



Date: November 7, 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
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

Resident Heather Arnold brought her children along with friends involved in displaying inappropriate behavior at the District's pool facility to discuss the incident occurred. The children apologized for their inappropriate behavior and assured it will not happen again. Mrs. Arnold complied with payment of the reactivation fee and suspension period.

Mr. & Mrs. Hendrickson had a concern in regards to the lake being stocked with fish. The Board requested for Mr. Hendrickson to research the cost of stocking the lake with sport fish.

Action Item: Property Manager, Mark Cooper is to assign treatment of ant piles in the community.

Resident Joan Thomas made the Board aware of a recent attack she suffered from another resident's dog. She claimed the dog was not on a leash and attacked her and her dog while she was walking in the community. Mrs. Thomas also claimed that she has seen multiple residents walking their dog without a leash. The Board informed Mrs. Thomas that there is county ordinance in place for dog owner's to always have their pets on a leash and to contact the HOA for any deed restrictions that may be in place for such an occurrence.

Chairman Dave Nelson opened the security discussion informing the present residents, that homeowners are responsible for securing their own homes. The Board advised the present residents to work with their neighbors and conduct night watch shifts for their own sub-community. The Board also advised residents to lock their car doors and to always maintain their garage doors closed if unattended.

The Board informed the residents that the CDD is responsible for securing all District amenities per Florida Statutes assigned to Special Districts. The Board has researched the options to being a gated community, the costs associated with that process are extremely high and the Board is not in favor of increasing assessment fees. The Board has also researched installing cameras and /or tag readers at entrance of community. Supervisor Rob Fannin informed resident that the best option is to have cameras installed in their own home and to share your phone number with neighbors in case of suspicious behavior have someone close by you can call. Both Supervisor Nelson and Fannin offered to be available for residents if help is needed. Supervisor Fannin also informed the residents that tag readers can only be used by law enforcement, the District would not be able to purchase or monitor one.

Resident Stephen Hanily asked if there were any stats available of previous crime committed in the community while HCSO was present. Supervisor Fannin responded that there has been no major increase in crime since the HCSO stopped patrolling the community. Supervisor Simon informed all residents that neighborhoods watch team can be created but we need community volunteers. A sign up sheet was provided for interested residents.

The Board discussed the pro and cons of the app Next Door, while it is great communication tool it also serves as portal for false information, which then causes unnecessary panic and can potentially bring property values down. The Board informed resident to please be cautious with any information shared on Next Door.

The Board informed the residents that we do have a no soliciting sign at entrance of community, but if a solicitor is licensed and carry their permits. There is nothing the District can do to keep them out. The best advice offered is to post no trespassing sign on your property; you will then be able to report them to HCSO.

1. On **MOTION** by Supervisor Nelson and second by Supervisor Simon, the board approved the FY 17-18 Board Officers to be Rob Fannin, Chair; Dave Nelson, Vice-Chair and Rob Martin, Treasurer. The motion passed 5 to 0.
2. On **MOTION** by Supervisor Nelson and second by Supervisor Simon, the board approved the FY 17-18 Committee Meeting Chairs: (1) Supervisor Gianakos appointed as Strategic Planning Committee Chair; (2) Supervisor Nelson appointed as Grounds and Security Chair, Secretary/Treasurer Martin appointed as Treasurer's Review Committee Chair and Chair Fannin appointed as Management Committee Chair. The motion passed 5 to 0.

Chair Nelson turned over the meeting to the newly elected chair, Chair Fannin.

3. On **MOTION** by Supervisor Martin and second by Supervisor Nelson the Board approved the November 7, 2017 Consent Agenda consisting of the: October 3, 2017 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 2017 Financial Reports, the Property Manager, District Administrative Assistant reports, and the Facility Monitor October 2017 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 5 to 0
4. On **MOTION** by Supervisor Fannin and Second by Supervisor Nelson, the Board approved Resolution 2018-01 LSC FY18 Budget Amendment. Motion passed 5 to 0
5. On **MOTION** by Supervisor Martin and Second by Supervisor Gianakos, the Board approved the early pay off of both District vehicle loans in the amount of \$777.67 for the District's car and \$1,800.51 for the District's truck. The total interest savings will be in the amount of \$57.13. Motion passed 5 to 0
6. On **MOTION** by Supervisor Fannin and Second by Supervisor Gianakos, the Board discussed the renovation of the second basketball court in the amount of \$22,262 to be funded from the FY 17 carryover funds. Motion was rescinded
7. On **MOTION** by Supervisor Gianakos and Second by Supervisor Simon, the Board approved Property Manager, Mark Cooper to investigate a comprehensive way of securing the park facilities and or installing a card access reader to both basketball courts. Motion passed 5 to 0
8. On **MOTION** by Supervisor Fannin and Second by Supervisor Nelson, the Board approved the purchase and the installation of the ring flood light cameras at the pool facility. The cameras will be located by the hot tub, on the middle and side walls of the pool facility and at the District's garage. Motion was amended to say

that the Chair and Security/ Grounds Committee Chair will be available to monitor the cameras when Facility Monitor is not available. Motion passed 5 to 0

9. On **MOTION** by Supervisor Fannin and Second by Supervisor Nelson, the Board approved a \$.75 hourly increase to Facility Monitor, Luis Martinez salary upon installation of security cameras. Funding will be completed per the previously approved Resolution 2018-01 LSC FY18 Budget Amendment. Motion passed 5 to 0

10. On **MOTION** by Supervisor Fannin and Second by Supervisor Gianakos, the Board approved to purchase the pool equipment from AquaWorx-tax free and making the deposit in the amount of \$25,325 to commence manufacturing. Funded from line item #147 Future CIP projects. Motion passed 5 to 0

11. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board approved Policy #5000 FY 17-18 Goals and Objectives of the board of Supervisors. Motion passed 5 to 0.

Meeting adjourned at 9:03PM

Respectfully submitted,

Rob Martin, Treasurer/Secretary

Rob Fannin, Chair