

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
November 18, 2025
6:00 p.m.

Lakeshore Ranch Clubhouse
19730 Sundance Lake Blvd.
Land O'Lakes, FL 34638
Zoom Link: <https://us06web.zoom.us/j/8260385621>
Meeting ID: 826 038 5621
Passcode: dS3D6Q
Zoom Phone #: (305) 224-1968

Audit Committee Meeting

- I. Call to Order
- II. Review & Ranking of Audit Proposals
 - A. DiBartolomeo, McBee, Hartley & Barnes
 - B. Berger, Toombs, Elam, Gaines & Frank
 - C. Grau & Associates
 - D. Dimov Audit
- 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. Staff Reports
 - A. District Engineer
 - B. Aquatics Report – *Steadfast Environmental*
 - C. Landscape Maintenance Monthly Report – *Redtree Landscape Systems*
 - D. Field Operations Manager
 - 1. Action Items List
 - 2. Site Inspection Report
 - E. District Counsel
 - 1. Consideration of Revised Community Guidelines
 - F. Clubhouse & Amenity Manager
 - 1. Report

2. Consideration of GPS Pools #3 Inc. Proposal for Heater Electrical System Repair
3. Consideration of GPS Pools #3 Inc. Proposal for Kiddie Pool Heater Repair
4. Consideration of GPS Pools #3 Inc. Proposal for Pool Float Valve
5. Consideration of Florida Patio Proposal for Patio Furniture

V. Business Items:

- A. Discussion of Policy for Eligible Employees of the District *(To Be Provided Under Separate Cover)*
- B. Consideration of Resolution 2026-01 Announcement of Board Seats Up for the November General Election
- C. Ratification of the Egis Insurance Invoice for Crime Coverage
- D. Audit Committee Report
- E. Discussion of Flood Exposure for the Amphitheater Restrooms Building
- F. Discussion of HOA Usage of the Clubhouse for Meetings
- G. Ratification of Hanley Pools Proposal to Replace Flange Motor

VI. Business Administration

- A. Minutes of October 14, 2025 Meeting
- B. Approval of the Financial Reports
 1. Check Register
 - i. September 2025
 - ii. October 2025
 2. Unaudited Financial Statements
 - i. September 2025
 - ii. October 2025

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

VIII. Supervisor Requests

IX. 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.

X. Next Board Meeting is Scheduled for **Tuesday, December 9, 2025** at 6:00 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)