



Date: May 7, 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  
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

Meeting was called to order at 7:00 p.m. by Chair, Rob Martin

1. On **MOTION** by Supervisor Gianakos and second by Supervisor Martin the Board approved the, May 7, 2019 Consent Agenda consisting of the: April 2, 2019 General Meeting Minutes, the April Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the March 2019 Financial Reports, the Property Manager, District Administrative Assistant reports, and the Facility Monitor April 2019 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 5 to 0
2. On **MOTION** by Supervisor Gianakos and Second by Supervisor Simon, the Board approved ASI's Landcare contract in the amount of \$87,000 set to expire on September 30, 2020. Motion passed 5 to 0

Chairman, Rob Martin informed the Board that there was an option to open the pool facility while the restrooms are still being constructed. The cost would range from \$4,500 to \$5,500 to have temporary restrooms installed along with an ADA portalet. He also commented on how displeased he was with the architects and contractors failure to address the issues that occurred while in construction. Supervisor Gianakos mentioned the need to have a completion date clause with fines on future contracts.

3. On **MOTION** by Supervisor Gianakos and Second by Supervisor Fannin, the Board discussed opening the pool while the restrooms are still under construction. Supervisor Simon is concerned that issues may arise if we allow residents to be around a construction site. Supervisor Fannin commented that in the future the Board needs to make decisions in a timely manner and not delay projects as construction can be a lengthy process. Motion failed 4 to 1 with Supervisor Nelson, Supervisor Simon, Supervisor Fannin & Chairman Martin Voting NO
4. On **MOTION** by Supervisor Martin and second by Supervisor Nelson the Board approved to schedule an emergency meeting to discuss others options for opening the pool facility if restrooms are not completed by May 15, 2019. Motion passed 5 to 0
5. On **MOTION** by Supervisor Simon and second by Supervisor Gianakos the Board approved to postpone the playground planning project an additional year. Supervisor Fannin mentioned the need to repair the tennis courts and that additional information is needed in regards to the new available site. Supervisor Simon informed the present residents that no decisions have been made in regards to the playground project and that the survey found on the District's APP was to be used to collect community demographics. Supervisor Martin suggested the need to begin collecting community input in order to be prepared to execute project plan in a timely manner. Motion was amended to have the Strategic Planning Committee review the survey and modify it to be considered a recreational project instead of solely focusing on playgrounds. Motion passed 5 to 0
6. On **MOTION** by Supervisor Martin and second by Supervisor Gianakos, the Board approved to cancel the two playground public meetings scheduled in June. Motion passed 5 to 0

**Action Item: Property Manager to have maintenance staff check all District gates and make sure they are in working conditions.**

7. On **MOTION** by Supervisor Gianakos and second by Supervisor Fannin, the Board does not grant the track of land being requested by the resident located at 6804 Waterton drive. The resident is to place their fence on their property line. Motion passed 5 to 0

8. On **MOTION** by Supervisor Nelson and second by Supervisor Fannin, the Board approved to create a new pool monitor job description with \$10 an hour pay rate. Motion was amended to create a Lead Pool Monitor job description that requires 1 year experience. Motion was amended to include in job description pay rates as followed \$9 an hour start pay, \$9.50 an hour after 1 one year, and \$10 an hour for 2 years or more. Motion was amended to modify current Pool Monitor job description to include a pay scale ranging from \$9.00 an hour to \$11.00 and hour. Pay rate will be determined at Board's discretion. Motion passed 5 to 0
9. On **MOTION** by Supervisor Martin and second by Supervisor Fannin, the Board approved to extend Public Meeting until 8:25PM. Motion passed 5 to 0
10. On **MOTION** by Supervisor Gianakos and second by Supervisor Nelson, the Board approved to increase Pool Monitor Desiree Marrero's pay rate to \$10 an hour. Motion passed 5 to 0
11. On **MOTION** by Supervisor Simon and second by Supervisor Gianakos, the Board approved to pay \$2,900 to ADA Compliance Site for the District's website migration. Motion passed 5 to 0

Meeting adjourned at 8:24PM

Respectfully submitted,

Dave Nelson, Treasurer/Secretary

Rob Martin, Chair