



Date: May 1, 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 (Absent)
Vice Chair, Dave Nelson
Secretary/Treasurer, Rob Martin
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 Vice-Chair Nelson

Jan Hungate, representative from Keller Williams, requested permission from the Board to host a celebration of summer sno-cone event at the clubhouse parking lot for community residents, at no charge.

1. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board approved Jan Hungate, representative from Keller Williams to host a celebration of summer sno-cone event at the clubhouse parking lot for all community residents at no charge to them or the District. General Liability Insurance certificate will be provided from sno-cone vendor. Motion was amended to say that they will also be responsible for cleaning after the event. Motion passed 4 to 0

Luis Ramirez requested that the Board waive the minimum age restriction for pool monitor applicants. Luis spoke about his current situation and his future goals. The

Board determined they would waive the restriction upon a successfully passing the screening process.

2. On **MOTION** by Supervisor Gianakos and Second by Supervisor Nelson, the Board approved waiving the minimum age requirement from Policy 2906 Pool Monitor Job Description for Applicant Luis Ramirez contingent the successful passing of the District's screening process. The Board agreed that an exemption made to this policy will be at their discretion. Motion passed 4 to 0
3. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board approved scheduling a special midge control meeting on May 17, 2018, 6:30PM at the clubhouse. Motion passed 4 to 0

Vice-Chair Nelson closed the General Meeting and opened the Public Hearing for rule amendments at 7:20PM.

4. On **MOTION** by Supervisor Nelson and second by Supervisor Gianakos, the Board approved an amendment to Policy 6000 General District Rules for LSC Amenity Usage:
6000.1: #30 Access card fees, rental fees and deposits are to be made by certified funds, such as cash, credit/debit cards, cashier's check or money order. The District does not accept personal checks. Motion passed 4 to 0
5. On **MOTION** by Supervisor Simon and second by Supervisor Nelson, the Board approved an amendment to Policy 6000 General District Rules for LSC Amenity Usage:
6000.3: #1 The pool and hot tub are open from 6:00 am until 10:00 PM. Motion passed 4 to 0
6. On **MOTION** by Supervisor Simon and second by Supervisor Nelson, the Board approved an amendment to Policy 6000 General District Rules for LSC Amenity Usage:
6000.3: #13 Proper swimming attire must be worn while using the pool facilities (T-shirt allowed over swimming attire). No t-back/thongs allowed. Motion passed 4 to 0

On **MOTION** by Supervisor Simon and second by Supervisor Nelson, the Board approved a new rule to Policy 6000 General District Rules for LSC Amenity Usage:
6000.3: #18 Person's ill with diarrhea cannot enter the pool, spa, or wade pool per the Florida Department of Health. Motion passed 4 to 0

On **MOTION** by Supervisor Nelson and second by Supervisor Martin, the Board approved a new rule to Policy 6000 General District Rules for LSC Amenity Usage:

6000.4: #6 Person's ill with diarrhea cannot enter the pool, spa, or wade pool per the Florida Department of Health. Motion passed 4 to 0

7. On **MOTION** by Supervisor Martin and second by Supervisor Gianakos, the Board approved new rules to Policy 6000 General District Rules for LSC Amenity Usage:

6000.5 Kid Pool Rules

#1 Children must be supervised by an adult at all times.

#2 Kid pool is for use of children under the age of 10, accompanied by an adult.

#3 Toddlers and babies not toilet trained must wear a swim diaper. Supervising adults are responsible for ensuring that their children do not urinate or defecate in the pool. Failure to prevent contamination will result in \$100 fee for the pool fecal cleanup service call to treat the pool.

#4 Person's ill with diarrhea cannot enter the pool, spa, or wade pool per the Florida Department of Health. Motion passed 4 to 0

8. On **MOTION** by Supervisor Nelson and second by Supervisor Gianakos the Board approved to extend the Public Hearing by 10 minutes until 7:45PM. Motion passed 4 to 0

9. On **MOTION** by Supervisor Gianakos and second by Supervisor Martin, the Board approved an amendment to Policy 6000 General District Rules for LSC Amenity Usage:

6000.6: #8 No unauthorized motorized vehicles allowed in the park or on the asphalt trail. Motion passed 4 to 0

10. On **MOTION** by Supervisor Martin and second by Supervisor Gianakos, the Board approved an amendment to Policy 6000 General District Rules for LSC Amenity Usage:

6000.7: #1 Use of Dog Park is at your own risk and your dogs: liability waivers apply. Motion passed 4 to 0

11. On **MOTION** by Supervisor Martin and second by Supervisor Gianakos, the Board approved a new rule to Policy 6000 General District Rules for LSC Amenity Usage:

6000.8: #1 Tennis Courts are open from 7:00 AM to 9:30 PM. Motion passed 4 to 0

12. On **MOTION** by Supervisor Martin and second by Supervisor Simon, the Board approved a new rule to Policy 6000 General District Rules for LSC Amenity Usage:

6000.8: #5 No rollerblades, skateboards or bicycles on tennis courts. Courts are to be used for tennis only. Motion passed 4 to 0

13. On **MOTION** by Supervisor Gianakos and second by Supervisor Martin, the Board approved new rules to Policy 6000 General District Rules for LSC Amenity Usage:
6000.9 Basketball Court Rules
#1 Each household is permitted to have up to five (5) guests at the basketball courts, but must accompany their guests at all times.
#2 No rollerblades, skateboards or bicycles on basketball courts. Courts are to be used for basketball only. Motion passed 4 to 0
14. On **MOTION** by Supervisor Gianakos and second by Supervisor Simon, the Board approved an amendment to Policy 6000 General District Rules for LSC Amenity Usage:
6000.10: #5 No alcoholic beverages permitted on any CDD property. Motion passed 4 to 0
15. On **MOTION** by Supervisor Gianakos and second by Supervisor Simon, the Board approved an amendment to Policy 6000 General District Rules for LSC Amenity Usage:
6000.10: #6 No weapons of any kind on CDD property, except as permitted by law. Motion passed 4 to 0
16. On **MOTION** by Supervisor Gianakos and second by Supervisor Simon, the Board approved an amendment to Policy 6000 General District Rules for LSC Amenity Usage:
6000.10: #7 No unauthorized motorized vehicles allowed in the park or on the asphalt trail. Motion passed 4 to 0
17. On **MOTION** by Supervisor Martin and second by Supervisor Gianakos, the Board approved a new rule to Policy 6000 General District Rules for LSC Amenity Usage:
6000.11: #2 Alcohol on premise during a clubhouse rental is strictly prohibited and will result in forfeiture of the entire \$300 deposit. Motion passed 4 to 0
18. On **MOTION** by Supervisor Gianakos and second by Supervisor Martin, the Board approved an amendment to Policy 6000 General District Rules for LSC Amenity Usage:
6000.11: #22 If the security alarm is set off during a rental, there will be an automatic \$50 deduction from the renter's deposit. Motion passed 4 to 0
19. On **MOTION** by Supervisor Gianakos and second by Supervisor Martin, the Board approved an amendment to Policy 6000 General District Rules for LSC Amenity Usage:
6000.11: #23 Failure to uphold any portion of the Clubhouse Agreement Form may result in forfeiture of \$300 deposit plus any cost incurred in excess of the deposit amount. Motion passed 4 to 0

20. On **MOTION** by Supervisor Gianakos and second by Supervisor Martin, the Board approved a new rule to Policy 6000 General District Rules for LSC Amenity Usage: **6000.12: #12** Fire/Security alarm set off at any time during rental. \$50 fee applied. Motion passed 4 to 0

Vice-Chair Nelson closed the Public Hearing and opened the General Meeting at 7:45PM.

21. On **MOTION** by Supervisor Gianakos and second by Supervisor Martin the Board approved the, May 1, 2018 Consent Agenda consisting of the: April 3, 2018 General Meeting Minutes, the May Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the April 2018 Financial Reports, the Property Manager, District Administrative Assistant reports, and the Facility Monitor April 2018 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 4 to 0

22. On **MOTION** by Supervisor Martin and Second by Supervisor Gianakos, the Board approved Resolution 2018-05 Lake St. Charles District FY 18 Budget Amendment. Motion passed 4 to 0

23. On **MOTION** by Supervisor Nelson and Second by Supervisor Martin, the Board approved 3 addendums to the signed contract with Arete Industries increasing the the contract by \$22,267. Mark explained that the cost is associated with the building of the villa's wall to better hold the new signs. Addendum #1 in the amount of \$21,017 is for the Villas entrance sign walls demolition and rebuild. Addendum #2 in the amount of \$900 is for the rust removal of both sides of main entrance. Addendum #3 in the amount of \$350 is for the patching and repainting of chipped column caps on North side entrance. Motion passed 4 to 0

24. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board approved an additional \$2,500 to remove and replace the electrical meter at the villas wall while the wall is being rebuilt. Motion passed 4 to 0

25. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board approved to waive the RFP bid requirements for the villas PVC fence replacement due to the PVC specifications, specific product warranty (20years), reputation, and longevity in business of the selected contractor/supplier. Motion passed 4 to 0

26. On **MOTION** by Supervisor Nelson and Second by Supervisor Gianakos, the Board approved 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. Amended to say not to exceed \$69,324. Motion passed 4 to 0.

27. On **MOTION** by Supervisor Nelson and Second by Supervisor Gianakos, the Board approved the purchase of new window blinds for the meeting room pool side windows and double doors not to exceed \$3,000. Motion amended to only install blinds on the double doors. Motion passed 4 to 0

28. 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.

29. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board approved a 2% salary increase to Property Maintenance Team Lead, John Martini. Motion amended to say salary increase will commence on 5-1-2018. Motion passed 4 to 0.

30. On **MOTION** by Supervisor Martin and Second by Supervisor Simon, the Board approved to temporarily suspend the use of the \$63,000 previously added to the District's budget until the Board makes a decision at the midge control special meeting. Motion passed 4 to 0

31. On **MOTION** by Supervisor Nelson and second by Supervisor Gianakos the Board approved to extend the General Meeting 10 minutes until 8:35PM. Motion passed 4 to 0

Meeting adjourned at 8:31PM

Respectfully submitted,

Rob Martin, Treasurer/Secretary

Rob Fannin, Chair