



Rizzetta & Company

Lakeside Community Development District

**Board of Supervisors' Meeting
February 27, 2019**

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

www.lakesidecdd.org

**LAKESIDE
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Paul Luck Samantha Manning Linda Ramlot Jack Koch Brenda Myers	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Angel Montagna	Rizzetta & Company, Inc.
District Counsel	Sarah Warren	Hopping Green & Sams, PA
District Engineer	Jeff Denny	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 PASCO ROAD □SUITE 100 □WESLEY CHAPEL,
FL 33544

WWW.LAKESIDECDD.ORG

February 19, 2019

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, February 27, 2019 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 ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Meeting held on November 28, 2018.....Tab 1
 - B. Presentation of Minutes of the Landowner's Meeting held on November 28, 2018.....Tab 2
 - C. Consideration of Operation and Maintenance Expenditures for October, November and December 2018.....Tab 3
 - D. Ratification of Series 2018 Acquisition/Construction Requisitions #10 and #11– See Recap.....Tab 4
 - E. Ratification of Series 2018 Custody Account Requisition CUS #11 – See Recap.....Tab 5
 - F. Ratification of Change Orders – None
 - G. Consideration of Resolution 2019-04, Re-designating an Assistant Secretary.....Tab 6
- 4. BUSINESS ITEMS**
 - A. Consideration of ADA Website Proposal.....Tab 7
 - B. Ratification of Drainage and Access Easement Agreement.....Tab 8
 - C. Consideration of Proposal for Field Services.....Tab 9
 - D. Consideration of Proposals for Landscape Maintenance Services (under separate cover)
 - E. Consideration of Proposals for Pressure Washing.....Tab 10
- 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 1

**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, November 28, 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.

Present and constituting a quorum:

Samantha Manning	Board Supervisor, Vice Chairman
Brenda Myers	Board Supervisor, Assistant Secretary
Linda Ramlot	Board Supervisor, Assistant Secretary
Jack Koch	Board Supervisor, Assistant Secretary

Also Present:

Paul Luck	Board Supervisor, Chairman <i>(via conference call)</i>
Angel Montagna	District Manager, Rizzetta & Company, Inc.
Sarah Warren	District Counsel, Hopping Green & Sams <i>(via conference call)</i>
Paul Skidmore	District Engineer, Florida Design Consultants <i>(via conference call)</i>

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

Administer Oath of Office to Newly Appointed Supervisors

Ms. Montagna stated that she had administered the oaths of office to Ms. Ramlot and Mr.

47 Koch prior to the start of the meeting. Linda Ramlot and Jack Koch chose to receive
48 compensation for meeting attendance.

49
50 **FOURTH ORDER OF BUSINESS** **Review of Form 1 and Sunshine Law**
51 **Requirements**

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53 Ms. Warren briefly reviewed the Form 1 and the Sunshine Law Requirements. Ms.
54 Montagna gave the new Board members their Board Supervisor packages.

55
56 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2019-02,**
57 **Canvassing and Certifying Election**
58 **Results**

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60 Ms. Montagna presented and reviewed Resolution 2019-02, Canvassing and Certifying
61 Election Results. She stated that Paul Luck had been elected to Seat #1 with a four year term.

62

On a Motion by Ms. Manning, seconded by Ms. Myers, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2019-02, Canvassing and Certifying Election Results for Lakeside Community Development District.

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64 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2019-03,**
65 **Designating Officers of the District**

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67 Ms. Montagna presented and reviewed Resolution 2019-03, Designating Officers of the
68 District.

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On a Motion by Ms. Manning, seconded by Ms. Ramlot, followed by a vote of all in favor, the Board of Supervisors approved Resolution 2019-03, Designating Officers of the District as follows: Paul Luck – Chairman, Samantha Manning – Vice Chairman, and Brenda Myers, Linda Ramlot and Jack Koch as Assistant Secretaries for Lakeside Community Development District.

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71 **SEVENTH ORDER OF BUSINESS** **Consideration of the Minutes of the Board**
72 **of Supervisors’ Meeting held on October**
73 **24, 2018**

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75 Ms. Montagna presented the minutes from the Board of Supervisors’ meeting held on
76 October 24, 2018.

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On a Motion by Ms. Manning, seconded by Ms. Myers, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors’ meeting held on October 24,

105

On a Motion by Ms. Manning, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved LMP's proposal for irrigation repair (1,260.68) for the Lakeside Community Development District.

106

107 **TWELFTH ORDER OF BUSINESS** **Ratification of Roadway Tract**
108 **Conveyance to District**

109

110 Ms. Warren presented and reviewed the Roadway Tract Conveyance to the District.

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On a Motion by Ms. Ramlot, seconded by Ms. Manning, with all in favor, the Board of Supervisors ratified the approval of the Roadway Tract Conveyance to the District for the Lakeside Community Development District.

112

113 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

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115 A. District Counsel
116 No report.

117

118 B. District Engineer
119 No report.

120

121 C. District Manager
122 Ms. Montagna noted the next regular meeting is scheduled for December 26, 2018
123 at 11:00 a.m. The Board stated that they would like to cancel their December
124 meeting.

125

126 **FOURTEENTH ORDER OF BUSINESS** **Supervisor Requests**

127

128 Ms. Montagna asked if there were any Supervisor requests. Mr. Koch discussed
129 maintenance, pressure washing, and sod replacement where the dumpsters were on Bee Tree Court.
130 He also discussed the weeds in the mulch beds, mowing, street lights, and the common areas on
131 Bee Tree Court.

132

133 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

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

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On a Motion by Ms. Ramlot, seconded by Ms. Manning, 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

Chairman/Vice Chairman

DRAFT

Tab 2

**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 landowner meeting of the Board of Supervisors of Lakeside Community Development District was held on **Wednesday, November 28, 2018 at 10:45 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present were:

Samantha Manning **Board Supervisor, Vice Chairman – Proxy Holder**
Brenda Myers **Board Supervisor, Assistant Secretary**

Also Present:

Angel Montagna **District Manager, Rizzetta & Company, Inc.**
Sarah Warren **District Counsel, Hopping Green & Sams**
(via conference call)

Audience

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Montagna called to order and performed roll call.

SECOND ORDER OF BUSINESS **Appointment of Meeting Chairman**

Ms. Manning requested that Ms. Montagna continue the meeting as Chairman.

THIRD ORDER OF BUSINESS **Announcement of Candidates/Call for Nominations**

Ms. Montagna announced the total number of eligible votes for Landeavor is 127. She announced the candidate for the landowner’s seat as Paul Luck.

FOURTH ORDER OF BUSINESS **Election of Supervisor**

Ms. Montagna tallied the votes as follows:

47 Paul Luck – Seat #1 – 127 votes

48

49

50 Ms. Montagna stated that Mr. Luck would receive a four year term.

51

52 **FIFTH ORDER OF BUSINESS**

Adjournment

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55 Ms. Montagna asked for a motion to adjourn the landowner meeting.

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On a Motion by Ms. Manning, seconded by Ms. Myers, with all in favor, the Board of Supervisors adjourned the landowner meeting at 11:00 a.m. for the Lakeside Community Development District.

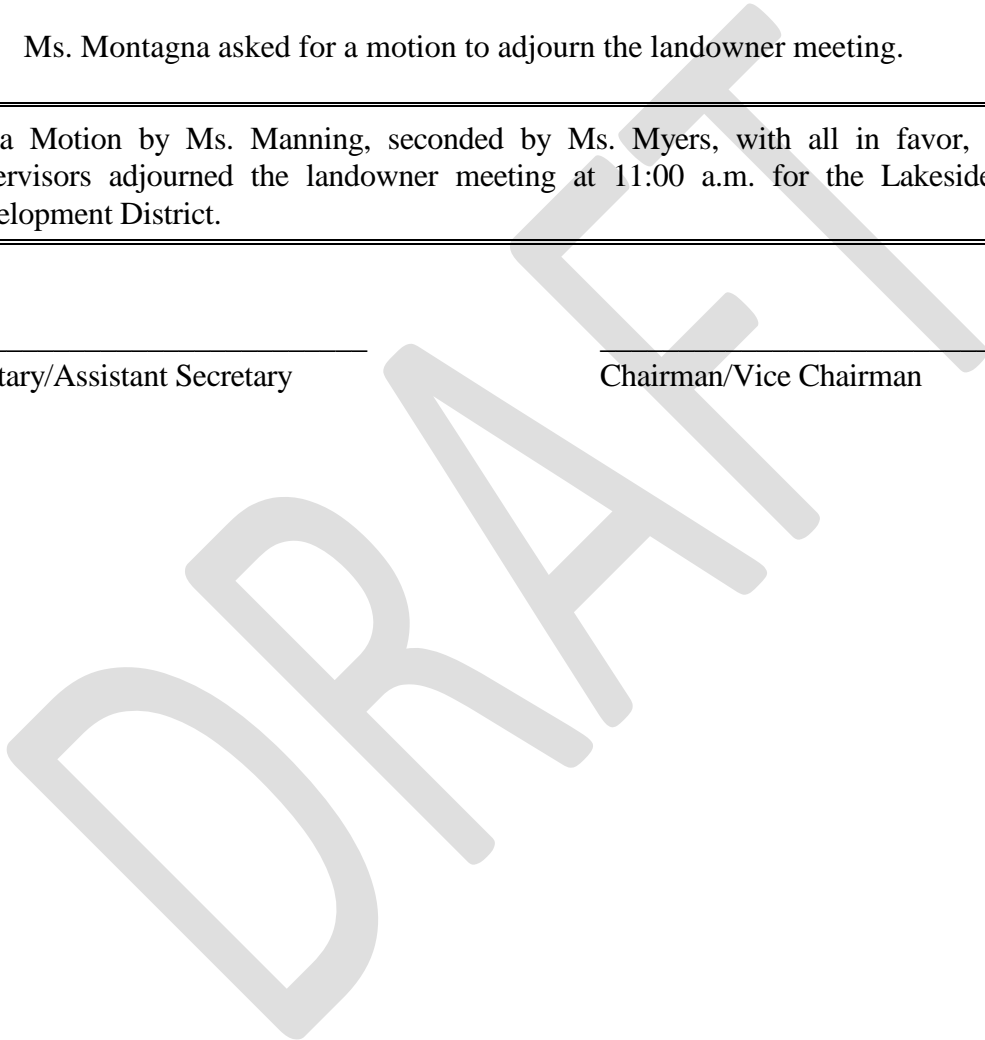
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60 _____
Secretary/Assistant Secretary

Chairman/Vice Chairman



Tab 6

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Lakeside Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated Matthew Huber as an Assistant Secretary pursuant to Resolution 2018-10; and

WHEREAS, the Board now desires to re-designate the Assistant Secretary.

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

Section 1. _____ is appointed as Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2019.

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY