



Rizzetta & Company

Lakeside Community Development District

**Board of Supervisors' Meeting
August 28, 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	Samantha Manning	Chairman
	Sean Knudsen	Vice Chairman
	Linda Ramlot	Assistant Secretary
	Jack Koch	Assistant Secretary
	Annie Kilby	Assistant Secretary
District Manager	Jordan Lansford	Rizzetta & Company, Inc.
District Counsel	Alyssa Willson	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

August 20, 2019

Board of Supervisors
Lakeside Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, August 28, 2019 at 5:00 p.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 July 24, 2019.....Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for June 2019.....Tab 2
 - C. Ratification of Series 2018 Acquisition/Construction Requisitions – CUS #30-31.....Tab 3
 - D. Ratification of Series 2018 Custody Account Requisition – CR - None
 - E. Ratification of Change Orders – None
- 4. BUSINESS ITEMS**
 - A. Presentation of Field Inspection Report.....Tab 4
 - B. Replacement for Vacant Seat – Annie Kilby
 1. Administer Oath of Office to Newly Appointed Supervisor.....Tab 5
 2. Review of Form 1 and Sunshine Amendment
 - C. Consideration of Brightview Proposals.....Tab 6
 - D. Consideration of Holiday Lighting Proposal.....Tab 7
- 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,
Jordan Lansford
District Manager

Tab 1

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2 **MINUTES OF MEETING**
3 **LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**
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5 *Each person who decides to appeal any decision made by the Board with respect to*
6 *any matter considered at the meeting is advised that the person may need to ensure*
7 *that a verbatim record of the proceedings is made, including the testimony and evidence*
8 *upon which such appeal is to be based.*
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11 The Regular Meeting of the Board of Supervisors of Lakeside Community
12 Development District was held on **Wednesday, July 24, 2019 at 11:01 a.m.** at the office
13 of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley
14 Chapel, FL 33544.
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16 Present and constituting a quorum:

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18	Samantha Manning	Board Supervisor, Vice Chairman
19	Linda Ramlot	Board Supervisor, Assistant Secretary
20	Jack Koch	Board Supervisor, Assistant Secretary
21	Sean Knudsen	Board Supervisor, Assistant Secretary
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23		

24 Also Present:

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26	Jordan Lansford	District Manager, Rizzetta & Company, Inc.
27	Alyssa Willson	District Counsel, Hopping Green & Sams
28	Angel Montagna	Regional Manager, Rizzetta & Company, Inc.
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30 Audience
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33 **FIRST ORDER OF BUSINESS**

Call to Order

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35 Ms. Lansford called to order and performed roll call continuing a quorum for the
36 meeting.
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38 **SECOND ORDER OF BUSINESS**

Audience Comments on Agenda Items

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40 The audience noted that mowing needs to be completed along the ponds on Bee
41 Tree Court.
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44 **THIRD ORDER OF BUSINESS**

Consideration of the Minutes of the

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

July 24, 2019 Minutes of Meeting
Page 2

45 **Board of Supervisors' Meeting held on**
46 **June 26, 2019**
47

48 Ms. Lansford presented the minutes from the Board of Supervisors' meeting held
49 on June 26, 2019. Ms. Ramlot noted line 122-124 should read July 24, 2019 as the date of
50 the meeting.
51

On a Motion by Mr. Knudsen, seconded by Ms. Manning, with all in favor, the Board of Supervisors approved, as amended, the minutes of the Board of Supervisors' meeting held on July 24, 2019 for the Lakeside Community Development District.

52 **FOURTH ORDER OF BUSINESS** **Consideration of Operation &**
53 **Maintenance Expenditures for May**
54 **2019**
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57 Ms. Lansford presented the operation and maintenance expenditures for May 2019.
58

On a Motion by Ms. Manning, seconded by Mr. Knudsen, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for May 2019 (\$40,648.23) as presented for the Lakeside Community Development District.

59 **FIFTH ORDER OF BUSINESS** **Ratification of Series 2018**
60 **Acquisition/Construction Account**
61 **Requisitions CUS #26-27**
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64 Ms. Lansford presented the Series 2018 Acquisition/Construction Account
65 Requisitions #26-27.
66

On a Motion by Mr. Knudsen, seconded by Ms. Manning, with all in favor, the Board of Supervisors agreed to ratify the Series 2018 Acquisition/Construction Account Requisitions #26-27 (\$218,087.67), for the Lakeside Community Development District.

67 **SIXTH ORDER OF BUSINESS** **Presentation of Field Inspection**
68 **Report**
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71 Ms. Lansford presented the Field Inspection Report dated July 1, 2019. It was
72 discussed that weeds are coming up in the beds on Hudson Avenue and need to be
73 sprayed.
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77 **SEVENTH ORDER OF BUSINESS** **Consideration of Resignation from**

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

July 24, 2019 Minutes of Meeting
Page 3

Paul Luck

The Board reviewed Mr. Luck's resignation letter from the Board of Supervisors.

On a Motion by Mr. Koch, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors accepted Mr. Luck's resignation from the Board of Supervisors, for the Lakeside Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Replacement for
Vacant Seat – Annie Kilby**

On a Motion by Mr. Knudsen, seconded by Ms. Manning, with all in favor, the Board of Supervisors elected to appoint Annie Kilby to the Board of Supervisors, for the Lakeside Community Development District.

NINTH ORDER OF BUSINESS

**Administer Oath of Office to Annie
Kilby**

Ms. Kilby was not present for Ms. Lansford to administer the oath of office.

TENTH ORDER OF BUSINESS

**Review of Form 1 and Sunshine
Amendment**

Ms. Kilby was not present for Ms. Lansford to review Form 1 and Sunshine Amendment.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-06,
Re-designating Officers of District**

Mr. Knudsen nominated Ms. Manning to become Chairman of the Board.

On a Motion by Mr. Knudsen, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors elected to appoint Ms. Manning to Chairman of the Board of Supervisors, for the Lakeside Community Development District.

Ms. Manning nominated Mr. Knudsen to become Vice Chairman of the Board.

On a Motion by Mr. Knudsen, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors elected to appoint Mr. Knudsen to Vice Chairman of the Board of Supervisors, for the Lakeside Community Development District.

TWELFTH ORDER OF BUSINESS

**Public Hearing on FY 2019/2020 Final
Budget**

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109 Ms. Lansford asked for a motion to open the public hearing on the fiscal year
110 2019/2020 final budget.
111

On a Motion by Ms. Manning, seconded by Mr. Knudsen, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2019/2020 Final Budget, for the Lakeside Community Development District.

112
113 Ms. Lansford presented the fiscal year 2019/2020 final budget. There were no
114 changes made to the budget.
115

On a Motion by Ms. Manning, seconded by Mr. Knudsen, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2019/2020 Final Budget, for the Lakeside Community Development District.

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117 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2019-07,**
118 **Adopting FY 2019/2020 Final Budget**
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120 Ms. Lansford presented Resolution 2019-08, Adopting Fiscal Year 2019/2020
121 Final Budget.
122

On a Motion by Mr. Knudsen, seconded by Ms. Manning, with all in favor, the Board of Supervisors approved Resolution 2019-07, Adopting Fiscal Year 2019/2020 Final Budget (\$491,402.00), for the Lakeside Community Development District.

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124 **FOURTEENTH ORDER OF BUSINESS** **Public Hearing on FY 2019/2020**
125 **Assessments**
126

127 Ms. Lansford asked for a motion to open the public hearing on the fiscal year
128 2019/2020 special assessments.
129

On a Motion by Ms. Manning, seconded by Mr. Knudsen, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2019/2020 Special Assessments, for the Lakeside Community Development District.

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131 Ms. Lansford presented the assessment rolls for fiscal year 2019/2020.
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133 Ms. Lansford asked for a motion to close the public hearing on the fiscal year
134 2019/2020 assessments.

On a Motion by Ms. Manning, seconded by Mr. Knudsen, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2019/2020 Assessments, for

the Lakeside Community Development District.

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FIFTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-08,
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. Lansford presented Resolution 2019-09, Imposing Special Assessments and
Certifying an Assessment Roll.

On a Motion by Ms. Manning, seconded by Mr. Koch, with all in favor, the Board of
Supervisors approved Resolution 2019-08, Imposing Special Assessments and
Certifying an Assessment Roll, for the Lakeside Community Development District.

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SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-09,
Setting the Meeting Schedule for FY
2019/2020**

Ms. Lansford presented Resolution 2019-10, Setting the Meeting Schedule for
Fiscal Year 2019/2020.

On a Motion by Ms. Manning, seconded by Ms. Ramlot, with all in favor, the Board of
Supervisors approved, as amended, Resolution 2019-09, Imposing Special
Assessments and Certifying an Assessment Roll , for the Lakeside Community
Development District.

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SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Willson will work with Management to provide a letter of recourse
addressed to LMP.

On a Motion by Mr. Koch, seconded by Ms. Manning, with all in favor, the Board of
Supervisors approved for District Counsel to work with Management on the letter of
recourse to LMP, for the Lakeside Community Development District.

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B. District Engineer
No report.

C. District Manager

Ms. Lansford noted the next regular meeting is scheduled for August 28,
2019 at 5:00 p.m.

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EIGHTEENTH ORDER OF BUSINESS Supervisor Requests

Ms. Lansford asked if there were any Supervisor requests.

Ms. Ramlot asked for Ms. Lansford to provide a proposal for holiday decorations and a proposal for repairs needed for the entrance lighting at the next meeting.

Mr. Koch requested Ms. Lansford speak with the HOA about renting the clubhouse out for budget hearings next year.

NINETEENTH ORDER OF BUSINESS Adjournment

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

On a Motion by Ms. Manning, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors adjourned the meeting at 12:18 p.m. for the Lakeside Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman