



Date: November 6, 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

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

Resident Kathryn Finnegan spoke to the Board about a for profit fitness class she wishes to hold on District property. Ms. Finnegan brought along with her a certificate of liability insurance naming Lake St. Charles as additional insured.

1. On **MOTION** by Supervisor Nelson and second by Supervisor Gianakos the Board denied the current and future requests to conduct any for profit businesses on the Lake St. Charles District property. Any non-profit events or community events will need to be voted on by the CDD Board on a case by case basis. Motion amended to say any non-profit events or community events on CDD property. Motion passed 5 to 0

Action Item: Creation of policy for events held on District property will review with Management Committee

2. On **MOTION** by Supervisor Martin and second by Supervisor Gianakos the Board approved the, November 6, 2018 Consent Agenda consisting of the: October 2, 2018 General Meeting Minutes, the October Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the September 2018 Financial Reports, the Property Manager, District Administrative Assistant reports, and the Facility Monitor October 2018 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 5 to 0
3. On **MOTION** by Supervisor Martin and Second by Supervisor Gianakos, the Board approved Resolution 2019-01 Lake St. Charles District FY19 Budget Amendment. Motion passed 5 to 0
4. On **MOTION** by Supervisor Nelson and Second by Supervisor Fannin, the Board approved the acceptance and engagement of Planeng Inc.'s proposal in the amount of \$2,400 for civil engineering and permitting to change the clubhouse water meter from 1" to 2". The purpose of this change is to allow the installation of tank less auto flush toilets. Motion passed 5 to 0
5. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board approved Arete Industries contract addendum #4 in the amount of \$4,325 for the addition of block backing the brick face, stuccoing and painting the exposed back surface on the Villa walls. Motion passed 5 to 0
6. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board approved Judy's permitting service to submit, track and push the restroom plans through the Hillsborough County's building permit process in the amount of \$450. Motion passed 5 to 0
7. On **MOTION** by Supervisor Gianakos and Second by Supervisor Nelson, the Board approved page #42 of the Supervisor Packet to be included in the annual Lake St. Charles HOA mail out. Motion passed 5 to 0
8. On **MOTION** by Supervisor Nelson and Second by Supervisor Fannin, the Board approved the brown palette samples for the restroom remodel. Motion passed 3 to 2 with Supervisor Martin and Supervisor Gianakos Voting NO
9. On **MOTION** by Supervisor Martin and Second by Supervisor Simon, the Board declared the vacancy of Seat #2 effective November 20, 2018. The Board will interview and appoint a candidate at the Board of Supervisors Meeting on December 4, 2018. Motion passed 5 to 0

Action Item: For District Manager, Adriana Urbina to remind all candidates of their attendance requirement at the Board of Supervisors meeting on December 4, 2018.

Action Item: Board members are to submit questions they would like to ask the interested candidates for review with the management Committee.

Meeting adjourned at 8:13PM

Respectfully submitted,

Rob Martin, Treasurer/Secretary

Rob Fannin, Chair