



Date: February 4, 2020

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, Virginia Gianakos
Vice Chair, Dave Nelson
Secretary/Treasurer, Sabrina Peacock
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, Virginia Gianakos

Mr. Peacock, resident of LSC requested an update on the how well the midge treatments were functioning. Supervisor Peacock provided a video sent by a resident showing the heavy midge activity in their backyard. Supervisor Peacock's concern is that the midge treatments may not be having a great effect on the midges as she has noticed them swarming from the clubhouse to the community trail. Supervisor Nelson believes the treatments have brought down the midges below nuisance level. Supervisor Fannin made the Board aware of no midge activity in pond #9 where the aeration system was previously installed, he also commented that aeration to the big lake might be worth looking into.

AI: Property Manager, Mark Cooper is to see if someone from the County offices can offer an expert opinion in regards to midges and aeration.

1. On **MOTION** by Supervisor Peacock and second by Supervisor Nelson the Board approved the, February 4, 2020 Consent Agenda consisting of the: January 7, 2020 General Meeting Minutes, the January Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the December 2019 Financial Reports, the Property Manager, District Administrative Assistant reports, and the Facility Monitor January 2020 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 5 to 0
2. On **MOTION** by Supervisor Fannin and Second by Supervisor Peacock, the Board approved a \$1,850.00 performance bonus to Facility Monitor, Luis Martinez for the research, purchase and installation of new camera system in the clubhouse. Discussion: Supervisor Fannin informed the Board that a bid was received only for the camera equipment in the amount of \$4,500, Facility Monitor, Luis Martinez was able to purchase the equipment and install for less. Installation of the cameras included having Luis crawl through the clubhouse attic and change all previously installed wiring along with replacing all camera fixtures and the addition of 4 other cameras. Supervisor Gianakos does not agree with the way this project approval was handled. Supervisor Simon also agrees the proper procedures were not followed to approve this project, but it is now brought to the Board by Motion and shall be formally voted upon. Motion was amended to say funding for this project and bonus will be from the Security Repairs line. Motion passed 4 to 1 Supervisor Gianakos voted No
3. On **MOTION** by Supervisor Fannin and Second by Supervisor Simon, the Board approved a \$600.00 as a performance bonus to Facility Monitor, Luis Martinez for the research, purchase and installation of the pool area Wi-Fi hotspot. Hours worked will be documented. Motion amended to say \$600.00 for an agreement for services with documented hours and to be funded from the Pool Repairs line. Motion passed 4 to 1 Supervisor Gianakos voted No
4. On **MOTION** by Supervisor Gianakos and Second by Supervisor Simon, the Board approved Policy #5000 FY19-20 Goals and Objectives of the Board of Supervisors (Managers). Motion passed 5 to 0
5. On **MOTION** by Supervisor Nelson and Second by Supervisor Gianakos, the Board approved the proposed restroom pre-built with 2 stalls, 2 sinks and an outside drinking water fountain at an approximate cost of \$61,000 within budget. Motion passed 5 to 0
6. On **MOTION** by Supervisor Nelson and Second by Supervisor Peacock, the Board approved to extend the contract with Lawson Courts in the amount of \$500 for the addition of pickle ball lines on the community tennis courts. Motion passed 5 to 0

7. On **MOTION** by Supervisor Gianakos and Second by Supervisor Simon, the Board approved Resolution 2020-02 Disposition of Obsolete Property. Motion passed 5 to 0

AI: Property Manager, Mark Cooper is to contact County Engineer for traffic study on community S-Turn.

Meeting adjourned at 8:22PM

Respectfully submitted,

Sabrina Peacock, Treasurer/Secretary

Virginia Gianakos, Chair