

Lakeshore Ranch Community Development District
AGENDA

Seat 4: Ronald Mitchell - C	
Seat 2: Christine Thomas - VC	
Seat 5: Larry Dobbs - AS	
Seat 1: Shawn McCaig - AS	
Seat 3: Raymond Lotito - AS	

Tuesday
September 9, 2025
6:30 p.m.

Lakeshore Ranch Clubhouse
19730 Sundance Lake Blvd.
Land O'Lakes, FL 34638

Zoom Link: <https://us06web.zoom.us/j/86201704147>

Meeting ID: 862 0170 4147

Passcode: ZWFj4P

Zoom Phone #: 929-205-6099

Board of Supervisors Meeting

- I. Call to Order/Roll Call
- II. Pledge of Allegiance
- III. Audience Comments (*Audience Comments Limited to 3 Minutes per Person*)
- IV. Vendor Reports
 - A. Field Service Report Conducted by Kai on August 21, 2025
 - B. Field Operations Manager - GMS
 - C. Aquatic Monthly Report
 - D. Landscape Maintenance Monthly Report
 - 1. Consideration of Proposal for Irrigation Wire Replacement & Installation - \$4,275.04
 - 2. Consideration of Proposal to Replace the Tennis Court Pump - \$3,446.65
- V. Business Items:
 - A. Ratification of Agreement with GMS-Tampa, LLC to Provide District Management & Field Management Services
 - B. Ratification of Agreement with GMS-Tampa, LLC to Provide Amenity Management Services
 - C. Consideration of Resolutions for District Management Services
 - 1. Resolution 2025-12 Appointing & Removing Officers of the District
 - 2. Resolution 2025-13 Establishing Bank Account & Designating Signatories
 - 3. Resolution 2025-14 Redesignating the Primary Administrative Office & Principal Headquarters & Designating a Local Records Office
- VI. Staff Reports
 - A. District Engineer
 - B. District Counsel

- C. Clubhouse & Amenity Manager
 - 1. Debit Card Report
- VII. Business Administration
 - A. Minutes of August 12, 2025 Meeting
 - B. Check Run Summary with Invoices
 - C. Combined Balance Sheet
 - D. Special Assessment Receipt Schedule
- VIII. Audience Comments (Audience Comments Limited to 3 Minutes per Person)
- IX. Supervisor Requests
- X. Next Board Meeting is Scheduled for **Tuesday, October 14, 2025** at 6:30 p.m. at Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, FL 34638
- XI. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: [http:// https://www.lakeshoreranch.net](http://https://www.lakeshoreranch.net)