



***Minutes of the Board of Supervisors Meeting
March 21, 2006***

7:00 p.m.

Lake St. Charles Community Development District
6801 Colonial Lake Drive
Riverview, FL 33569
813-741-9768

Supervisors Present:

John Bakas, Vice Chairman
David Nelson, Secretary/Treasurer
Cecil Wilson
David Candia

Supervisors Absent:

Lorelei Bowden, Chairman

Other Attendees:

Toni Leake, Administrative District Manager
Carolyn Sundermeier, Office Manager
Thomas Sundermeier, Property Manager

| <u>Residents in Attendance:</u> | <u>Subdivision</u> |
|---------------------------------|--------------------|
| Armando Herrera | Remington |
| Jeff Croskey | Remington |
| Jim Maciejewski | Remington |
| Matt Maciejewski | Remington |
| Jeff Nowicki | Remington |
| Angela Nowicki | Remington |
| Mark Cooper | Remington |

Agenda Item 2: Requests for Additions to Agenda

- 1. Landscaping Update – Mark Cooper***
- 2. Kids Community College Field Day – Dave Nelson***
- 3. Code Enforcement Seminar – Dave Candia***

On ACTION ITEM: T. Sundermeier to fill out right of way permit to excavate existing sidewalk for Hampton Entrance and to call Mark Cooper.

On ACTION ITEM: Mark Cooper will complete drawing required for permit by next meeting.

The board discussed:

1. Removing crepe myrtle trees planted under oak trees on Lake St. Charles Blvd. between Krycul and Lake St. Charles directory. The oak trees are beginning to overshadow the crepe myrtles and will eventually eradicate them.
2. Mark Cooper reported that Joe Chiellini from Ameriscape quoted a price of \$175.00 per tree to remove the crepe myrtles by hand-digging, which will avoid potential irrigation problems.
3. Additional trees for shading along the pool deck. Mark Cooper suggested using six or seven foot tall Chinese fan ball trees, planted in clusters to give a palm tree look, in place of additional palm trees.
4. The total cost of Hampton entrance landscaping upgrade. The cost is estimated to be \$11,000 including repaving. Lighting will be extra.
5. Total cost of upgrading the landscaping of all entrances is estimated to be about \$100 - \$200 per household.
6. Mark Cooper gave T. Sundermeier a brick paver's to-do book for reference.
7. Using an existing pond rather than digging a well for irrigation at the Remington entrance.
8. Hampton entrance upgrade and Remington irrigation project are parallel in priority – both have the highest priorities assigned.

On ACTION ITEM: Mark Cooper will meet with Joe Chiellini to get a formal proposal to the Board regarding the removal and relocation of the crepe myrtle trees.

On MOTION by Supervisor Bakas, and with unanimous approval, the board: approved the expenditure of up to \$175.00 per tree for removal and relocation.

On ACTION ITEM: Supervisor Candia will investigate if a special permit is needed to take water out of an existing source rather than digging a well for the Remington irrigation project.

T. Sundermeier stated that an electrical contractor is putting a proposal together for the well and irrigation at the Remington entrance and he expects to be able to present prices to the Board at the next meeting.

Mark Cooper stated there is an economy of savings if the entrance brick work can be completed in conjunction with adding irrigation to the Remington entrance.

On **MOTION** by Supervisor Nelson, and with unanimous approval, the board: Approved removing the asphalt payment and repaving the Remington entrance in conjunction with the irrigation project if no delays are created.

The board discussed:

1. Supervisor Candia's attendance at a human service program at Hillsborough Community College which included a code enforcement presentation.
2. Kid's Community College charter school's planned field day. Supervisor Nelson expects the field day to begin after school lets out and that it would involve playing outside with games.

On **ACTION ITEM:** Supervisor Candia will plan a joint seminar with the HOA on code enforcement.

On **MOTION** by Supervisor John Bakas, and with unanimous approval, the board: Approved Kid's Community College charter school to use the Lake St Charles CDD clubhouse on May 24th after Romper Rhythms is completed in the morning.

Agenda Item: #4 – Events Planning

The board discussed:

1. Angela Nowicki's request for more children's activities for the summer with special focus on the younger children to include organized play groups and arts and crafts.
2. Status of committees currently advertised in the newsletter.
3. Community soccer teams for different age groups.
4. Moving the playground by the tennis courts to a more visible, secure area.

On **MOTION** by Supervisor John Bakas, and with unanimous approval, the board: Approved the creation of an events committee. C. Sundermeier, LSC event planner, is to be the liaison and supervisor regarding proposals.

On **MOTION** by Supervisor John Bakas, and with unanimous approval, the board: Approved Angela Nowicki as the Chairman of the Events committee to work with C. Sundermeier.

On **ACTION ITEM:** C. Sundermeier to update the committee listings in the newsletter for standing committees (all on-going committees) and to include a phone number for residents to call for more information about the committee.

On ACTION ITEM: C. Sundermeier to add Angela Nowicki's name and phone number to the newsletter.

The Board stated that moving the playground is on a list of items to do and must be group and prioritized along with other items on the list. The top projects that the Board is undertaking this year is the landscaping upgrades to the entrances, adding irrigation to the Remington entrance and security issues. The Board recognizes it needs to prioritize the list and to start planning.

Agenda Item: #3 Clubhouse Update

1. Spring Fling. C. Sundermeier will advertise in the newsletter for teenagers who would like to volunteer to be dunked.
2. Additional details regarding guest passes.

The board discussed:

1. Adding a resident daytime and evening phone number to the guest pass and trying the new form to see how it works
2. A resident is still responsible for the guest even though the guest may be unaccompanied.
3. The Board reserves the right to withdraw the privilege of a guest pass if the guest is not responsible. The Board does not want the guest pass to become a pool key problem.
4. Only the homeowner can request guest pass.
5. Off-duty sheriff's schedule.
6. Proposal to talk about pool monitoring.

On MOTION by Supervisor Bakas, and with unanimous approval, the board: Approved that subsequent off-duty sheriff scheduling is to be done in conjunction with C. Sundermeier.

On MOTION by Supervisor Bakas, and with unanimous approval, the board: Approved that C. Sundermeier try, if possible, to reschedule off duty sheriff's hours for the rest of the week since this is spring break.

The board discussed:

3. Tom Sundermeier's appointment by the Board as the new property manager at the March 14, 2006 board meeting. His new pay rate is \$22.50 per hour.
4. Additional staff to help T. Sundermeier because of the amount of paperwork that is associated with the property manager position.
5. Adding pool key information to resident listing

6. Raising clubhouse rental fee. The supervisors decided that the on-call pay for staff for weekend evening clubhouse rentals did not warrant an increase in the clubhouse rental fee.
7. Printer request for clubhouse office.
8. Additional funds for the property manager to purchase a digital camera.

On ACTION ITEM: T. Leake and C. Sundermeier to add pool key information to resident listing data via computerized system.

On ACTION ITEM: C. Sundermeier to prepare proposal to present to the Board regarding pool monitor duties.

On MOTION by Supervisor John Bakas, and with unanimous approval, the board: Approved purchase of a Ricoh multi-purpose printer not to exceed \$600.00 and a \$35.00 monthly maintenance agreement for the printer.

On MOTION by Supervisor Cecil Wilson, and with unanimous approval, the board: Authorized expenditure for \$350.00 to purchase a digital camera.

Agenda Item: #13 District Office Update

The board discussed:

1. Hillsborough County Tax Collector's Office collects CDD fees at a cost of 2% and should provide us with collection information that may be requested.
2. Tax certificates guarantee that CDD funds will be collected.
3. Correspondence from the County that CDD property is not in a flood zone and does not require FEMA flood insurance.
4. Moving funds from the operating account to the capital asset revenue account for principal and interest payment of bond issuance.

On MOTION by Supervisor Dave Candia, and with unanimous approval, the board: Authorized T. Leake to make a one time payment to the revenue fund account due each year. For FY 2006 the total payment is \$285,500.00: \$236,637.50 for the principal payment due 5/1/2006 and \$48,862.50 for interest due 11/01/2006.

Agenda Item: #7 Andromidas Request to Plant on CDD property

On ACTION ITEM: T. Leake to follow-up with Sidney Kilgore, legal counsel, if he has received the license request from the Andormidas's attorney.

Agenda Item: #8 Kirby Easement

The board discussed:

1. Insurance information has been received from Mr. Kirby's insurance company and the contract is ready for notarized signature. If Chair Bowden is unavailable for signature, Vice-Chair Bakas will sign.

Agenda Item: #9 Review of Dock Easement Application Procedure

On MOTION by Supervisor Cecil Wilson, and with unanimous approval, the board: Moved to accept the Procedure of Easement Application document prepared by Sidney Kilgore with insurance requirements modified to reflect the change from \$1,000,000 insurance coverage to \$300,000. In addition, the District Manager will review the form with each applicant to ensure that all requirements have been reviewed and discussed at the onset of the process.

Agenda Item: #10 All-American Termination Contract

The board discussed:

1. If any supervisor on the board has a question for anyone on the LSC staff, the staff should always respond back to the board member.

Agenda Item: #12 Budget Planning Meetings for FY2006/2007

The board discussed:

1. May/June Budget hearings to establish priorities. The residents will be informed of these hearings through the newsletter and newspaper announcements. The meetings will be scheduled at a later date.

On ACTION ITEM: T. Leake to prepare a Budget presentation to include specific content, planning, a project list and all required information in order for the Board to make appropriate decisions.

Agenda Item: #14 Flagpole at LSC Entrance

On MOTION by Supervisor John Bakas, and with unanimous approval, the board: Approved raising a flag pole at the Lake St. Charles clubhouse entrance, plus lighting, approximately forty feet high for a reasonable amount.

On ACTION ITEM: D. Nelson to research getting the flag pole.

Respectfully submitted,

David Nelson, Treasurer/Secretary
Chairman

Lorelei Bowden,