

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
February 10, 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 Cost to Modify Driveway Application
 - B. Aquatics Manager – *Steadfast Environmental*
 1. February 2026 Report
 2. Consideration of Steadfast Alliance Proposal for Erosion Repair
 3. Consideration of Steadfast Alliance Proposal to Install an Aeration Pump on Pond 7
 4. Consideration of Steadfast Alliance Proposal for Quarterly Pump Maintenance
 - C. Landscape Maintenance Monthly Report – *Redtree Landscape Systems*
 1. Report
 2. Irrigation Inspection Report
 3. Consideration of RedTree Proposal for Cocoa Brown Shredded Mulch
 - D. Field Operations Manager
 1. Action Item List
 2. Site Report
 3. Consideration of Proposals to Change Out LED Lights on the Tennis/Pickleball Court
 - i. Neuwire

- ii. Frank Gay
- 4. Consideration of Proposals to Changeout Dead Light Bulbs
 - i. Neuwire
 - ii. Frank Gay
- 5. Consideration of Neuwire Proposal to Replace All Halide Bulbs & Ballasts
- 6. Consideration of Proposals to Repair Road Depression
 - i. Advanced Drainage Solution
 - ii. Site Masters of Florida, LLC

E. District Counsel

- 1. Consideration of Activities Center Use Agreement with the Lakeshore Ranch Community Association, Inc.
- 2. Consideration of License Agreement with Sophia Necker for Massage Therapy

F. Clubhouse & Amenity Manager

- 1. Report
- 2. Discussion of a Book Library
- 3. Consideration of Complete IT Proposal for a New Backup Battery
- 4. Consideration of DC Integrations Proposal to Install Hard Drives
- 5. Consideration of Alvarez Plumbing & A/C Proposal to Repair System #8
- 6. Consideration of Alvarez Plumbing & A/C Proposal to Replace System #8
- 7. Consideration of Alvarez Plumbing & A/C Proposal to Repair Condenser #3
- 8. Consideration of Alvarez Plumbing & A/C Proposal to Repair System #9

V. Public Hearing

- A. Consideration of Resolution 2026-02 Adopting Revised Community Guidelines, Rental Rates, Rental Deposits, and Non-Resident User Fees

VI. Business Administration

- A. Consideration of the Following Meeting Minutes
 - 1. October 14, 2025 Audit Committee Meeting
 - 2. December 9, 2025 Board of Supervisors Meeting
 - 3. January 13, 2026 Board of Supervisors Meeting
- B. Approval of the Financial Reports
 - 1. Check Register
 - 2. Unaudited Financial Statements

- VII. Audience Comments (Audience Comments Limited to 3 Minutes per Person)
- VIII. Supervisor Requests
- IX. Next Board Meeting is Scheduled for **Tuesday, March 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)