



Date: September 11, 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
Supervisor, Ginny Gianakos
Supervisor, Jim Simon

Staff:

Adriana Urbina, District Manager
Mark Cooper, Property Manager

In attendance:

Lake St. Charles Residents
Aquatic Systems Representative, Josh McGarry

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

1. On **MOTION** by Supervisor Gianakos and second by Supervisor Nelson the Board approved the, September 11, 2018 Consent Agenda consisting of the: August 7, 2018 General Meeting Minutes, the September Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the August 2018 Financial Reports, the Property Manager, District Administrative Assistant reports, and the Facility Monitor August 2018 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 5 to 0

Property Manager, Mark Cooper informed the Board and the residents that he had contacted 15 different companies for the midge control project. Out of the 15 companies only 3 submitted bids that ranged from \$161k to 244k. Once the contract

is accepted the first goal is to remove the tilapia from the ponds and lake to allow the bream to populate, immediately after they will stock the ponds and lake with bream by the start of fall season. The \$161k is the lowest start up cost and will then be estimated to be around 75k per year going forward. Treasurer Martin reminded the present residents that this project will be funded from the capital improvement funds.

2. On **MOTION** by Supervisor Nelson and Second by Supervisor Gianakos, the Board approved Aquatic Systems complete treatment bid for Midge Control in the amount of \$161,028. Supervisor Simon requested that this agreement should be reviewed annually. Motion was amended to include 4 larvae checks a year to determine the success of the treatments being administered. Motion passed 5 to 0

3. On **MOTION** by Supervisor Fannin and Second by Supervisor Simon, the Board approved to close the General Meeting and open the FY 18-19 Budget Public Hearing. Motion passed 5 to 0

Treasurer Martin reviewed the Final budget for adoption and offered explanations of increases and decreases within line items.

4. On **MOTION** by Supervisor Martin and second by Supervisor Gianakos the Board approved Resolution 2018-07 Lake St. Charles District Budget and Assessment Roll Adoption. Motion passed 5 to 0

5. On **MOTION** by Supervisor Fannin and Second by Supervisor Gianakos, the Board approved to close the FY 18-19 Budget Public Hearing and re-open the General Meeting. Motion passed 5 to 0

6. On **MOTION** by Supervisor Gianakos and Second by Supervisor Martin, the Board approved the priority order as listed on the CIP expense chart for the FY 18-19 proposed projects. Motion passed 5 to 0

7. On **MOTION** by Supervisor Martin and Second by Supervisor Gianakos, the Board approved to retroactively approve the funding for the clubhouse AC replacement at the cost of \$7,984 paid to Air Pros HVAC Contracting LLC. Motion passed 5 to 0

8. On **MOTION** by Supervisor Nelson and Second by Supervisor Gianakos, the Board approved ROJO Architecture's proposal for design services in the amount of \$11,200 plus anticipated reimbursable costs amounting to approximately \$1,000. Motion passed 5 to 0

9. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board approved raising the threshold for construction projects requiring the issuance of a RFP to \$50,000. Motion passed 5 to 0

10. On **MOTION** by Supervisor Fannin and Second by Supervisor Gianakos, the Board approved the annual performance bonus for all staff. Funding has been approved on the FY 17-18 Budget. Motion passed 4 to 0 Supervisor Gianakos abstained from voting. Form 8B will be filed.
11. On **MOTION** by Supervisor Fannin and second by Supervisor Nelson the Board approved Resolution 2018-08, Lake St. Charles District Annual Meeting Schedule FY18-19, the Board discussed that the July meeting date falls very close to a holiday and may affect Supervisor attendance so it will be rescheduled for July 9, 2019. Motion passed 5 to 0
12. On **MOTION** by Supervisor Nelson and second by Supervisor Simon the Board approved to allow Resident Barbara Brown to hold a Pumpkin Patch event on LSC District property on October 6, 2018. Motion passed 5 to 0
13. On **MOTION** by Supervisor Gianakos and second by Supervisor Simon the Board approved to allow Resident Barbara Brown to hold a food and clothes drive on LSC District property on November 10, 2018. Motion passed 5 to 0
14. On **MOTION** by Supervisor Nelson and second by Supervisor Martin the Board approved to waive the clubhouse fee for resident Barbara Brown. She will be hosting a Smile for Santa Photo Shoot for only LSC residents. Motion passed 5 to 0
15. On **MOTION** by Supervisor Martin and second by Supervisor Fannin the Board approved to advertise the Board's upcoming open seat#2 and accept resumes until October 1, 2018. The Board will make a decision at the November Board of Supervisors Meeting. Motion passed 5 to 0

Meeting adjourned at 8:54PM

Respectfully submitted,

Rob Martin, Treasurer/Secretary

Rob Fannin, Chair