



Rizzetta & Company

# Lakeside Community Development District

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**Board of Supervisors' Meeting  
October 24, 2018**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

[www.lakesidecdd.org](http://www.lakesidecdd.org)

# **LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

<b>Board of Supervisors</b>	Paul Luck Samantha Manning Bob Memoli Lee Thompson Brenda Myers	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Angel Montagna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Sarah Warren	Hopping Green & Sams, PA
<b>District Engineer</b>	Paul Skidmore	Florida Design Consultants, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT  
DISTRICT OFFICE**

☐ 5844 OLD

**FL 33544**

[WWW.LAKESIDECDD.ORG](http://WWW.LAKESIDECDD.ORG)

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October 16, 2018

Board of Supervisors  
**Lakeside Community  
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, October 24, 2018 at 11:00 a.m.**, at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Consideration of Scope of Services for Landscape Maintenance RFP (under separate cover)
  - B. Consideration of Addendum to District Services' Contract.....Tab 1
  - C. Consideration of Proposal to Install Fall Mulch.....Tab 2
  - D. Consideration of Second Amended and Restated Disclosure of Public Financing.....Tab 3
  - E. Consideration of Resolution 2019-01, Ratifying Sale of 2018 Bonds.....Tab 4
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on September 26, 2018.....Tab 5
  - B. Consideration of Operation and Maintenance Expenditures for August 2018.....Tab 6
  - C. Ratification of Series 2018 Construction Requisitions #3 - # 5 – See Recap.....Tab 7
  - D. Ratification of Change Orders – None
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 994-1001.

Sincerely,  
**Angel Montagna**  
District Manager

## Tab 4

**RESOLUTION 2019-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Lakeside Community Development District (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, Florida Statutes, including its \$5,275,000 Lakeside Community Development District (Pasco County, Florida) Capital Improvement Revenue Bonds, Series 2018 (“Series 2018 Bonds”); and

**WHEREAS**, the District closed on the sale of the Series 2018 Bonds on July 27, 2018; and

**WHEREAS**, as prerequisites to the issuance of the Series 2018 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

**WHEREAS**, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing the sale of the Series 2018 Bonds.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The sale, issuance, and closing of the Series 2018 Bonds is in the best interests of the District.

**SECTION 2.** The issuance and sale of the Series 2018 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such

bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

**SECTION 3.** The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2018 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2018 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

**LAKESIDE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

## **Tab 5**

**MINUTES OF MEETING  
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

The regular meeting of the Board of Supervisors of Lakeside Community Development District was held on **Wednesday, September 26, 2018 at 11:01 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Samantha Manning	<b>Board Supervisor, Vice Chairman</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>
Bob Memoli	<b>Board Supervisor, Assistant Secretary</b>

Also Present:

Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Sarah Warren	<b>District Counsel, Hopping Green &amp; Sams</b>
Paul Luck	<b>Representative, Landeavor, LLC</b>

**FIRST ORDER OF BUSINESS** **Call to Order**

Ms. Montagna called to order and performed roll call continuing a quorum for the meeting.

**SECOND ORDER OF BUSINESS** **Audience Comments on Agenda Items**

There were no audience comments.

**THIRD ORDER OF BUSINESS** **Consideration of Resignation of a Board Supervisor (Jacqueline Torr)**

Ms. Montagna stated that she had received a resignation letter from Ms. Torr dated September 5, 2018. She asked the Board for a motion to accept Ms. Torr's resignation from the Board of Supervisors.

On a Motion by Mr. Memoli, seconded by Ms. Manning, followed by a vote of all in favor, the Board of Supervisors accepted Jacqueline Torr's resignation from the Board of Supervisors for Lakeside Community Development District.



42 **FOURTH ORDER OF BUSINESS**

**Consideration of a Board Supervisor Replacement**

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45 Ms. Montagna asked if there were any nominations for Ms. Torr's vacant seat.  
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On a Motion by Ms. Manning, seconded by Mr. Memoli, followed by a vote of all in favor, the Board of Supervisors appointed Paul Luck to vacant seat #1 for Lakeside Community Development District.

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48 **FIFTH ORDER OF BUSINESS**

**Administer Oath of Office to Newly Appointed Supervisor**

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51 Ms. Montagna, a notary public in the State of Florida, administered the oath of office to Mr.  
52 Luck. Mr. Luck swore and affirmed the oath and executed the oath. Mr. Luck declined  
53 compensation for meeting attendance.  
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55 **SIXTH ORDER OF BUSINESS**

**Review of Sunshine Amendment**

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57 Ms. Montagna gave Mr. Luck the new supervisor packet. Ms. Warren briefly reviewed the  
58 Sunshine Amendment for Mr. Luck.  
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60 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-10, Designating Officers of the District**

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63 Ms. Montagna presented and reviewed Resolution 2018-10, Designating Officers of the  
64 District.  
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On a Motion by Ms. Manning, seconded by Mr. Thompson, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2018-10, Designating Officers of the District as follows: Paul Luck – Chairman, Samantha Manning – Vice Chairman, Bob Memoli, Lee Thompson, Brenda Myers, Angel Montagna and Matthew Huber as Assistant Secretaries for Lakeside Community Development District.

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67 **EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Landscape Maintenance RFP**

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70 Ms. Montagna opened the floor for a discussion regarding the landscape maintenance  
71 request for proposals. The Board requested that District staff proceed with the RFP as soon as  
72 possible utilizing the same scope of services as used previously.  
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On a Motion by Ms. Manning, seconded by Mr. Memoli, followed by a vote of all in favor, the Board of Supervisors authorized District staff to proceed with the Request for Proposals for Landscape Maintenance Services for Lakeside Community Development District.

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**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for District's Insurance Renewal**

Ms. Montagna presented and reviewed the proposal from Egis Insurance for the District's insurance renewal.

On a Motion by Mr. Memoli, seconded by Ms. Manning, followed by a vote of all in favor, the Board of Supervisors approved Egis Insurance's proposal for the District's insurance renewal as presented for Lakeside Community Development District.

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**TENTH ORDER OF BUSINESS**

**Consideration of Proposal to Replace Fuse Box at Well Pump**

Ms. Montagna presented and reviewed the proposal from LMP to replace the fuse box at the well pump. Discussion ensued. Ms. Montagna will have a conversation with LMP.

On a Motion by Mr. Memoli, seconded by Mr. Luck, followed by a vote of all in favor, the Board of Supervisors approved LMP's proposal to replace the fuse box at the well pump (\$1,260.68) for Lakeside Community Development District.

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**ELEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on August 22, 2018**

Ms. Montagna presented the minutes from the Board of Supervisors' meeting held on August 22, 2018.

On a Motion by Mr. Memoli, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on August 22, 2018 as presented for the Lakeside Community Development District.

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**TWELFTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for July 2018**

Ms. Montagna presented the operation and maintenance expenditures for July 2018.

On a Motion by Mr. Memoli, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for July 2018 (\$23,501.01) as presented for the Lakeside Community Development District.

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**THIRTEENTH ORDER OF BUSINESS                      Ratification of Series 2018 Construction Requisitions #1 and 2**

Ms. Montagna presented the Series 2018 Construction Requisitions #1 and 2.

On a Motion by Ms. Manning, seconded by Mr. Memoli, with all in favor, the Board of Supervisors ratified the Series 2018 Construction Requisition #1 for WSC-L Lakeside Investors V, LLC (\$3,309,811.65) for the Lakeside Community Development District.

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On a Motion by Mr. Luck, seconded by Mr. Memoli, with all in favor, the Board of Supervisors ratified the Series 2018 Construction Requisition #2 for Burgess Civil, LLC (\$164,807.64) for the Lakeside Community Development District.

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**FOURTEENTH ORDER OF BUSINESS                      Ratification of Change Orders**

Ms. Warren presented two change orders from Burgess Civil.

On a Motion by Mr. Memoli, seconded by Ms. Manning, with all in favor, the Board of Supervisors ratified Change Orders #2 (\$14,358.40) and Change Order #3 (\$13,058.94) for Burgess Civil, LLC for the Lakeside Community Development District.

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**FIFTEENTH ORDER OF BUSINESS                      Staff Reports**

- A. District Counsel  
No report.
- B. District Engineer  
Not present.
- C. District Manager  
Ms. Montagna noted the next regular meeting is scheduled for October 24, 2018 at 11:00 a.m.

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**SIXTEENTH ORDER OF BUSINESS                      Supervisor Requests**

Ms. Montagna asked if there were any Supervisor requests. There were none.

132 **SEVENTEENTH ORDER OF BUSINESS**                      **Adjournment**

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134                      Ms. Montagna stated that if there was no more business to come before the Board than a  
135 motion to adjourn would be in order.

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On a Motion by Mr. Memoli, seconded by Mr. Thompson, with all in favor, the Board of Supervisors adjourned the meeting at 11:54 a.m. for the Lakeside Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

