



Date: January 5, 2021

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, Sabrina Peacock
Vice Chair, Robb Fannin
Secretary/Treasurer, Dave Nelson (Via Zoom)
Supervisor, Virginia Gianakos
Supervisor, Marlon K. Brownlee

Staff:

Adriana Urbina, District Manager
Mark Cooper, Property Manager

In attendance:

Lake St. Charles Residents
House Representative, Andrew Learned

Meeting was called to order at 7:00 p.m. by Chair, Sabrina Peacock

House Representative, Andrew Learned introduced himself to the Board and informed them that he would be representing the Riverview Community. He also informed the Board that he would look into the request of the CDD taking over deed restrictions. Property Manager, Mark Cooper will forward Meadow Pointe's Ordinance.

1. On **MOTION** by Supervisor Gianakos and Second by Supervisor Fannin the Board approved the, January 5, 2021 Consent Agenda consisting of the: December 1, 2020 General Meeting Minutes, the December Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the November 2020 Financial Reports, the Property Manager Report, the Clubhouse Report and the Facility Monitor

December 2020 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 5 to 0

At 7:35PM, Chair Peacock closed the General Meeting and opened the Public Hearing for the Rule Amendments of District Amenities Usage Policy.

2. On **MOTION** by Supervisor Gianakos and second by Supervisor Fannin, the Board approved amendments and new rules to Policy 6000 General District Rules for LSC Amenity Usage:

6000.1

17. Residents are requested to visibly wear the District's access cards when using park, nature path and docks, and to have access cards readily available in the pool deck area, tennis courts and basketball courts or other community facilities. Residents using facilities without visible access cards may be asked for alternate verification of residency by District staff, pool area staff in uniform, private security officer and/or local law enforcement officer.

20. Each household is permitted to have up to five (5) guests in the District's common areas.

6000.2

2. Parking is only allowed on designated parking spaces, located at the Clubhouse and Colonial Lake Drive cul-de-sac at the park.

6000.3

3. Use of towels is mandatory while using pool furniture.

35. No hanging/holding onto lap lanes, Damages to lap lanes will incur a fee.

6000.6

4. Maximum of (5) five guests per household in district common areas.

6000.8

5. No rollerblades, skateboards, scooters or bicycles on tennis courts. Courts are to be used for tennis and pickle ball only.

6000.10

15. Maximum of (5) five guests per household in District common areas.

Motion passed 5 to 0

3. On **MOTION** by Supervisor Gianakos and second by Supervisor Fannin, the Board approved Policy #2105 Unauthorized Vehicle Towing Policy as revised per the attached draft. Motion passed 5 to 0

At 8:10PM, Chair Peacock closed the Public Hearing for the Rule Amendments of District Amenities Usage Policy and opened the General Meeting.

4. On **MOTION** by Supervisor Fannin and Second by Supervisor Nelson, the Board approved to have 2 tennis courts striped for pickle ball, not to exceed \$500. Motion passed 5 to 0

5. On **MOTION** by Supervisor Peacock and Second by Supervisor Fannin, the Board approved to begin searching for an employee to cover the vacant maintenance position. The Board discussed whether the new hire should be offered a permanent position. Motion was amended to say the new hire should be offered a temporary position at the rate of \$12 an hour. Motion passed 5 to 0

Meeting adjourned at 8:45PM

Respectfully submitted,

Dave Nelson, Treasurer/Secretary

Sabrina Peacock, Chair