



Date: October 3, 2017
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, Dave Nelson
Vice Chair, Robb Fannin
Secretary/Treasurer, Rob Martin Absent
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 Nelson

Residents Will Mullen and Nick Liotti brought their security concerns and suggestions to the Board. Resident Nick Liotti suggested installing license plates cameras at entrance of community. The Board has previously investigated this option and it is not something feasible for the District. Supervisor Rob Fannin informed the residents that it is not possible to have a tag reader at the entrance of the community because of invasion of privacy laws. Supervisors have also contacted law enforcement about installing surveillance cameras at the entrance of the community and have been advised that they will not review footage unless a serious crime has occurred. The Supervisors discussed the possibility of reintegrating the community neighborhood watch patrols, but it will require resident volunteers.

Action Item: For sub-committees to plan a special meeting for the integration of the neighborhood watch patrols.

1. On **MOTION** by Supervisor Nelson and second by Supervisor Simon the Board approved the October 3, 2017 Consent Agenda consisting of the: September 5, 2017 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 2017 Financial Reports, the Property Manager, District Administrative Assistant reports, and the Facility Monitor September 2017 Activity Report [was distributed separately from the Supervisor Packet].

Motion passed 4 to 0

2. On **MOTION** by Supervisor Fannin and Second by Supervisor Gianakos, the Board approved the purchase of a newer used golf cart in the amount of not to exceed \$3,359. Discussion ensued with Supervisor Simon asking if there was any warranty on the battery. Mark responded that there was a 6 month warranty on the cart and a one year warranty on the battery. Motion passed 4 to 0

3. On **MOTION** by Supervisor Fannin and Second by Supervisor Gianakos, the Board approved the electrical repair to the maintenance garage not to exceed \$5,832.

Motion passed 4 to 0

Action Item: Security/Grounds Committee to research the cost of installing an access card reader and fence at the basketball court.

4. On **MOTION** by Supervisor Fannin and Second by Supervisor Nelson, the Board discussed the purchase of the security ring cameras and the monitoring cost not to exceed \$3,058. Motion failed 2 to 2

5. On **MOTION** by Supervisor Nelson and Second by Supervisor Fannin, the Board approved a 2% salary increase to staff, excluding Property Maintenance Team Lead, John Martini. In 6 months Supervisor will review employee performance and reconsider the salary increase. Motion passed 4 to 0

6. On **MOTION** by Supervisor Nelson and Second by Supervisor Fannin, the Board approved to extend the General Meeting until 8:15PM. Motion passed 4 to 0

Meeting adjourned at 8:16PM

Respectfully submitted,

Rob Martin, Treasurer/Secretary

David Nelson, Chair