



Date: June 2, 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
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

1. On **MOTION** by Supervisor Simon and Second by Supervisor Peacock the Board approved the, June 2, 2020 Consent Agenda consisting of the: May 5, 2020 General Meeting Minutes, the May Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the April 2020 Financial Reports, the Property Manager, District Administrative Assistant reports, and the Facility Monitor May 2020 Activity Report [was distributed separately from the Supervisor Packet].

Discussions added to agenda:

1. How many guests are allowed to use District Park and where they should be parking?
2. What are Pool Monitors to do when pool is closed?
3. When will basketball courts be open?
4. When will staff return to work at clubhouse?

Motion passed 5 to 0

Mark Irwin and Peter DeGolian presented to the Board the Kankakee Lane Drainage Improvements.

2. On **MOTION** by Supervisor Gianakos and Second by Supervisor Peacock, the Board approved to continue negotiations for the Kankakee Lane Drainage Improvements Project. Items to consider for negotiation include funding for fencing, permits for tree removal and request a walkthrough of property that is to be improved. Motion passed 5 to 0
3. On **MOTION** by Supervisor Peacock and Second by Supervisor Simon, the Board approved Resolution 2020-03 Lake St. Charles FY 19-20 Budget Amendments. Motion passed 5 to 0
4. On **MOTION** by Supervisor Peacock and Second by Supervisor Simon, the Board approved Resolution 2020-04 Lake St. Charles FY 20-21 Proposed Budget. Motion passed 5 to 0
5. On **MOTION** by Supervisor Peacock and Second by Supervisor Simon, the Board approved Resolution 2020-05 Lake St. Charles Budget Policy. Motion passed 5 to 0
6. On **MOTION** by Supervisor Gianakos and Second by Supervisor Nelson, the Board approved a change order in the amount of \$2,595.00 to the restroom in the park project. The change order includes making both restrooms unisex, an additional baby changing table, an additional feminine napkin disposal container, access control junction boxes and conduits and insertion of lock boxes on restroom doors. Motion passed 5 to 0
7. On **MOTION** by Supervisor Peacock and Second by Supervisor Gianakos the Board discussed exploring the legal ramifications of selling District real estate property. Discussion included how much the Board is willing to spend towards Legal Counsel and will the same amount be charged to Homeowner wishing to purchase the property. Motion was rescinded

AI: Property Manager, Mark Cooper and Supervisor Peacock will bring back to the Board a plat drawing of property in question and will research if there will be any legal ramifications of selling District property.

8. On **MOTION** by Supervisor Gianakos and Second by Supervisor Peacock, the Board approved the District's Seawall/Dock Application as presented with the following changes. #3 will read (Seawalls are to be entirely on the Homeowner's property. Lot survey will be required). And #5 will read (The dock cannot extend further than 20 feet from the property line and be no larger than a total of 250 square feet in size. No overhead roof or structures are allowed). Motion passed 5 to 0

9. On **MOTION** by Supervisor Gianakos and Second by Supervisor Simon, the Board approved increasing the allowed resident capacity at the pool to 50% while still not allowing resident guests. Motion passed 5 to 0

Supervisor Fannin exited the meeting at 8:02PM

10. On **MOTION** by Supervisor Gianakos and Second by Supervisor Simon, the Board approved to research what steps need to be taken on order for the CDD Board to assume HOA duties. Motion passed 3 to 0 Supervisor Nelson stepped away during vote

11. On **MOTION** by Supervisor Nelson and Second by Supervisor Peacock, the Board discussed limiting the amount of guests allowed at the park to 5 per household. Motion was rescinded

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

12. On **MOTION** by Supervisor Nelson and Second by Supervisor Peacock, the Board approved to schedule a Rule Amendment Public Hearing on August 4, 2020. Motion passed 4 to 0

13. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board approved to open the basketball courts on July 1, 2020 as long as all scheduled work has been completed. Motion was amended to say only 1 basketball court will be opened on July 1, 2020 if approved by County. Motion passed 4 to 0

14. On **MOTION** by Supervisor Nelson and Second by Supervisor Simon, the Board approved to have staff return to work for the original posted clubhouse hours. As of June 3, 2020. Motion passed 4 to 0

15. On **MOTION** by Supervisor Simon and Second by Supervisor Nelson, the Board approved to have the Board of Supervisor Meetings at the clubhouse on July 14, 2020, but will also offer Zoom as an option for Supervisors and residents. Residents will only be allowed to speak at the commencement of the meeting. Motion passed 4 to 0

Meeting adjourned at 8:50PM

Respectfully submitted,

Sabrina Peacock, Treasurer/Secretary

Virginia Gianakos, Chair