



Date: May 5, 2020
Time: 7:00 p.m.

Minutes of the Board of Supervisors (Zoom Meeting)
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 (Absent)
Supervisor, Jim Simon

Staff:

Adriana Urbina, District Manager
Mark Cooper, Property Manager

In attendance:

Lake St. Charles Residents
Tuscan Auditors (Jeff Tuscan & Lisa Mckenzie)

Meeting was called to order at 7:00 p.m. by Chair, Virginia Gianakos

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. Jeff advised the Board to calculate the District's expenditures from October through December for the past 3 years and determine if there is enough money in the District's Reserve account to cover the cash flow within the same period in the future.

AI: District Manager, Adriana Urbina to create financial reports for the requested time periods.

1. On **MOTION** by Supervisor Gianakos and Second by Supervisor Peacock, the Board approved the Fiscal Year 2018-2019 Annual Audit. Motion passed 4 to 0

2. On **MOTION** by Supervisor Peacock and Second by Supervisor Nelson the Board approved the, May 5, 2020 Consent Agenda consisting of the: April 7, 2020 General Meeting Minutes, April 21, 2020 Emergency 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 2020 Financial Reports, the Property Manager, District Administrative Assistant reports, and the Facility Monitor April 2020 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 4 to 0
3. On **MOTION** by Supervisor Gianakos and Second by Supervisor Simon, the Board discussed to open all amenities in phases. Motion was rescinded
4. On **MOTION** by Supervisor Nelson and Second by Supervisor Peacock, the Board approved to open 2 tennis courts (left and right side courts) middle court will continue to be closed. The pool will be opened at 25% capacity with a maximum of 30 residents allowed. No guests of residents will be allowed The Board will revisit these guidelines during phase 2. Motion was amended to say pool will be ready to open on May 8, 2020 or upon completion of pool pump repairs. Motion was amended to say 3 guests will be allowed at the tennis courts. Motion passed 4 to 0
5. On **MOTION** by Supervisor Peacock and Second by Supervisor Nelson, the Board approved to continue keeping the clubhouse closed and allow resident services by appointment only. Motion passed 4 to 0
6. On **MOTION** by Supervisor Gianakos and Second by Supervisor Peacock, the Board approved to resume Board of Supervisor Meetings at the clubhouse, but will also offer Zoom as an option for Supervisors and residents. Motion passed 4 to 0
7. On **MOTION** by Supervisor Gianakos and Second by Supervisor Simon, the Board discussed whether they should allow the HOA Board to use the clubhouse to host their meetings. Motion was rescinded
8. On **MOTION** by Supervisor Gianakos and Second by Supervisor Nelson, the Board approved to resume Sub-Committee Meetings at the clubhouse. Motion passed 4 to 0
9. On **MOTION** by Supervisor Gianakos and Second by Supervisor Nelson, the Board approved to have the trees removed from the park area per the approved permit. Motion passed 4 to 0

10. On **MOTION** by Supervisor Nelson and Second by Supervisor Peacock, the Board approved to open the picnic tables and grill area for resident use. Motion passed 4 to 0

AI: Property Manager, Mark Cooper to place signs displaying approved limitations around pool area.

11. On **MOTION** by Supervisor Peacock and Second by Supervisor Gianakos, the Board approved to extend the Board Meeting 10 minutes until 8:40PM. Motion passed 4 to 0

12. On **MOTION** by Supervisor Peacock and Second by Supervisor Gianakos, the Board approved to extend the Board Meeting 5 minutes until 8:45PM. Motion passed 4 to 0

13. On **MOTION** by Supervisor Nelson and Second by Supervisor Gianakos, the Board approved Resident Joe Donohue's Seawall application pending receipt of proper documentation. Amended to say plan view document will be required as part of application. Motion passed 4 to 0

14. On **MOTION** by Supervisor Peacock and Second by Supervisor Gianakos, the Board approved to extend the Board Meeting 15 minutes until 9:00PM. Motion passed 4 to 0

Meeting adjourned at 9:02PM

Respectfully submitted,

Sabrina Peacock, Treasurer/Secretary

Virginia Gianakos, Chair