

*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  
January 13, 2026  
6:00 p.m.

Lakeshore Ranch Clubhouse  
19730 Sundance Lake Blvd.  
Land O'Lakes, FL 34638  
Zoom Link: <https://us06web.zoom.us/j/9564962978>  
Meeting ID: 956 496 2978  
Passcode: 516708Gms  
Zoom Phone #: (305) 224-1968

**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
    - 1. Discussion of Resident Application to Modify their Driveway
  - B. Aquatics Manager – *Steadfast Environmental*
    - 1. November 2025 Report
    - 2. January 2026 Report
    - 3. Consideration of Steadfast Alliance Proposal for Erosion Repair
  - C. Landscape Maintenance Monthly Report – *Redtree Landscape Systems*
    - 1. Report
    - 2. Discussion of Landscape Contractor
  - D. Field Operations Manager
    - 1. Action Item List
    - 2. Site Report
  - E. District Counsel
    - 1. Consideration of Activities Center Use Agreement with the Lakeshore Ranch Community Association, Inc.
  - F. Clubhouse & Amenity Manager
    - 1. Report

2. Consideration of Proposals for Flooring
  - i. Flooringmaster
    - a. Option 1
    - b. Option 2
  - ii. Empire Today Carpet & Flooring
  - iii. Ansbro Aldrich Flooring
3. Consideration of Proposals for Patio Furniture
  - i. Admiral Furniture
  - ii. Florida Patio Furniture
  - iii. Patio Shoppers
    - a. Option 1
    - b. Option 2
4. Consideration of Proposals for Air Conditioning Maintenance
  - i. Avalon Air & Heating LLC
  - ii. Alvarez Plumbing & A/C
    - a. Alvarez Plumbing Proposal for I Flo
  - iii. 2 Cool Air Conditioning
5. Discussion of Updated Community Guidelines

V. Business Administration

A. Consideration of the Following Meeting Minutes

1. November 18, 2025 Audit Committee Meeting
2. November 18, 2025 Board of Supervisors Meeting
3. December 9, 2025 Board of Supervisors Meeting

B. Ratification of License Agreement with Sophia Necker for Massage Therapy

C. Approval of the Financial Reports

1. Check Register
2. Unaudited Financial Statements

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

VII. Supervisor Requests

VIII. 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.*

- IX. Next Board Meeting is Scheduled for **Tuesday, February 10, 2026** at 6:00 p.m. at Lakeshore Ranch Clubhouse, 19730 Sundance Lake Blvd., Land O'Lakes, FL 34638
- X. 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)***