Records Office.
 - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2024/2025.
 - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Lakeshore Ranch Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025”.
 - d. The Amended Budget shall be posted by the District Manager on the District’s official website within five (5) days after adoption and remain on the website for at least two (2) years.
3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such

other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2024/2025, which remain in full force and effect. This Resolution and the original resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This Resolution shall become effective upon its adoption.

Passed and adopted February 11, 2025.

Attest:

**Lakeshore Ranch Community
Development District**

Name: _____
 Secretary / Assistant Secretary

Name: _____
 Chair / Vice Chair of the Board of Supervisors

Exhibit A: 2024/2025 Amended Budget

LAKESHORE RANCH CDD
STATEMENT 1 - FY 25 PROPOSED BUDGET AMENDMENT

	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ADOPTED BUDGET	FY 2025 ADOPTED	FY 2025 Proposed Amendment	FY 2025 Amendment
1 REVENUE								
2								
3 SPECIAL ASSESSMENTS - ON-ROLL (net)	\$ 1,052,523	\$ 1,050,532	\$ 1,145,720	\$ 1,214,327	\$ 1,201,986	\$ 1,521,766	-	1,521,766
4 INCREASE IN SPECAIAL ASSESSMENTS			-	-	319,780	70,000	-	70,000
5 TOTAL SPECIAL ASSESSMENTS	1,052,523	1,050,532	1,150,148	1,214,327	1,521,766	1,591,766	-	1,591,766
6 ASSESSMENTS - PY Excess Fees	-	-	4,428	-	-	-	-	-
7 INTEREST EARNINGS	5,731	1,415	2,355	31,660	-	15,000	-	15,000
8 OTHER MISCELLANEOUS REVENUE:								
9 EVENT REVENUE	717	-	105	1,722	-	-	-	-
10 CLUBHOUSE RENTAL	2,009	1,000	2,722	3,001	-	-	-	-
11 MISCELLANEOUS	9,285	8,333	9,596	10,848	50,000	-	-	-
12 EASEMENT AGREEMENT FEES	1,350	3,300	2,100	300	-	-	-	-
13 UNASSIGNED FUND BALANCE FORWARD	-	-	-	-	100,000	-	60,000	60,000
14 FUND BALANCE DECREASE IN OPERATING RESERVES (less tsfer to reserves)	-	-	-	-	-	-	-	-
15 FUND BALANCE DECREASE FROM EMERGENCY RESERVE	-	-	-	-	-	-	-	-
16 TOTAL REVENUE	1,071,615	1,064,580	1,171,454	1,261,858	1,671,766	1,606,766	60,000	1,666,766
17								
18 EXPENDITURES								
19 ADMINISTRATIVE EXPENSES								
20 SUPERVISORS FEES	10,000	10,800	15,525	13,000	13,000	13,000	-	13,000
21 PAYROLL TAXES	765	841	780	1,040	995	995	-	995
22 PAYROLL SERVICE FEE	637	596	500	728	650	780	-	780
23 DISTRICT MANAGEMENT	62,100	62,100	54,385	56,004	56,004	56,004	-	56,004
24 DISTRICT ENGINEER	22,798	27,338	27,965	36,539	35,000	35,000	-	35,000
25 DISSEMINATION SERVICES (DISCLOSURE)	4,250	4,250	4,250	-	4,250	4,250	-	4,250
26 TRUSTEES FEES	3,578	3,368	5,117	4,040	4,041	4,041	-	4,041
27 FLORIDA FILING FEE	175	175	175	175	175	175	-	175
28 AUDITING SERVICES	2,500	2,658	2,700	3,650	3,600	3,400	-	3,400
29 ARBITRAGE REBATE CALCULATION	650	-	-	475	475	475	-	475
30 INSURANCE (Public Officials)	2,255	2,481	-	2,761	3,900	3,144	-	3,144
31 LEGAL ADVERTISING	3,350	1,855	777	1,680	1,500	1,800	-	1,800
32 DUES, LICENSES & FEES	195	275	57	150	750	750	-	750
33 WEB-SITE / EMAIL SYSTEM - IT SUPPORT	5,522	2,015	2,015	3,489	2,015	2,015	-	2,015
34 LEGAL SERVICES - GENERAL	30,847	32,502	49,675	54,987	35,000	50,000	-	50,000
35 MISCELLANEOUS ADMIN	2,897	7,990	1,578	-	2,500	2,500	-	2,500
36 TOTAL ADMINISTRATIVE EXPENDITURES	152,519	159,244	165,499	178,718	163,855	178,329	-	178,329
37				-				

LAKESHORE RANCH CDD
STATEMENT 1 - FY 25 PROPOSED BUDGET AMENDMENT

	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ADOPTED BUDGET	FY 2025 ADOPTED	FY 2025 Proposed Amendment	FY 2025 Amendment
38 SECURITY OPERATIONS								
39 SECURITY CONTRACT - GUARDHOUSE	120,700	135,000	137,018	180,555	175,300	175,300	-	175,300
40 SECURITY SYSTEM - CLUBHOUSE MONITORING	1,321	5,730	14,841	2,668	2,500	6,752	-	6,752
41 SECURITY CAMERA MONITORING - ENVERA	-	-	7,694	21,111	24,800	24,860	-	24,860
42 SECURITY - ROVER	-	22,140	52,870	-	-	-	-	-
43 SECURITY - FHP	-	-	3,800	6,950	-	-	-	-
44 SECURITY EQUIPMENT	-	-	7,200	-	5,000	5,000	-	5,000
45 GUARD HOUSE SUPPLIES & MAINTENANCE	-	-	-	-	1,500	1,500	-	1,500
46 TOTAL SECURITY OPERATIONS	122,021	162,870	223,423	211,284	209,100	213,412	-	213,412
47								
48 UTILITIES:								
49 UTILITY - ELECTRICITY	31,770	29,912	38,523	36,871	35,175	35,175	-	35,175
50 UTILITY - STREETLIGHTS	62,191	60,864	52,517	51,960	67,200	67,200	-	67,200
51 UTILITY - GAS	12,757	11,848	12,595	14,551	17,050	17,050	-	17,050
52 UTILITY - WATER	6,320	6,177	7,054	10,378	12,000	12,000	-	12,000
53 SOLID WASTE CONTROL-RECREATION FAC.	676	624	636	1,257	1,320	1,320	-	1,320
54 SOLID WASTE ASSESSMENT	724	842	933	-	1,000	1,000	-	1,000
55 TOTAL UTILITIES	114,438	110,267	112,258	115,017	133,745	133,745	-	133,745
56								
57 PHYSICAL ENVIRONMENT								
58 STORMWATER NON ADVALOREM ASSESS.	2,847	2,800	3,230		2,900	3,100	-	3,100
59 LAKE/POND BANK MAINTENANCE	3,490	600	9,400	1,070	10,000	25,000	-	25,000
60 AQUATIC MAINTENANCE CONTRACT	26,168	23,671	23,669	24,621	23,700	24,265	-	24,265
61 INLET MONITORING & NPDES	-	-	-		500	500	-	500
62 GENERAL LIABILITY/PROPERTY INSURANCE	22,207	25,207	28,921	30,724	39,941	51,081	-	51,081
63 LANDSCAPE MAINTENANCE	147,300	138,020	192,109	138,751	148,543	148,543	-	148,543
64 LANDSCAPE REPLACEMENT FOR ANNUALS & MULCH	40,622	41,368	52,817	26,790	75,000	39,100	-	39,100
65 IRRIGATION REPAIRS & MAINTENANCE	6,244	16,390	11,153	15,836	15,000	24,000	-	24,000
66 RUST PREVENTION	9,790	10,680	11,085	11,861	12,180	12,180	-	12,180
67 LANDSCAPE IMPROVEMENTS	17,172	19,361	20,139	29,558	25,000	77,547	-	77,547
68 TOTAL PHYSICAL ENVIRONMENT	275,840	278,097	352,523	279,211	352,764	405,316	-	405,316
69								
70 ROAD & STREET FACILITIES								
71 GATE MAINTENANCE	8,791	12,705	2,278	10,823	10,000	10,000	-	10,000
72 SIDEWALK REPAIR & MAINTENANCE	9,736	6,325	165	-	2,500	2,500	-	2,500
73 STREETLIGHT/DECORATIVE LIGHT MAINTENANCE	8,250	2,750	6,760	6,575	8,000	9,000	-	9,000
74 STREET SIGN REPAIR & REPLACEMENT	7,310	3,750	1,360	802	3,000	3,000	-	3,000
75 ROADWAY REPAIR & MAINTENANCE	511	7,400	4,909	10,150	10,000	12,000	-	12,000
76 TOTAL ROAD & STREET FACILITIES	34,598	32,930	15,472	28,350	33,500	36,500	-	36,500

LAKESHORE RANCH CDD
STATEMENT 1 - FY 25 PROPOSED BUDGET AMENDMENT

	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ADOPTED BUDGET	FY 2025 ADOPTED	FY 2025 Proposed Amendment	FY 2025 Amendment	
77									
78	PARKS & RECREATION								
79	MANAGEMENT CONTRACT	166,543	160,806	170,420	199,559	203,000	211,625	-	211,625
80	POOL& FOUNTAIN MAINTENANCE	269	997	22,210	19,943	9,980	11,000	-	11,000
81	POOL PERMITS	705	705	780	706	705	706	-	706
82	CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	5,457	26,527	13,359	17,683	13,000	13,000	-	13,000
83	CLUBHOUSE TELEPHONE, FAX, INTERNET	16,866	15,328	17,730	15,576	19,068	21,984	-	21,984
84	CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	2,469	1,414	1,042	464	1,500	1,500	-	1,500
85	CLUBHOUSE PEST CONTROL	1,660	710	613	613	1,050	1,050	-	1,050
86	CLUBHOUSE OFFICE SUPPLIES	2,265	9,894	5,127	6,125	5,000	5,000	-	5,000
87	CLUBHOUSE JANITORIAL SERVICES & SUPPLIES	2,594	213	1,832	3,550	3,500	3,500	-	3,500
88	CLUBHOUSE LIGHTING REPLACEMENT	1,374	3,447	2,175	1,286	2,000	2,000	-	2,000
89	TENNIS/BASKETBALL COURT REPAIRS	1,346	2,908	393	2,600	3,000	3,000	-	3,000
90	MISCELLANEOUS EXPENSES	8,232	13,271	28,541	15,525	12,000	12,000	-	12,000
91	SECURITY / FIRE SYSTEM	2,730	1,379	3,918	11,104	2,500	2,500	-	2,500
92	LICENSES AND DUES FOR MOVIES	1,125	839	417	281	1,500	1,500	-	1,500
93	SPECIAL EVENTS	22,503	1,754	21,262	9,732	4,000	4,000	-	4,000
94	PRESSURE WASH	9,794	5,539	8,065	14,490	12,000	12,000	-	12,000
95	DEBIT CARD PURCHASES	2,352	-	4,455	-	-	-	-	-
96	AMENITY CAPITAL PROJECTS/CONTINGENCY	25,309	37,609	-	-	10,000	10,000	-	10,000
97	TOTAL PARKS & RECREATION	273,594	283,340	302,339	319,237	303,803	316,365	-	316,365
98									
99	TOTAL EXPENDITURES BEFORE CONTINGENCY	973,009	1,026,748	1,171,514	1,131,817	1,196,766	1,283,666	-	1,283,666
100									
101	CAPITAL PROJECTS & CONTINGENCY	-	32,062	-	16,208	225,000	75,000	60,000	135,000
102									
103	TOTAL EXPENDITURES BEFORE OTHER USES	973,009	1,058,810	1,171,514	1,148,025	1,421,766	1,358,666	60,000	1,418,666
104	TRANSFER-OUT TO CAPITAL RESERVE FUND	138,000	138,000	143,520	149,260	250,000	248,100	-	248,100
105	TOTAL OTHER FINANCING USES	138,000	138,000	143,520	149,260	250,000	248,100	-	248,100
106									
107	TOTAL EXPENDITURES	1,111,009	1,196,810	1,315,034	1,297,285	1,671,766	1,606,766	60,000	1,666,766
108									
109	NET CHANGE IN FUND BALANCE	(39,395)	(132,289)	(143,580)	(35,427)	-	0	-	0

EXHIBIT 50

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1 **MINUTES OF MEETING**

2 **LAKESHORE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community
5 Development District was held on Tuesday, December 10, 2024 at 6:30 p.m. at Lakeshore Ranch
6 Clubhouse, 19730 Sundance Lake Boulevard, Land O'Lakes, Florida 34638.

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

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Ronald Mitchell	Board Supervisor, Chairman
11	Christine Thomas	Board Supervisor, Vice Chairwoman
12	Raymond Lotito	Board Supervisor, Assistant Secretary
13	Larry Dobbs	Board Supervisor, Assistant Secretary

14 Also present were:

15	Patricia Thibault	District Manager, Breeze
16	Gaby Arroyo	Field Service Manager, Breeze
17	Michael Sakellarides	Operations Director, Breeze
18	Greg Woodcock	District Engineer, Stantec
19	John Vericker	District Counsel, Straley Robin Vericker
20	Pete Lucadano	RedTree Landscape Systems
21	Kevin Resiminger	Steadfast Environmental
22	Lori Karpay	Amenity Manager, Vesta Property Services

23 *The following is a summary of the discussions and actions taken at the December 10, 2024 Lakeshore*
24 *Ranch CDD Board of Supervisors Regular Meeting.*

25 **SECOND ORDER OF BUSINESS – Walk about the Dog Park and Courts- at 5:30pm- Regular**
26 *Meeting Beginning at Approximately at 6:30PM at the Clubhouse*

27 **THIRD ORDER OF BUSINESS – Pledge of Allegiance**

28 The Pledge of Allegiance was recited.

29 **FOURTH ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
30 *agenda items)*

31 There being none, the next item followed.

32 **FIFTH ORDER OF BUSINESS – Election Results**

- 33 A. Seat 1- Shawn McCaig by General Election- Term Ending 11/2028
- 34 B. Seat 2- Christine Thomas by General Election- Term Ending 11/2028
- 35 C. Seat 5- Larry S. Dobbs by General Election- Term Ending 11/2028
- 36 D. Exhibit 1: Oath of Office and Administration of Oath of Office to Elected Board of Supervisors
 - 37 1. [Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees](#)
 - 38 2. Membership, Obligations and Responsibilities
 - 39 3. [Chapter 190, Florida Statutes](#)
 - 40 4. Financial Disclosure Forms

- 41 a. [Form 1: Statement of Financial Interests](#)
- 42 b. [Form 1X: Amendment to Form 1, Statement of Financial Interests](#)
- 43 c. [Form 1F: Final Statement of Financial Interests](#)
- 44 d. [Form 8B: Memorandum of Voting Conflict](#)
- 45 E. Exhibit 2: Consideration for Adoption of Resolution 2025-03, Designating Officers
- 46 Ms. Thomas voted for Mr. Mitchell as the Chairman of Lakeshore CDD.

47 On a MOTION by Ms. Thomas, SECONDED by Mr. Lotito, WITH ALL IN FAVOR, the Board approved
48 **the appointment of Mr. Mitchell as the Chairman of the Board of Supervisors**, for the Lakeshore Ranch
49 Community Development District.

50 Mr. Mitchell voted for Ms. Thomas as the Vice Chairwoman of Lakeshore CDD.

51 On a MOTION by Mr. Mitchell, SECONDED by Mr. Dobbs, WITH ALL IN FAVOR, the Board approved
52 **the appointment of Ms. Thomas as the Vice Chairwoman of the Board of Supervisors**, for the
53 Lakeshore Ranch Community Development District.

54 As to the remaining seats, Ms. Thibault enumerated that she would be the Secretary and Treasurer,
55 Ms. Anna Lyalina as the Assistant Treasurer, Ms. Kaylee Roach as the Assistant Secretary, and
56 Mr. Lotito, Mr. Dobbs, and Mr. McCaig as Assistant Secretaries as well.

57 On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board adopted
58 **Resolution 2025-03, Designating Officers**, for the Lakeshore Ranch Community Development District.

59 **SIXTH ORDER OF BUSINESS – Professional & Operations Management**

- 60 A. District Engineer
 - 61 1. Exhibit 3: 19421 Sunset Bay Easement-Fence Review
 - 62 a. Exhibit 4: Consideration of Encroachment Agreement for 19421 Sunset Bay

63 On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board
64 approved **Encroachment Agreement for 19421 Sunset Bay**, for the Lakeshore Ranch Community
65 Development District.

66 B. District Counsel

67 There being none, the next item followed.

68 **SEVENTH ORDER OF BUSINESS – Professional Vendor Operations**

- 69 A. Redtree Landscape Maintenance
 - 70 1. Exhibit 5: Redtree Landscape November Maintenance Report
- 71 B. Steadfast Environmental
 - 72 1. Steadfast Waterway Inspection Report
 - 73 a. Exhibit 6: Report Dated December 3, 2024
- 74 C. BREEZE Operations
 - 75 1. Exhibit 7: Monthly Analytics

- 76 2. Exhibit 8: Report Dated November 27, 2024
- 77 3. Exhibit 9: Tree Analysis
- 78 4. Consideration of Proposals
- 79 a. Exhibit 10: Marcella Metal Works Inc.- Five (5)- Two (2) Terabyte, Eight (8) Channel
- 80 NVR Recorders and Programing for Remote Management- \$4,850.00- Proposal Brought
- 81 Back from September 10, 2024 Meeting
- 82 b. Exhibit 11: DC Integrations- Replace/ Connect Five (5)- Two (2) Terabyte, Eight (8)
- 83 Channel NVR Recorders and Programing for Remote Management- \$3,710.00- Proposal
- 84 Brought Back from September 10, 2024 Meeting

85 On a MOTION by Mr. Mitchell, SECONDED by Mr. Dobbs, WITH ALL IN FAVOR, the Board approved
86 **DC Integrations- Replace/ Connect Five (5)- Two (2) Terabyte, Eight (8) Channel NVR Recorders**
87 **and Programing for Remote Management in the amount \$3,710.00**, for the Lakeshore Ranch
88 Community Development District.

- 89 c. Discussion of Financial Burden Related to Camera Security– District Manager
- 90 d. Exhibit 12: Vice Painting- Concrete Grinding on Water Color Drive- \$550.00
- 91 e. Exhibit 13: Roadway Concepts- Concrete Grinding on Sidewalk- \$450.00
- 92 D. Amenity Center Management Report
- 93 a. Exhibit 14: Report Dated December 10, 2024
- 94 1. Debit Card Report
- 95 a. Exhibit 15: Report Dated November 1, 2024- November 30, 2024
- 96 2. Lakeshore Ranch Clubhouse Maintenance Inspection Report
- 97 a. Exhibit 16: Report Dated November 26, 2024
- 98 3. Ratification of Proposals
- 99 a. Exhibit 17: CertaPro Painters- Full Exterior Painting of Clubhouse and Gym- \$13,400.00-
- 100 Previously Present for \$15,575.00

101 **EIGHTH ORDER OF BUSINESS – Consent Agenda**

102 On a MOTION by Ms. Thomas, SECONDED by Mr. Lotito, WITH ALL IN FAVOR, the Board approved
103 **to just present a summary of motion of the minutes**, for the Lakeshore Ranch Community Development
104 District.

- 105 A. Exhibit 18: Consideration for Approval – The Minutes of the Board of Supervisors Regular
- 106 Meeting Held September 10, 2024
- 107 B. Exhibit 19: Consideration for Approval – The Minutes of the Board of Supervisors Regular
- 108 Meeting Held November 12, 2024
- 109 C. Exhibit 20: Consideration for Acceptance – The October Unaudited Financial Report
- 110 1. Exhibit 21: Variance Report

111 On a MOTION by Mr. Mitchell, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board accepted
112 **The October Unaudited Financial Report**, for the Lakeshore Ranch Community Development District.

113 D. Ratification of Proposals

- 114 1. Exhibit 22: Florida Brother's- Install New Street Sign- \$290.00
- 115 2. Exhibit 23: Redtree- 19341 Ranchview Court Debris- \$450.00

116 On a MOTION by Mr. Lotito, SECONDED by Mr. Dobbs, WITH ALL IN FAVOR, the Board approved
 117 **Florida Brother's- Install New Street Sign in the amount \$290.00 and Redtree- 19341 Ranchview**
 118 **Court Debris in the amount \$450.00**, for the Lakeshore Ranch Community Development District.

119 **NINTH ORDER OF BUSINESS – Staff Reports**

- 120 A. District Manager
- 121 There being none, the next item followed.
- 122 B. District Attorney
- 123 There being none, the next item followed.
- 124 C. Amenity Manager
- 125 There being none, the next item followed.

126 **TENTH ORDER OF BUSINESS – Supervisors Requests**

127 There being none, the next item followed.

128 **ELEVENTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes**
129 *per individual for non-agenda items)*

130 There being none, the next item followed.

131 **TWELFTH ORDER OF BUSINESS – Adjournment**

132 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
133 adjourn the meeting. There being none, Ms. Thomas made a motion to adjourn the meeting.

134 On a MOTION by Ms. Thomas, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board
 135 adjourned the meeting for the Lakeshore Ranch Community Development District.

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

139 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
140 **meeting held on _____.**

141

Signature

Signature

142

Printed Name

Printed Name

143 **Title:** **Secretary** **Assistant Secretary**

Title: **Chairman** **Vice Chairman**

EXHIBIT 51

[Return to Agenda](#)

1 **MINUTES OF MEETING**

2 **LAKESHORE RANCH**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Lakeshore Ranch Community
5 Development District was held on Tuesday, January 14, 2025 at 6:30 p.m. at Lakeshore Ranch Clubhouse,
6 19730 Sundance Lake Boulevard, Land O'Lakes, Florida 34638.

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

8 Ms. Thibault called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10	Ronald Mitchell	Board Supervisor, Chairman
11	Christine Thomas	Board Supervisor, Vice Chairwoman
12	Shawn McCaig	Board Supervisor, Assistant Secretary
13	Raymond Lotito	Board Supervisor, Assistant Secretary
14	Larry Dobbs	Board Supervisor, Assistant Secretary

15 Also present were:

16	Patricia Thibault	District Manager, Breeze
17	Gaby Arroyo	Field Service Manager, Breeze
18	Michael Sakellarides	Operations Director, Breeze
19	Greg Woodcock	District Engineer, Stantec
20	John Vericker (<i>via phone</i>)	District Counsel, Straley Robin Vericker
21	Pete Lucadano	RedTree Landscape Systems
22	Kevin Resiminger (<i>via phone</i>)	Steadfast Environmental
23	Lori Karpay	Amenity Manager, Vesta Property Services

24 *The following is a summary of the discussions and actions taken at the January 14, 2025 Lakeshore Ranch*
25 *CDD Board of Supervisors Regular Meeting.*

26 **SECOND ORDER OF BUSINESS – Walk about the Dog Park and Courts- at 5:30pm- Regular**
27 *Meeting Beginning at Approximately at 6:30PM at the Clubhouse*

28 **THIRD ORDER OF BUSINESS – Pledge of Allegiance**

29 The Pledge of Allegiance was recited.

30 **FOURTH ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
31 *agenda items)*

32 A member of the audience commented.

33 **FIFTH ORDER OF BUSINESS – Professional & Operations Management**

34 A. District Engineer

- 35 1. Exhibit 1: Site Masters of Florida – Change Order For Install 2’ Thick Layer of Rubble Rip-
36 Rap Material Around Storm Pipe Mitered End Slab In Sump Behind 19607 Post Island Loop
37 – Additional Cost \$4,700.00 – *Original Cost \$8,600.00 – Total Cost \$13,300.00*

38 On a MOTION by Mr. Lotito, SECONDED by Mr. Mitchell, WITH ALL IN FAVOR, the Board **approved**
39 **Site Masters of Florida – Change Order For Install 2’ Thick Layer of Rubble Rip-Rap Material**
40 **Around Storm Pipe Mitered End Slab In Sump Behind 19607 Post Island Loop – Additional Cost**
41 **\$4,700.00 – Original Cost \$8,600.00 – Total Cost \$13,300.00**, for the Lakeshore Ranch Community
42 Development District.

43 Walk-On: Parcel lockers - \$8,680.80

44 On a MOTION by Ms. Thomas, SECONDED by Mr. Lotito, WITH ALL IN FAVOR, the Board **approved**
45 **the Installation of Four Parcel Locker Sets in the amount \$8,680.80**, for the Lakeshore Ranch
46 Community Development District.

47 B. District Counsel

48 Discussion ensured.

49 **SIXTH ORDER OF BUSINESS – Professional Vendor Operations**

50 A. Redtree Landscape Maintenance

51 1. Exhibit 2: Redtree Landscape December Maintenance Report

52 B. Steadfast Environmental

53 1. Steadfast Waterway Inspection Report

54 a. Exhibit 3: Report Dated January 7, 2025

55 C. BREEZE Operations

56 1. Exhibit 4: Monthly Analytics

57 2. Exhibit 5: Ticket Volume Trends

58 3. Exhibit 6: Report Dated December 18, 2024

59 4. Exhibit 7: Presentation on Sidewalk Shaving

60 5. Consideration of Proposals

61 a. Exhibit 8: Florida Brother's- Plumbing Repair on P Trap and Drain for Bathroom Sink-
62 \$210.00 - *Service Call for Repair- Work Completed*

63 On a MOTION by Mr. McCaig SECONDED by Mr. Lotito, WITH ALL IN FAVOR, the Board approved
64 **Florida Brother's- Plumbing Repair on P Trap and Drain for Bathroom Sink in the amount \$210.00**,
65 for the Lakeshore Ranch Community Development District.

66 b. Exhibit 9: Image 360- Install Three (3) No Trespassing Signs- \$581.58

67 c. Exhibit 10: Florida Brother's- Install Three (3) No Trespassing Signs- \$398.35

68 D. Exhibit 11: Amenity Center Management Report

69 Discussion ensured.

70 1. Debit Card Report

71 a. Exhibit 12: Report Dated December 1, 2024- December 31, 2024

72 2. Lakeshore Ranch Clubhouse Maintenance Inspection Report

73 a. Exhibit 13: Report Dated January 3, 2025

74 3. Discussion of Reserve Funds for Carpet Replacement

75 4. Consideration of Fan Proposals

76 a. Exhibit 14: Hunter Builder Elite- 52 Inch Energy Star Rated Indoor Ceiling Fan- \$129.99

77 b. Exhibit 15: Destination Lighting- Supra 52 Inch Fan in Brushed Steel- \$183.51

78 c. Exhibit 16: Amazon- Craftmade Pro Plus 52 Inch Ceiling Fan in Espresso/ Walnut- \$89.60

79 On a MOTION by Ms. Thomas, SECONDED by Mr. Lotito, WITH ALL IN FAVOR, the Board approved
80 **having a Shade Session for the Security Cameras and the Litigious Matter at the February Meeting,**
81 for the Lakeshore Ranch Community Development District.

82 **SEVENTH ORDER OF BUSINESS – Consent Agenda**

83 On a MOTION by Mr. Mitchell, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the Board
84 **approved Mr. Lotito abstaining from the December minutes and those that would come back to the**
85 **February agenda, Mr. McCaig abstaining from the November and December, and Mr. Dobbs**
86 **abstaining from the September and November minutes,** for the Lakeshore Ranch Community
87 Development District.

88 A. Exhibit 17: Consideration for Approval – The Minutes of the Board of Supervisors Regular
89 Meeting Held September 10, 2024

90 B. Exhibit 18: Consideration for Approval – The Minutes of the Board of Supervisors Regular
91 Meeting Held November 12, 2024

92 C. Exhibit 19: Consideration for Approval – The Minutes of the Board of Supervisors Regular
93 Meeting Held December 10, 2024

94 D. Exhibit 20: Consideration for Acceptance – The November Unaudited Financial Report

95 1. Exhibit 21: Financial Variance Report

96 **EIGHTH ORDER OF BUSINESS – Staff Reports**

97 A. District Manager

98 1. Exhibit 22: Florida Insurance Alliance Site Visit Notes Conducted on December 3, 2024

99 2. Exhibit 23: Florida Insurance Alliance Playground Safety with Checklist

100 3. Exhibit 24: Florida Insurance Alliance Sidewalk Maintenance Program

101 Walk-On: Blue Wave Bollard replacement- \$11,610.00

102 On a MOTION by Mr. Lotito, SECONDED by Mr. Dobbs, WITH ALL IN FAVOR, the Board **approved**
103 **Blue Wave Bollard replacement in the amount \$11,610.00,** for the Lakeshore Ranch Community
104 Development District.

105 B. District Attorney

106 There being none, the next item followed.

107 C. Amenity Manager

108 There being none, the next item followed.

109 **NINTH ORDER OF BUSINESS – Supervisors Requests**

110 Supervisors made a request.

111 **TENTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per**
112 **individual for non-agenda items)**

113 Members of the audience commented.

114 **ELEVENTH ORDER OF BUSINESS – Adjournment**

115 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
116 adjourn the meeting. There being none, Ms. Thomas made a motion to adjourn the meeting.

117 On a MOTION by Ms. Thomas, SECONDED by Mr. Lotito, WITH ALL IN FAVOR, the Board adjourned
118 the meeting for the Lakeshore Ranch Community Development District.

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

122 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
123 **meeting held on _____.**

124

Signature

Signature

125

Printed Name

Printed Name

126 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 52

[Return to Agenda](#)

**Lakeshore Ranch
Community Development District**

**Financial Statements
(Unaudited)**

December 31, 2024

Lakeshore Ranch Community Development District
Balance Sheet
December 31, 2024

	<u>General Fund</u>	<u>Reserve Fund</u>	<u>Debt Service Series 2019</u>	<u>2019 Acqu/Const Fund</u>	<u>Total Governmental Funds</u>
1 ASSETS:					
2 CASH - In Bank	\$ 222,859	\$ -	\$ -	\$ -	\$ 222,859
3 CASH - In Bank (Restricted)	-	-	-	-	-
4 CASH - Debit Cards	2,211	-	-	-	2,211
5 Investments:					
6 GF MMK	1,602,570	-	-	-	1,602,570
7 GF MMK - Mail Room Project	70,721	-	-	-	70,721
8 GF MMK - Restricted cash	571,313	-	-	-	571,313
9 GF RESERVE	-	1,289,283	-	-	1,289,283
10 DS REVENUE	-	-	218,494	-	218,494
11 INTEREST	-	-	-	-	-
12 DS RESERVE	-	-	321,873	-	321,873
13 SINKING FUND	-	-	-	-	-
14 PREPAYMENT	-	-	-	-	-
15 PRINCIPAL	-	-	-	-	-
16 CONSTRUCTION	-	-	-	-	-
17 ACQUISITION/CONST DEFERRED COSTS	-	-	-	-	-
18 ACQUISITION/CONST FD A-1 2019	-	-	-	93,816	93,816
19 ACQUISITION/CONST FD A-2 2019	-	-	-	-	-
20 DEPOSITS RECEIVABLE (UTILITY)	3,510	-	-	-	3,510
21 PREPAID EXPENSES	813	-	-	-	813
22 ASSESSMENTS RECEIVABLE	95,860	-	36,507	-	132,367
23 EXCESS FEES RECEIVABLE	-	-	-	-	-
24 ACCOUNTS RECEIVABLE	-	-	-	-	-
25 DUE FROM OTHER FUNDS	73,241	-	571,313	-	644,554
26 TOTAL ASSETS	<u>\$ 2,643,098</u>	<u>\$ 1,289,283</u>	<u>\$ 1,148,187</u>	<u>\$ 93,816</u>	<u>\$ 5,174,384</u>
27 LIABILITIES:					
28 ACCOUNTS PAYABLE	\$ 100,148	\$ -	\$ -	\$ -	\$ 100,148
29 SALES TAX PAYABLE	-	-	-	-	-
30 ACCRUED ACCOUNTS PAYABLE	258	-	-	-	258
31 DEFERRED REVENUE (CY-Roll)	95,860	-	36,507	-	132,367
32 DEPOSITS PAYABLE	725	-	-	-	725
33 DUE TO OTHER FUNDS	571,313	-	-	73,241	644,554
34 FUND BALANCES:					
35 NONSPENDABLE - PREPAID AND DEPOSITS	4,323	-	-	-	4,323
36 RESTRICTED FOR:					
37 DEBT SERVICE	-	-	1,111,680	-	1,111,680
38 CAPITAL PROJECTS	-	-	-	20,575	20,575
39 ASSIGNED:					
40 1/4 OPERATING CAPITAL	261,205	-	-	-	261,205
41 EMERGENCY RESERVE FUND	100,000	1,289,283	-	-	1,389,283
42 RENEWAL AND REPLACEMENT	-	-	-	-	-
43 DEBT SERVICE	-	-	-	-	-
44 UNASSIGNED:	1,509,266	-	-	-	1,509,266
45 TOTAL LIABILITIES & FUND BALANCE	<u>\$ 2,643,098</u>	<u>\$ 1,289,283</u>	<u>\$ 1,148,187</u>	<u>\$ 93,816</u>	<u>\$ 5,174,384</u>

Note: GASB 34 government wide financial statements are available in the annual independent audit of the District. The audit is available on the website and upon request.

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For the period from October 1, 2024 through December 31, 2024

	<u>FY 2025 ADOPTED BUDGET</u>	<u>FY 2025 YTD BUDGET</u>	<u>FY 2025 YTD ACTUAL</u>	<u>YTD VARIANCE FAV (UNFAV)</u>
1 REVENUE				
2				
3 SPECIAL ASSESSMENTS - ON ROLL (Net)	\$ 1,591,766	\$ 636,706	1,495,908	\$ 859,202
4 EXCESS ASSESSMENT FEE	-	-	-	-
5 INTEREST EARNINGS	15,000	11,126	11,126	-
6 OTHER MISCELLANEOUS REVENUE:	-	-	-	-
7 EVENT REVENUE	-	-	-	-
8 CLUBHOUSE RENTAL	-	-	-	-
9 MISCELLANEOUS (Barcodes, access keys, recycling, refunds)	-	-	-	-
10 EASEMENT AGREEMENT FEES	-	-	-	-
11 UNASSIGNED FUND BALANCE FORWARD	-	-	-	-
12 FUND BALANCE DECREASE IN OPERATING RESERVES (less tsfer to reserves)	-	-	-	-
13 FUND BALANCE DECREASE FROM EMERGENCY RESERVE	-	-	-	-
14 TOTAL REVENUE	<u>1,606,766</u>	<u>647,832</u>	<u>1,507,034</u>	<u>859,202</u>
15				
16 EXPENDITURES				
17				
18 ADMINISTRATIVE EXPENSES				
19 SUPERVISORS FEES	13,000	3,250	2,000	1,250
20 PAYROLL TAXES	995	249	230	19
21 PAYROLL SERVICE FEE	780	195	150	45
22 DISTRICT MANAGEMENT	56,004	14,001	14,001	-
23 DISTRICT ENGINEER	35,000	8,750	867	7,883
24 DISSEMINATION SERVICES (DISCLOSURE)	4,250	-	-	-
25 TRUSTEES FEES	4,041	4,041	4,332	(291)
26 FLORIDA FILING FEE	175	175	175	-
27 AUDITING SERVICES	3,400	-	-	-
28 ARBITRAGE REBATE CALCULATION	475	-	-	-
29 INSURANCE (Public Officials)	3,144	-	-	-
30 LEGAL ADVERTISING	1,800	450	328	122
31 DUES, LICENSES & FEES	750	188	-	188
32 WEB-SITE / EMAIL SYSTEM - IT SUPPORT	2,015	1,640	1,640	-
33 LEGAL SERVICES - GENERAL	50,000	12,500	5,643	6,857
34 MISCELLANEOUS ADMIN	2,500	625	-	625
35 TOTAL ADMINISTRATIVE EXPENSES	<u>178,329</u>	<u>46,064</u>	<u>29,366</u>	<u>16,698</u>
36				

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For the period from October 1, 2024 through December 31, 2024

	FY 2025 ADOPTED BUDGET	FY 2025 YTD BUDGET	FY 2025 YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
37	SECURITY OPERATIONS			
38	175,300	43,825	39,766	4,059
39	6,752	1,688	518	1,170
40	24,860	6,215	2,395	3,820
41	5,000	-	-	-
42	1,500	375	-	375
43	213,412	52,103	42,679	9,424
44				
45	UTILITIES:			
46	35,175	8,794	7,427	1,367
47	67,200	16,800	15,442	1,358
48	17,050	4,263	3,455	808
49	12,000	3,000	2,801	199
50	1,320	330	441	(111)
51	1,000	-	-	-
52	133,745	33,187	29,566	3,621
53				
54	PHYSICAL ENVIRONMENT			
55	3,100	-	-	-
56	25,000	1,300	1,300	-
57	24,265	6,067	6,067	-
58	500	-	-	-
59	51,081	48,961	48,961	-
60	148,543	37,136	35,864	1,272
61	39,100	-	-	-
62	24,000	6,000	4,700	1,300
63	12,180	3,045	3,045	-
64	77,547	9,700	9,700	-
65	405,316	112,209	109,637	2,572
66				
67	ROAD & STREET FACILITIES			
68	10,000	2,500	8,109	(5,609)
69	2,500	-	-	-
70	9,000	1,255	1,255	-
71	3,000	442	442	-
72	12,000	450	450	-
73	36,500	4,647	10,256	(5,609)

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures - General Fund
For the period from October 1, 2024 through December 31, 2024

	FY 2025 ADOPTED BUDGET	FY 2025 YTD BUDGET	FY 2025 YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	
74					
75	PARKS & RECREATION				
76	MANAGEMENT CONTRACT	211,625	52,906	50,750	2,156
77	POOL/WATER PARK/ FOUNTAIN MAINTENANCE	11,000	2,750	2,673	77
78	POOL PERMITS	706	-	-	-
79	CLUBHOUSE FACILITY MAINTENANCE/SUPPLIES	13,000	3,250	667	2,583
80	CLUBHOUSE TELEPHONE, FAX, INTERNET	21,984	5,496	5,635	(139)
81	CLUBHOUSE EXERCISE EQUIPMENT MAINTENANCE	1,500	375	165	210
82	CLUBHOUSE PEST CONTROL	1,050	263	150	113
83	CLUBHOUSE OFFICE SUPPLIES	5,000	1,250	719	531
84	CLUBHOUSE JANITORIAL SERVICES	3,500	875	830	45
85	CLUBHOUSE LIGHTING REPLACEMENT	2,000	-	-	-
86	TENNIS/BASKETBALL COURT REPAIRS & RESURFACE	3,000	-	-	-
87	MISCELLANEOUS EXPENSES	12,000	3,000	5,142	(2,142)
88	SECURITY / FIRE SYSTEM	2,500	2,500	3,278	(778)
89	LICENSES AND DUES FOR MOVIES	1,500	261	261	-
90	SPECIAL EVENTS	4,000	4,000	4,516	(516)
91	PRESSURE WASH	12,000	-	-	-
92	AMENITY CAPITAL PROJECTS/CONTINGENCY	10,000	-	-	-
93	TOTAL PARKS & RECREATION	316,365	76,926	74,786	2,140
94					
95	TOTAL EXPENDITURE BEFORE CONTINGENCY	1,283,666	325,136	296,290	28,846
96					
97	CONTINGENCY	75,000	75,000	204,363	(129,363)
98					
99	TOTAL EXPENDITURES BEFORE OTHER USES	1,358,666	400,136	500,653	(100,517)
100					
101	TRANSFER-OUT TO CAPITAL RESERVE FUND	248,100	-	-	-
102	TOTAL OTHER FINANCING USES	248,100	-	-	-
103					
104	TOTAL EXPENDITURES	1,606,766	400,136	500,653	(100,517)
105					
106	NET CHANGE IN FUND BALANCE	-	247,697	1,006,381	758,685
107					
108	FUND BALANCE - BEGINNING	868,413	868,413	868,413	-
109	FUND BALANCE FORWARD USES	248,100	-	-	-
110	FUND BALANCE - ENDING	\$ 1,116,513	\$ 1,116,110	\$ 1,874,794	\$ 758,684

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
General Fund - Reserve Fund
For the period from October 1, 2024 through December 31, 2024

	<u>FY2025 ADOPTED BUDGET</u>	<u>FY2025 YTD BUDGET</u>	<u>FY 2025 YTD ACTUAL</u>	<u>YTD VARIANCE FAV (UNFAV)</u>
1 REVENUE				
2 ASSESSMENTS-ON-ROLL (GROSS)			\$ -	\$ -
3 INTEREST--INVESTMENT	-	-	13,337	13,337
4 TOTAL REVENUE	<u>-</u>	<u>-</u>	<u>13,337</u>	<u>13,337</u>
5				
6 EXPENDITURES				
7 MISCELLANEOUS EXPENDITURES (Erosion Project)	-	-	-	-
8 TOTAL EXPENDITURES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
9				
10 EXCESS REVENUE OVER (UNDER) EXPENDITURES	-	-	13,337	13,337
11				
12 OTHER FINANCING SOURCES (USES)				
13 TRANSFERS-IN	248,100	-	-	-
14 TRANSFERS-OUT TO CAPITAL PROJECTS	(248,100)	-	-	-
15 TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
16				
17 NET CHANGE IN FUND BALANCE	-	-	13,337	13,337
18				
19 FUND BALANCE - BEGINNING	-	1,275,946	1,275,946	1,275,946
20 FUND BALANCE - ENDING	<u>\$ -</u>	<u>\$ 1,275,946</u>	<u>\$ 1,289,283</u>	<u>\$ 1,289,283</u>

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
Debt Service Fund Series 2019
For the period from October 1, 2024 through December 31, 2024

	FY2025 ADOPTED BUDGET	FY2025 YTD BUDGET	FY 2025 YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUE				
2 ASSESSMENTS-ON-ROLL	\$ 644,751	\$ 257,900	\$ 568,552	\$ 310,652
3 ASSESSMENTS DISCOUNT	(25,790)	(10,316)	-	10,316
4 ASSESSMENTS ON ROLL - EXCESS FEES	-	-	-	-
5 PREPAYMENT	-	-	-	-
6 PREPAYMENT - LOT CLOSINGS	-	-	-	-
7 INTEREST - INVESTMENT	-	-	6,421	6,421
8 FUND BALANCE FORWARD	-	-	-	-
9 TOTAL REVENUE	618,961	247,584	574,973	327,389
10				
11 EXPENDITURES				
12 ADMINISTRATIVE				
13 ASSESSMENT COLLECTION FEE	12,895	5,158	-	5,158
14 DEBT SERVICE				
15 Principal				
16 11/1/2024	-	-	-	-
17 5/1/2025	430,000	-	-	-
18 Interest				
19 11/1/2024	85,750	85,750	85,750	-
20 5/1/2025	79,150	-	-	-
21 Prepayment	-	-	5,000	(5,000)
22 TOTAL EXPENDITURES	607,795	90,908	90,750	158
23				
24 EXCESS REVENUE OVER (UNDER) EXPENDITURES	11,166	156,676	484,223	327,547
25				
26 OTHER FINANCING SOURCES (USES)				
27 TRANSFERS-IN	-	-	-	-
28 TRANSFERS-OUT	-	-	-	-
29 UNDERWRITER'S DISCOUNT	-	-	-	-
30 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
31				
32 NET CHANGE IN FUND BALANCE	11,166	156,676	484,223	327,547
33				
34 FUND BALANCE - BEGINNING	-	-	627,457	627,457
35 FUND BALANCE - ENDING	\$ 11,166	\$ 156,676	\$ 1,111,680	\$ 955,004

Lakeshore Ranch Community Development District
Statement of Revenues and Expenditures
2019 Acquisition & Construction
For the period from October 1, 2024 through December 31, 2024

		YTD ACTUAL
1	REVENUE	
2	ASSESSMENTS-ON-ROLL (GROSS)	\$ -
3	INTEREST--INVESTMENT	1,012
4	MISCELLANEOUS REVENUE	-
5	TOTAL REVENUE	<u>1,012</u>
6		
7		
8	EXPENDITURES	
9		
10	CONSTRUCTION IN PROGRESS	-
11	POOL HEATERS	-
12	CRUISE CAR	-
13	TOTAL EXPENDITURES	<u>-</u>
14		
15	EXCESS REVENUE OVER (UNDER) EXPENDITURES	<u>1,012</u>
16		
17	OTHER FINANCING SOURCES (USES)	
18	TRANSFERS-IN	-
19	BOND PROCEEDS	-
20	TRANSFERS-OUT	-
21	TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>
22		
23	NET CHANGE IN FUND BALANCE	1,012
24		
25	FUND BALANCE - BEGINNING	19,563
26	FUND BALANCE - ENDING	<u><u>\$ 20,575</u></u>

Lakeshore Ranch Community Development District
Operating Account - Bank Reconciliation
December 31, 2024

		<u>Operating Acct (BU)</u>
<i>Balance Per Bank Statements</i>	\$	105,431.21
Plus: Deposits In Transit	\$	129,279.34
Less: Outstanding Checks		(11,851.47)
Less: Restricted cash in operating account		-
		<hr/>
<i>Adjusted Bank Balance</i>	\$	222,859.08
		<hr/> <hr/>
<i>Beginning Balance Per Books</i>	\$	148,172.25
Cash Deposits & Credits		279,292.13
Cash Disbursements & Transfers		(204,605.30)
		<hr/>
<i>Balance Per Books</i>	\$	222,859.08
		<hr/> <hr/>

Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2025

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
9/30/2023		BOY Balance				242,327.73
10/4/2024	100705	Air Hawk Heating and Cooling LLC	Invoice: 53185 (Reference: PMP Waived Trip Charge.) Invoice: 53253 (Reference: Con		999.00	241,328.73
10/4/2024	100701	Aramark Refreshment Services	Invoice: 13253810 (Reference: Joffrey Colombian 2.0oz 24ct Case.)		73.36	241,255.37
10/4/2024	100702	Breeze Connected, LLC	Invoice: 4091 (Reference: Professional Management Services Monthly.)		4,667.00	236,588.37
10/4/2024	100704	Cintas Fire 636525	Invoice: 0F32155622 (Reference: Alarm.)		540.00	236,048.37
10/24/2024	102424ACH1	City of Clearwater	19730 Sundance Lake Blvd 9/13/2024 TO 10/14/2024		198.88	235,849.49
10/16/2024	100712	Clean Sweep Supply Co, Inc.	Invoice: 10604 (Reference: TOILET TISSUE, TOWEL MULTI-FOLD.)		113.55	235,735.94
10/30/2024	100716	Egis Insurance Advisors LLC	Invoice: 25845 (Reference: Policy #100124621 10/01/2024-10/01/2025 Florida Insuranc		48,961.00	186,774.94
10/4/2024	100424ACH1	Engage PEO	PR BOS MTG 09/23/24		941.80	185,833.14
10/4/2024	100703	FirRev Inc	Invoice: 32750 (Reference: Fitness Equipment Maintenance.)		165.00	185,668.14
10/1/2024	100124ACH	Frontier Communications	FiberOptic Internet 09/07/24 to 10/06/24		159.97	185,508.17
10/1/2024	100124ACH1	Frontier Communications	Gate Line 19825 Sundance Lake Blvd 09/07/24 to 10/06/24		357.71	185,150.46
10/3/2024	100324ACH	Frontier Communications	Fiber Optic 09/09/24 to 10/08/24		140.17	185,010.29
10/4/2024	100424ACH	Frontier Communications	Reference: Business Line 09/10/24 to 10/09/24		53.05	184,957.24
10/25/2024	102524ACH	Frontier Communications	813-345-8514 19730 Sundance Lake Blvd 10/01/24 to 10/31/24		1,179.51	183,777.73
10/16/2024	100708	GPS Pool #3, LLC	Reference: Monthly Pool Service October		500.00	183,277.73
10/4/2024	100700	JCS Investigations	Invoice: 18 (Reference: Security Svc 8/27-9/25/24.)		13,255.20	170,022.53
10/7/2024	612	Kazar's Electric, Inc.	Book returned check 100675	170.00		170,192.53
10/30/2024	603	Pasco County Tax Collector	Excess fees FY24	10,159.00		180,351.53
10/30/2024	603	Pasco County Tax Collector	Excess fees FY24		2,760.20	177,591.33
10/30/2024	603	Pasco County Tax Collector	Excess fees FY24	2,760.20		180,351.53
10/20/2024	102124ACH3	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 8/15/2024 to 9/16/2024		113.97	180,237.56
10/21/2024	102124ACH	Pasco County Utilities Services Branch	Reference: 19825 SUNDANCE LAKE BOULEVARD 8/15/2024 to 9/16/2024		10.44	180,227.12
10/21/2024	102124ACH1	Pasco County Utilities Services Branch	Reference: 19602 SUNDANCE LAKE BOULEVARD 8/15/2024 to 9/16/2024		10.44	180,216.68
10/21/2024	102124ACH2	Pasco County Utilities Services Branch	Reference: 19730 SUNDANCE LAKE BOULEVARD 8/15/2024 to 9/16/2024		18.72	180,197.96
10/21/2024	102124ACH4	Pasco County Utilities Services Branch	Reference: 0 SUNDANCE LAKE BOULEVARD 8/15/2024 to 9/16/2024		684.20	179,513.76
10/16/2024	100710	RedTree Landscape Systems	Invoice: 19061 (Reference: Installation of seasonal flowers in designated beds.)		1,856.25	177,657.51
10/23/2024	100715	RedTree Landscape Systems	Invoice: 19071 (Reference: Monthly Grounds Maintenance Services.)		11,954.66	165,702.85
10/16/2024	100711	SchoolNow	Invoice: INV-SN-293 (Reference: Subscription start: 10/1/2024.)		1,515.00	164,187.85
10/4/2024	81	Shawn McCaig	PR BOS MTG 09/23/24		184.70	164,003.15
10/4/2024	100698	Southern Automated Access Service, Inc	Invoice: 15091 (Reference: Playground/CH.)		97.90	163,905.25
10/4/2024	100707	Stantec Consulting Services Inc	Invoice: 2285069 (Reference: Engineering Services for Period September 6, 2024.)		2,571.84	161,333.41
10/30/2024	100717	Stantec Consulting Services Inc	Invoice: 2245311 (Reference: Engineering Fees.)		1,904.69	159,428.72
10/4/2024	100699	Steadfast Environmental. LLC	Invoice: SE-25014 (Reference: New Diffuser Line - Pond 7.)		1,070.00	158,358.72
10/23/2024	100714	Straley Robin Vericker	Invoice: 25341 (Reference: For Professional Services Rendered Through September 30, 2		6,194.46	152,164.26
10/16/2024	100709	Suncoast Rust Control, Inc.	Invoice: 07497 (Reference: Monthly rust control service and solution.)		1,015.00	151,149.26
10/8/2024	100706	Vesta Property Services, Inc.	Invoice: 422095 (Reference: Clubhouse/Facility Management Services at Lakeshore Ranch		16,916.67	134,232.59
10/8/2024	101824ACH	W.R.E.C.	Reference: 8522 WATER COLOR DR IRRIG 8/30-10/01/24		56.89	134,175.70
10/18/2024	101824ACH1	W.R.E.C.	Reference: 19730 SUNDANCE LAKE BLVD CLUBHOUSE 8/30-10/01/24		1,774.11	132,401.59
10/18/2024	101824ACH2	W.R.E.C.	Reference: PUBLIC LIGHTING.		5,147.21	127,254.38
10/18/2024	101824ACH3	W.R.E.C.	Reference: 19707 SUNDANCE LAKE BLVD 8/30-10/01/24		71.27	127,183.11
10/18/2024	101824ACH4	W.R.E.C.	Reference: 18960 FALCON CREST BLVD 8/30-10/1/24		74.07	127,109.04
10/18/2024	101824ACH5	W.R.E.C.	Reference: 19530 SUNDANCE LAKE BLVD 8/30-10/01/24		190.82	126,918.22
10/18/2024	101824ACH6	W.R.E.C.	Reference: 19602 SUNDANCE LAKE BLVD Courts 8/30-10/01/24		220.12	126,698.10
10/18/2024	101824ACH7	W.R.E.C.	Reference: 19825 SUNDANCE LAKE BLVD GUARD HOUSE 8/30-10/1/24		240.92	126,457.18
10/23/2024	102324ACH	Waste Connections of Florida	19730 Sundance Lake Blvd 11/1-11/30/24		139.90	126,317.28
10/1/2024			Funds Transfer		2,000.00	124,317.28
10/31/2024			Deposit	17.95		124,335.23
10/31/2024				13,107.15	131,099.65	124,335.23
11/27/2024	100738	Aramark Refreshment Services	Invoice: 2773213 (Reference: Aramark Bronze Water Filter 1ct Each.) Invoice: 14113		266.51	124,068.72
11/27/2024	100742	Blue Wave Lighting LLC	Invoice: 28924 (Reference: Remove existing landscape lights and installed different o		7,325.00	116,743.72
11/6/2024	100720	Breeze Connected, LLC	Invoice: 4175 (Reference: Professional Management Services.)		4,708.67	112,035.05
11/27/2024	100739	Business Observer	Invoice: 24-02146P (Reference: Notice of Meetings FY 2024/2025.)		80.94	111,954.11
11/20/2024	100732	Cintas Fire 636525	Invoice: 0F32706032 (Reference: INSPECTION.)		1,516.34	110,437.77
11/25/2024	112524ACH1	City of Clearwater	19730 Sundance Lake Blvd 10/15/2024 TO 11/12/2024		785.22	109,652.55
11/20/2024	100733	Clean Sweep Supply Co, Inc.	Invoice: 11520 (Reference: TOWEL MULTI FOLD WHITE, TOILET TISSUE.) Invoice: 11569		159.40	109,493.15
11/7/2024	100722	Dauntless Contracting	Invoice: 1433 (Reference: Mobilization.)		18,770.95	90,722.20
11/13/2024	100727	DC Integrations	Invoice: 24971 (Reference: Management Pool, Sports/ Dog, Entr, Dockance.) Invoice		3,374.00	87,348.20
11/20/2024	100734	DC Integrations	Invoice: 25100 (Reference: Got the main gate Doorking wired up and working. Could		600.00	86,748.20
11/13/2024	100730	DJ RAK	Invoice: 102524 (Reference: DJ Services - Oct 25, 2024 ? 2 ½ hour Halloween party.)		250.00	86,498.20
11/22/2024	112224ACH13	Engage PEO	PR BOS MTG 11/12/24		941.80	85,556.40
11/4/2024	110424ACH1	FL Dept of Revenue	Sales Tax 07/2024-09/2024		74.80	85,481.60
11/1/2024	100719	Florida Commerce	Invoice: 90826 (Reference: Special District Filling Fee.)		175.00	85,306.60
11/1/2024	110124ACH7	Frontier Communications	FiberOptic Internet 10/07/24 to 11/06/24		169.97	85,136.63
11/1/2024	110124ACH	Frontier Communications	Gate Line 19825 Sundance Lake Blvd 10/07/24 to 11/06/24		406.86	84,729.77
11/4/2024	110424ACH	Frontier Communications	Fiber Optic 10/09/24 to 11/08/24		150.17	84,579.60
11/5/2024	110524ACH	Frontier Communications	Reference: Business Line 10/10/24 to 11/09/24		64.18	84,515.42
11/25/2024	112524ACH	Frontier Communications	813-345-8514 19730 Sundance Lake Blvd 11/01/24 to 11/30/24		1,182.97	83,332.45
11/27/2024	100740	GPS Pool #3, LLC	Invoice: TB HEATDIAG (Reference: Monthly Pool Service.)		1,172.99	82,159.46
11/13/2024	100725	GPS Pools #2 LLC			1,000.00	81,159.46
11/13/2024	100728	Insect IQ, Inc.	Invoice: 113837 (Reference: Pest Control Svc.)		75.00	81,084.46
11/13/2024	100726	JCS Investigations	Invoice: 19 (Reference: Security Svc 9/26-10/25/24.)		13,255.20	67,829.26
11/20/2024	100736	JCS Investigations	Invoice: 20 (Reference: Security Svc 10/26-11/24/24.)		13,255.20	54,574.06
11/20/2024	100735	Marcella Metal Works Inc.	Invoice: 1199 (Reference: gate hinge replacement completed on 10/01/2024.)		2,950.00	51,624.06
11/7/2024	100721	Motion Picture Licencing Corporation	Invoice: 504446332 (Reference: MPLC Blanket License Covering the term: 11/26/20-11/25		1,205.82	50,418.24
11/22/2024	112224ACH	Pasco County Utilities Services Branch	Reference: 19602 SUNDANCE LAKE BOULEVARD 9/16/2024 to 10/16/2024		10.60	50,407.64
11/22/2024	112224ACH1	Pasco County Utilities Services Branch	Reference: 19825 SUNDANCE LAKE BOULEVARD 8/16/2024 to 10/16/2024		12.70	50,394.94
11/22/2024	112224ACH2	Pasco County Utilities Services Branch	Reference: 19730 SUNDANCE LAKE BOULEVARD 9/16/2024 to 10/16/2024		21.10	50,373.84
11/22/2024	112224ACH3	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 9/16/2024 to 10/16/2024		107.77	50,266.07
11/22/2024	112224ACH4	Pasco County Utilities Services Branch	Reference: 0 SUNDANCE LAKE BOULEVARD 9/16/2024 to 10/16/2024		652.80	49,613.27
11/13/2024	100729	RedTree Landscape Systems	Invoice: 19565 (Reference: Clear brush, remove tree on rear of home, l flush cut and		1,200.00	48,413.27
11/27/2024	100743	RedTree Landscape Systems	Invoice: 19405 (Reference: Monthly Grounds Maintenance Services.)		11,954.66	36,458.61
11/22/2024	82	Shawn McCaig	PR BOS MTG 11/12/24		184.70	36,273.91
11/1/2024	100698	Southern Automated Access Service, Inc	VOID Invoice: 15091 (Reference: Playground/CH.)		-97.90	36,371.81
11/15/2024	100731	Stantec Consulting Services Inc	Engineering Services for Period November 1, 2024		2,931.50	33,440.31
11/27/2024	100741	Steadfast Environmental. LLC	Invoice: SE-25072 (Reference: Routine Aquatic Maintenance.) Invoice: SE-25160 (Ref		5,345.04	28,095.27
11/20/2024	100737	Straley Robin Vericker	Invoice: 25490 (Reference: For Professional Services Rendered Through October 31, 202		3,910.00	24,185.27
11/1/2024	100718	Summit Fire & Security, LLC	Invoice: 619245 (Reference: Fire Extinguisher Annual Inspection.)		397.00	23,788.27
11/13/2024	100724	Suncoast Rust Control, Inc.	Invoice: 07611 (Reference: Monthly rust control service and solution.)		1,015.00	22,773.27
11/12/2024	100723	Tampa Bay Times	Invoice: 110624-0051 (Reference: Tampa Bay Times 12/12/24-3/13/25.)		123.50	22,649.77
11/27/2024	100744	Vesta Property Services, Inc.	Invoice: 422605 (Reference: Clubhouse/Facility Management Services at Lakeshore Ranch		16,916.67	5,733.10
11/22/2024	112224ACH5	W.R.E.C.	Reference: 19730 SUNDANCE LAKE BLVD CLUBHOUSE 10/01-10/31/24		1,456.10	4,277.00
11/22/2024	112224ACH6	W.R.E.C.	Reference: PUBLIC LIGHTING.		5,147.21	-870.21
11/22/2024	112224ACH7	W.R.E.C.	Reference: 8522 WATER COLOR DR IRRIG 10/1-10/31/24		56.26	-926.47
11/22/2024	112224ACH8	W.R.E.C.	Reference: 18960 FALCON CREST BLVD 8/30-10/1/24		71.00	-997.47
11/22/2024	112224ACH9	W.R.E.C.	Reference: 19707 SUNDANCE LAKE BLVD 10/01-10/31/24		71.36	-1,068.83
11/22/2024	112224ACH10	W.R.E.C.	Reference: 19530 SUNDANCE LAKE BLVD 10/01-10/31/24		151.30	-1,220.13
11/22/2024	112224ACH11	W.R.E.C.	Reference: 19825 SUNDANCE LAKE BLVD GUARD HOUSE 10/1-10/31/24		198.23	-1,418.36
11/22/2024	112224ACH12	W.R.E.C.	Reference: 19602 SUNDANCE LAKE BLVD Courts 0/01-10/31/24		231.42	-1,649.78
11/22/2024	112224 ACH	Waste Connections of Florida	19730 Sundance Lake Blvd 12/1/2024-12/31/2024		139.90	-1,789.68

**Lakeshore Ranch Community Development District
Check Register - Operating Account
FY2025**

Date	Check No	Vendor Name	Description	Deposit	Disbursement	New Oper Acct Balance
11/1/2024	611R		CY 2024 Q2 Sales Tax		48.00	-1,837.68
11/26/2024			Funds Transfer	150,000.00		148,162.32
11/29/2024			Interest	9.93		148,172.25
11/30/2024				150,009.93	126,172.91	148,172.25
12/30/2024	100770	Aramark Refreshment Services	Invoice: 1323259428 (Reference: Coffee and Coffee Mate, Temp Energy Fee.)		102.23	148,070.02
12/9/2024	100753	Breeze Connected, LLC	Invoice: 4238 (Reference: Professional Management Services.)		4,708.67	143,361.35
12/19/2024	100765	Breeze Connected, LLC	Invoice: 4287 (Reference: Oct Website.)		41.67	143,319.68
12/30/2024	100773	Cintas Fire 636525	Invoice: 0F32158308 (Reference: Replaced existing Starlink and set up monitoring. ALA		760.00	142,559.68
12/22/2024	122224ACH	City of Clearwater	19730 Sundance Lake Blvd 11/13/2024 TO 12/11/2024		2,471.22	140,088.46
12/30/2024	100768	Clean Sweep Supply Co, Inc.	Invoice: 11827 (Reference: Cleaning Supplies.)		343.75	139,744.71
12/6/2024		Wire	Reference: Progress Payment. https://clientname(FILLIN).payableslockbox.com/DocView/		93,854.76	45,889.95
12/6/2024	100748	DC Integrations	Invoice: 25035 (Reference: 200 Bar codes (TH24940).) Invoice: 25040 (Reference: Op		1,205.00	44,684.95
12/13/2024	100761	DC Integrations	Invoice: 25166 (Reference: 5- 2TB NVR TH24941.)		1,855.00	42,829.95
12/30/2024	100777	DC Integrations	Invoice: 25150 (Reference: Checked wires on reader and panel.)		225.00	42,604.95
12/27/2024	122724ACH	Engage PEO	PR BOS MTG 12/10/24		757.10	41,847.85
12/13/2024	100755	FitRev Inc	Invoice: 33486 (Reference: Fitness Equipment Maintenance.)		165.00	41,682.85
12/2/2024	120224ACH	Frontier Communications	FiberOptic Internet 11/07/24 to 12/06/24		169.97	41,512.88
12/2/2024	120224ACH1	Frontier Communications	Gate Line 19825 Sundance Lake Blvd 11/07/24 to 12/06/24		407.78	41,105.10
12/3/2024	120324ACH1	Frontier Communications	Fiber Optic 11/09/24 to 12/08/24		150.17	40,954.93
12/4/2024	120424ACH	Frontier Communications	Reference: Business Line 11/10/24 to 12/09/24		64.18	40,890.75
12/26/2024	122624ACH	Frontier Communications	813-345-8514 19730 Sundance Lake Blvd 12/01/24 to 12/31/24		897.42	39,993.33
12/6/2024	100750	Golf Coast Sports LLC	BULB REPLACEMENT		1,255.00	38,738.33
12/13/2024	100760	GPS Pools #2 LLC	Invoice: DECEMBER (Reference: Monthly Pool Service DECEMBER.)		500.00	38,238.33
12/19/2024	100766	Illuminations Holiday Lighting LLC	Invoice: 291224 (Reference: Holiday Lighting and Decorations for Guardhouse and Clubh		3,500.00	34,738.33
12/30/2024	100778	Insect IQ, Inc.	Invoice: 117982 (Reference: Pest Control Svc.)		75.00	34,663.33
12/30/2024	100776	JCS Investigations	Invoice: 21 (Reference: Security Svc 11/25-12/24/24.)		13,255.20	21,408.13
12/3/2024	100745	Kazar's Electric, Inc.	Invoice: s 14376A (Reference: Lakeshore Ranch CDD.)		170.00	21,238.13
12/30/2024	100769	Kazar's Electric, Inc.	Invoice: 515077A (Reference: lights fixed in yoga room within the fitness center.)		170.00	21,068.13
12/27/2024	83	Larry Dobbs.	PR BOS MTG 12/10/24		184.70	20,883.43
12/23/2024	122324ACH	Pasco County Utilities Services Branch	Reference: 19825 SUNDANCE LAKE BOULEVARD 10/16/2024 to 11/14/2024		10.60	20,872.83
12/23/2024	122324ACH1	Pasco County Utilities Services Branch	Reference: 19602 SUNDANCE LAKE BOULEVARD 10/16/2024 to 11/14/2024		10.60	20,862.23
12/23/2024	122324ACH2	Pasco County Utilities Services Branch	Reference: 19730 SUNDANCE LAKE BOULEVARD 10/16/2024 to 11/14/2024		27.78	20,834.45
12/23/2024	122324ACH3	Pasco County Utilities Services Branch	19707 Sundance Lake Blvd 10/16/2024 to 11/14/2024		116.81	20,717.64
12/23/2024	122324ACH4	Pasco County Utilities Services Branch	Reference: 0 SUNDANCE LAKE BOULEVARD 10/16/2024 to 11/14/2024		992.04	19,725.60
12/6/2024	100749	RedTree Landscape Systems	Invoice: 19656 (Reference: *Remove and dispose of debris in conservation area at 1914		900.00	18,825.60
12/13/2024	100754	RedTree Landscape Systems	Invoice: 19680 (Reference: *Remove storm debris from the road.) Invoice: 19936 (Re		7,150.00	11,675.60
12/16/2024	100763	RedTree Landscape Systems	Invoice: 19702 (Reference: Landscape Maintenance: Grounds Maintenance Services.)		11,954.66	-279.06
12/30/2024	100771	RedTree Landscape Systems	Invoice: 20050 (Reference: Irrigation repairs.)		4,700.00	-4,979.06
12/9/2024	100752	Robert Blair	Invoice: 120724 (Reference: Christmas Party.)		400.00	-5,379.06
12/27/2024	84	Shawn McCaig	PR BOS MTG 12/10/24		184.70	-5,563.76
12/13/2024	100758	Signarama	Invoice: INV-1486 (Reference: Sign Replacement.)		441.88	-6,005.64
12/6/2024	100746	Southern Automated Access Service, Inc	Invoice: 15253 (Reference: Playground/CH.) Invoice: 15419 (Reference: Playground/C		293.70	-6,299.34
12/20/2024	100767	Southern Automated Access Service, Inc	Invoice: 15091 (Reference: Playground/CH.)		97.90	-6,397.24
12/16/2024	100764	Stantec Consulting Services Inc.	Invoice: 2322780 (Reference: Engineering Services for November 29, 2024.)		14,588.77	-20,986.01
12/13/2024	100759	Steadfast Environmental. LLC	Invoice: SE-25430 (Reference: Routine Aquatic Maintenance.)		2,022.52	-23,008.53
12/30/2024	100774	Steadfast Environmental. LLC	Invoice: SE-25224 (Reference: Sylvester Palm Removal at front monument.)		900.00	-23,908.53
12/16/2024	100762	Straley Robin Vericker	Invoice: 25663 (Reference: For Professional Services Rendered Through November 30, 20		1,733.15	-25,641.68
12/30/2024	100775	Suncoast Rust Control, Inc.	Invoice: 07720 (Reference: Monthly rust control service and solution.)		1,015.00	-26,656.68
12/30/2024	100772	Times Publishing Company	Invoice: 121824-0051 (Reference: from 12/12/24-3/13/25.)		123.50	-26,780.18
12/9/2024	100751	Vesta Property Services, Inc.	Invoice: 423273 (Reference: Clubhouse/Facility Management Services at Lakeshore Ranch		16,916.67	-44,696.85
12/20/2024	122024ACH	W.R.E.C.	Reference: 19730 SUNDANCE LAKE BLVD CLUBHOUSE 10/31-11/27/24		1,289.49	-45,986.34
12/20/2024	122024ACH1	W.R.E.C.	Reference: PUBLIC LIGHTING.		5,147.21	-50,133.55
12/20/2024	122024ACH2	W.R.E.C.	Reference: 8522 WATER COLOR DR IRRIG 10/31-11/27/24		65.04	-50,198.59
12/20/2024	122024ACH3	W.R.E.C.	Reference: 18960 FALCON CREST BLVD 10/31-11/27/24		67.65	-50,266.24
12/20/2024	122024ACH4	W.R.E.C.	Reference: 19707 SUNDANCE LAKE BLVD 10/31-11/27/24		68.01	-50,334.25
12/20/2024	122024ACH5	W.R.E.C.	Reference: 19530 SUNDANCE LAKE BLVD 10/31-11/27/24		165.60	-50,499.85
12/20/2024	122024ACH6	W.R.E.C.	Reference: 19825 SUNDANCE LAKE BLVD GUARD HOUSE 10/31-11/27/24		184.04	-50,683.89
12/20/2024	122024ACH7	W.R.E.C.	Reference: 19602 SUNDANCE LAKE BLVD COURTS 10/31-11/27/24		282.61	-50,966.50
12/28/2024	122824ACH	Waste Connections of Florida	19730 Sundance Lake Blvd 1/1/25-1/31/25		161.25	-51,127.75
12/13/2024	100757	Wayne Waninski	Invoice: 112124 (Reference: Staff reimbursement for purchase of cameras in temp mailr		145.10	-51,272.85
12/13/2024	100756	Yummy Tablas LLC	Invoice: 0000005 (Reference: Catering for 50 people.)		2,400.00	-53,672.85
12/11/2024			Funds Transfer	150,000.00		96,327.15
12/31/2024			Interest	12.79		96,339.94
12/31/2024			Funds Transfer		2,760.20	93,579.74
12/31/2024			Funds Transfer - Mailroom project	129,279.34		222,859.08
12/31/2024				279,292.13	204,605.30	93,579.74

EXHIBIT 53

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Lakeshore Ranch Community Development District
Negative Variance Report
12/31/24

	ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)	Notes
TRUSTEES FEES	4,041	4,041	4,332	(291)	Includes extraordinary items billed in arrears
SOLID WASTE CONTROL - RECREATION FACILITY	1,320	330	441	(111)	Rate increased in December 2023
GATE MAINTENANCE	10,000	2,500	8,109	(5,609)	\$2,950 for Marcella Metal Works - gate hinge repair and \$1,960 for barcode stickers
CLUBHOUSE TELEPHONE, FAX, INTERNET	21,984	5,496	5,635	(139)	Frontier rate increases
MISCELLANEOUS EXPENSES	12,000	3,000	5,142	(2,142)	Includes \$3,500 for Holiday decorations
SECURITY / FIRE SYSTEM	2,500	2,500	3,278	(778)	Includes equipment replacement and setup of monitoring
SPECIAL EVENTS	4,000	4,000	4,516	(516)	Includes Yummy tablas catering for event \$2,400
CONTINGENCY	75,000	75,000	204,363	(129,363)	Mailroom ADA Compliance project

EXHIBIT 54

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From: smccaiglsr <smccaiglsr@gmail.com>
Sent: Friday, February 7, 2025 2:38 PM
To: Patricia Comings-Thibault <Patricia@breezehome.com>
Subject: HOA Contract

Hi Patricia,

As I sit in my office reviewing next week's agenda, which includes a shade meeting and multiple resident incident reports, I have my oath of office before me also—a reminder of my duty to uphold the Constitution and laws of the State of Florida. Recently, I have been forced to conduct extensive legal research and reading, reinforcing my commitment to transparency and accountability. I also don't want to give anyone more reason to say that the district isn't following rules and laws.

It is worth noting that both newly elected HOA candidates campaigned on platforms emphasizing the need for transparency. With this in mind, I attended the HOA meetings in December and January. At no point during these meetings did the board include an agenda item or conduct a vote regarding the clubhouse contract between the HOA and the CDD.

Having previously served as both a board member and president of the HOA, I am well-versed in Florida Statute 720, which governs homeowner associations. While HOAs are not subject to the Sunshine Law, they do have certain transparency requirements under this statute. Given this, it is possible that the contract has been signed; however, based on my understanding of state law, I do not believe it is valid.

As a sworn supervisor of the Lakeshore Ranch Community Development District (CDD), I feel it is my responsibility to bring this matter to your attention. While I am uncertain if any action is required on my part, I want to ensure the district remains in compliance and that I uphold the oath I have taken. Please let me know if any further steps should be considered.

Regards,

Shawn

Based on the **HOA meeting minutes and agenda documents** , there is **no record of a board discussion or approval of the HOA-CDD contract** at an open meeting.

Findings from Meeting Minutes & Agendas:

1. January 27, 2025 HOA Meeting Minutes

- No mention of **contract discussions or approvals** related to the CDD .
- Discussions focused on committee appointments, financial updates, and metal roofs.

2. December 17, 2024 HOA Meeting Minutes

- No record of a discussion or vote on an agreement with the CDD .
- Meeting focused on administrative setup for the new board.

3. January 2025 Meeting Agenda

- No item listed for discussion or approval of an agreement with the CDD

4. HOA Contract with CDD Document

- The contract exists, but there is **no confirmation in the minutes that the board discussed or approved it at an open meeting** .

Florida Statutes Requirements (F.S. 720.303 & 720.3055)

- **Board meetings must be open to members** and decisions on contracts **must be made in a public meeting** .
- **Contracts exceeding 10% of the annual budget require competitive bidding and board approval at a meeting** . Not at issue here.

Conclusion:

- **No documented evidence** that the contract was discussed or approved at a properly noticed HOA board meeting.
- **Potential Violation** : If the contract was signed without public discussion and board approval, it **may be legally challenged** under Florida law.