

**Lake St. Charles Community Development District
Board of Supervisors' General Meeting Agenda**

7:00 p.m., May 1, 2018

Lake St. Charles Clubhouse, 6801 Colonial Lake Dr., Riverview, Florida 33578

LSC CDD Staff

Board of Supervisors

Robb Fannin, Chair, 785-5423
 Dave Nelson, Vice Chair, 293-7979
 Rob Martin, Secretary/Treasurer, 716-2948
 Jim Simon, Supervisor, 741-0413
 Ginny Gianakos, Supervisor, 293-4728

Adriana Urbina, District Manager, 741-9768
 Mark Cooper, Property Manager, 990-7555
 John Martini, Maintenance Staff, 365-0544
 Bryant Urbina, Maintenance Staff, 526-2063
 Luis Martinez, Facilities Monitor, 990-7250
 Greg Gianakos, Maintenance Staff, 695-1995

<i>Time</i>	<i>Item</i>
7:00 – 7:05	<ol style="list-style-type: none"> 1. CALL TO ORDER 2. PLEDGE OF ALLEGIANCE 3. INVOCATION (Chair Fannin) 4. ACKNOWLEDGMENT OF SUPERVISORS AND STAFF PRESENT 5. INTRODUCTION OF HOMEOWNERS, RESIDENTS AND PUBLIC AND IDENTIFICATION OF PARTIES WISHING TO MAKE PUBLIC COMMENTS
7:05 – 7:15	<ol style="list-style-type: none"> 6. PUBLIC COMMENTS (UP TO 3 MINUTES PER SPEAKER, 10 MINUTES DESIGNATED)
	<ol style="list-style-type: none"> 1. Homeowners Requesting to Speak (Please State Name Prior to Remarks)
7:15 – 7:20	<ol style="list-style-type: none"> 7. CONSENT AGENDA (5 Minutes)
	<ol style="list-style-type: none"> 1. Approval of additions to the agenda and removal of additional consent agenda items with questions as requested by board members. 2. Approval of Consent Item Agenda <ol style="list-style-type: none"> a. April 3, 2018 Meeting Minutes b. Committee Meeting Minutes for April 2018 <ol style="list-style-type: none"> i. Treasurer’s Review Committee ii. Security and Grounds Committee iii. Management Committee iv. Strategic Committee c. March 2018 Financial Statements

	<ul style="list-style-type: none"> d. April 2018 Property Manager Monthly Report e. April 2018 Clubhouse Monthly Report f. April 2018 Facilities Monitor Report (Distributed Separately)
7:20 - 7:35	<p>8. CLOSE GENERAL MEETING AND OPEN PUBLIC HEARING ON RULES AMENDMENT OF DISTRICT AMENITIES USAGE POLICY – Chair Nelson</p>
	<ul style="list-style-type: none"> 1. Discussion of Changes to District’s Amenity Usage Policy, Policy # 6000. 2. Public Comment regarding revisions. 3. Board Vote on District Policy Changes and Amendment to Amenity Usage Policy. <ul style="list-style-type: none"> a. The Management Committee recommends that the District’s Amenity Usage Rules Policy is revised per the attached draft. 4. Close Public Hearing and Reopen the General Meeting.
7:35 - 7:55	<p>9. COMMITTEE REPORTS (20 Minutes)</p>
	<ul style="list-style-type: none"> 1. Treasurer’s Review Committee – Treasurer Martin <ul style="list-style-type: none"> a. The Treasurer recommends a Motion to approve Resolution 2018-05 Lake St. Charles District FY 18 Budget Amendment. 2. Grounds/Security Committee – Committee Chair Nelson <ul style="list-style-type: none"> a. The Grounds/Security Committee recommends a Motion to approve the 3 addendums to the sign contract with Arete Industries(see attachments) increasing the contract amount by \$22,267. b. The Grounds/Security Committee recommends a Motion to approve an additional \$2,500 to remove and replace the electrical meter at the villas wall while the sign wall is being rebuilt. c. The Grounds/Security Committee recommends a Motion to waive the RFP bid requirements for the villas PVC fence replacement due to the PVC specifications, specific product warranty (20 years) and reputation and longevity in business of the selected contractor/ supplier. d. The Grounds/Security Committee recommends a Motion to approve Danielle fence’s proposal to remove the villas wall along Lake St Charles Blvd and Krycul Ave (1,116 linear feet) and replace the perimeter buffer with 6’ high Maxwell style PVC fence for \$71,556. See attachment. e. The Grounds/Security Committee recommends a Motion to approve the purchase of new window blinds for the meeting room pool side windows and double doors not to exceed \$3,000. 3. Management Committee – Committee Chair Fannin <ul style="list-style-type: none"> a. The Management Committee recommends approving a 2% hourly increase to Property Maintenance Team Lead, John Martini.

	<p>4. Strategic Planning Committee – Committee Chair Gianakos</p> <p>a. The strategic planning committee recommends utilizing the \$63,943 carryover amount for aquatic midge fly control vs any other capital improvement project.</p>
7:55- 8:05	10. MATTERS RELATING TO CDD ADMINISTRATION: CHAIR FANNIN (10 Minutes)
	GENERAL REMARKS – Chair of The Board of Supervisors
8:05 -8:10	11. PROPERTY MANAGER (5 Minutes)
	<p>Items for Consideration by Property Manager - Mark Cooper</p> <p>1. Property Management Report</p>
8:10–8:15	12. DISTRICT MANAGER (5 Minutes)
	<p>Items for Consideration by District Manager</p> <p>1. District Manager Report</p>
8:15 – 8:25	15. REMAINING CONSENT ITEMS REMOVED FOR DISCUSSION (10 Minutes)
8:25	ADJOURN