



Date: April 3, 2018
Time: 7:00 p.m.

Minutes of the Board of Supervisors
Lake St. Charles Community Development District
6801 Colonial Lake Drive
Riverview, FL 33578
813-741-9768

Supervisors:

Chair, Robb Fannin
Vice Chair, Dave Nelson
Secretary/Treasurer, Rob Martin (Absent)
Supervisor, Ginny Gianakos
Supervisor, Jim Simon

Staff:

Adriana Urbina, District Manager
Mark Cooper, Property Manager

In attendance:

Lake St. Charles Residents

Meeting was called to order at 7:00 p.m. by Chair Fannin

Multiple residents attending the meeting presented their concern with the midges swarming the community. Resident Betty Torres commented that midges cause allergies and there are many other health concerns related to the midges. Mrs. Torres asked why we continue to use the same midge treatments if they are not working and she also asked the Board to consider the addition of 2 fountains to the lake for aeration. The Board and Property Manager Mark Cooper responded that the treatments are working to reduce the population. He also informed residents that the Board has approved 3 additional midge treatments and that they will be conducted soon, additionally he made them aware that during the spring and the fall is when the midges are heavily populated. Mark also stated that the fountains will only offer little aeration and that a long term solution would be to aerate the whole lake, which can be very expensive.

The Board made all residents aware that many surrounding communities are noticing midges on their property. The Board concluded the discussion by informing the present residents that they will continue to research different solutions to the midge problem.

1. On **MOTION** by Supervisor Gianakos and Second by Supervisor Fannin, the Board remanded to the Grounds/Security Committee the task to seek the cost and environmental impact of algae treatments. Motion passed 4 to 0

Auditor Jeff Tuscan with Tuscan and Company made a presentation to those present on the District's Audit Report. He stated that the audit received the highest level of opinion they could render and that no deficiencies in internal control could be identified. He discussed the need to repair and or upgrade the District's assets every year to maintain an equal depreciation value.

2. On **MOTION** by Supervisor Gianakos and Second by Supervisor Simon, the Board approved the Fiscal Year 2016-2017 Annual Audit. Motion passed 4 to 0

3. On **MOTION** by Supervisor Simon and second by Supervisor Gianakos the Board approved the, April 3, 2018 Consent Agenda consisting of the: March 6, 2018 General Meeting Minutes, the April Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the March 2018 Financial Reports, the Property Manager, District Administrative Assistant reports, and the Facility Monitor March 2018 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 4 to 0

4. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board approved the bid provided by H2O Environmental Services to perform pond surveys and data collection for ponds #22, #23 and #11 at a cost of not to exceed \$8,900.00. Motion passed 4 to 0

5. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board approved Policy #3540 District Employee's lunch and Break Policy. Motion passed 4 to 0

Action Item: Security/Grounds committee to discuss setting up a standard lunch time for staff.

6. On **MOTION** by Supervisor Nelson and Second by Supervisor Gianakos, the Board approved 3 additional midge treatments not to exceed \$2,800.00 funded from the CIP Unassigned funds. Motion passed 4 to 0

7. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board Denied the usage of the District's electric meter located in the Winn-Dixie Plaza by Yet-Ice. Motion was amended to state that the Board will not enter into any agreements in order to protect the LSC District. Property Manager is to notify Yeti-Ice owner's and firmly express that the Board prohibits the usage of the District's electric meter. Motion passed 4 to 0

Action Item: Property Manager, Mark Cooper to research if skateboards or roller-skates will cause any damage to the newly resurface basketball courts.

Action Item: Security/Grounds committee to discuss the benefits offered by PTR Towing.

8. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board approved extending the General Meeting 5 minutes until 8:20PM. Motion passed 3 to 0.

9. On **MOTION** by Supervisor Nelson and Second by Supervisor Gianakos, the Board approved advertising for a Rule Amendment Hearing scheduled on May 1, 2018. Motion passed 4 to 0

10. On **MOTION** by Supervisor Fannin and Second by Supervisor Gianakos, the Board approved extending the General Meeting 5 minutes until 8:25PM. Motion passed 4 to 0.

11. On **MOTION** by Supervisor Nelson and Second by Supervisor Fannin, the Board discussed foregoing the screening process for 2 returning employees. Motion was a draw 2 to 2

12. On **MOTION** by Supervisor Nelson and Second by Supervisor Fannin, the Board approved to conduct the required drug & background screenings for 2 returning employees. Motion passed 4 to 0

Meeting adjourned at 8:25PM

Respectfully submitted,

Rob Martin, Treasurer/Secretary

Rob Fannin, Chair