

**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
October 14, 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

Audit Committee Meeting

- I. Call to Order
- II. Selection of Audit Evaluation Criteria
- III. Adjournment

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. District Engineer
- V. Vendor Reports
 - A. Aquatics Report - *Steadfast Environmental*
 - B. Landscape Maintenance Monthly Report - *Redtree Landscape Systems*
 - 1. Consideration of Proposal for a New Pump (Option 1)- \$6,984
 - 2. Consideration of Proposal for a New Pump (Option 2)- \$9,258.25
 - 3. Consideration of Proposal for Mulch Installation - \$29,625
- VI. Staff Reports
 - A. Field Operations Manager
 - 1. Action Items List
 - 2. Site Inspection Report
 - B. Amenity Manager
 - 1. Consideration of Proposal from DC Integrations for Bar Codes & Access Cards - \$1,025

- C. District Counsel
 - 1. Consideration of Revised Community Guidelines - **ADDED**

VII. Business Items:

- A. Discussion of Policy for Eligible Employees of the District
- B. Audit Committee Report
- C. Approval of Annual Arbitrage Report for Fiscal Year 2024 from Arbitrage Rebate Counselors, LLC
- D. Consideration of Proposal from Arbitrage Rebate Counselors, LLC to Provide Annual Arbitrage Calculations for Series 2019 Bonds
- E. Consideration of Proposals for Janitorial Services
 - 1. Down-and-Dirty Cleaning Services
 - 2. JNJ Amenity Services
- F. Approval of Insurance Package for Fiscal Year 2026
- G. Consideration of Proposals for Pool Refurbishment
 - 1. GPS Pools for Pool Refurbishment
 - 2. Trusted Pool & Spa, LLC - **ADDED**

VIII. Business Administration

- A. Minutes of September 9, 2025 Meeting

- B. Financial Update Memorandum

IX. Audience Comments (Audience Comments Limited to 3 Minutes per Person)

X. Supervisor Requests

XI. Closed Security Session (*Closed to the Public*)

In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system plan. The closed session is scheduled to occur at the end of the Regular Meeting but may be held at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes, but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

XII. Next Board Meeting is Scheduled for **Tuesday, November 18, 2025** at 6:30 p.m. at Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, FL 34638

XIII. 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>