



Date: April 2, 2019
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, Rob Martin (Absent)
Vice Chair, Ginny Gianakos
Secretary/Treasurer, Dave Nelson
Supervisor, Robb Fannin
Supervisor, Jim Simon

Staff:

Adriana Urbina, District Manager
Mark Cooper, Property Manager

In attendance:

Lake St. Charles Residents
Roy Mazur, WRA Director of Development
Tuscan Auditors (Jeff Tuscan & Lisa Mckenzie)

Meeting was called to order at 7:00 p.m. by Secretary/Treasurer, Dave Nelson

1. On **MOTION** by Supervisor Simon and second by Supervisor Nelson the Board approved the, April 2, 2019 Consent Agenda consisting of the: March 5, 2019 General Meeting Minutes, the March Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the February 2019 Financial Reports, the Property Manager, District Administrative Assistant reports, and the Facility Monitor March 2019 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 4 to 0

Roy Mazur WRA Director of Development spoke to the Board and present residents their plan of constructing 58 townhomes on the South East of Stratford. He informed

the Board that there may be some drainage overflow during extreme precipitation occurrences in the nearby pond. He informed the Board that there will be an upcoming Zone Hearing and all residents are encouraged to attend for any questions or concerns.

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 also informed the Board that they have done very well on the capital improvements made to the District.

2. On **MOTION** by Supervisor Gianakos and Second by Supervisor Nelson, the Board approved to use the sample letter provided by Jeff Tuscan to send to GASB regarding changes to auditing formats. Motion was amended to have the Board address 3 issues including ADA website compliance, audit format changes and sales tax on District services. Motion passed 4 to 0
3. On **MOTION** by Supervisor Simon and Second by Supervisor Nelson, the Board approved the Fiscal Year 2017-2018 Annual Audit. Motion passed 4 to 0
4. On **MOTION** by Supervisor Simon and second by Supervisor Fannin the Board approved to have District Manager, Adriana Urbina legally advertise playground public hearings. Meetings are scheduled to be held on May 14, 2019 at 7PM and May 18, 2019 at 1PM. Motion was amended to approve the posting of the playground survey questionnaire on the Community app. Motion passed 4 to 0
5. On **MOTION** by Supervisor Simon and second by Supervisor Fannin the Board approved to make a decision on the location of the new playground at the June 4, 2019 Board of Supervisors Meeting. Property Manager, Mark Cooper informed the Board that there may be an additional location they can add to the options, he will confirm once he gets approval from SWFWMD. Motion passed 4 to 0
6. On **MOTION** by Supervisor Simon and second by Supervisor Gianakos, the Board approved to have the Grounds/Security Committee Chair, move forward with a land care agreement not to exceed \$91,372.77 with the option to negotiate a lower cost. Motion passed 3 to 1 with Supervisor Nelson voting NO

Meeting adjourned at 8:47PM

Respectfully submitted,

Dave Nelson, Treasurer/Secretary

Rob Martin, Chair